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**Item No. 11.2.1**  
**Halifax Regional Council**  
**August 10, 2010**

**TO:** Mayor Kelly and Members of Halifax Regional Council

Original signed

**SUBMITTED BY:** \_\_\_\_\_  
Councillor Steve Adams, Chair, Western Region Community Council

**DATE:** July 28, 2010

**SUBJECT:** Upper Tantallon at the Crossroads

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**ORIGIN**

The Western Region Community Council meeting of July 26, 2010.

**RECOMMENDATION**

It is recommended that Halifax Regional Council request staff to prepare a report to initiate the process to consider amending the Municipal Planning Strategy and Land Use By-Law for Districts 1 and 3 (St. Margaret's Bay) to incorporate the recommendations of Community Forum III, "Vision to Reality", a concept plan for Upper Tantallon at the Crossroads.

## **BACKGROUND**

At the July 26, 2010 meeting of the Western Region Community Council, Councillor Lund presented a motion recommending that Regional Council request a staff report on initiating the process to consider amending the Municipal Planning Strategy and Land Use By-Law for Districts 1 and 3 (St. Margaret's Bay) to incorporate the recommendations of Community Forum III, "Vision to Reality", a concept plan for Upper Tantallon at the Crossroads. The Western Region Community Council passed the motion to forward the request on to Halifax Regional Council.

## **DISCUSSION**

A copy of the Community Forum III: Vision to Reality document was submitted by Councillor Lund and is attached to this report as Attachment 1 for Council's information and consideration.

## **BUDGET IMPLICATIONS**

None associated with this report.

## **FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

## **COMMUNITY ENGAGEMENT**

The Community Forum III: Vision to Reality document is the result of the Community Visioning exercises encouraged by the Halifax Regional Municipality. Members of the public and community groups such as the St. Margaret's Bay Stewardship Association, St. Margaret's Bay Chamber of Commerce and the St. Margaret's Bay Region Tourism Development Association have been involved with the visioning exercise. Over one hundred (100) community residents participated in the forum held on April 16-17, 2010 which was the third such forum.

## **ALTERNATIVES**

1. Halifax Regional Council may choose not to request a staff report on initiating the process to consider amending the Municipal Planning Strategy and Land Use By-Law for

Districts 1 and 3 (St. Margaret's Bay) to incorporate the recommendations of Community Forum III, "Vision to Reality", a concept plan for Upper Tantallon at the Crossroads. This is not the recommended option.

### **ATTACHMENTS**

1. Community Forum III: Vision to Reality document.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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SMBSA

SMBCC

SMBRTDA

## Community Forum III: Vision to Reality

# Summary of Community Feedback

The focus of Community Forum III was a concept plan for the development of the Upper Tantallon area at the Crossroads. Held on April 16-17, 2010, the forum welcomed over 100 community residents representing more than 30 community organizations.

This document was prepared by the St. Margaret's Bay Stewardship Association, the St. Margaret's Bay Chamber of Commerce, and the St. Margaret's Bay Region Tourism Development Association

## Background

On April 16-17, St. Margaret's Bay residents participated in the third annual Village Forum, entitled "Vision to Reality." The event was the culmination of three years of visioning undertaken by the community in response to the rapid commercial development of Upper Tantallon Village at the Crossroads.

In 2008, Forum I—"Managing Change"—explored the forces behind rapid development and galvanized community support to establish their role in managing change. In 2009, Forum II—"Visioning a Village"—articulated the SMB community values and made them evident to politicians and developers.

Participants in these first two forums were generally agreed that the existing HRM municipal plan identifying Exit 5 at the #103 and Hammonds Plain as a "population hub" should be refined. Specifically, an unintended result of the "hub" scenario is that the commercial development following the new population growth into the Greater Tantallon area is spilling over from the Exit 5 parameters, and "compromising" the rural quality of Upper Tantallon Village as a gateway to Peggy's Cove and St. Margaret's Bay in general.

The predominant zoning of this area, technically known as Planning Districts 1 and 3—"As of Right" MU 1 and MU2—, has encouraged commercial infringement on the coastal corridor. Forum participants sent a strong message that the "coastal village quality" of Upper Tantallon at the Crossroads, specifically that section within the coastal corridor, should be protected from uncontrolled commercial development.

Eighty-two percent of Forum I participants were opposed to the box-store type developments in the designated village area; at the very least, they wanted "controlled" development that respected specific design criteria and community input.

Participants in the second forum said they supported development of a more "personal scale," featuring more small business, services and appropriate local enterprise. Residents also called for the "clustering" of residential expansion with appropriate commerce, education, and recreation facilities in a village setting.

All three forums were cosponsored by the SMB Stewardship, Chamber and Tourism Associations and attended by provincial MP's, HRM councilors, and HRM planners and facilitators. The forums were well-publicized and attracted over 100 Bay residents, with Forum III hosting representatives from 31 Bay organizations and church groups. Participants included landowners (11%), residents (9%) and business people (8%) in the proposed village zone, developers 2%, and residents of greater SMB (88%).

## Forum III

Forum III translated the community values into a “village concept,” providing a clear road map for HRM planners and councilors to create a special development zone in Upper Tantallon at the Crossroads. Forum III was designed to provide the last link for translating community vision into an amended municipal plan for the area.

“Vision to Reality” consisted of a Friday night overview presentation on how communities can participate in managing change. A presentation by Andy Fillmore, HRM’s manager of the HRM By Design process, was followed by a community-authored presentation to summarize the highlights of the previous two forums and their aftermath.

The Saturday morning event began with a presentation of a “six point plan”—the six features suggested to define a rural coastal village—upon which the ground rules for controlled development in the village could be established. The six features, with a series of elaborations under each, were presented as proposals in the form of clear statements.

The proposals were authored by a steering committee drawn from the three sponsoring organizations, with help from Bay experts in the fields of planning, architecture, trail management, and group organization. The committee took its direction from past Forums, various precedents—local and otherwise—, expert advice, and constant attention to the opinions of residents, businesses, and community leaders.

The design meetings took place over the four months leading up to the April 16-17 dates and were facilitated and guided by HRM planners under the leadership of Roger Wells. After Forum III, participant feedback was compiled and tabulated by members of the SMB Stewardship team.

Each participant was given a workbook containing the statements and a rating scale asking for his/her level of agreement or disagreement. Most questions also included a comments section.

For the remainder of the morning, participants could elect to visit up to three of the six pavilions representing each of the points in the six-point plan. Each pavilion was hosted by “facilitator-experts.” Then, after a complementary lunch, the group was gathered back together for “facilitator-expert” reports and discussion amongst the group as a whole.

## The Six Point Plan

### Six Key Features of a Coastal Village

- 1, Village Boundaries
2. Natural Environment and Cultural Assets

3. Connectivity and Streetscaping
4. Land Use
5. Site Design:
  - (a) Landscaping
  - (b) Lighting
  - (c) Signage
  - (d) Environmental Protection
  - (e) Physical Layout
6. Building Design

The results of the workbooks are appended to this introduction and provide the substance of the Forum III report.

## Preliminary Analysis

In general the extent of agreement evidenced by Bay residents to the proposed features far exceeded the degree of agreement on statements in questionnaires from the previous forums. For example, the lowest approval rating for the six main propositions was 92 percent agreement level, with the average being close to 97%. Each of the statements and the degree of agreement or disagreement provide a clear indicator of community values. The results provide a clear path forward to the drafting of a new development plan for Upper Tantallon at the Crossroads.

A similar high level of agreement occurred with the sub-statements, with only two statements, one suggesting “traditional light design for street lighting” and the other to “Encourage a traditional arrangement of commercial buildings, parking lots, roads and walking paths” receiving agreement at 67%. These examples indicate a “weakness” in defining the term “traditional” and the insightfulness of the participants in addressing grey areas. While there was almost unanimous agreement for setting the village boundaries as proposed, many comments suggested that they be extended, mostly in the area of the Old School Road to provide more room for development.

The comment sections to each of the statements are illuminating as they display the concern and breadth of thinking among the participants and give HRM planners an extra dimension of elaboration to consider in drafting a new Village plan. The comments amplify the group understanding of what is being affirmed or denied.

The compiled workbook response provides a clear picture of how a wide cross-section of Bay residents wants to see Tantallon at the Crossroads develop; it also provides a benchmark of community evaluation for other Bay villages who may wish to conduct their own visioning process.

Bay residents want to see Upper Tantallon at the Crossroads as a village that has distinct boundaries, with its own special development plan quite apart from that of Exit 5. As befitting a gateway to Peggy’s Cove, the village will have its own identity, being rural in a “modern” way, with a discernable architecture, signage, scale, and

focus on community interactions; it will encourage small business, appropriate land uses, street and yard landscaping, a concern for natural environment, green building techniques and energy conservation, along with walking and biking connectivity. In summary, it will be a town that develops in tune with the community values.

## Next Steps

The SMB residents have gathered a compelling body of intelligence related to the development of their village. What remains now is for HRM to acknowledge our community efforts and to translate this consensus into municipal law.

To formalize this process, Roger Wells of HRM Planning suggests that the community present this Forum III report to Western Regional Community Council:

“In terms of protocol from here, I would suggest that the Report be ‘tabled’ or ‘accepted’ at an upcoming meeting of Community Council. Community Council could then approve a Motion recommending that Regional Council request staff to prepare a report regarding the initiation of a process to amend the MPS and LUB to incorporate the recommendations of the Forum report.”

HRM Staff will work with the Bay Steering Committee and public over the summer and fall to prepare a draft set of MPS policies and regulations, and anticipate a public hearing before Regional Council during the winter of 2011.

## Data Summary - 2010 Forum

### I. Village Boundaries

	#	SD	D	N	A	SA	A+SA
Establish a Village Zone that reflects the natural and man-made boundaries that define Upper Tantallon as a coastal village	63	0%	3%	3%	29%	65%	94%
Include land up to the High School for connectivity	63	0%	3%	0%	49%	48%	97%
Include the two rivers, with buffer zones, bounding the village in the other three directions	62	0%	3%	6%	40%	50%	90%
Include relevant areas that are developable or re-developable	63	0%	3%	0%	49%	48%	97%

### II. Natural environment and cultural assets

	#	SD	D	N	A	SA	A+SA
Protect and enhance the natural and cultural assets that already exist in the village area.	65	2%	0%	0%	22%	77%	98%
Protect East River and Little Indian River	65	2%	0%	0%	22%	75%	97%
Manage storm water and erosion	66	0%	0%	0%	24%	76%	100%
Incorporate recommendations of HRM Watershed Study	58	0%	0%	17%	26%	57%	83%
Improve public access to Gifted Land, Chebucto Wilderness Area and Rails to Trails	62	0%	2%	2%	13%	84%	97%
Explore public access to SMB Coast	62	0%	2%	3%	19%	76%	95%
Protect vegetated wetlands bordering streams and lakes	64	0%	3%	2%	20%	75%	95%
Preserve historic buildings and the trestle bridge	65	0%	2%	8%	29%	62%	91%
Preserve ocean views & vistas from #3 and 333	62	0%	0%	3%	27%	69%	97%

### III. Connectivity and streetscaping

	#	SD	D	N	A	SA	A+SA
Create and enhance a "mainstreet" atmosphere and ambiance that accommodates pedestrians and bicycles.	64	0%	2%	5%	22%	72%	94%
Promote architectural design integration	63	0%	0%	6%	32%	62%	94%
Concentrate and encourage small-commercial development	64	0%	3%	5%	39%	53%	92%
Promote mainstreet landscaping	63	0%	0%	3%	32%	65%	97%
Make the trestle an attractive feature	63	0%	2%	5%	24%	70%	94%
Integrate walkways with trail system	62	0%	3%	3%	27%	65%	92%

### IV. Land Use

	#	SD	D	N	A	SA	A+SA
Respect & enhance the character of a coastal village through clear land-use regulations that will apply to all development or redevelopment.	65	0%	2%	0%	37%	62%	98%
Incorporate and build on existing land uses.	50	0%	2%	18%	42%	38%	80%
Encourage commercial uses in the village core	66	0%	3%	9%	50%	38%	88%
Encourage a variety of housing types	62	2%	2%	10%	44%	44%	87%
Discourage uses damaging to the environment	62	2%	0%	2%	15%	82%	97%
Discourage uses inappropriate to a coastal village	58	0%	5%	10%	17%	67%	84%

	#	SD	D	N	A	SA	A+SA
<i>Commercial</i>	50	6%	20%	10%	40%	24%	54%
<i>Small Scale Commercial</i>	62	0%	2%	2%	34%	63%	97%
<i>Mixed residential (but not high-rise)</i>	63	0%	5%	2%	43%	51%	94%
<i>Institutional</i>	59	0%	5%	10%	44%	41%	85%
<i>Recreational</i>	64	0%	0%	6%	28%	66%	94%
<i>Green space</i>	64	0%	2%	0%	23%	75%	98%
<i>Large scale retail</i>	63	78%	10%	6%	3%	3%	6%
<i>Heavy industrial</i>	64	81%	13%	5%	0%	2%	2%
<i>Intensive food processing</i>	65	77%	15%	8%	0%	0%	0%
<i>Intensive forestry</i>	64	80%	8%	11%	0%	0%	0%
<i>Intensive agriculture</i>	64	73%	13%	11%	2%	2%	3%
<i>Mobile home parks</i>	65	77%	8%	8%	3%	5%	8%
<i>Construction and demolition</i>	64	78%	14%	5%	2%	2%	3%
<i>Material extraction</i>	65	85%	14%	0%	2%	0%	2%
<i>Junkyards and landfills</i>	65	89%	8%	0%	0%	3%	3%
<i>Adult entertainment</i>	58	84%	10%	5%	0%	0%	0%
<i>Drive-through restaurants</i>	59	61%	17%	12%	7%	3%	10%
<i>Gas stations</i>	62	63%	10%	13%	11%	3%	15%
<i>Equipment and car dealerships</i>	61	70%	11%	8%	10%	0%	10%
<i>Light industrial - traditional industries</i>	60	32%	10%	18%	30%	10%	40%
<i>Wind turbines</i>	55	20%	15%	31%	18%	16%	35%

#### V. Site design

##### 5a. **Landscaping.** Establish landscaping standards that are aesthetic and which support the Coastal Village ambiance.

Establish landscaping standards

Encourage commercial parking lot landscaping

Encourage green buffers between conflicting uses

Discourage clear-cutting of development sites

##### 5b. **Lighting.** Establish lighting standards that minimize light pollution and energy consumption while maintaining safety and security.

Implement traditional light design for street lighting

Use LED lights in public and commercial applications

#	SD	D	N	A	SA	A+SA
57	0%	0%	2%	26%	72%	98%
57	0%	0%	4%	28%	68%	96%
59	2%	3%	0%	20%	75%	95%
60	0%	0%	2%	20%	78%	98%
61	0%	2%	3%	13%	82%	95%
61	0%	0%	2%	15%	84%	98%
58	9%	9%	16%	24%	43%	67%
59	0%	2%	0%	25%	73%	98%

	#	SD	D	N	A	SA	A+SA
Establish height controls for parking lot and street lighting	60	0%	0%	7%	20%	73%	93%
Establish standards for lowest possible composite light levels for safety and access considerations.	61	2%	2%	5%	20%	72%	92%
Utilize down lighting techniques	60	0%	0%	3%	25%	72%	97%
Limit measurable light across property boundaries	61	0%	0%	13%	15%	72%	87%
Encourage after-hours controls where possible	60	0%	0%	10%	15%	75%	90%
<b>5c. Signage. Withing the village zone, establish a signage identity program that harmonizes the coastal village character with commercial interests.</b>	61	0%	0%	2%	28%	70%	98%
Establish signage identity program for street, commercial and way-finding	59	0%	0%	0%	34%	66%	100%
Include standards for size, type, siting, number, and uniformity of commercial signage (improve on existing regulations)	61	0%	3%	2%	33%	62%	95%
Balance signage use with natural features, vistas and viewplanes	61	0%	0%	2%	28%	70%	98%
Minimize visual pollution and visual competition	61	0%	0%	5%	18%	77%	95%
<b>5d. Env. Protection. Take "whole ecosystem" view of nat. resources to protect wetlands, ocean, water supply, airqual. &amp; other aspects of environ't.</b>	61	0%	0%	2%	18%	80%	98%
Protect wetlands and water resources	61	0%	2%	2%	8%	89%	97%
Conserve unique wildlife and habitats	60	0%	0%	3%	15%	82%	97%
Limit nuisances detectable across lot lines (light, smoke, odours, toxic chemicals, etc.)	61	0%	2%	2%	25%	72%	97%
<b>5e. Physical Layout. Encourage a traditional arrangement of commercial buildings, parking lots, roads, and walkways.</b>	57	7%	7%	19%	25%	42%	67%
Encourage pedestrian-friendly walkway connections	62	0%	2%	2%	27%	69%	97%
Encourage placement of parking lots to the rear or side of commercial buildings (when appropriate)	62	0%	0%	3%	35%	61%	97%
Encourage more green space and less asphalt	61	0%	0%	3%	26%	70%	97%
Screen unsightly elements, e.g. trash and fuel storage	62	2%	0%	0%	19%	79%	98%
Encourage building locations that are set back from key environmental features, e.g. wetlands	61	0%	0%	0%	25%	75%	100%

#### VI. Building Design

	#	SD	D	N	A	SA	A+SA
<b>Based on comm. prefs, define the coastal village identity &amp; determine the right mix of encouragement &amp; controls to achieve that identity over time.</b>	59	0%	2%	5%	27%	64%	92%
Laissez faire	37	59%	30%	5%	5%	0%	5%
Traditional or "Comfort Zone"	41	2%	15%	22%	46%	15%	64%
SMB Coastal Style in Modern Echo	55	0%	2%	4%	36%	58%	95%
Establish a community preference	58	0%	2%	12%	33%	53%	86%
Establish preferred design controls for larger developments	61	0%	0%	5%	20%	75%	95%
Encourage a public building that sets an example	59	0%	0%	7%	25%	68%	93%

#### Respondent Profile

	#	YES	NO
Landowner in proposed village zone	66	11%	89%

	#	SD	D	N	A	SA	A+SA
Live in proposed village zone	66		9%	91%			
Own or operated a business in proposed village zone	66		8%	92%			
Developer	66		2%	98%			
Live in greater St. Margarets Bay community	66		88%	12%			

## Comments from 2010 Forum

### I. Village Boundaries

**Establish a Village Zone that reflects the natural and man-made boundaries that define Upper Tantallon as a coastal village**

Some of land between tressle and high school to be developed for new church

There is no access to coast?

Important to include developable land on route 3 east of current dev. And west of it ( could be both commercial and residential.)

The boundaries as currently outlined should be increased to exit 5 on the north and include haliburton Hills on the East and whatever land that has been allotted on the south

To much of our area is under development now

It is essential to achieve unanimity or consensus to move the concept ahead. To much diversity could halt it before it creates a trend

Include developed housing around the proposed zone. Encourage residential development in the village area. We all need water and sewage considerations And including high school

Village boundary should be expanded

extend to include more residential space - go big with first stage of planning in the described area and other areas will follow.

Existing residential areas should be included in the village. i.e. Fox hollow, village at St Margrets Hubley mill rd.

but to be a coastal village the coast has to become a focal point. But as the population grows big box stores will build just outside the village zone

"modern coastal village", but no self conscious what it is a theme park

As this process is being developed and implemented encourage other communities to pursue their own community planning. The more communities involved will create a consistent look along #3 and route 333

extend boundaries to include existing residential development near center

Yes but limit control of wilderness areas- by all means establish parkland - but need not be subject to village zoning

core area a pond, park benches, shady trees, cultural center, and farmers market

Remember you need to concentrate in a small area to make services for a village affordable

yes but with an eye to the future of including housing developments integrating into natural areas to make it a real village

**Include land up to the High School for connectivity.**

Include the high school-encourage community school model for all the schools in the area. This would provide excellent recreational space, both indoor ;and outdoor.

Include High school Fox Hollow to St. Margs village

Beyond - all the way up to SMB Community Ctr.

This is a big population/traffic flow that should be connected

If High school is included how do we connect students to the area.

and surrounding land.

High School should be in . A unity needs :?? To be a community

High School is a community resource and should therefore be included

Extend the boundaries - almost nobody lives in that area now .

And connect with sidewalk for safety

Why not extend to Sobey's?

youth are very important

provide opportunity for children and youth to learn from and further act with community

the people you know must be part of the village

Young people 'student reps' should be invited to participate in this process 1-2 or group of 4-5 from H. School.

Yes - entrance to village is key

and include the high school

**Include the two rivers, with buffer zones, bounding the village in the other three directions**

I think Village area should extend to school down to cross roads to restrict major development

Protect east river

Buffers are essential

Area should be increased to give more control over development in these areas

These directions undefined. Or question could be answered

The rivers must be protected by more than just a thin ban; of trees. Environmental assessment must be done to insure biodiversity and wildlife and water quality protection

go further

connect to the Chebucto wilderness from the east river section

natural assets will draw people from outside to St. Margrets Bay

**Include relevant areas that are developable or re-developable**

Limit commercial development on High #3 & Hammonds Plains Rd.

As put in slide show - looks good

Include existing residential areas in the area

include existing villages (residential) to give them a feeling of inclusiveness

extend boundaries to include more developable land

but not all the expense of the wetlands. Include a seniors housing , medical / hospital between Hubbards and Tantallon

## II. Natural environment and cultural assets

### ■ Protect and enhance the natural and cultural assets that already exist in the village area.

What are the guidelines for establishing what constitutes a cultured asset

A must

Must have a cultural center in village

Such as East River ecosystem

For some natural assets

Wetlands in particular are ??

Cultural and community center - to provide place for ??

Build a community center, theater, recreational facility, swimming pool, ect. For year round use to enhance what we have now.

What defines cultural assets?

model infrastructure for provenance

Identify heritage areas/buildings. Protect the bay!

need to focus on protection of the Bay itself. The rivers, watershed ect. Flow into the bay and it is the focal point of the area.

include broader definition of culture to encompass content such as arts ie. An arts center/ gathering place for arts community (performing, visual, ect.)

make sure the area trails all connect

Define cultural access in a broader way - performing arts, visual arts, literary arts. Cultural center is needed

need cultural center for live theater and community meetings

Need a central center as a focal point surrounding the commercial aspect. Perhaps this can be developed with the Municipal office

Encourage esso and other businesses to enhance the periphery of their business.

crossroads as cultural service center for Bay area - find means to showcase and preserve aspects of shore "life" around Bay - SMB tourist center - SMB hotel

What would bring me here - movie theater, hotel, pool, swimming lessons aqua fit, bowling

Need a cultural center - or several of them - to anchor the sense of community - especially at the crossroads

To preserve and extend beautiful trails To establish a center for the arts- with water access

### ■ Protect East River and Little Indian River

Esp make east river bu Old School Rd a protected area, parkland, and include a trail there. Connect also to other trails. Include access there to Ocean.

Including upriver development forestry, private visage-particularly erosion/runoff, pollution, wildlife habitat, destruction.

This is essential that we institute the highest standards not just basic compliance

Increase land areas so you have control over headwaters and tributaries

???Have HRM

Rivers should be common property; and protected accordingly

Very imp. To health of bay.

designate as park land

suggest buy area along river if any is available to prevent private owner from blocking public access

As important as protection of a river can be - equally important is public access to walk to river where feasible (a space to park at the road side is a bonus.)

Not fair to limit use all existing lots without compensation!

A park at east river on peggy's cove road?

once destroyed extremely hard to restore

### ■ Manage storm water and erosion

engineered wetland for stormwater management

Essential- again more information is indicating past regulations are insufficient. Innovative design and development approach needed.

Increase land areas so you have control storm waters and erosion

Design a demonstration project to use storm water to feed live local water table??

Erosion bylaws must be very strong

explore green roofs and water collection solar aquatics

don't forget eutrofication ?? Of water bodies

create cisterns to catch rain water and make use of it

suggest buy land available connected to wet land /river

Consider establishing model natural infrastructure system such as engineered wet lands etc. maybe solar equatics

more gravel parking lots

cisterns to catch rain water solar aquatics for septic

The people who settled here years ago should not have their land eroded due to silt and new development

### ■ Incorporate recommendations of HRM Watershed Study

No recommendations on which to base opinion are available

Haven't seen HRM study

Water quality a sources are essential

Premature question. Cannot say without the actual report.

As function of recommendations?

Have not seen this study but I would hope it will address the above mentioned concerns& also the extremely important question of sustainable water table

Assume it has strong environmental integrity and is diluted by political view.

Major concern on the high iron content is the water

Verification should be done of the 'quality' of the study.

let's await the results of the study before expressing an opinion.

have not seen recommendations  
 clean water is a necessity of life  
 Controls have to be put on ever increasing wells and septic systems. Lakes and seashore are being increasingly harmed from septic and fertilizer runoff. 5  
 Premature question. Cannot say without the actual report.  
 Cannot answer without seeing study  
 Hopefully the recommendations are in the line with our needs for water and sewer all over the Bay area.  
 wait until the results of the study are known  
 Possibility of city water/sewer  
 Let's see what they are first  
 depends on the recommendations  
 always help watershed focus  
 need to see it to approve it  
 I have no knowledge of study  
 assuming this will provide scientific based info to support vision and goals  
 do you have a choice?  
 Premature - need to understand the entire strategy and scope of the Watershed study  
 Wait to see what they suggest could be presumed to be too lenient with recommendations.  
 Hasn't been done yet! Need to proactively solve water and septic problem to allow growth as service center.  
 need to wait and see the study before  
 very important but after we have seen recommendations to see if they fit our needs  
 very important but after we have seen recommendations to see if they fit our needs  
 cannot say without seeing study  
 Not sure - don't know what recommendations are coming  
 need to see the study

#### Improve public access to Gifted Land, Chebucto Wilderness Area and Rails to Trails

But in selected areas- some should remain difficult/impossible to access to support wildlife habitat.  
 Access must respect environment and animal habitat.  
 but not allowing Atv trails being built close to housing such as the one behind Tantallon woods  
 access and information  
 need to consider how to attract young families and ??  
 Connectivity is key  
 incorporate potential for volume, awareness for range of age /ability  
 include ??  
 mandate that developer must designate coastal access  
 yes!  
 include some minimum car parking at roadside  
 access seems ok now  
 Absolutely. People deserve the right to experience these wonderful nature blessings  
 Concerns regarding ATV's and access this will rear it's ugly head  
 Agree- but emphasis on history and culture of broader Bay area- less emphasis on wilderness/ rails to trails areas  
 (more)  
 enforce existing regulations  
 To encourage family use and education about our environment  
 enforce existing regulations  
 To encourage family use and education about our environment  
 Connect R to T to wilderness area and new area up to High school and possibly across Little Indian river  
 have more historical and wildlife information displayed along the trails.

#### Explore public access to SMB Coast

Eastern passage seen as model within division groups  
 At east river  
 As a landowner want insure it is done (down?) well  
 I don't even know how to access the coast  
 Lack of coastal access for local residents is a tragedy and a disgrace.  
 Our coast needs to be really accessible to the public - and tourists - if we are a 'coastal village' especially!  
 A 'coastal' community should have direct access to the 'coast'. Planning should incorporate public access and a clear link to a public wharf. (between the Peggy's Cove Rd. and Danny's lane.  
 And establish rec/park land to this area that is connected to existing trail networks.  
 what use is the coast if the bulk of the population can only look at it and not actually access it  
 so important to maintain what better public access that is left  
 could be conflicting with limit nuisances philosophy unless use could be adequately monitored e.g. Bay lookout point in Boutliers point had a negative impact of neighbourhood  
 hard to call us a coastal community without being able to see or access the coast  
 Without this the description coastal village is meaning less  
 Too much development along the coastline. Once its gone you will not get it back.  
 Would like to have consideration for wild fowl (i.e. nesting times ) restrict access  
 find access to water along SMB coast  
 for sure there are public access areas that land owners do not want you on. They take signs down and put up no trespassing signs

The bay is part of the total  
it we present ourselves as a coastal village - we need to have some access to the coast  
Purchase a suitable site for boat ramp, water access, park area  
any new access must be monitored closely with respect to already developed neighbouring properties  
if it is possible we need to create ( without damaging environment) a view of the ocean from the core village area.

#### Protect vegetated wetlands bordering streams and lakes

Prov. Gov. needs to exercise its existing controls & expand its ability to protect these areas & actively & effectively prosecute actions that endanger these areas.  
Essential for ecosystem strength  
Protection of such areas is vital and protection requires keeping the local residents regularly reminded of the reasons and need of this.  
Essential for ecosystem integrity. Mandating wetlands as part of catch ?? ;water disposal  
Of course  
Engineered wetlands  
Protect for personal water supply  
create ways to recycle storm water - create wetlands  
Very important in a coastal village  
Key to protect water supply through protection of wetlands.  
Protect any /all marshes  
Already covered by environmental legislation  
to help protect water supplies and make engineered wetlands to deal with runoffs from paved and developed areas. Lower taxes on wetlands  
Key to water supply for area Engineer wetlands to help environment. Stop taxing and encourage people not to fill them in.  
Not all wetlands are helpful to the lakes- there ought to be an assessment and on balance a tradeoff to helpful developments  
Again difficult to do this if areas are open to the public but not impossible

#### Preserve historic buildings and the trestle bridge

What guidelines are to be used to determine historic designation for a building  
I would love to see the trestle reflect the heritage connection to Tantallon in Scotland, where many of the pioneers of this area came from. Eg. Large granite  
buildings morphing into a castle tower.  
improve trestle bridge - do not just preserve as is. Not sure which historic buildings are referred to. Some are eye sores & should be improved.  
Where reasonable - not necessarily "At any cost"

establish a "village green" with an outdoor bandstand for outdoor concerts and events. It might include a public garden and community vegetable garden.  
Each to be assessed on their individual merits.

Define historic building.

The bridge is not a trestle and would be better rebuilt. It is an eye sore at present

Crossroads not just commercial but cultural - including Youth, Families, diversity

Building design to capture rain water solar Aquaducts for local septic central water

Trestle bridge would make a great 'welcome' area

trying to think of historical buildings. A great deal of resources does not need to go into trestle

the bridge could be a center piece rather than an eye sore

paint the trestle bridge soon

too many buildings may end up being designated as historic. An unnecessary burden for upkeep of marginal buildings can fall on the owner. I have seen this happen before

Put sign on trestle "welcome to St. Margreys village" to increase awareness of transformation

So long as they are properly maintained

Do not lose heritage, however this does not mean that preserving heritage equals no progression as both can happen in harmony together (more)

trestle revamp needed. Access vandalism proofing

Yes - but not at expense of implementing regional design elements from Bay area.

paint the trestle bridge soon

please paint the trestle bridge

trestle is an eyesore

paint it a neutral colour or a really elegant welcome sign. Please do not make it tacky

#### Preserve ocean views & vistas from #3 and 333

What few exist!

Good views from the HS parking lot area which may be able to be exploited.

Wherever it is available

Within reason, there are many opportunities for ocean views

People get solace and inspiration from looking over large expanses of water.

Need access to these views and vistas with information and envision ?? Responsible signage

With possible future development towards a public wharf and water access, establish new view planes to be preserved.

But not by chopping down trees

create at least one new view of coast from the area

create a look off spot on 2/ ??

trees grow! Denser and higher. Selective cutting and trimming anyone?

what ocean views?

if only I knew where they were

the trestle is a wonderful opportunity - maybe we could commemorate what we are doing right now by hanging a banner on it to involve the whole community

the beautiful views of the area is part of who the community is so this needs to be strategically managed and not assumed that it will just happen. The view is also a major contributor to the reason tourists visit the area.

get rid of signs that block views and poles if possible.

Agree - but zoning restrictions must blend aesthetic elements with real and broader community needs  
(more)

A pleasant view is what I want to enhance my sense of place. A place to be proud of  
one of the nicest things is to be able to drive along the coast line, see water from the road. Discourage building houses on the waters edge which block the views. We would like to see a culture center for performing and musical arts - perhaps combined with municipal building

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and road side signage to explain to tourists where they are and what they are looking at

### III. Connectivity and streetscaping

#### Create and enhance a "mainstreet" atmosphere and ambiance that accommodates pedestrians and bicycles.

Where will the pedestrians come from? It is too expansive an area

Focus on highway #3

Active transportation is sadly lacking. This will reduce CO<sub>2</sub> and improve health. It should be a given in any planning exercise. Also extend to #3, 333

I walk a lot in this area and it is noisy and dangerous with speeding cars. 5

Lots of trees always help. Encourage meandering pathways and variable shaped flowerbeds - avoid geometrically straight lines when possible.

A center village square/ park is a very important. Pedestrian and bicycle pathways should be landscaped as pleasant places to walk, not just a paved sidewalk beside a busy road

Question is where? With major vehicular access through the 'village zone' establishing proximities and appropriate scale to create the character not likely possible at existing major routes. 'Mainstreet' appropriate for people/ bikes 'adjacent' to or zoned in an area for village center may work better.

To divide the street by green boundaries

But is this compatible with tour buses and enormous delivery trucks on the mainstreet?

Bus access from Crossroads to Sobieski

This means working crosswalks and snow cleared from them and businesses connecting into the trail system

need to slow down traffic on route 3. Need a connection to the coast - path, trail? Now do we handle traffic (parking) for those coming to the village area. ensure access for broad, ??

sidewalks with curb and gutter everywhere in area

no garages opening onto mainstreet

people have to get to the village first - buses (local) - keep some parking lots - more green design

pedestrian walkways yes, but curving not straight

but by 1 path at a time - need to see what travel patterns evolve then respond with more pathways

need to be able to walk from place to place

I have lived in small town and would like to meet friends on the street

Village mainstreet have mixes of residential and commercial units. This breaks up the strip mall appearance. I don't see any thought as to how and where this would be incorporated

Make sure all designs include accessibility for persons with disabilities.

but crossroads will never be a Hubbard or Mahone Bay - crossroads should be developed and a "service center" for Bay area with consistent people friendly design elements.

(more)

eliminate the road between the stoplights and make a true community center

Suggest a pedway

Suggest a pedway

(more)

it is currently impossible to walk around in that area. We should have side walks and possibly an overpass from Richmond side to superstore

#### Promote architectural design integration

exclude any more box stores and chain businesses; that won't conform to architectural design integration.

I've been to Freeport ME and like that design.

This concern is too vaguely defined

continue with the existing design

Preferably with a maritime - coastal flavor.

Careful design criteria need to be established that encourages creative, detailed solutions which are complimentary, not repetitive or forced. Attention to detail, scale, amenity, character and material selection without dictating form (ie. 45deg pitch roof)

install benches where people can sit, make benches from tree trunk, boat shape, use carving technique

Must allow for sustainable building orientation i.e. solar orientation

garages in the back of house

but leave a flexibility for individuality, 'character' even some quirkiness; otherwise architectural integration becomes the new "homogenous look" i.e. No surprises / no smiles

Rather than promote, investigate the possibility of including this into by-laws. There is a balance of regulations versus flexibility, however if it is entirely up to the individual it may not happen.

Yes - but allow flexibility and creativity - style should include some common style elements - want an "organic" or regimented approach.

with much wider frontage with cafe chairs and tables in front of cafe chairs and tables in front of stores.

We are an area of rocks use those rocks as landscaping and as part of the streetscaping  
 yes- with flower baskets , Banners or artistic nautical or coastal iron works attached to telephone poles- to define village  
 We are an area of rocks use those rocks as landscaping and as part of the streetscaping  
 yes- with flower baskets , Banners or artistic nautical or coastal iron works attached to telephone poles- to define village  
 By the way of guidelines/ suggestion/style book. Not by the way of rules

#### Concentrate and encourage small-commercial development

ONLY! Say no to big box stores  
 along highway 3 & Hammonds Plains not along Peggys Cove Road.  
 would concentrate but not necessarily encourage  
 Larger developments should not be excluded if they can breakdown the scale and character.  
 Create Museum in the village center  
 No big "non canadian" box stores, not against office buildings  
 no more big box stores. Have local store instead  
 Limit development size  
 need to build a cultural center with multi purpose theater for performing arts and movies  
 encourage support larger scale commercial projects adjacent to just to dome the road a bit ie. 500 RIM support jobs anyone?  
 have a guild (resource book of design and ideas  
 This kind of development encourage entrepreneurship and community connectivity.  
 Small commercial is charming and personal but we should not discourage larger commercial developments consistent with community guidelines

And do those things that will help such buildings/ businesses- business needs customers- therefore residential , parking community assets in the same area.

#### Promote mainstreet landscaping

Throughout the area telephone poles seem to grow like weeds. They truly detract from the eye appeal of a location  
 Include evergreen trees/shrubs so that we have green in the winter. Also small white lights or coloured lights at Christmas can create night time magic  
 Where possible LED operated gas lanterns in village square. No tall poles.  
 Avoid "straight" line layout , by having extended frontage of covered walkway . Or even better carry out of buildings on adjacent angles  
 Indigenous to a 'coastal ' community .Informal vrs. Formal .Casual.  
 This needs to be of high quality with continued maintenance to encourage some pride in the community - sadly lacking at present.  
 accommodate multi use access for variety of age ranges and abilities  
 we need to allow for maintenance to keep good appearance  
 you also need to incorporate street art, flowers, ect. This is about scale and making the street more human not car friendly  
 Certainly mainstreet landscaping blends in development with community image.  
 presently it is a big eyesore. Not inviting.  
 look to Wolfville and look how they chose paint colours to enhance the town  
 it has to be more than a few trees and a strip of grass that the snow plows will soon ruin.  
 real landscaping does not mean a strip of grass and a few trees

#### Make the trestle an attractive feature

Paint only. No designs and low key  
 Point it.  
 Or try to neutralize it so it is not an eye sore.  
 It seems inappropriate to spend funds on trestle when just after the trestle the superstore looms ahead. Too late  
 Do it as soon as possible  
 Not painting . But look at entrance to old Quebec city.  
 It needs to be made a lot more attractive than it is. Also it should be visibly accessible from the 213  
 Bridge is probably in need of rebuilding  
 need to accommodate for volume ie. Tourism/neighbouring communities  
 it is already  
 restore it to the proper colours and logo like it was originally ( don't make it something it is not)  
 needs to be painted immediately  
 talk to dennis pearson boutliers point. He has worked on design  
 part of our history  
 A welcome sign should be put on it asap  
 even if it is not a trestle paint it now then figure out final treatment  
 benches - shady areas . Outdoor cafes (more)  
 An attractive blue colour (ocean) with "upper tantallon Village " on trestle "gateway to St. Margarets Bay"

#### Integrate walkways with trail system

Are these envisioned as multiple use i.e. pedestrian, bikes, ATVs?  
 active transportation strategy = smart design and appealing community  
 Make it known to people driving by.  
 well signposted  
 This will promote intimacy and connect people . Connect the library with sidewalks to other areas  
 access to cultural center behind ??  
 Use current infrastructure to enhance area  
 Have garbage cans along walkways  
 again sensitive to disabilities / age/rest stops  
 need to put a crossing over hwy 3 from iving to Redmonds

also have a bus terminal behind Mariposa  
 solve ATV problem or else atvs on your foot paths to  
 more services accessible from the trail - dual straticapes  
 with signage  
 Although R to T is not the only influence hear  
 Walking with trail systems are an integral part of a community's active living statagy. It is also an important part of preserving the enviroment. It attracts a  
 certain segment of the tourist population.  
 security issue/ concern. ATV's?  
 Remember there are 4 seasons  
 So that businesses can be reached by walking and biking - and if we get a seniors complex they can walk to store . Put overpass across the HWY 3 - between  
 redmonds and tourist center.  
 Remember there are 4 seasons  
 So that businesses can be reached by walking and biking - and if we get a seniors complex they can walk to store . Put overpass across the HWY 3 - between  
 redmonds and tourist center.  
 This would be a secondary expenditure to "mainstreet " development or water access acquisition.

#### IV. Land Use

#### **Respect & enhance the character of a coastal village through clear land-use regulations that will apply to all development or redevelopment.**

unsightly use of land along roadways visual to traffic  
 Coastal village is somewhat artifical for a place that was bacically built as a collection of small stores around a collection of intersections with no public access  
 to ?? Under It is catch though  
 Take a claser look at Wayville  
 use scrapbook of suggested design ekements  
 like pitched roofs, parking behind business, building closer to road and sidewalk  
 pupose should be to encourage compatable developments- rather then stringently resriciting slight non. Comforaties  
 suggest educational oppertunities through demo gardens, natual woodlands walking trails with signage  
 tell deveelopers the rules and they will play by them  
 the concept of clear land use regulations is essential to coherent development  
 There needs to be balance between regulations and freedom of utilizing property you own. However, presently there is too much freedom . Regulations need  
 to constantly be reviewed.  
 less emphasis on R to T - More put on culture and services to surrounding wterfront communities.  
 We are a community that wants/ needs to encourage growth. A 'can do' can accomodate attitude should govern.

#### **Incorporate and build on existing land uses.**

HRM plan already is out of date- ;consis;tancy is nessisary  
 With some pressure ;on exist;ing to conform ( over time) to the new vision.  
 don't understand this question  
 Depends on current landuse , case by case so long as consistent with over all plan  
 Plan to phase out non conforming uses where possible  
 Plan around what's here already.  
 Respect for all  
 Some existing uses are appropriate and some are not, so cannot comment  
 This is a given any way  
 This should happen once a thoroughly analysis is completed on existing land uses.  
 like to see bird observatory ledge so people can look out onto ocean, and see birds with educational material windows al around  
 zoning should encourage large commercial deleopment within appropriate "strip" with other areas used for parkland and village themed uses  
 Encourage closed areas to clean up mess  
 concern that losing wetlands if there is too much building development  
 what about a respectful spot to have a cemetary.  
 what about a respectful spot to have a cemetary.  
 The entire presentation avoided zoning - and existing land uses.

#### **Encourage commercial uses in the village core**

Need elevator access to second storey oe higher office/commercial space.  
 limit to Hwy 3 & hammods Plains Rd.not on Hwy 333  
 we already have quite a bit of commercial use. I would encourage more balance with restruct to residential and cultural use.  
 Encourage tax base to help pay for our needed services.  
 enough open space outside village core to develop commercial sites  
 Yes but not large chain stores unless their size conforms to 'village' ambience. Hotel . Swimming pool  
 We need indoor recreational/cultural facilities.  
 We need a year-round fam market  
 include office space  
 also residential farmers market  
 Only small commercial  
 Small cultural center- with multi purpose theater  
 Discourage repitetion of busneisses . Do we really need 5 gas stations

like any main street we gather for using the commercial services - buy good and entertainment  
small scale commercial and big box stores should be built by exit 5

A concentrated approach creates a focal point in the community

need a multi use culture center

Keep them in the village

Keep them in the village

Yes commercial also residential and cultural and retail.

#### Encourage a variety of housing types

High rise above 3 stories not appropriate- no high density

yes, but all should fit their environment prefer peaked roofs ;or cape cod siding.

Within the "vernacular" style & only after water study is complete.

However discouraging some types as trailer parks and apartments complexes. (excepting senior complexes)

I wonder about the stated disapproval of mobile home in your presentation. Is there a reason for this or is it a "snob reaction".

Variety within village conforming formant

no multi housing or mobile homes

Variety within limits . Their should be an awareness of the surroundings.'city' styles don't suit this area.

but the overall focus should tend towards a coastal village ambience

Low rise apartments , seniors housing close to facilities ect. And a hotel within walking distance of center.

seniors

Seniors complex and special needs living

Something that 'fits in' more acceptable

need more rentals in the area

small apartments ... need more rentals

allow for some higher density - still athletic

limit on high rise multi residences. Encourage senior living condominiums

with a main theme modern with an heritage echo. Use lead standards

No garage doors facing the road "traditional" or traditional with modern elements preferred

should have row housing low rise apartments and seniors housing all within walking distance of amenities

Without having integrated into the village it is not a village otherwise the plan is about how to beautify strip malls.

A variety types of housing creates character but there also needs to be a theme to the different housing types.

dent living and 3-4 story assisted living if water/sewer problems solved

Yes - including senior independent

keep it traditional, houses not too close . Keep value of area as a village look. Lots of trees

affordable housing that attracts young families that is walking distance to core

yes- homes , townhomes, apartment complexes and senior housing - with access to transportation and water in central core

especially multi unit to support young people. Young families and seniors

not much room for much more building unless present proposed boundaries are expanded.

#### Discourage uses damaging to the environment

Tight rules are a must

We live in a rural community surrounded natural space and water - we need to protect this.

Look at what we have presently we don't need more of these

by law

This needs to be legislated and enforced

green roofs

of course - but respect commercial value at status quo uses

I worry about the definition of "damaging" if the trestle bridge is seen as attractive

#### Discourage uses inappropriate to a coastal village

Not sure what is meant ;by this

Need to define 'inappropriate'

eg. 5 gas stations

Seems too vague

Issue is of determining what is 'inappropriate'

Eastern Passage - develop us to have access to water

define inappropriate

Not sure what is inappropriate

no box stores or manufacturing ect.

depends on whose opinion of inappropriate is used many people at this forum did not have the same opinion as long term residents

Having a strategy is the key element in going forward. However, an important part of that strategy is a strategic educational plan. To be successful there needs to be individual residents by in to what is happening now and in the future.

who decides what is inappropriate?

I strangely favor allowing additional large commercial and service providers within appropriately zoned area's

Businesses and areas that close, should be regulated to keep a standard . Re: abandoned blogs

Not defined. We should promote uses in the best overall interests of the residents we have and hope to attract

## V. Site design

**5a. Landscaping. Establish landscaping standards that are aesthetic and which support the Coastal Village ambiance.**

long walk paths with park benches. Need a village square  
Make sure people know. Otherwise people will see it as 'people from away' pushing their tastes on others  
But not too formal  
Community center with community garden could be encouraged  
encourage and mildly legislate but allow non conforming styles too  
insure in advance are landscaping and that funds are available to maintain it  
Use low canifers, shrubs, coastal tolerant plants, heaths, heathers  
lots of trees, benches, and grass.

**Establish landscaping standards**

love some functional use  
Require to be realistically aligned with snow clearance requirements.  
Places for people to sit and talk and for children to play  
native plants - low maintenance gardens  
more trees and benches in parking area  
for the village core  
by whose standards?

**Encourage commercial parking lot landscaping**

Trees  
require by ordinance  
Don't understand  
Include pedestrian walkways across and through larger lots  
This needs to be; an overall plan of landscaping harmony reflecting natural environments. Not just bushes on the edge of a parking lot  
Most need to be redesigned  
But ensure it is connected to walking / biking trails  
a must! Also put the lots behind  
parking in back of store  
consistent with safety considerations  
parking at rear

**Encourage green buffers between conflicting uses**

perhaps with additional standards for continuing maintenance.  
would rather prevent conflict this may be a value-heavy negative approach  
unclear what is a conflicting use  
need these areas for wildlife and for wind breaks

**Discourage clear-cutting of development sites**

Why cut down then replant  
Within reason  
clear cutting per se may not be an issue depending on eventual planned outcome - ie. No blanket restriction vs. "clearcutting"  
leave mature healthy trees

**5b. Lighting. Establish lighting standards that minimize light pollution and energy consumption while maintaining safety and security.**

Even to extend to private residential property  
Down lighting (Canadian tire lot) good example  
visibility especially for senior drivers  
Need to have bylaws that require all existing businesses and residents to convert to low LED lighting within three years  
meet 'Dark sky standards'  
and insist that existing businesses comply  
motion sensors for pathways  
City should revamp their by-laws and slowly have businesses change to LED and pointing lights downward.

**Implement traditional light design for street lighting**

Where lights is absolutely necessary  
not sure what traditional light design is  
Street poles are street poles are ugly - couldn't they be at least be softened in some way with a more artistic maritime feel.  
Approve when consistent with 5 b  
As long as low electricity usage and low light pollution  
use some coastal symbols, such as light house, 'lamp' -style lighting  
consistent with efficiency and light pollution considerations  
Not traditional 'cute' lanterns but some elegant modern lights that go with any style  
issues vandalism, have to involve young people in some of this forum  
Low lights, not bright less light

**Use LED lights in public and commercial applications**

not if LED's cast blue light.  
good stewardship  
So long as soft yellow, not bright white (snow) new technology coming 'Quatium dots(?)'

Do they produce sufficient lighting for the area.  
too restrictive especially vers. Yet undiscovered 3rd generation advances beyond LED  
so long as not "institutional blue glow"  
So long as safety is not compromised

Establish height controls for parking lot and street lighting

And consider resersing existing  
shut off lights once the businesses area closed for the night

Establish standards for lowest possible composite light levels for safety and access considerations.

schools are some of the biggest light pollutors  
seniors may require more than youth  
Use just the nessasary amount , without over lighting.  
should establish maximum light levels  
gives definition to developments  
Err on too much for maximum safety  
and encourage present ??

Utilize down lighting techniques

but do not limit to down lighting only

Limit measurable light across property boundaries

again need to appy to existing comercial ??  
get crecent of ni ??  
low or no light

This will be important to protect residential , otherwise not so much

Encourage after-hours controls where possible

commercial operations should have electric singage off at night  
Actively institute this for all commercial properties.  
Again it depends .Some people work at night  
motion control lighting  
especially on earth day  
commercial areas and schools use motion seassors between 2-6 am or something

**5c. Signage. Withing the village zone, establish a signage identity program that harmonizes the coastal village character with commercial interests.**

Follow PEI/ kings co model  
I used to think this was silly but have become 100% convinced to this POL.  
No garish colours or illegible lettering  
Look at PEI signs every where  
be more forceful in policing / removing 'renegade' non- conforming singnage  
no tacky signage  
over time  
community vote on final 3 signage designs see recent tourism consultant  
sounds nice but seems like a difficult thing to do

Establish signage identity program for street, commercial and way-finding

As per Kings/PEI co  
risk- have to pull off road each business look after their own adment  
PEI or kings county are good models  
work with province for regulations on signage and highwayas with strict guildlines for singage on storfront  
signs like the private village "St. Margrets Village"  
several kiosks well maintained

Include standards for size, type, siting, number, and uniformity of commercial signage (improve on existing regulations)

Look at PEI and other places  
sing size only . Allow ??  
have a virtual signage website for smart phones. Blue tooth wecome when entering village  
doing so clearly leads to conformity  
remove light pole signage  
eye pllution is not thought about enough  
this might be too restrictive but guildlines are needed  
eye pllution is not thought about enough  
this might be too restrictive but guildlines are needed

Balance signage use with natural features, vistas and viewplanes

control over - sized signage signage in a scenic location  
Less signage

Minimize visual pollution and visual competition

Perhaps colours could be used to identify types of service offered  
Even provincial road signs need attention- too many too close together.  
Need to be able to advertise ?? Activities  
one person's trash is another's treasure

**5d. Env. Protection.** Take "whole ecosystem" view of nat. resources to protect wetlands, ocean, water supply, airqual. & other aspects of environ't.

Look at existing developed sites and look at issues that have occurred ie Esso site Super Store Hubley center- No potable water. establish

Disallow ATV trails through village zone to limit noise and trail damage

These unnatural features are essential for ??

We need to address water and sewer for the area to make any development workable. If HRM is finally listening to our need for water and for protecting the bay then we can hope for great progress in creating a model community.

Wetlands can be used to filter grey water. Composting or incinerating toilets would ease the septic disposal problems. Collection of rain water is another consideration. Some ??

but permit non-conforming developments which include properly designed environmental protection features.

perhaps adjust guidelines for environmental approval - many different panels of environmental impact from \$\$\$\$ TO \$ based on size and potential impact consistent with provincial regulations

put a pond in the middle of the village. Make a natural park. Grass shade trees most important

And balance this against all needs for all those using the area

**Protect wetlands and water resources**

Heavy fines for those who do not respect

Open up Whynacht's Cove by causeway so silt problem is corrected.

Many regulations are in place but it seems there is little enforcement

comply with current legislation

ATV's have been damaging to St. Marg. Bay

Integrate them to become enjoyable by the public

see comment under 5 d

Protect all estuaries to prevent flooding in future. Zero filling in and zero development

**Conserve unique wildlife and habitats**

If coyotes migrate to the area they may have to be dealt with by some means.

other than coyotes

This will attract people from outside St. Marg. Bay

prefer to enhance wildlife viability and permit non-injurious development where possible

don't think it is a priority unless habitat is identified

Accommodate nests / and wildlife. Media will pick this up. Set precedent

**Limit nuisances detectable across lot lines (light, smoke, odours, toxic chemicals, etc.)**

Where possible and enforceable

Again tolerance has to be observed

Some of worst offenders are waterfront owners with bright light spotlights on water all night long- 365 days a year

**5e. Physical Layout. Encourage a traditional arrangement of commercial buildings, parking lots, roads, and walkways.**

If this means parking lots aren't out front

Encourage the village vision and parking in back.

Not sure what is a traditional arrangement?

don't understand what this means.

Not if straight lines in a row are compulsory.

make them less predictable, more varied and interesting

Not sure what this means. Should be environmentally and esthetically appealing

less parking lots - town square / park should be main pinpoint of the design

What is traditional? The usual easiest cheapest way?

What is traditional?

is what we want traditional? Then no

but make sure sustainable issues are included e.g. solar orientation/blockage

maintain/promote creativity / diversity

connect more with trails to trails. Provide store fronts and seating areas

main street appearance

no mention of residences. We need housing to create a real village center

Most fit in the overall community design

Position buildings to reduce wind tunnels, maximize southern exposure to windows, up light design walkways to minimize exposure to prevailing north winds

What does this mean - village design in certain areas but do not discourage large commercial with design constraints

eliminate the road between stoplights and place a community center right where the road is. Divert roads behind Irving and Redmonds. Electric shuttle buses within the core village.

**Encourage pedestrian-friendly walkway connections**

Hopefully wheelchair accessible

and bikes, and seniors electric 'wheelchair' scooters

Amen sister/brother!

nicely landscaped not just sidewalks beside the highway

Incorporate this into development agreements and invite existing businesses to connect

get rid of ditches; side walk with curb and gutter  
 and biking  
 lots of flow ??  
 Urgent walkway across 333 around Super Store/ Irving across to redmonds / mariposa area  
 HRM needs to reassess parking lot requirements (size)  
 must be able to walk between stores !!  
 thus all connections should connect in a town center or square  
 People need to be encouraged to park their vehicles and walk. This will happen if they are assured of their safety and accessibility

Encourage placement of parking lots to the rear or side of commercial buildings (when appropriate)  
 by ordinance, all new large scale commercial development should be required to place parking lots to rear or side of stores  
 Encourage far-parking!  
 Allow some parking in front as retailers wish plus encourage side and rear parking with pleasing secondary interests  
 n.b. Hubbards ??  
 By law issue - too much parking required by HRM as said by superstore, C-tire, and acadian maple  
 just at the rear

Encourage more green space and less asphalt  
 Add trees ;or shade areas where cars can park.  
 Or innovative paving- some techniques use permeable elements to minimise runoff.  
 balanced approach  
 snow removal for the owner  
 Also encourage gravel parking lots to enable more ground water retention  
 but paved walks are ok  
 Definitely. Clean up the look on Hammonds Plains Road towards supercenter  
 yes encourage not a detriment to development and commercial success. ??

Screen unsightly elements, e.g. trash and fuel storage  
 But availability of garbage and recycling boxes should be readily available.  
 make these less unsightly  
 likely in best interests of commercial and residential  
 esso is slack with this. By car wash and garage down the slope

Encourage building locations that are set back from key environmental features, e.g. wetlands  
 Village Plaza  
 require by ordinance  
 unless exposure can provide an educational opportunity with adequate safeguards  
 make sure they are set back to current environmental standards  
 Access to bird observatory - could be major draw for eastern seaboard. Building and area where people came to use binoculars and materials to see /learn  
 about birds . Scotland has a few small outside edenborough with tea room , small . Locally run by scottish preservation society.

## VI. Building Design

Based on comm. prefs, define the coastal village identity & determine the right mix of encouragement & controls to achieve that identity over time.

just make sure those determining these preferences are not from one group encourage diversity.  
 Too much rigidity may have a predicted negative influence on otherwise attractive developments  
 Make it esthetic, colourful and appealing.  
 Foster 'rural' / 'human' / 'village' identity . Not necessarily coastal fish shack style  
 Also include a scrap book to show developers what is desired in community  
 We are a modern coastal village which implies that sustainability must also be our challenge and opportunity : "coastal and green"  
 Right Mix' sounds right - develop book of possible design elements  
 But be open ideas. parking at back.

Establish a community preference  
 can't get my head around "coastal community" connotation  
 Just got voices from all sections of 'community,  
 preference' should not become absolute obligation.  
 allow variety otherwise homogeneous me-too  
 buildings not in straight line like St. mio square  
 relaxing . Lots of grass. People friendly  
 Approve subject to concentrated community outreach. Long time residents do not respond to invitations as is evident these past three years  
 need a balance between a style and what is reasonably affordable

Establish preferred design controls for larger developments  
 limit size of Devel.  
 recommend rather than command  
 underground wiring for new development  
 keeping with the times not too much cement bricks

Encourage a public building that sets an example  
 a public building that would enhance the village character like a town 'opera house ' for plays movies and cultural events

People don't set theory a concrete example is the best way to teach.  
An attractive coastal style multipurpose public building centered in the land behind the two gulls would be perfectly placed to provide as eminently effective and unifying focal point for the community.  
This assumes that authorities get it and are prepared to lead  
To create a space that people can claim as theirs.  
make it the center of the village and include an auditorium or meeting place and a clock tower  
municipal blog would be very cool  
This could include a cultural center  
and adds to our community infrastructure. We need a community enclosed space.

