

**Zone Amendment:
Hornes Road, Albert
Bridge
(PID 15885932)**

Gerard MacAdam



Legend
Area Subject to the Zone Amendment

810 405 0 810 Feet

Development Proposal

10 Recreational Vehicle Sites

6 Yurt Sites

Amenities to Include:

Washroom

Laundry Facilities

Recreational Area


Boat Launch

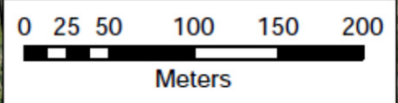
Office/Single Detach Dwelling



CBRM *A Community of Communities*



- 1. Proposed RV campsite area
 - 2. Proposed yurts and recreational area
 - 3. Existing cemetery
 - 4. Swampland area
 - 5. Marsh
-  Single Unit Dwelling



Why an Amendment

Current Zoning is Rural Gravel Deposit (GDR) Zone

- Campgrounds are not listed as a permitted use

Authority to consider this application


- Part 2, Policy 17e of the Municipal Planning Strategy

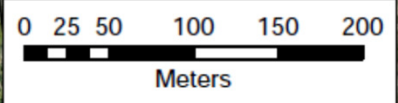
Evaluation

Part 2 Policy 17.e.

- Visual Compatibility and Noise Emanating from the Development
- Dust or Fume Emanating from the Site
- Traffic Attracted to, and Leading, from the site



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Provincial Approval

Nova Scotia Public Works

- Access location

Nova Scotia Department of Environment

- On-site sewage disposal
- Water withdrawal approval
- Wetland alteration

Provincial Approval

Nova Scotia Department of Natural Resources
and Canada Fisheries and Oceans

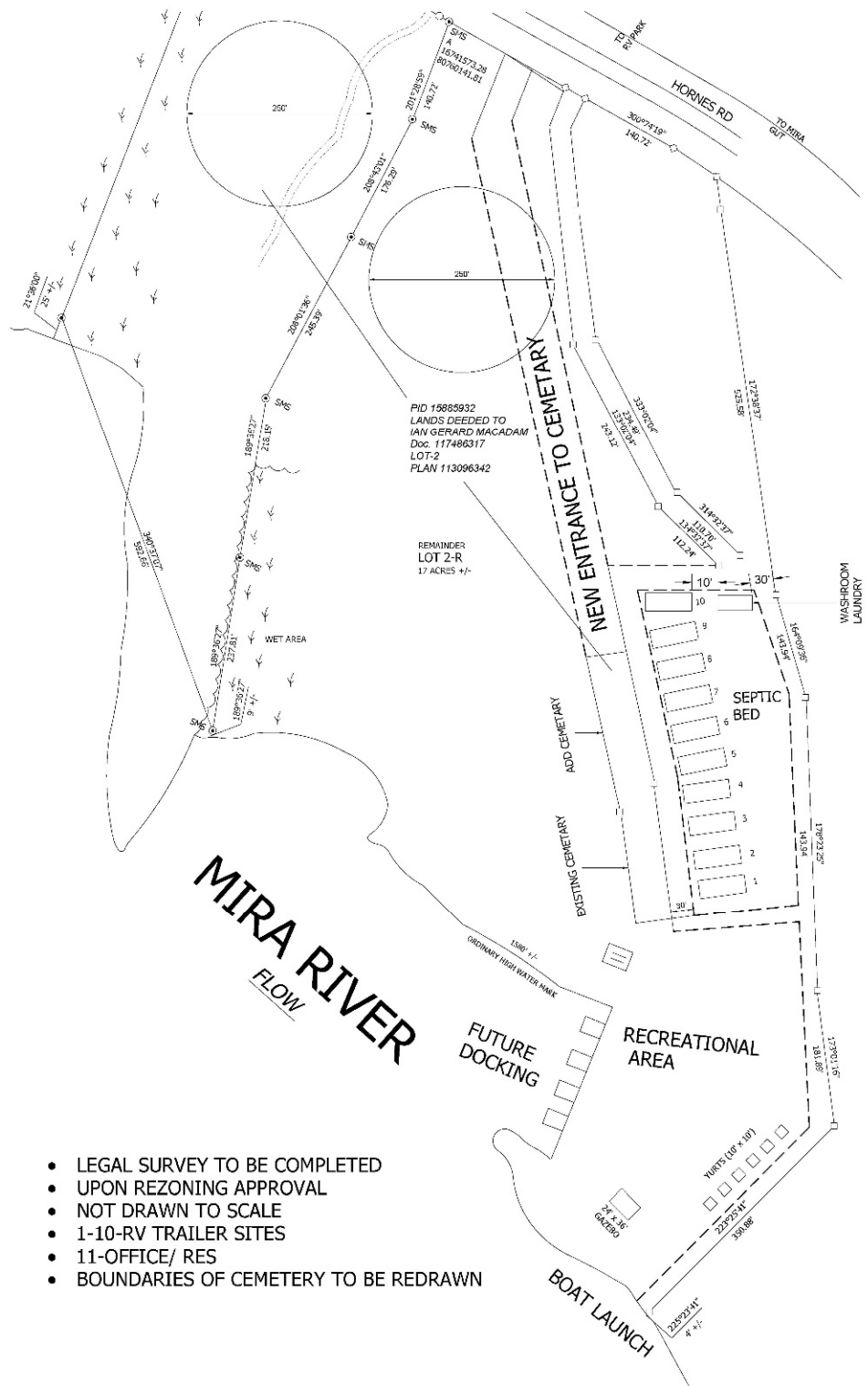
- Work within, along, or below the ordinary high water mark

Tourism Nova Scotia

- Licenced under the *Tourism Accommodations Act*

Recommendation

To Schedule a Public Hearing for the to consider the proposed zone amendment.



- LEGAL SURVEY TO BE COMPLETED
- UPON REZONING APPROVAL
- NOT DRAWN TO SCALE
- 1-10-RV TRAILER SITES
- 11-OFFICE/ RES
- BOUNDARIES OF CEMETARY TO BE REDRAWN



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Cape Breton Regional Municipality