



**NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING MINUTES
March 23, 2016**

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

REGRETS: Mr. Paul Russell, Vice Chair
Mr. Dave Haverstock
Ms. Dianna Rievaj
Councillor Tim Outhit

STAFF: Mr. Tyson Simms, Major Projects Planner
Mr. Liam MacSween, Legislative Assistant

OTHERS: Councillor Steve Craig

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/160323nwpac-agenda.php>

The meeting was called to order at 7:00 p.m. and adjourned at 7:56 p.m.

1. CALL TO ORDER

Ms. Ann Merritt, Chair called the meeting to order in the Silver and Gold Room of the Sackville Heights Community Centre, 45 Connolly Road, Lower Sackville. She described the role of the Planning Advisory Committee in hosting the public meeting, introduced the members present and outlined the process for the public meeting.

2. PUBLIC PARTICIPATION

2.1 Case 20224 – Amendments to the Sackville MPS and Sackville Drive SPS, 900 & 902 Sackville Drive, Lower Sackville

Mr. Tyson Simms, Planner, provided a presentation in relation to Case 20224. He noted that the purpose of the meeting is a preliminary review of the application to gain public input and stated that no decisions in relation to the application will be made at the current time. He displayed the site plan and provided commentary in relation to the proposal to expand the Kent Building Supplies store located in Lower Sackville to the following specifications:

- 1,354 square meter (14,573 square feet) expansion on the south-west side of the existing store; and
- Additional parking and a new driveway access on the north-west side of the existing store.

Mr. Simms noted that the proposal will require an amendment of the Sackville Municipal Planning Strategy (MPS), Sackville Drive Secondary Planning Strategy (SPS) and associated Land Use By-laws in order to allow the expansion of the Kent Building Supplies store. He concluded his presentation by describing the remaining steps in the application process, which include additional opportunities for feedback from the public prior to a decision rendered by Council.

Ms. Ann Winters, of WSP on behalf of the applicant, provided a presentation with respect to Case 20224. She introduced the application and described the history of the business and its current operations. She noted the intent of the application to redevelop the site, alleviate road issues, create a safer store access and exit point, and to better meet the requirements of the Sackville Secondary Planning Strategy. She noted further enhancements to the subject property such as the expansion and enhancement of store retail space, the expansion and enhancement of the parking lot, the creation of a garden centre, and relocation the entrances and exits. She advised that the applicant has no intention of encroaching upon existing properties and stated that the development on site will be restricted away from existing properties. Ms. Winters concluded her presentation by noting that the application has not yet gone through the detailed design phase and that concerns or comments raised by the public will be taken under consideration.

Mr. Walter Reagan, of the Sackville Rivers Association, stated that he likes the proposal but advised that a significant amount of trees will be lost because of it. He commented that he would like to see oil grit separators installed as part of the stormwater management system. He further advised that consideration should also be given to landscaping, raised boulevards and stormwater run off as the application moves through the process. He further noted that the proponent should consider planting trees along the Old Sackville Road as a mitigation factor for the trees that will be lost by the expansion of the parking lot.

Ms. Tara Hill, of Middle Sackville, commented that she is pleased to see that the driveways will become more accessible. She noted concern that the driveway access will be closer to existing crosswalks near the junior high school. She further advised that the ability to turn in to the old intersection on Sackville Drive should be eliminated stating that an exit only option will likely be safer.

Ms. Leanna Fader, of 893 Sackville Drive, inquired about the timeline for the proposed development and raised concerns about potential run off from the site emptying on to existing properties.

Mr. Simms advised that Planning Strategy Amendments are typically the longest of the planning processes, as there are several steps involved including a submission to the North West Planning Advisory Committee, Community Council and Regional Council. He noted that this process typically takes 12 to 18 months. He further advised that the applicant has undergone a pre-application which allows staff to look at the proposal upfront, at a high level, to help facilitate its way through HRM's planning process. He advised that this application will likely not be before Council until the fall.

Mr. Simms noted that staff will look at the potential for run off from the site in more detail and address it in the report that will go to Council.

Mr. Brett Fader, of Sackville, commented that his mother who lives adjacent to the subject property likes to get out and walk the property. He inquired if there will be barriers installed, such as a fence, to mitigate dust and debris caused by construction. He voiced concern with respect to stormwater run-off and noted his support for the intersection improvements on the Kent site as a way to help mitigate traffic concerns in the area.

Mr. Simms advised that staff will further assess what can be done to mitigate the impact of construction noting that the By-law requires buffering in this regard. He further advised that the By-law also requires buffering between residential and commercial uses.

Mr. Stu Valcourt, of Kent Building Supplies (applicant) commented that his organization has a tremendous amount of respect for the residents who have neighbored the Lower Sackville location. He advised that his organization is not in a panic to begin work on the subject property right away and will consult with all neighboring property owners before work begins. He further advised that there are many things that can be done to mitigate the impact of construction on neighboring properties which will be implemented during the construction phase.

Ms. Annett Commeau, of Connolly Road, raised concerns with respect to the potential loss of property values, the loss of habitat for wildlife due to the expansion of the parking lot and traffic concerns along the Sackville Road.

Mr. Steven Beazley, of 56 Connolly Road, noted his concern about the route that large trucks are going to take in and out of the store adding to the noise pollution. He expressed further concern with run off and soil erosion on his property and inquired if retaining walls will be utilized. He concluded by noting his concern about the possibility of parking lot lighting contributing to light pollution in the area.

Mr. Simms advised of new lighting standards which are being applied to developments such as these in that they are down cast to mitigate light pollution. With respect to noise, he advised that the subject property would be subject to HRM's noise By-law

Councillor Steve Craig, thanked members of the public for coming out and participating in the meeting. He noted that he looks forward to the matter coming before Community Council and Regional Council and advised of further opportunities to provide input as the application moves through the planning process.

Ms. Merritt called three times for further speakers. There were no speakers present. She thanked staff, the applicant, and members of the public for their participation in the meeting.

3.0 ADJOURNMENT

The Chair adjourned the meeting at 7:56 p.m.

Liam MacSween
Legislative Assistant