



**NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING MINUTES
April 30, 2018**

PRESENT: Ann Merritt, Chair
Dave Haverstock, Vice Chair
Councillor Lisa Blackburn
Ross Evans
Joshua Levy
Donalda MacIsaac
Nick Horne

REGRETS: Councillor Tim Outhit
Evan MacDonald
Paul Russell

OTHERS PRESENT: Cesar Saleh, W.M Fares Architects
Lizzie Moore, Oceanstone Seaside Resort
Susan Wilson, Oceanstone Seaside Resort
Troy Dawson, Oceanstone Seaside Resort
Councillor Matt Whitman

STAFF: Jesse Morton, Planner II
Thea Langille, Principal Planner
Holly Kent, Planning Technician
Alicia Wall, Legislative Support

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, and information items circulated to the Halifax Peninsula Planning Advisory Committee are available online at halifax.ca.

The meeting was called to order at 7:00 p.m., the Committee adjourned at 7:34 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. at St. Peter's Anglican Church, 10030 Peggy's Cove Road, Hackett's Cove.

2. PUBLIC INFORMATION MEETING

2.1 Case 21212 - Application by W.M. Fares Architects, on behalf of Oceanstone Seaside Resort, for amendments to the Municipal Planning Strategy and Land Use By-law for Planning Districts 1 and 3 for 8646 and 8650 Peggy's Cove Road, Indian Harbour to recognize the existing tourist industry use on the site and allow for its expansion or alteration

The Chair invited Jesse Morton, Planner II, to present Case 21212.

Jesse Morton advised that the applicant is proposing a rezone of the property from MU-1 to C-3 to recognize the existing use and to allow for a possible expansion. Morton showed an aerial photograph of the site.

Morton stated that the application initially came in as a compliance issue and provided a brief history of the property stating the current owner acquired the property in 2011.

Cesar Saleh, Vice President, Planning and Design, W.M. Fares Architects took the floor and thanked the attendees on behalf of the applicant. They stated they have been working on this Case since January of 2017. They further indicated it was initially a by-law issue as Oceanstone wanted to erect a 900-square foot building, and upon applying for a permit and conducting some research, they discovered that the existing zoning does not meet current use as it does not recognize the property as a resort. Saleh finished by stating the existing use will comply with all of the provisions of new zone and the set-backs are very similar for both.

The Chair opened the floor to comments and questions from members of the public.

Neville Elwood of Indian Harbour, who owns property next door wanted to express admiration for the owners of Oceanstone and indicated they would like to see them prosper.

Helen of Hacketts Cove questioned whether or not the existing buildings conform to the current zoning and inquired as to how this went unnoticed for so long.

Jesse Morton responded by stating if this application is not approved Oceanstone will need to ensure the property is brought into compliance with the current zoning.

Thea Langille, Principal Planner advised permits were issued for the existing buildings. They further explained that there were some regulations adopted by Council a few years back to limit the amount of commercial space in the Tantallon area, and as a result, the regulations were inadvertently applied to this property without taking into consideration the existing use.

Len Hollett of Hacketts Cove expressed concern for the safety of the ocean and what is going into it. They further endorsed what Oceanstone is doing and feel it is good for the community.

Lizzie Moore indicated a new septic system has been installed on the site and that everything goes through The Department of Environment.

Phyllis Orlik of Indian Harbour inquired as to the location of the 900 square foot building.

Councillor Whitman indicated they have received no complaints with respect to this proposal and feels Oceanstone is a good community business.

Diane Buckle of Indian Harbour leases Rhubarb would like to see the “tourist” designation for Oceanstone.

3. ADJOURNMENT

The meeting adjourned at 7:34 p.m.

Alicia Wall
Legislative Assistant