

To: **Inverness County Planning Advisory Committee
Inverness County Council**

From: **Planning Staff (EDPC)**

Date: **February 25, 2026**

Reference: **Development Agreement application from Charlamara Holdings Inc. for a resort development at PID 50271824 (36 Chemin De L’Anse Des Bois Maries, Petit Etang)**

Recommendation:

That Municipal Council approve the Development Agreement between Charlamara Holdings Inc. and the Municipality of the County of Inverness provided in Appendix C of this staff report, to allow the development of a resort will include rental villas, townhouses, a spa, restaurant, and a series of retail shops across the property at 36 Chemin De L’Anse Des Bois Maries, Petit Étang, Inverness County (PID 50271824).

Background:

District Planning received an application from Omar Ghandi Architects on behalf of Charlamara Holdings Inc. for a development agreement to allow a resort development, “Le Cap,” at PID 50271824 (36 Chemin De L’Anse Des Bois Maries, Petit Étang).

	Description
Designation:	Rural Residential
Zoning:	Split zoned Rural Industrial (RI-1) Residential Rural (RR-1)
PID(s)	50271824
Total Lot Area:	5.51 hectares (55,100 sq. m)
Site Visit:	July 22 nd , 2025

The property is currently split zoned, with a portion to the southeast being Rural Industrial

(RI-1) and the rest zoned Residential Rural (RR-1). See Figure 1. Previously, the site consisted of three parcels, but they were consolidated in the fall of 2024 in preparation for the proposed development. A fish plant was located on the area zoned RI-1. It was demolished several years ago.

Staff visited the site on November 6th, 2024, and again on July 22nd, 2025. The site is accessed on the north side of Chemin De L’Anse des Bois Maries. It also abuts Chemin du Gabion, which lies just to the east. The parcel is quite large, just over 5.5 hectares in area. It forms a point on the north side of Anse à Bois Meré. There is a steep rocky bank to the west and north along the water. The property is predominantly cleared for future development. The site plan is included in Schedule B of the Development Agreement (Appendix C). The proposal includes rental villas, townhouses, a full-service spa and restaurant. There will be small retail stores arranged throughout the site, ranging in size from 500 to 1000 square feet. Pedestrian-friendly paths will

1 Guide to Surface Water Withdrawal Approvals. Province of Nova Scotia. November 2016.

link various areas of the site and provide a new outdoor recreation opportunity. Stairs will also be added for beach access. The developer has indicated that these areas will be open for public use.

Analysis:

The lands are designated Rural Residential. Policy 6-6 of the *Chéticamp Municipal Planning Strategy* allows “...new commercial uses as permitted in Policy 6-5 by development agreement...” Policy 6-5 enables a range of commercial uses in the Rural Commercial (RC-2) Zone, including hotels.

Policy 6-7 lays out the evaluation criteria specific to development agreement applications for RC-2 Zone uses. Policy A-5 and A-6 contain additional criteria which pertain to any application for a development agreement. Appendix B summarizes these policies and staff comments.

Several of the policy criteria address the potential of the proposal to have adverse impacts on surrounding lands and existing

uses. The surrounding area is comprised of predominantly low-density residential development, including four single unit dwellings directly to the east. A tire shop and art gallery are located in the wider area, near the intersection with the Cabot Trail. The development agreement contains terms which will minimize impacts on the surrounding area. The entire development is not more than 2 storeys high. Its siting, topography, building orientation will reduce the visual impact on neighbouring properties. The development is not expected to generate other nuisances from noise, odour, dust, or other emissions. Solid waste will be stored indoors and other outdoor storage will not be permitted. The development will be accessed by a driveway off of Chemin De L’Anse Des Bois Maries. The road is owned and maintained by the Nova Scotia Department of Public Works. The developer has completed a traffic study which was reviewed by the Department. Based on the comments provided by the area manager, the development is appropriate by the adequacy of road networks adjacent to and leading to the development.

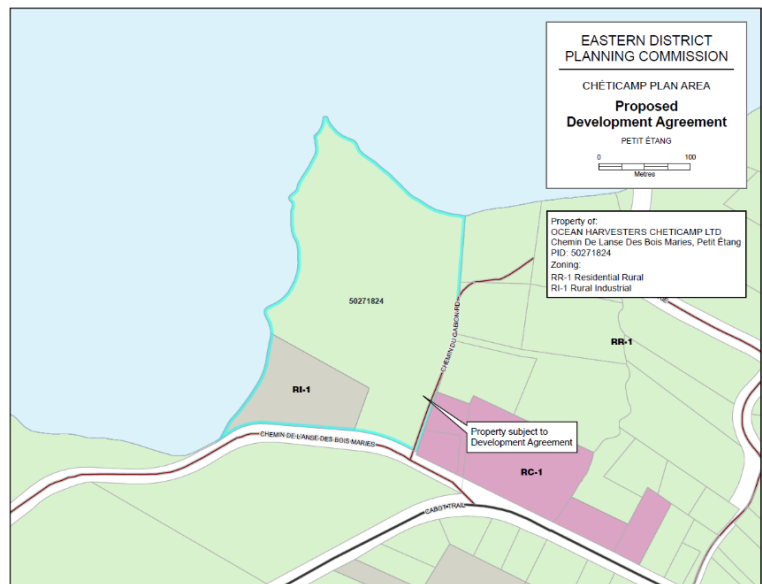


Figure 1 Zoning and area subject to agreement.

The site plan includes a significant parking area to support the development. There are 62 parking spaces provided on site, with 4 of those being accessible stalls. The parking area is buffered by a landscaped berm to ensure it is not visible from neighbouring properties and there will be no glare from vehicle headlights.

The proposed development will be serviced by municipal wastewater and on-site water. The site location is outside of the central water service area. Therefore, the developer will need to secure and install an on-site source. The NS Department of Environment and Climate Change requires approval for activities that require a significant surface water withdrawal (in excess of 23,000 litres per day). This approval process considers whether the withdrawal is sustainable, causes an adverse effect on the environment, will have an impact on other water users, and other matters.¹ The Inverness County Public Works Department reviewed the proposal and investigated the capacity of the wastewater collection and treatment system in reference to the projected flows from the development. Staff confirmed that the existing system has adequate capacity at this time to accommodate the projected flows. The system does not currently extend to the site. In order to connect, the applicants must go through the Municipal application process (a preliminary application has been received). They will require an engineer designed extension to facilitate the connection. The development agreement requires that they carry out this process in accordance with requirements of the Public Works Department. the municipality does not anticipate costs it would need to absorb outside of costs associated with the installation of the municipal portion of wastewater services which would be in accordance with the Municipality's bylaws.

In 2022, Conquest Engineering, a division of CBCL Ltd., conducted a geotechnical assessment of rock slope stability and an assessment of historical shoreline change and potential future erosion for a previous proposed development. The report ultimately resulted in delineation of a "setback area" based on various planning horizons. The applicant has used the setback areas in siting all buildings proposed within this agreement. In addition, site works and construction will need to be carried out in compliance with provincial Erosion and Sedimentation Control Guidelines.

Municipal staff and the Volunteer Fire Department were both asked to comment on whether the proposal is premature or inappropriate due to the potential financial implications and impact on emergency fire response, respectively. Both indicated no concerns regarding the proposal.

¹ Guide to Surface Water Withdrawal Approvals. Province of Nova Scotia. November 2016.

Conclusion:

The proposal is in keeping with the general intent of the *Chéticamp Secondary Planning Strategy*. The terms of the Development Agreement ensure that the development adequately meets the policy criteria, as outlined in the staff report and policy summary (Appendix B).

Therefore, staff recommend that Municipal Council approve the Development Agreement in Appendix C, between Charlamara Holdings Inc. and the Municipality, to allow the development of a resort with at 36 Chemin De L'Anse Des Bois Maries, Petit Etang, Inverness County (PID 50271824).

Summary of Appendices

Appendix A: Area Subject to Agreement

Appendix B: Summary of applicable policies

Appendix C: Development Agreement

Appendix A: Area Subject to Agreement



Appendix B: Summary of Applicable Policies

Policy A-5	
In considering Development Agreements, in addition to all other criteria as set out in various policies of this Strategy, Council shall have regard to the following matters:	
(a) That the proposal is in conformity with the intent of this Strategy and with the requirements of all other municipal By-laws and regulations;	Complies.
(b) That the proposal is not premature or inappropriate by reason of:	
i. the financial capability of the municipality to absorb any costs relating to the development;	Complies.
ii. the adequacy of sewer services and utilities or if services are not provided, the adequacy of physical site conditions for private on-site sewer and water systems;	Complies. The Municipality does not review private service sizes and recommends that the owner confirm the existing service is appropriately sized to service the proposed change of use.
iii. the adequacy and proximity of school, recreation, and any other community facilities;	Complies.
iv. the adequacy of road networks in, adjacent to, or leading to the development; and	Complies.
v. the potential for the contamination of watercourses or the creation of erosion or sedimentation;	Complies.
(c) The controls in the Land Use By-law reduce conflict with any other adjacent or nearby land use by reason of:	
vi. type of use;	Complies.
vii. emissions including air and water pollutants and noises;	Complies.
viii. height, bulk, and lot coverage of the proposed building;	Complies. Any future redevelopment is subject to minimum yard and maximum height provisions of the R-1 zone.
ix. traffic generation, access to and egress from the site and parking;	Complies.
x. open storage;	Not applicable.
xi. signs; and	Not applicable.
xii. similar matters of planning concern.	None identified.
(d) Suitability of the proposed site in terms of steepness of grades, and/or location of watercourses	Complies.
(e) The terms of the agreement provided, as appropriate, for:	
i) the discharge of the agreement or parts thereof upon the successful fulfillment of its terms;	Complies.