



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
June 3, 2015**

PRESENT:

Councillor Tim Outhit
Ms. Ann Merritt, Chair
Mr. Kevin Copley
Mr. Evan MacDonald
Mr. Brian Murray

REGRETS:

Paul Russell, Vice Chair
Councillor Matt Whitman
Ross Evans

STAFF:

Jacqueline Belisle, Planner 1
Melissa Eavis, Legislative Support

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

The agenda, supporting documents, and information items circulated to North West Planning Advisory Committee are available online: <http://www.halifax.ca/boardscom/NWPAC/150603-agenda.php>

The meeting was called to order at 7:04 p.m., and adjourned at 7:31 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:04 p.m.

2. APPROVAL OF MINUTES – January 7, 2015

MOVED by Councillor Outhit, seconded by Mr. Copley that the minutes of January 7, 2015 be approved.

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

MOVED by Councillor Outhit, seconded by Mr. MacDonald that the agenda be approved as presented.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

7. REPORTS / DISCUSSION

7.1 STAFF

7.1.1 Case 17602: Application by Genivar for the lands of Ramar Developments Limited for a development agreement to permit an extension to Majestic Avenue for residential lots, Beaver Bank.

The following was before North West Planning Advisory Committee:

- *A staff memorandum dated May 15, 2015*
- *Presentation handout outlining Case 17602*

Ms. Jacqueline Belisle made a presentation to the committee in regards to Case 17602. She discussed the proposal, subject property, location, and applicable policies. She stated that she has no specific questions for the Planning Advisory Committee at this time.

Mr. Murray asked if a part of the property is under Schedule J. Ms. Belisle confirmed that while part of the property is within Schedule J, no part of the land within Schedule J is proposed for development.

Mr. Copley asked if this project would be going through the public participation process again. Ms. Belisle confirmed that it would be but she was unsure as to the form that participation would take. Mr. Copley also asked if the cost of the necessary infrastructure changes to the water tower would fall to the developer or to the municipality. Ms. Belisle stated that these costs would be the responsibility of the developer. Mr. Copley asked if school capacity would be a consideration. Ms. Belisle stated that the proposal will be circulated to the School Board for their input.

Mr. MacDonald asked if there would be potential for a stop sign if the road is extended. Ms. Belisle stated that the proposal has been circulated to Engineering and Traffic and she would confirm with those departments.

Councillor Outhit stated that a seventeen lot project is not large and asked if the Committee felt that there would be concerns from the community. Members of the Committee commented that there may be some interest. Councillor Outhit stated that he had no questions about the proposal at this time.

The Chair stated that traffic on the Beaver Bank Road is problematic and crossing or exiting from a driveway onto the road can be particularly difficult. She also expressed some concern for the fact that this smaller development may lead to further development in the area. She noted that Beaver Bank Road is not a local road but brings in traffic from surrounding areas and her biggest concern is in crossing the road safely. She asked if this area has sewer service and Ms. Belisle confirmed that it does.

Mr. Copley reiterated that there are traffic concerns in this area.

A member of the public attending the meeting stated that traffic and site lines are a concern.

MOVED by Mr. MacDonald, seconded by Mr. Copley that the North West Planning Advisory Committee has reviewed the application for Case 17602 and recommends approval of the application as outlined in the memorandum and attachments package dated May 15, 2015 with consideration to the following matters:

- **School capacity**
- **Stop signs at intersections located within the development area**
- **High traffic volume and site lines along the Beaver Bank Road**
- **Initiation of a new public participation process**

MOTION PUT AND PASSED.

- 8. ADDED ITEMS – NONE**
- 9. DATE OF NEXT MEETING – July 8, 2015**
- 10. ADJOURNMENT**

The Chair adjourned the meeting at 7:31 p.m.

Melissa Eavis
Legislative Assistant