



**NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES  
DECEMBER 3, 2014**

PRESENT: Councillor Steve Craig  
Ms. Ann Merritt, Chair  
Mr. Brian Murray  
Mr. Ross Evans  
Mr. Kevin Copley  
Mr. Evan MacDonald

REGRETS: Mr. Paul Russell, Vice Chair  
Councillor Tim Outhit

STAFF: Mr. Andrew Reid, Legislative Assistant  
Ms. Thea Langille, Major Projects Planner  
Mr. Darrell Joudrey, Planner

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, supporting documents, and information items circulated to the North West Planning Advisory Committee are available online:*

[http://www.halifax.ca/boardscom/NWPAC/NWPACDecember32014\\_000.php](http://www.halifax.ca/boardscom/NWPAC/NWPACDecember32014_000.php)

*The meeting was called to order at 7:05 p.m. and adjourned at 7:47 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:05.

**2. APPROVAL OF MINUTES – November 5, 2014**

**MOVED by Mr. Copley, seconded by Mr. MacDonald that the minutes of November 5, 2014 be approved. MOTION PUT AND PASSED.**

**3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

**MOVED by Councillor Craig, seconded by Mr. Copley that the order of business be approved. MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES – NONE**

**5. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS -- NONE**

**7. REPORTS**

**7.1 STAFF**

**7.1.1 Case 19105: Application by WSP Canada to enter into a development agreement at Sackville Drive to allow a classic open space design residential development, Upper Sackville.**

*A staff memorandum dated November 25, 2014 was before the Committee.*

Mr. Darrell Joudrey presented Case 19105 as contained in the November 25, 2014 memorandum. Mr. Joudrey highlighted the site context including access, land use, location of sewage treatment facility, and community facilities, in addition to outlining the traffic impact statement. Mr. Joudrey also described applicable open space design policy.

The Committee questioned the development's setback from the highway and a recreational vehicle trail and inquired into any possible impact the development would have on the trails. In response, Mr. Joudrey stated that according to the drawing submitted in the report, there would be a 50 meter set back from the highway. Ms. Langille noted a discrepancy between the information in the public information meeting minutes and the report and indicated the Committee may seek clarification from the applicant on the matter. One Committee member suggested that the recreational vehicle trail may be written into the development agreement so that it is preserved.

The Committee questioned whether there were city services at the development location. Mr. Joudrey responded in the negative.

The Committee questioned when the plans would be known regarding shared wells and septic and individual wells. A Committee member questioned whether water supply availability and the contaminants of that water would be reviewed and indicated that this would need to be disclosed to those buying the properties. Mr. Joudrey responded that he was waiting to hear back on a consultant's report regarding the location and amount of water for the wells. Mr. Joudrey also stated that manganese and arsenic were found but no uranium was discovered when the property was tested. Ms. Langille added that more information was pending a 3<sup>rd</sup> party review of the consultant's report on quality and quantity of the water.

The Committee inquired regarding the open space design policy and whether each of the 56 proposed dwellings would be allotted one acre. Mr. Joudrey responded that the density policy is based on net acreage and not gross acreage. Ms. Langille further responded that the policy did not prescribe each dwelling having an acre of land; 56 units could be distributed in areas appropriate for development while the 60% of open space could remain in its natural setting. Ms. Langille underlined that the design may need adjustment as it is in the early stages of the development application procedure. In response, the Chair raised concerns that the closer more condensed the dwellings were arranged, the more likely there may be water quantity issues.

The Committee inquired if the dwellings would be sold as condominium type units and further questioned who would be responsible for the roads. Ms. Langille responded that the units were single ownership and would be sold as condominiums. Mr. Joudrey also responded that the Condominium Corporation would maintain and perform upkeep on the roads, trails, community facilities and on-site sewage facility.

**MOVED by Mr. Copley, seconded by Mr. MacDonald that the North West Planning Advisory Committee recommend that the North West Community Council approve as presented Case 19105, application by WSP Canada to enter into a development agreement at Sackville Drive to allow a classic open space design residential development, Upper Sackville. MOTION PUT AND PASSED.**

**8. ADDED ITEMS – NONE**

**9. DATE OF NEXT MEETING – January 7, 2014**

The Committee commented that July 1<sup>st</sup> was a holiday. Mr. Andrew Reid proposed to amend the July meeting date to July 8<sup>th</sup>.

**MOVED by Mr. MacDonald, seconded by Mr. Copley that the proposed 2015 meeting schedule be approved as amended. MOTION PUT AND PASSED.**

**11. ADJOURNMENT**

The Chair adjourned the meeting at 7:47 p.m.

Andrew Reid  
Legislative Assistant