

Draft Date: September 2, 2011

- CVA-1 Recognize land generally bounded by Mill Lake, Head Harbour, Hubley Mill Lake, and Highway 103 as the Coastal Village Area. Show this area on the GLFUM and Zoning Map.
- CVA-2 Establish specific land use zones within the Coastal Village Area which are designed to protect low density residential areas on the periphery, while promoting specific commercial uses in the area's hub.
- CVA-3 Within the Coastal Village Area, establish a Coastal Village Residential Designation as shown on the GFLUM. Within the Coastal Village Residential Designation, support and protect the residential environment.
- CVA-4 Within the Coastal Village Residential Designation, establish a residential zone (CVR) which permits single unit dwellings, auxiliary dwelling units, day care facilities and bed and breakfast uses, with a limit on size in conjunction with a permitted dwelling, commercial space uses, fish support uses, limited forestry uses, stables for the keeping of certain hooved animals on larger lots, and institutional uses.
- CVA-5 Delete Kesteven Shroom Farm Policies from Hubley Mill Designation (HM-6 and HM-7).
- CVA-6 Within the Coastal Village Area, establish a Coastal Village Gateway Designation as shown on the GFLUM. Within the designation, encourage a mixed use transitional gateway between the periphery and hub of the Coastal Village Area. Commercial, institutional, light industrial and public uses shall be considered through land use by-law requirements and the site plan approval process. Stand-alone residential uses shall be permitted through land use by-law requirements, while limited residential uses in conjunction with a commercial building shall be considered through land use by-law requirements and the site plan approval process.
- CVA-7 Within the Coastal Village Gateway Designation, establish a transitional zone (CVG) which permits single unit dwellings, auxiliary dwellings, two unit dwellings, a variety of commercial uses, up to three dwelling units within a commercial building, institutional uses, light industrial uses, and public uses.
- CVA-8 Within the Coastal Village Area, establish a Coastal Village Centre Designation as shown on the GFLUM. Within the designation, encourage a commercially focussed hub with the potential to integrate limited residential uses within a commercial building. Commercial, institutional, and public uses shall be

considered through land use by-law requirements and the site plan approval process. Limited residential uses in conjunction with a commercial building shall also be considered through land use by-law requirements and the site plan approval process.

CVA-9 Within the Coastal Village Centre Designation, establish a commercial zone (CVC) which permits a selected variety of commercial uses, up to three dwelling units within a commercial building, institutional uses, and public uses.

CVA-10 In order to provide Council the ability to consider tourist accommodations and multi-unit residential development in specific locations within the Coastal Village Area, Council may, through the land use by-law, consider applying a Schedule. In areas where this Schedule has been applied, it shall be the intention of Council to consider various tourism related uses and multi-unit residential development consisting of more than three units by development agreement in accordance with the applicable provisions of the Halifax Regional Municipality Charter.

CVA-11 Prior to applying a Schedule pursuant to Policy CVA-10, Council shall have regard for the following:

- (a) The subject property has a minimum area of 100,000 square feet;
- (b) The subject property is not located in a residential zone;
- (c) The subject property has adequate frontage on a public street;
- (d) The subject property is designated as Coastal Village Centre or Coastal Village Area.

CVA-12 When considering a development agreement pursuant to Policy CVA-10 and CVA-11, Council shall have regard for the following:

- (a) that the architectural design and scale of any building(s) are compatible with nearby land uses;
- (b) that adequate separation distances are maintained from low density residential developments and that landscaping measures are carried out to reduce the visual effects of the proposal;
- (c) the general maintenance of the development;
- (d) that open space and parking areas are adequate to meet the needs of the development and that they are suitably landscaped;
- (e) the means by which solid and liquid waste will be treated;

- (f) the effect of the proposed use on traffic volume and the local road networks, as well as traffic circulation in general, sighting distances and entrance to and exit from the site;
- (g) that the site exhibits characteristics which make the location particularly suitable for the proposed use;
- (h) the potential for adversely affecting existing residential and community facility development in the area by virtue of noise, visual intrusion and traffic generation;
- (i) where the development is to be serviced by groundwater and as determined through a hydrogeological assessment conducted by a qualified professional, that there is an adequate supply of groundwater to service the development and that the proposed development will not adversely affect groundwater supply in adjacent developments;
- (j) adequate erosion and sediment control plans and stormwater management plans are prepared;
- (k) where the subject property is ocean frontage, public access to the ocean is provided;
- (l) height of operation; and
- (m) the provisions of Policy IM-9.

CVA-13 Prior to proposing a Schedule, Council shall have the ability to consider small scale tourist accommodations within certain low density residential locations in the Coastal Village Area. Council may, through the land use by-law, consider applying a Schedule. In areas where this Schedule has been applied, it shall be the intention of Council to consider small scale tourism related uses by development agreement in accordance with the applicable provisions of the Halifax Regional Municipality Charter.

CVA-14 Prior to applying a Schedule pursuant to Policy CVA-13, Council shall have regard for the following:

- (a) The subject property has a minimum area of 50,000 square feet;
- (b) The subject property has adequate frontage on a public street;
- (c) The subject property is designated Coastal Village Residential or Hubley Mill Lake.

CVA-15

When considering a development agreement pursuant to Policy CVA-13 and CVA-14, Council shall have regard for the following:

- (a) that the architectural design and scale of any building(s) are compatible with nearby land uses;
- (b) that a significant amount of the site is retained as open space;
- (c) that adequate separation distances are maintained from low density residential developments and that landscaping measures are carried out to reduce the visual effects of the proposal;
- (d) the general maintenance of the development;
- (d) that open space and parking areas are adequate to meet the needs of the development and that they are suitably landscaped;
- (e) the means by which solid and liquid waste will be treated;
- (f) the effect of the proposed use on traffic volume and the local road networks, as well as traffic circulation in general, sight triangles and entrance to and exit from the site;
- (g) that the site exhibits characteristics that make the location particularly suitable for the proposed use;
- (h) the potential for adversely affecting existing residential and community facility developments in the area, by virtue of noise, visual intrusion and traffic generation;
- (i) where the development is to be serviced by groundwater and as determined through a hydrogeological assessment conducted by a qualified professional, that there is an adequate supply of groundwater to service the development and that the proposed development will not adversely affect groundwater supplies in adjacent developments;
- (j) adequate erosion and sediment control plans and stormwater management plans are prepared;
- (k) hours of operation; and
- (l) the provisions of Policy IM-9.

CVA-16

In order to provide Council the ability to consider marinas within certain locations in the Coastal Village Area, Council may, through the land use by-law, consider applying a Schedule. In areas where this Schedule has been applied, it shall be

the intention of Council to consider marinas by development agreement in accordance with the applicable provisions of the Halifax Regional Municipality Charter.

CVA-17 Prior to applying a Schedule pursuant to Policy CVA-16, Council shall have regard for the following:

- (a) The subject property has a minimum area of 200,000 square feet;
- (b) The subject property has adequate frontage on a public street;
- (c) The subject property has adequate ocean frontage.

CVA-18 When considering a development agreement pursuant to Policy CVA-16 and CVA-17, Council shall have regard for the following:

- (a) that the architectural design and scale of any buildings are compatible with nearby land uses;
- (b) that adequate separation distances are maintained from low density residential developments and that landscaping measures are carried out to reduce the visual effects of the proposed development;
- (c) the cost of maintenance of the development;
- (d) that open space and parking areas are adequate to meet the needs of the development and that they are suitably landscaped;
- (e) the means by which solid and liquid waste will be treated;
- (f) the effect of the proposed use on traffic volume and the local road networks, as well as traffic circulation in general, sighting distances and entrance to and exit from the site;
- (g) that the site exhibits characteristics which make the location particularly suitable for the proposed use;
- (h) the potential for adversely affecting existing residential and community facility development in the area by virtue of noise, visual intrusion and traffic generation;
- (i) the provision of landscaping or buffering from adjacent development and the public road to which it has access in order to reduce the impact of the proposed development;

- (j) the layout and design of the facility and public safety regarding the operation of boats;
- (k) the provision of sewage pump-out facilities for marine craft;
- (m) that provisions for storage of marine craft require all masts and rigging be removed;
- (n) that the architectural design and scale of any buildings are compatible with nearby uses;
- (o) the ability to meet any applicable Provincial requirements;
- (p) the effects of the use on the natural environment as contained in a report from the appropriate Provincial or Federal government authority;
- (q) where the development is to be serviced by groundwater and as determined through a hydrogeological assessment conducted by a qualified professional, that there is an adequate supply of groundwater to service the development and that the proposed development will not adversely affect groundwater supply in adjacent developments;
- (r) adequate erosion and sediment control plans and stormwater management plans are prepared;
- (s) public access to the ocean is provided;
- (t) hours of operation are provided;
- (u) the provisions of Policy IM-3

CVA-19 Within the Coastal Village Centre Designation, Council may consider buildings with a footprint greater than 10,000 square feet by development agreement in accordance with the applicable provisions of the Halifax Regional Municipality Charter. When considering such developments, Council shall have regard for the following:

- (a) the subject property is zoned Coastal Village Centre (C-4);
- (b) excepting the provision restricting building footprints, development is consistent with all provisions of the Coastal Village Centre (C-4) Zone, including provisions identified as site plan approval matters.