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May 24, 2017

Jacqueline Belisle, Planner
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HALIFAX
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**Re: Oceanstone Seaside Resort
8650 Peggys Cove Road
Indian Harbour, NS**

Dear Jacqueline,

Please accept the enclosed Planning Application for the subject property. It is our intention to amend the Municipal Planning Strategy and Land Use Bylaw to rezone this site from MU-1 (Mixed Use Zone) to C3 (Tourist Industry Zone).

The existing site is approximately 5.5 acres of land and is currently occupied by a well renowned touristic attraction known as Oceanstone Seaside Resort. It features 25 fully-serviced high-end furnished suites including rooms, inn suites, and cottages, in addition to Rhubarb restaurant.

Oceanstone is an award-winning resort and a premiere location for weddings, corporate events, retreats, and getaways. It has been recognized nationally for weddings, winning Top 5 places in Canada to get married by the Canadian Wedding Industry Awards as well as Elle Canada. It is a year-round business that showcases tourism in Nova Scotia, and provides employment opportunities for the local community.

It is our understanding that the current zone is MU-1 and the existing use falls under Campground. The Oceanstone Resort is not consistent with the definition of a Campground as stipulated under Planning Districts 1 and 3 Land Use Bylaw. Consequentially, the limitation of the existing zone poses serious adverse impacts on the viability and growth of the existing business.

We believe that the subject site aligns more with Policy MRR6 of the Municipal Planning Strategy and is consistent with the C3 – Tourist Industry Zone. It is our hope that both Staff and Council concur with our assessment, and agree to initiate the planning process that would apply the correct designation and zoning.

Thank you for your consideration.

Regards,

Cesar Saleh, P.Eng.
W M Fares Architects