



PLANNING ADVISORY COMMITTEE MEETING

Development Agreement Application for an Aquaculture
Use by Maritime Oyster Company, Eel Brook

July 15, 2021

Property Context

Highway 3 (PID 90110362)

Zoned Coastal Community (CC)

Property Size : ± 1 Acres

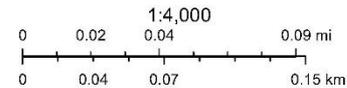
Property Frontage: ± 125 m



Site Context



July 8, 2021



Service Nova Scotia and Internal Services Department, Service Nova Scotia and Internal Services



Application Details

- A shipping container for use as a place to grade oysters, with 160 square feet of gross floor area (20 ft. x 8 ft. container).
- To use as a space for docking a boat and transferring oysters to the fishing plant in Wedgeport.
- There will be no parking stalls but 1-2 vehicles on site while site is in use.

Note that the following matters are primarily regulated through the province:

- Boat ramps
- Driveway accesses on to Highway 3
- Activities on Eel

Policy Considerations

Municipal Planning Strategy Policy

- A detailed table of the evaluative criteria from the enabling MPS policies and corresponding comments from Staff is attached as Appendix B.
- Existing policies in the MPS allow Council to consider amendments to the LUB regulations without requiring amendments to the *Municipal Planning Strategy* policy as both zones share the Rural Centre (RC) designation.
- The application is enabled by Policy 3.3.7 of the MPS.

Why is an Amendment Necessary?

- Aquaculture activities in the Coastal Community Zone require a development agreement, where on-site storage and grading takes place.

Discussion

- The surrounding properties along Highway 3 are currently zoned Coastal Community (CC). The Coastal Community (CC) designation recognizes that the surrounding land use will accommodate growth and development in a manner similar to the Rural Centres. A number of aquaculture operations currently exist surrounding Eel Lake.
- The intent of the Coastal Community (CC) Zone is to accommodate an ample supply of diverse residential, commercial, institutional, recreational, agriculture, forestry, light industrial uses. The lots immediately to the west and north of the subject site is currently occupied by a residential property, while all other lots adjacent to the subject site are vacant.
- Staff feels the proposal is consistent with the intent of the Municipal Planning Strategy (MPS) based on the review of policies contained in the MPS, as indicated in more detail in Appendix B.

Public Engagement

- Staff will comply with the Public Participation Policies of the MPS
- As per Section 206 of the *Municipal Government Act*, a public hearing is required for Development Agreement application 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 into *VanGuard*
- The public is encouraged to request additional information and clarification leading up to the public hearing if they have questions
- A sign was placed on the subject property on June 9th notifying residents that an application has been received
- As indicated in the *Municipal Government Act*, there is a right of appeal option for approval or refusal of the development agreement.

Next Steps

- Staff will continue to review the proposal as public feedback is received
 - Council will schedule a Public Hearing
 - Public hearing mailout notices will be sent to property owners within 152 metres of the subject property
 - Notice of Public Hearing advertisement put in the *Vanguard* two weeks prior to the Public Hearing
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- Process is as follows:



Recommendation

- That the Planning Advisory Committee recommend to Council to give first reading to the Development Agreement Application of the subject site along Highway 3 (PID 90110362) to allow for Marine Related – Aquaculture in the Coastal Community (CC) zone for the purpose of enabling a public hearing.

Recommended Motion

That the Planning Advisory Committee recommend that Council:

- give first reading to consider approval of the proposed development agreement as contained in Attachment A of this report to allow for Marine Related – Aquaculture use on PID 90110362;
- proceed to a public hearing without a second meeting of planning advisory committee unless substantial comments are received from the public; and
- authorize staff to schedule a public hearing for the application.



Thank You

