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Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: Chair and Members of Halifax Watershed Advisory Board

FROM: Tyson Simms, Planner, Planning and Infrastructure

DATE: May 16, 2012

SUBJECT: Case # 17361: Application by Lalainya Biasotti to discharge the existing development agreement for Atlantic Playland at 1200 Lucasville Road, Hammonds Plains, and enter into a new development agreement to consider commercial recreation uses.

Introduction:

An application has been submitted by Lalainya Biasotti to discharge the existing development agreement for 1200 Lucasville Road (Atlantic Playland) and enter into a new agreement to consider additional commercial recreation uses at 1200 Lucasville Road. The subject property currently consists of an existing amusement park (Atlantic Playground) and a single unit dwelling. The applicant is proposing to construct new ride attractions and additions to existing structures related to the existing single unit dwelling.

Background:

In 1990 the Municipality of the County of Halifax entered into a development agreement to permit the expansion of the existing amusement park located at 1200 Lucasville Road. The existing agreement stipulates that any future expansion is contingent upon the approval of a master plan for the property.

The property is designated Mixed Use B (MU-B) under the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy (MPS) and is zoned MU-1 (Mixed Use 1) Zone under the Beaver Bank, Hammonds Plains and Upper Sackville Land Use Bylaw (LUB). As the existing 1990 development agreement is considered to be outdated the applicant is seeking to discharge the existing agreement and create a master plan for the property under a new development agreement.

Site Features:

- Approximately 25 acres in size;
- Located at 1200 Lucasville Road, Lucasville;
- Existing single unit dwelling and amusement park rides (identified on Attachment A);
- Watercourse along northern portion of the property (identified on Attachment B);
- Serviced with on-site water and an on-site sanitary sewer system;
- Surrounding uses appear to be mainly mixed use residential (primarily residential with a limited commercial component);
- Property bounded to north and south by Nova Scotia Power Easements (see Attachment A);
- Property is designated as Mixed Use B (Map 1), and;
- Property is zoned MU-1 (Mixed Use 1) (Map 2).

Synopsis of Proposal

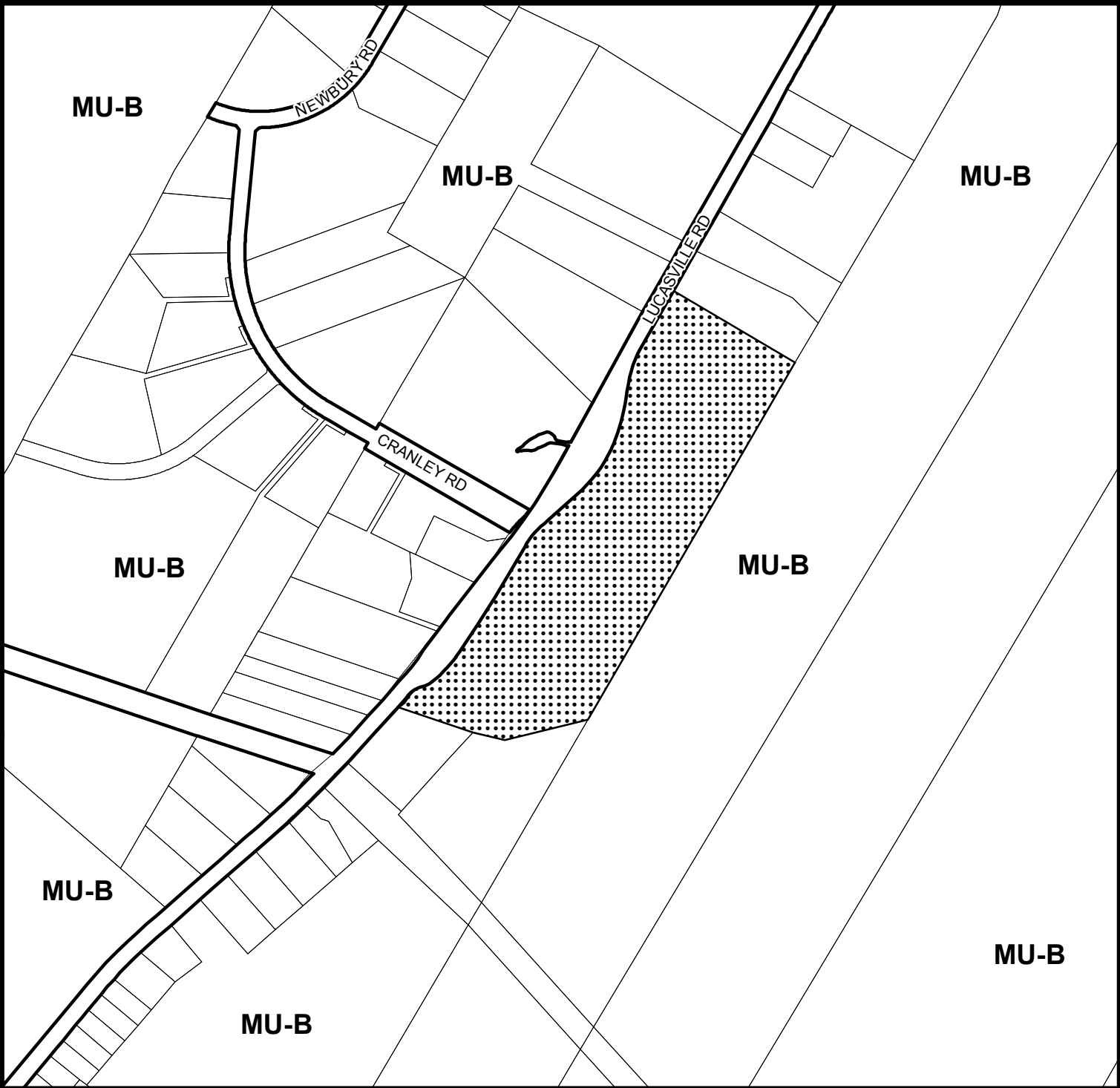
The new agreement is to permit renovations as well as an expansion to the amusement park including items such as a new parking lot, new attractions and rides, additions to existing structures related to the single unit dwelling and a camp ground for visitors to the amusement park. Attachment A provides a site plan of the proposed uses and their location. Attachment B provides a Preliminary Storm Drainage Plan, focusing primarily along the northern portion of the property where uses are proposed in greater proximity to the existing watercourse.

Input Sought from the Halifax Watershed Advisory Board

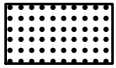
A development agreement to consider additional commercial recreation uses on the subject property requires an analysis of the proposed uses and their potential impact on nearby freshwater resources. Pursuant to the Board's terms of reference, the Board's input is being sought with respect to the potential impact of the proposed development. HWAB's recommendation and specific comments will be provided in a report to the North West Community Council.

Attachments:

Map 1	General Future Land Use Map
Map 2	Zoning Map
Attachment A	Site Plan
Attachment B	Preliminary Storm Drainage Plan
Attachment C	LUB Excerpt - Watercourse Setback Requirements
Attachment D	Aerial Photograph



Map 1
Generalized Future Land Use

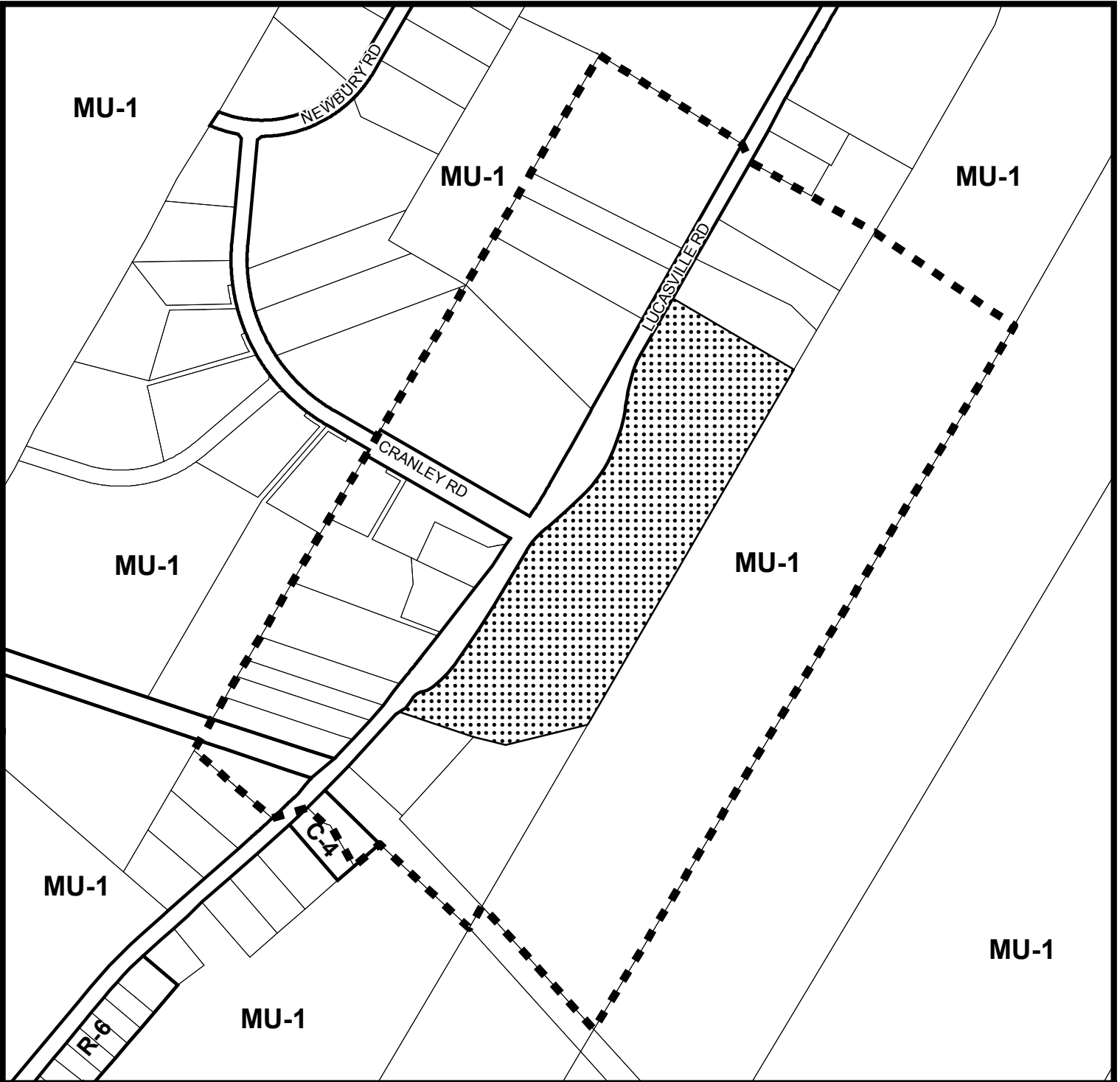


Subject Property

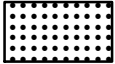


MU-B Mixed Use B Designation





Map 2
Zoning



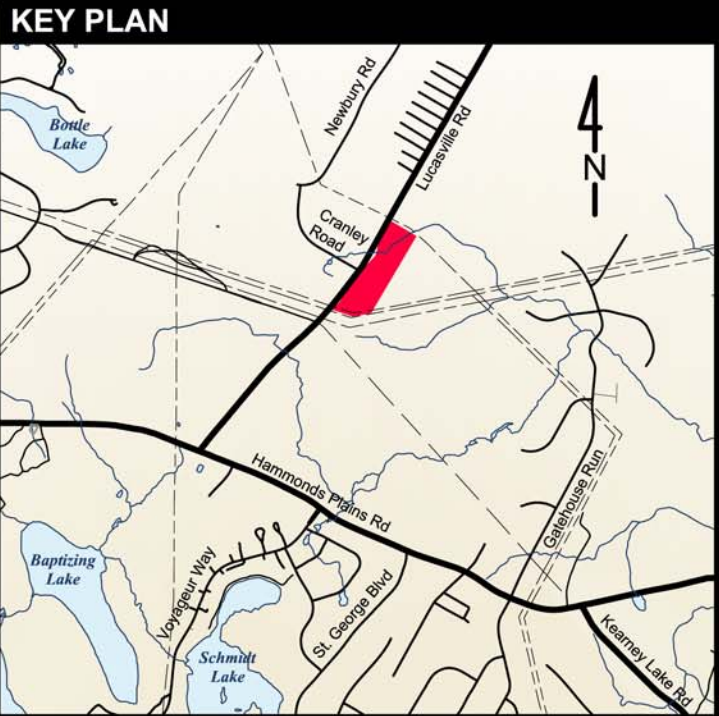
Subject Property



Notification Area

- MU-1 Mixed Use 1 Zone
- R-6 Rural Residential Zone
- C-4 Highway Commercial Zone





LEGEND

- SITE BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- WATER COURSE
- EXISTING BUILDINGS
- PROPOSED BUILDINGS / EXPANSIONS
- PROPOSED RIDE LOCATION (APPROXIMATE)
- 12.2m / 40ft. RECREATIONAL VEHICLE

- FUTURE DEVELOPMENT**
- 2nd STOREY RESIDENTIAL ADDITION AND EXPANSION
 - TWO NEW BAYS FOR GARAGE
 - ADDITIONAL PARKING LOT
 - RECREATIONAL VEHICLE / TENTING LOT (75 SITES)
 - BUILDING FOR NEW ATTRACTION (eg. FUN HOUSE)
 - 2nd STOREY RESIDENTIAL ADDITION TO EXIST. WAX MUSEUM
 - SWIMMING POOL
 - NEW AMUSEMENT RIDES (10 TOTAL)
 - NEW WATER SLIDES (7 TOTAL)
 - WOODEN ROLLER COASTER
 - 2nd STOREY ADDITION AND EXPANSION

SITE SUMMARY:

- Land Area - 100,244 m² / 24.8 Acres

SOURCES:

- PLAN BASED ON THOMPSON CONN LIMITED LOCATION CERTIFICATE, DATED 21 JANUARY 2002 CAD FILE: 10793LC.DWG

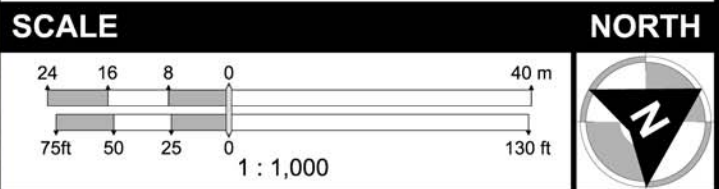
Designer: KWATTERS
Planner: NROGERS

VERSION
1.1

**CONCEPT PLAN
FUTURE DEVELOPMENT
HAMMONDS PLAINS, NOVA SCOTIA**

ATLANTIC PLAYLAND

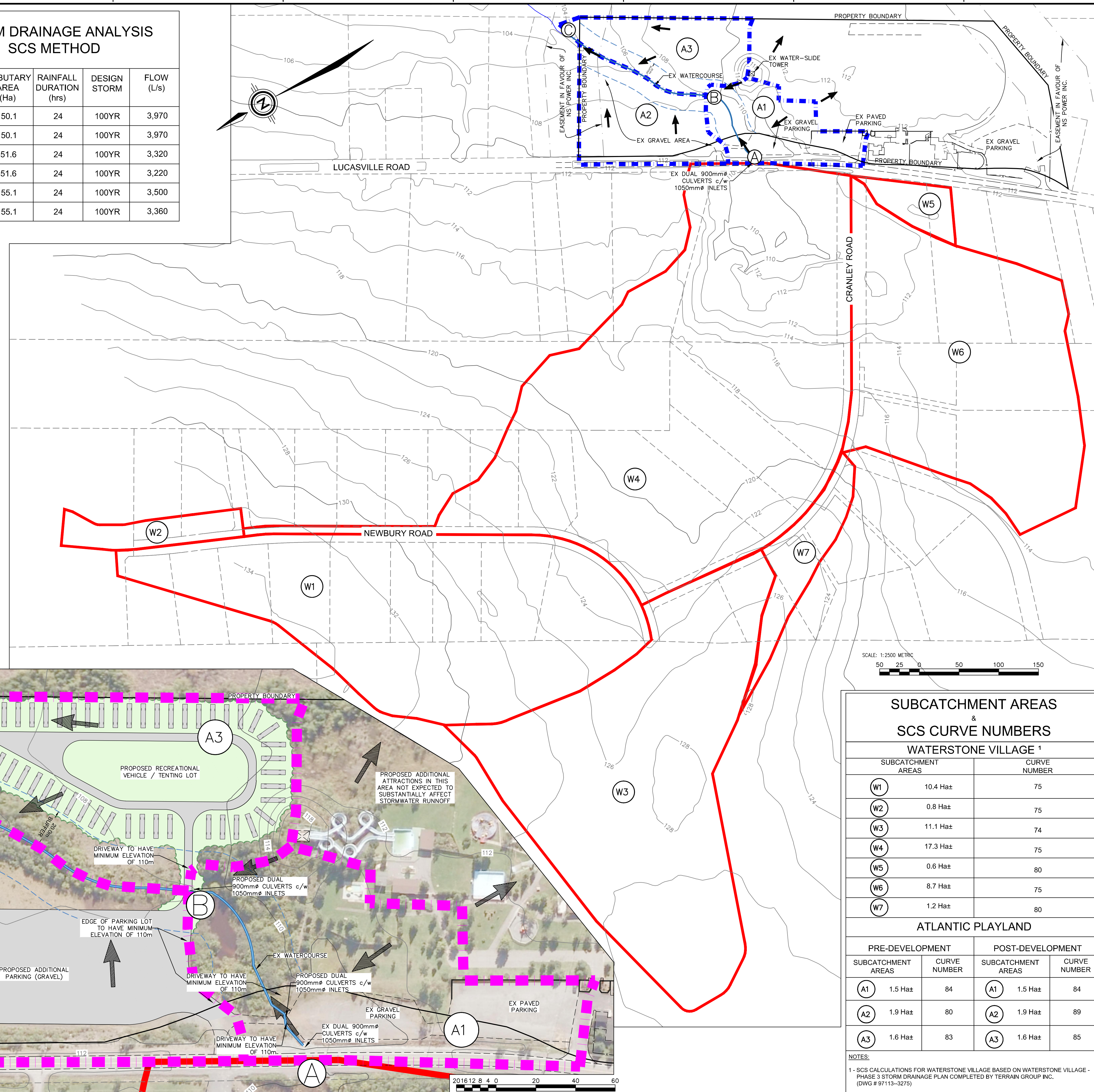
APRIL 12, 2010 DA11115100_V11



GENIVAR

1 SPECTACLE LAKE DRIVE
DARTMOUTH, NOVA SCOTIA
CANADA, B3B 1X7
PHONE: 902 835-9955 ~ FAX: 902 835-1645
WWW.GENIVAR.COM

		STORM DRAINAGE ANALYSIS SCS METHOD				
	FLOW TO POINT	TRIBUTARY AREA (Ha)	RAINFALL DURATION (hrs)	DESIGN STORM	FLOW (L/s)	
PRE-DEVELOPMENT	Ⓐ	50.1	24	100YR	3,970	
POST-DEVELOPMENT		50.1	24	100YR	3,970	
PRE-DEVELOPMENT	Ⓑ	51.6	24	100YR	3,320	
POST-DEVELOPMENT		51.6	24	100YR	3,220	
PRE-DEVELOPMENT	Ⓒ	55.1	24	100YR	3,500	
POST-DEVELOPMENT		55.1	24	100YR	3,360	











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KEY PLAN

LEGEND:	
WATERSTONE VILLAGE	
DRAINAGE BOUNDARY	
DRAINAGE BOUNDARY (PRE-DEVELOPMENT)	
DRAINAGE BOUNDARY (POST DEVELOPMENT)	
FLOW ARROW	
FLOW TO POINT	
DRAINAGE AREA	
WATERCOURSE	

NOTES:

1. CONTOURS BASED ON TOPOGRAPHICAL MAPPING. CONTOURS INTERVAL = 2m COPYRIGH
2. DRAINAGE PATTERNS AND BOUNDARIES SUBJECT TO DETAILED DESIGN
3. PROPOSED CULVERT DIMENSIONS SUBJECT TO DETAILED DESIGN
4. SCS CALCULATIONS FOR WATERSTONE VILLAGE (WEST OF LUCASVILLE ROAD) BASED ON WATERSTONE VILLAGE - PHASE 3 STORM DRAINAGE PLAN COMPLETED BY TERRAIN GROUP INC. (DWG # 97113--3275)

REVISION:		
1	2012/01/27	ISSUED FOR APPROVAL
0	2012/01/18	ISSUED FOR REVIEW

PROJECT NO: DA11115		DATE: (YYYY/MM/DD) 2012/01/27
ORIGINAL SCALE: AS HORIZONTAL: NOTED	AS VERTICAL: NOTED	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
DESIGNED BY: D. BLADES		
DRAWN BY: D. BLADES		
CHECKED BY: N FOUGREFE		 25mm

SCALE: 1:500 METRIC

10 8 6 4 2 0 10 20 30

A horizontal scale bar with alternating black and white segments. Above the bar, numerical values are printed: 10, 8, 6, 4, 2, 0, 10, 20, 30. The segments represent 2-meter intervals, with the first segment (0-2m) being black and subsequent segments being white.

CLIENT:

ATLANTIC PLAYLAND

CLIENT REF. #	
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PROJECT

ATLANTIC PLAYLAND FUTURE DEVELOPMENT

HAMMOND'S PLAINS, NS

TITLE:

PRELIMINARY STORM
DRAINAGE PLAN

SHEET NUMBER:

SHEET NUMBER: 1

100

SHEET #: 1 OF

ISSUE: _____

ISSUED FOR APPROVAL: _____

ISSUED FOR

[illegible]

Attachment C
LUB Excerpt - Watercourse Setback Requirements

Planning Districts 15, 18 & 19

4.18 WATERCOURSE SETBACKS AND BUFFERS

- (1) (a) No development permit shall be issued for any development within 20m of the ordinary highwater mark of any watercourse.
 - (b) Where the average positive slopes within the 20m buffer are greater than 20%, the buffer shall be increased by 1 metre for each additional 2% of slope, to a maximum of 60m.
 - (c) Within the required buffer pursuant to clauses (a) and (b), no excavation, infilling, tree, stump and other vegetation removal or any alteration of any kind shall be permitted in relation to a development.
 - (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m² or a combination of an accessory structure and attached deck not exceeding 20 m², fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure.
 - (e) Notwithstanding clause (a), the required buffer for construction and demolition operations shall be as specified under the applicable CD Zone.
 - (f) Within the buffer required pursuant to clause (f), no excavation, infilling, tree, stump and other vegetation removal or any alteration of any kind shall be permitted in relation to a development.
- (2) Notwithstanding subsection (1), where an existing residential main building is located within the required buffer, accessory structures, subject to meeting other requirements of this by-law, shall be permitted provided they are located no closer to the watercourse than the existing main building.
- (3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to the effective date of the Regional Municipal Planning Strategy, is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements.
- (4) Notwithstanding subsection (1), nothing in this by-law shall prohibit the removal of windblown, diseased or dead trees, deemed to be hazardous or unsafe.
- (5) Notwithstanding subsection (1), the selective removal of vegetation to maintain the overall health of the buffer may be authorized by the Development Officer where a management plan is submitted by a qualified arborist, landscape architect, forester or forestry technician.

(6) Every application for a development permit for a building or structure to be erected pursuant to this section, shall be accompanied by plans drawn to an appropriate scale showing the required buffers, existing vegetation limits and contours and other information including professional opinions, as the Development Officer may require, to determine that the proposed building or structure will meet the requirements of this section

(RC-Jun27/06;E-Aug26/06)

**Attachment D
Aerial Photograph**



HRM Community & Recreation Services – Planning Applications
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Phone (902) 869-4747 Fax: (902) 869-4230 Email: simmst@halifax.ca