

## Summary of Draft Changes

October 12, 2023 Draft for Public Hearing

- Minor wording tweaks for clarity, typo corrections, and to correct references
- Changed “private road” definition and its use within the document to “private access” to avoid conflict with HRM Subdivision By-law definitions
- Amended Intent to speak to “authentic, traditional fishing village” rather than “world class” [2.2.1]
- Added provision to enable the Bylaw boundaries to be adjusted if the boundary of the Peggy's Cove Preservation Area as it is currently mapped is found to be incorrect [3.5.1(a)]
- Added provisions to enable the Bylaw to function before a Development Officer is appointed [4.1.3]
- Removed provision for when the document takes effect, since this is already in the Act [former 4.5.1]
- Removed references to HRM Subdivision By-law provisions for undersized lots to avoid any conflict if those provisions get amended in the future; clarified that remaining provision is intended for fish and boat sheds [6.2]
- Removed provision that enables subdivision without frontage on a public road, as this potentially conflicts with HRM Subdivision By-law [6.4]
- Added clarity that utility uses permitted in all zones does not include power generation [7.15.2]
- Added prohibition on busking except when accessory to a special event [7.16.1]
- Added definition of busking. Note that this does not include performances that are part of a permitted cultural facility use.
- Reduced total combined footprint of accessory buildings permitted on a lot from 200 square metres to 150 square metres [8.1.1(e)]
- Clarified definition of Development Officer
- Added Conservation Zone to exposed bedrock along coast
- Changed zoning of properties at end of Peggy's Point Road (PIDs 40873242, 40281826, 40038556, 40281834, 40038184 and 40038531) from a mix of Residential along the coast and Core on the inland side to a mix of Conservation along the coast and Residential on the inland side.
- Added graphical depiction of Lobster Lane to zoning map
- Adjustments to zoning map to correct property lines, remove errant labels, and place geographical features (e.g. roads) at best-known location
- Added note to zoning maps that features such as property lines, road locations, and the boundary of the Preservation Area are not authoritative