



STAFF REPORT

Planning and Development

Subject: *Application for a Development Agreement to enable an oyster grading facility and storage facility at 111 Head of Roberts Island Road (PID 90311440), Roberts Island.*

To: Municipality of Argyle CAO and Planning Advisory Committee for June 21, 2023

Date Prepared: June 14, 2023

Related Motions: None

Prepared by: Erin Ferguson, MCIP, LPP, Senior Planner, WSP Canada Inc.

Reviewed by: Jess Harper, MCIP, LPP, PMP, Project Manager, WSP Canada Inc.

Summary

The Municipality has received a Development Agreement (DA) application from Grand Pass Oysters Limited to enable an oyster grading and storage facilities at 111 Head of Roberts Island Road, in Roberts Island, Nova Scotia (PID 90311440).

The purpose of this report is to consider entering into a development agreement to permit the proposed uses on the subject property.



Financial Impact Statement

There is no immediate financial impact aside from the typical public engagement process and staffing requirements resulting from the application.

Recommendation

That the Planning Advisory Committee recommends that Council:

- 1) Give notice of motion to consider the proposed development agreement, as set out in Attachment A of this report, to allow the existing buildings to be used for an oyster grading operation and storage facilities at 111 Head of Roberts Island Road (PID 90311440) and schedule a public hearing.

Background

Grand Pass Oysters Ltd. has applied for a development agreement to allow an oyster grading facility and storage facility on the subject property. The property is designated Coastal Communities (CC) in the Municipal Planning Strategy, and zoned Coastal Community (CC) in the Land Use Bylaw which enables the proposed uses by DA. Adjacent properties are also within the Coastal Community (CC) Zone.

Subject Property

The subject property is a large waterfront parcel located at 111 Head of Roberts Island Road (PID 90311440) on Roberts Island. The property has approximately 47 m of road frontage and there is an existing shared private driveway that provides street access to the subject property and the adjacent property to the east (109 Head of Roberts Island Road). The shared access is secured through existing easements registered on the property. No changes are proposed to the existing shared access. There are additional easements on the property in favour of NS Power Inc which will not be affected by the proposed development.



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The property was previously used as a mink farm operation. The developed portion of the lot includes nine buildings, private driveway, parking and loading areas. The remainder of the land is undeveloped and currently forested along the coastline. Surrounding land uses include a mix of industrial, marine, residential and undeveloped lands.

Table 1. Site Summary

MPS Designation	Coastal Communities (CC)
Zone	Coastal Communities (CC)
Lot Area	32.93 acres (13.33 ha)
Street Frontage	154.09 ft. (46.97 m)
Current Land Uses	Nine buildings, shared private driveway, and parking areas formerly used as a mink farm
Surrounding Land Uses	Mix of light industrial, marine, and residential uses. The lot directly to the north contains a wharf (owned by applicant), lands across Head of Roberts Island Road are undeveloped, adjacent lands to the northeast have a decommissioned mink farm and residential uses, and there is undeveloped land immediately to the south.

Development Proposal

The applicant is proposing to convert one of the existing buildings to an oyster grading facility. The oysters would be trucked onsite, graded and stored before transfer. The applicant is proposing to use the remainder of the buildings for commercial and private storage (Figure 2) and intends to use the existing driveway, parking and loading areas. There are no further changes or development plans proposed at this time.

Policy Analysis and Discussion

WSP has reviewed the application based on the applicable policies contained in the Municipal Planning Strategy (MPS) and regulations in the Land Use Bylaw (LUB). In our planning opinion, the proposed development is generally consistent with the intent of the MPS and LUB and is an appropriate use of the site.

The subject property is designated and zoned as Coastal Community. This designation is applied to lands within approximately 3 km of the coastline which have traditionally been residential with scattered commercial, industrial and institutional uses. The intent of this designation is to continue to accommodate a wide variety of uses while minimizing potential land use conflicts related to new industrial uses.

Existing policies in the MPS allow Council to consider a development agreement for the proposed uses. MPS Policy 3.3.7 states that Council may consider fish processing and warehouse distribution and sales by development agreement in the Coastal Community zone provided Council considers the criteria outlined in MPS Policy 13.14. Criteria in Policy 13.14 generally relate to:

- ensuring that there is adequate infrastructure to support the proposed development and that there are no significant adverse impacts to municipal services;

This lot is not connected to municipal services. The proposed development will use the existing buildings and on-site infrastructure. NS Public Works has approved the existing driveway access for the proposed change in use and no traffic concerns were raised during the application review.

- the suitability of the site in relation to watercourses and soil stability; and

This application is for the conversion of existing buildings which meet the watercourse setback requirements of the Land Use Bylaw. At present, there is a significant buffer of trees along the



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waterfront. The applicant hasn't indicated any plans to remove the trees, or to expand beyond the existing development footprint and Argyle's MPS and LUB do not require a coastal buffer. Any future expansion of the uses including site grading and clearing would require an amendment to the DA and would be subject to meeting the LUB and provincial requirements in place at time of application.

- The potential impact of the proposed development on the surrounding neighbourhood

The proposed development will re-purpose the existing buildings, private driveways, and yards associated with the former mink farm operation. The proposed development is in keeping with the established rural coastal character of the neighbourhood and the existing buildings are setback from adjoining properties. The proposed conversion from a mink farm to oyster grading and storage facilities will have minimal impact on the surrounding area.

A detailed review of applicable MPS Policies, including Policy 13.14, is provided as **Attachment B**.

The proposed uses are classified as "Fish Processing" and "Warehouse" in the LUB. These uses are only permitted by Development Agreement in the CC zone. While the proposed oyster grading use falls within the "Fish Processing" definition, the Development Agreement is drafted to restrict the fish processing use to the proposed oyster grading facility and does not permit broader fish processing uses or a fish reduction plant.

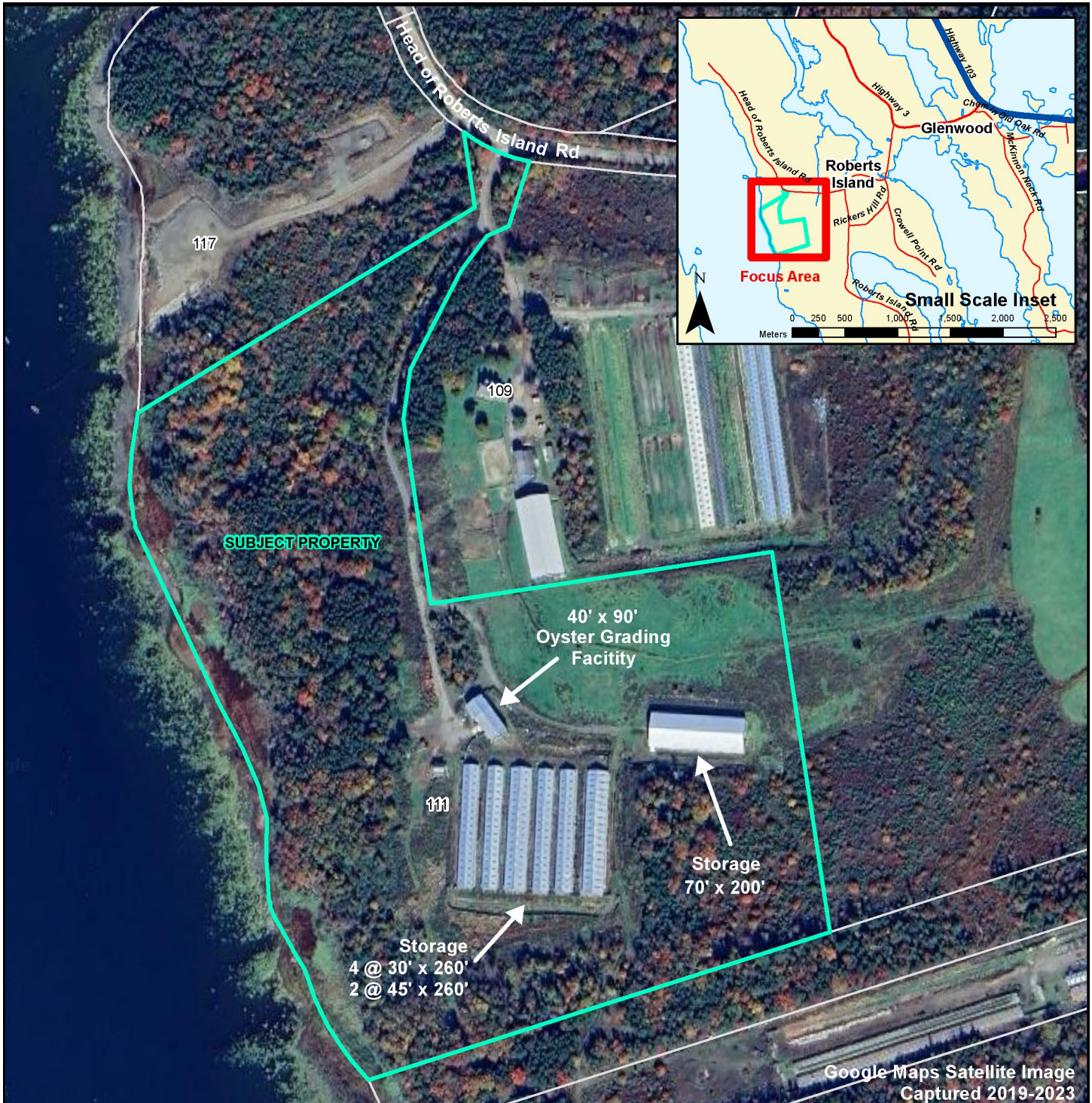


Figure 2. Site Plan of the Proposed Development



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Public Participation

Staff will comply with Public Participation Policies of the Municipal Planning Strategy when processing this application. As per Section 206 of the *Municipal Government Act*, a public hearing is required for entering into a Development Agreement to hear input from the community. An advertisement outlining the application and indicating that it had been received and notifying the public of the public hearing will be placed in the *VanGuard* two weeks in advance of the public hearing.

Figure 3 illustrates the process followed by the Municipality for a Development Agreement Application. A newspaper advertisement will be placed in the local newspaper, *VanGuard*, notifying the public of the application as well as for the public hearing. A sign will be placed on the subject property notifying residents that an application has been received by the Municipality.

Staff will mailout a notice of application to all property owners within 152 meters of the subject property and a public hearing will be held prior to the decision of Council.

The public is encouraged to request additional information and clarification from Staff leading up to the public hearing if they have any questions.

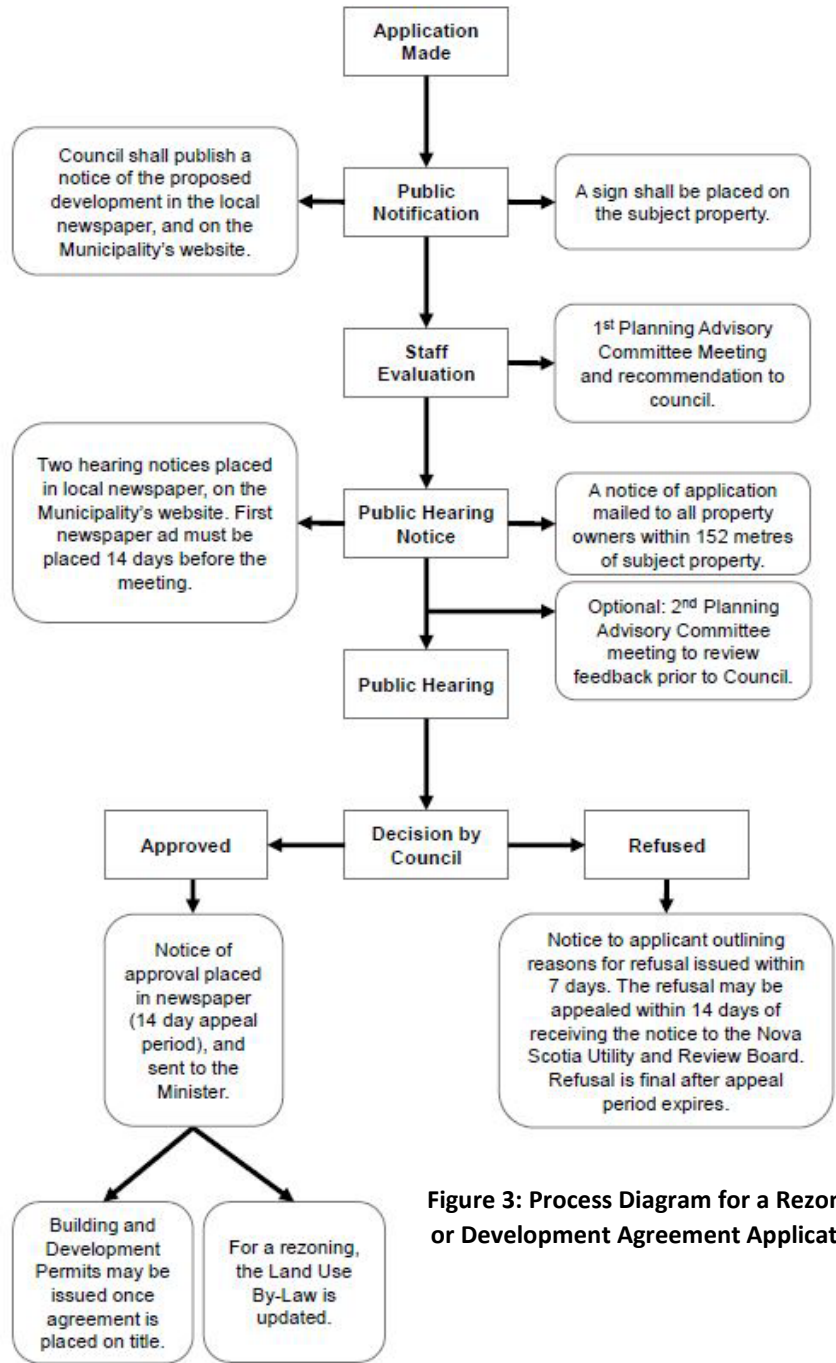


Figure 3: Process Diagram for a Rezoning or Development Agreement Application

Right to Appeal

A decision of Council to approve or refuse the proposed Development Agreement is appealable to the N.S. Utility & Review Board. If Council approves the development agreement, the agreement cannot be registered until after the appeal period closes or the appeal is resolved.

Conclusion

The application to allow an oyster grading operation and warehouse facility is generally consistent with the Municipality's land use polices and regulations in the Municipal Planning Strategy and Land Use Bylaw and it



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is recommended that Council enter into a development agreement with the property owner for the proposed uses. As currently drafted, the development agreement allows oyster grading and storage and warehousing in addition to the uses permitted in the underlying Coastal Communities zone. The applicant has no current plans to expand the uses beyond the existing buildings, and any further expansion of these uses would require an amendment to the development agreement.

Options

In response to the proposed development agreement, the Planning Advisory Committee may:

1. Recommend that Council approve the proposed Development Agreement as currently drafted (see recommendation above);
2. Provide an alternative direction such as requesting further information on a specific topic or approval subject to modifications;
3. Recommend that Council refuse the proposed Development Agreement, and in doing so, provide reasons why the proposed development does not reasonably carry out the intent of the MPS.

Attachments

Attachment A - Draft Development Agreement

Attachment B - Policy Evaluation Table

Attachment C - Site Photos



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Attachment A: Draft Proposed Development Agreement

DEVELOPMENT AGREEMENT

TO PERMIT AN OYSTER GRADING FACILITY AND STORAGE FACILITY AT 111 HEAD OF ROBERTS ISLAND ROAD, PID No. 90311440

THIS AGREEMENT MADE THIS _____ DAY OF **JULY 2023**

BETWEEN:

GRAND PASS OYSTERS LTD., of Carleton, Province of Nova Scotia (hereinafter called the “Developers”)

OF THE FIRST PART

- and -

THE MUNICIPALITY OF THE DISTRICT OF ARGYLE, a body corporate (hereinafter called the “Municipality”)

OF THE SECOND PART

WHEREAS the Developers have good title to lands situated on 111 Head of Roberts Island Road, in Roberts Island, Nova Scotia known as Property Identification (PID) Number 90311440 (hereinafter called the “Property”) and as more particularly described in Schedule “A” of this Agreement;

AND WHEREAS pursuant to Policy 3.3.7 of the Municipality of the District of Argyle’s Municipal Planning Strategy the Developers have requested that a development agreement be entered into to permit the Property to be used for an oyster grading facility and warehouse facility (hereinafter called the “Development”);

AND WHEREAS the Municipality, by a resolution of Council passed on the **xxth day of July 2023** approved this Development Agreement to permit the Development.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the granting by the Municipality of the Development Agreement requested by the Developers, the Developers and the Municipality agree as follows:

PART 1: DEFINITIONS

For the Purpose of this Agreement, all other words shall carry their customary meaning except those defined under PART 26 - Definitions in the Municipality of the District of Argyle's Land Use By-law, as amended from time to time.

PART 2: GENERAL REQUIREMENTS

- 2.1 Except as otherwise stipulated by this Agreement, the development of the Property shall comply with the requirements of the Municipality of the District of Argyle's Land Use By-law, as may be amended.
- 2.2 Subject to the provisions of this Agreement, the Developers shall be bound by all bylaws and regulations of the Municipality as well as by any applicable provincial and federal statutes and regulations.
- 2.3 Notwithstanding Section 2.2, where the provisions of this Agreement conflict with those of any provincial or federal regulations, bylaws or codes, the more stringent requirements shall apply.
- 2.4 The Developers shall assume full responsibility for meeting all obligations and financial liabilities required to meet all federal, provincial, or municipal regulations, bylaws or codes in force at the present time, or any time in the future.
- 2.5 The Developers shall ensure that any structure permitted by this Agreement meets the requirements of the National Fire Code and the National Building Code at the time of construction or alteration.
- 2.6 The Schedules to this Agreement form part of this Agreement and are binding upon the Developers. Where a provision of a Schedule conflicts with the body of this Agreement, the body of this Agreement shall prevail.

PART 3: DEVELOPMENT OF THE PROPERTY

3.1 Land Use

- 3.1.1 Only the following uses shall be permitted on the Property:
 - a) all uses permitted in the underlying zoning, as per the requirements of the Municipality of the District of Argyle Land Use Bylaw, as amended from time to time, in addition to any other uses permitted by this Agreement;
 - b) the use of the existing buildings shown in Schedule B for the grading and storage of oysters;
 - c) the use of buildings shown in Schedule B as a storage/warehouse facility; and
 - d) accessory structures, and parking or loading areas accessory to the principal use as per the requirements of the Municipality of the District of Argyle Land Use By-law, as amended from time to time.
- 3.1.2 The Development shall not be operated in manner that will generate emissions such as noise, dust, radiation, odors, liquids, or light to the air, water, or ground so as to create a recognized health or safety hazard, or create a nuisance to the adjacent properties.

3.2 Building and Site Requirements

- 3.2.1 Onsite Services
Installation of an on-site septic system is subject to the approval of the Nova Scotia

Department of Environment and Climate Change. Any on-site servicing including any wells and septic systems must be installed and maintained in manner that complies with Provincial regulations.

3.2.2 Parking and Loading Areas

The parking and loading areas shall be surfaced with asphalt, gravel, or similar hard surface materials.

3.2.3 Traffic and Vehicle Access

Any proposed change to the existing driveway access or use of the property is subject to approval by the Provincial Traffic Authority.

3.2.4 Outdoor Lighting

- a) Outdoor lighting shall be installed to reflect light away from adjacent properties.
- b) Outdoor lighting fixtures shall be full cut-off fixtures, not emitting any light above the horizontal plane drawn through the bottom of the light fixture.
- c) Outside illumination fixtures shall use a maximum colour temperature of 2700 kelvin.
- d) Outdoor illumination fixtures shall have an automated timer and/or motion sensor to prevent the unnecessary transmission of light during the night-time when a premises is not in use. The total installed initial luminaire lumens of all outdoor lighting shall not exceed 250,000 Lumens.

3.3 Operation and Maintenance of Property

3.3.1 All structures shall be maintained in good repair and in a tidy and usable state.

3.3.2 Any refuse, composting, or recycling container shall be screened from public view and not situated within 6.0 m of any residential property abutting the development; and

3.3.3 The Property shall be kept free from litter and debris, and appropriate waste and recycling receptacles shall be provided in accessible locations and serviced, maintained, and emptied as required.

3.4 Development Permit

3.4.1 The Development Officer shall not issue a development permit until:

- a) Nova Scotia Department of Transportation and Active Transit has granted positive recommendation on all transportation issues within their responsibility and has given their approval, if any is required.
- b) Payment for all required permit fees, registration of the document at the Registry of Deeds, and costs associated with advertising and processing the application have been received by the Municipality.

PART 4: VARIANCE

4.1 The Development Officer may grant a variance in the terms of this Agreement in accordance with Section 235 of the Municipal Government Act.

PART 5: AMENDMENTS

5.1 Any amendment to this Agreement, whether substantive or otherwise, must be approved by

both parties in writing.

- 5.2 The following shall be considered non-substantive matters:
- a) the addition, removal or relocation of accessory buildings or structures;
 - b) matters dealing with time limits noted in Part 7 of this Agreement;
 - c) matters dealing with changes to parking, signage, clearing, grading or landscaping; and
 - d) changes to the permitted use of the property that are necessary to accommodate features that are subject to approval or authorization by other authorities such as, but not limited to, the Nova Scotia Department of Public Works and Nova Scotia Environment and Climate Change.
- 5.3 Substantive matters shall relate to any matter not identified in 5.2 of this Part. Changes to substantive matters will require approval of Council following a Public Hearing.

PART 6: IMPLEMENTATION

- 6.1 Upon breach by the Developers of any of the terms or conditions of this Agreement, the Municipality may, after thirty (30) days notice in writing to the Developers of the breach, enter the Property and perform any of the terms and conditions of this Agreement. It is agreed that all reasonable expenses arising out of the entry or the performance of the terms and conditions may be recovered from the Developers by direct suit and shall form a charge on the Property.
- 6.2 This Agreement shall be binding upon the Developers' assigns, mortgagees, lessees, successors and occupiers of the Property.
- 6.3 The Developers hereby certify that they are the sole owner of the Property.
- 6.4 The Developers further certify that they have not disposed of any interest in the Property and there are no judgements, mortgages or other liens or encumbrances affecting the Property in addition to those described in this Agreement.
- 6.5 This Agreement shall be filed by the Municipality in the Land Registration Office at Bridgewater, Nova Scotia and shall form a charge or encumbrance upon the Property as described in Schedule A attached hereto.
- 6.6 The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not prejudice the validity or enforcement of any other provisions.
- 6.7 The Developer shall at all times indemnify and save harmless the Municipality from and against all claims, demands, losses, costs, damages, actions, suits or other proceedings by whomever made, brought or prosecuted to the extent that the foregoing are based upon, occasioned by or attributable to anything done or omitted by the Developer or his servants or his agents or his employees in the fulfillment of any of his obligations under this Agreement.
- 6.8 Upon completion of the Development, or after three (3) years from the date of approval of this Agreement, whichever time period is less, Council may review this agreement, in whole or in part, and may:
- a) retain the Agreement in its present form; or
 - b) discharge the Agreement on the condition that for those portions of the development that are deemed complete by the Council, the Developer's rights hereunder are preserved and Council shall apply appropriate zoning pursuant to the Municipal Planning Strategy and Land Use By-

law.

PART 7: TIMING

- 7.1 The Property Owner shall sign this Agreement within ninety (90) days from the date the appeal period lapses or all appeals have been abandoned or disposed of or the development agreement has been affirmed by the Nova Scotia Utility and Review Board.
- 7.2 The Developers shall apply for any required development permit, building permit and or occupancy permit as required for the proposed warehouse and oyster grading uses within two (2) years of entering into this Agreement.
- 7.3 If the Developers fails to conform to any of these specified time limits, or breaches any other term of this Agreement, this Agreement may be discharged by Council, with or without the concurrence of the property owner, and the lands will become subject to the Municipal Planning Strategy and Land Use By-law.
- 7.4 The Municipality may consider an extension to any of the time limits specified in this part and may, by Resolution of Council, extend any of the time limits specified in this part.

SCHEDULES

- A Legal description of property
- B Site Plan

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year first above written.

SIGNED, SEALED & DELIVERED
in the presence of:

)	<u>DEVELOPER</u>
)	
)	
_____)	_____
Witness)	Grand Pass Oysters Ltd.
)	
)	
)	<u>THE MUNICIPALITY OF THE DISTRICT OF</u>
)	<u>ARGYLE</u>
)	
)	
_____)	_____
Witness)	Municipal Clerk
)	

PROVINCE OF NOVA SCOTIA
COUNTY OF YARMOUTH

On this _____ day of **July** 2023, before me, the subscriber, personally came and appeared _____, a subscribing witness to the foregoing agreement, who having been by me duly sworn, made oath and said that the developer, one of the parties thereto, caused the same to be executed in their name in his/her presence.

A Barrister of the Supreme Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF YARMOUTH

On this _____ day of **July** 2023, before me, the subscriber, personally came and appeared _____, a subscribing witness to the foregoing agreement who having been by me duly sworn, made oath and said that the Municipality of the District of Argyle, a Municipal Body Corporate, duly affixed its Corporate Seal and executed by Mr. Alain Muise, its Chief Administrative Officer, its proper officers duly authorized in that behalf in his/her presence.

A Barrister of the Supreme Court of Nova Scotia

SCHEDULE A

PID 90311440

This agreement applies to property identified by PID 90311440 and further described by Plan filed at the Registry of Deeds Office for the registration district of Yarmouth in Bridgewater, Nova Scotia, registered under the *Land Registration Act*.

Municipality/County: Municipality of the District of Argyle/Yarmouth County

Designation of Parcel on Plan: Lot 5

Title of Plan: Final Plan of S/D of lands of Ronald T. Crowell and Sandra L. Crowell Lot 4 to be subdivided to create new Lots 5, 6 & 7 at 109 Head of Roberts Island Road, Roberts Island Yarmouth County Nova Scotia

Registration County: Yarmouth County

Registration Number of Plan: 83415381

Registration Date of Plan: 2005-10-28 15:57:31

SUBJECT TO a right-of-way for all purposes, 50 feet in width, leading from Head of Roberts Island Road to Lot 6, as shown on Plan 83415381.

SUBJECT TO an Easement in favour of Nova Scotia Power Inc. more particularly described in a Grant of Easement dated December 1, 2005 and recorded at the Yarmouth Registry of Deeds office on December 6, 2005 as Document 83768896.

SUBJECT TO an Easement in favour of Nova Scotia Power Incorporated more particularly described in a Grant of Easement dated July 2, 2013 and recorded at the Yarmouth Registry of Deeds office on July 10, 2013 as Document 103387784.



The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Yarmouth as Plan or Document Number 83415381.

SCHEDULE B - Site Plan



Site Plan

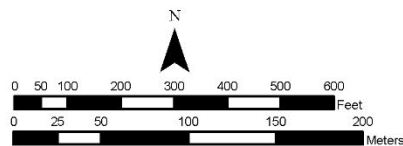
Grand Passe Oysters Ltd.
111 Head of Roberts Island Rd
Roberts Island
PID: 90311440

-  Property Boundaries
-  Subject Property



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Attachment B: Policy Evaluation

The proposal may be considered by Council through the following applicable policies of the Municipal Planning Strategy for Argyle (MPS):

<p>COASTAL COMMUNITY ZONE</p> <p>The mainland portion of the Coastal community zone including those inshore islands with connections to the mainland are primarily residential. Institutional, recreational, agricultural and forestry uses are dispersed among the communities and are a traditional element in built-up areas. The communities do have concerns about intensive livestock operations such as mink ranches, and for Heavy Industrial uses, which have potential to disrupt the quality-of-life of nearby residences.</p> <p>Council will designate all lands and islands within the Coastal Communities designation excluding the Marine Industrial and Coastal Wetlands designations as Coastal Communities (CC) on the Generalized Future Land Use Maps. Within this designation Council will accommodate a diversity of residential, commercial, institutional, recreational, agriculture, forestry, light industrial uses.</p>	
Applicable Policies	Staff Comments
<p>Policy 3.3.1: It shall be the policy of Council to designate sections of the mainland and all islands as Coastal Communities (CC) on the Generalized Future Land Use Maps to accommodate growth and development in a manner similar to the Rural Centres.</p>	<p>The subject property is within this designation and zone.</p>
<p>Policy 3.3.3: It shall be the policy of Council that the intent of the Coastal Communities (CC) designation and zone is to accommodate a wide range of residential, institutional, commercial, industrial, agricultural, recreational and utility uses.</p>	<p>The subject site is within this zone, and the proposed use of the site is oyster grading and warehousing.</p>
<p>Policy 3.3.4: It shall be the policy of Council to establish a Coastal Community Industrial (CCI) Zone in the Coastal Communities designation in the Land Use By-law to accommodate all existing Heavy Industrial Uses and their accessory uses.</p>	<p>N/A</p>
<p>Policy 3.3.7: It shall be the policy of Council that Council may consider the following uses by development agreement, pursuant to the requirements of Policy 13.14, in the Coastal Community (CC) Zone:</p> <p>x) fish processing</p> <p>ddd) Warehouse distribution & sales</p>	<p>The subject site is within this zone, and the proposed use of the site is oyster grading and storage, and warehousing (public storage).</p>
<p>Policy 8.6.4: It shall be the policy of Council to permit compatible Light Industrial uses in the Coastal Communities (CC) Zone, the Light Industrial (LI) Zone, the Business Park (BP) Zone, and the Rural Development (RD) Zone.</p>	<p>The proposed land use is a light industrial use and consistent with established uses in the area.</p>
<p>Policy 9.5.1: It shall be the policy of Council to support and encourage all local aquacultural initiatives, especially those involved in food production and farm market activities.</p>	<p>This policy directly supports the proposal.</p>



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<p>To enter into development agreement pursuant to the <i>Municipal Government Act</i> on the terms and conditions set forth in this Municipal Planning Strategy and a development agreement shall:</p> <p>13.12.1 specify the development, expansion, alteration, or change in use permitted; and</p> <p>13.12.2 specify the conditions under which the development may occur; and</p> <p>13.12.3 set forth the terms by which Council may terminate the agreement.</p> <p>13.12.4 The provisions of the Land Use By-law shall prevail after discharge of any agreement.</p>	<p>The required provisions are contained in the draft development agreement.</p>
<p>Policy 13.14.4: That the proposal is not in conflict with Municipal or Provincial programs in effect in the Municipality; and that the proposal is not premature or inappropriate by reason of the:</p> <p>a) Financial ability of the Municipality to absorb costs related to the development; or</p> <p>b) Adequacy of sewer and water services, including fire flows and water pressure or the adequacy of the site for on-site services; or</p> <p>c) Creation or worsening of a pollution problem in the area such as but not limited to soil erosion and siltation of watercourses; or</p> <p>d) Adequacy of storm drainage and effects of alteration to drainage patterns, including the potential for creation of a flooding problem; or</p> <p>e) Suitability of the site regarding grades, soils and geological conditions, location of watercourses, marshes, bogs and swamps, and proximity to utility rights-of-way; or</p> <p>f) Adequacy and proximity of school, recreation and other community facilities; or</p> <p>g) Adequacy of road networks in, nearby, and leading to the development, regarding congestion and traffic hazards; and</p> <p>h) That the proposal provides adequate off-street parking to prevent congestion, nuisance and inconvenience in the area; and</p> <p>i) The hours of operation are appropriate for the neighbourhood; and</p> <p>j) That the primary architectural features of the proposal, including but not limited to bulk, scale, roof shape, building materials, exterior cladding and shape, and size and relationship of doors and windows, shall be visually compatible with nearby buildings in the case of a new building, or with the original building in the case of an addition; and</p> <p>k) That the proposal will not significantly alter the character or stability of the surrounding neighbourhood.</p>	<p>a) No financial impacts are expected to the Municipality from the proposed development.</p> <p>b) This is a conversion of an existing development. The application was circulated to staff and no on-site servicing concerns were identified. Any required on-site services, including any upgrading would be subject to requirements of the NS Environment and Climate Change.</p> <p>c) No concerns are expected from the proposed development as it uses existing buildings and infrastructure. Grading, clearing and/or expansion of uses will require an amendment to the DA.</p> <p>d) No drainage concerns are expected from the proposed development as it is conversion of existing buildings.</p> <p>e) Proposed development is to reuse existing buildings and is for change of use only no impacts to the existing utility easements or adjacent marine environment are anticipated.</p> <p>f) Proposed development will not impact capacity nor operation of schools and community facilities, and it is not in close proximity.</p> <p>g) No significant impacts are expected to the transportation network from the proposed development. NS Public Works has approved the driveway access for the proposed change in use.</p> <p>h) Site has adequate room for parking.</p> <p>i) The operation is not expected to generate significant evening traffic.</p> <p>j) The proposed development will reuse existing structures.</p> <p>k) The proposed development is not expected to be intrusive and is consistent with other uses occurring in the area.</p>

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Attachment C: Site Photos



Oyster Grading Building



Warehouse/Storage Buildings



Interior of Warehouse/Storage Buildings