



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
July 6, 2016**

PRESENT: Ms. Ann Merritt, Chair
Mr. Paul Russell, Vice Chair
Mr. Ross Evans
Mr. Brian Murray
Mr. Evan MacDonald
Mr. Kevin Copley
Mr. Dave Haverstock
Ms. Dianna Rievaj

REGRETS: Councillor Tim Outhit

STAFF: Mr. Andrew Bone, Planner III
Mr. Tyson Syms, Planner II
Mr. Tim Beed, Planner
Mr. Liam MacSween, Legislative Assistant

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/160706nwpac-agenda.php>

The meeting was called to order at 7:00 p.m. and adjourned at 9:00 p.m.

1. CALL TO ORDER

Ms. Ann Merritt, Chair called the meeting to order in the Sackville Public Library, 636 Sackville Drive, Lower Sackville.

2. APPROVAL OF MINUTES – June 1 & June 20, 2016 (public meeting)

MOVED by Mr. Ross Evans, seconded by Mr. Paul Russell

**THAT the minutes of June 1 & June 20, 2016 (public meeting) be approved as presented.
MOTION PUT AND PASSED.**

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

Additions: None

MOVED by Ms. Dianna Rievaj seconded by Mr. Kevin Copley

THAT the agenda be approved as amended.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

6. CONSIDERATION OF DEFERRED BUSINESS – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Case 20284: Application by Ekistics Plan + Design to consider a development agreement for a 9 hole golf course at PIDs 00421248, 40702474, 41189002 Hammonds Plains Road, Hammonds Plains.

The following was before the Planning Advisory Committee:

- *A staff memorandum and attachments package dated July 6, 2016*

Mr. Tim Beed, Planner provided a presentation on Case 20284. Ms. Merritt thanked Mr. Beed for his presentation and requested questions of clarification from members of the North West Planning Advisory Committee.

In response to questions of clarification from members of North West Planning Advisory Committee, Mr. Beed noted the following:

- There are no residents who currently live on the subject property and a quarry did operate on site at one point in time.

- The traffic impact study was conducted recently for a different application, an addendum has been added for the current proposal as staff felt that more information was required.
- The proposed irrigation ponds for the golf course are not existing waterbodies but will be required under municipal and provincial regulations to work with the natural flow of the land.
- The subject property will utilize well and septic services, no existing water/wastewater services will be used. Storm water and wastewater management would have to meet both municipal and provincial standards and guidelines.
- The applicant will have to submit more detailed water and wastewater management plan before any development would take place.
- A sedimentation and erosion control plan will be submitted as part of the proposed development and would have to meet all the provincial Department of Environment guidelines.
- The applicant has not indicated their intent to construct an additional large scale banquet or catering facility on the subject property. He advised that development agreement can regulate those types of usages on the subject property.
- The protection of existing watercourses is always a concern for planning staff. Mr. Beed provided further commentary with respect to the requirement for 20 meter riparian buffers to protect existing watercourses.

Further discussion ensued with the following motion being passed by the North West Planning Advisory Committee:

MOVED by Ms. Dianna Rievaj, seconded by Mr. Kevin Copley

THAT the North West Planning Advisory Committee has reviewed the application for Case 20284 by Ekistics Plan + Design to consider a development agreement for a 9 hole golf course at PIDs 00421248, 40702474, 41189002 Hammonds Plains Road, Hammonds Plains and recommends approval of the application as outlined in the memorandum and attachments package dated July 6, 2016 with consideration to the following:

- **That the proposed development agreement include stipulated controls regarding the use of chemical fertilizers, and best management practices to mitigate stormwater overflow and environmental impacts on existing watercourses**
- **That the proposed development agreement ensure that there will be no additional large scale banquet or catering facility uses on the subject property**
- **That the 20 meter riparian buffer around existing watercourses be further expanded**
- **That the proposed development agreement includes requirements for drainage systems to divert overflow away from the riparian zone.**

MOTION PUT AND PASSED.

9.1.2 Case 17272: Application by North West Community Council (NWCC) to review the Cushing Hill Commercial Comprehensive Development District (CCDD) policies to consider new policy related to commercial and/or residential development on the lands within the CCDD.

The following was before the Planning Advisory Committee:

- *A staff memorandum and attachments package dated June 22, 2016*

Mr. Andrew Bone, Planner III provided a presentation on Case 17272. Ms. Merritt thanked Mr. Bone for his presentation and requested questions of clarification from members of North West PAC.

In response to questions of clarification from members of the North West Planning Advisory Committee, Mr. Bone noted the following.

- Currently, there is both RS-1 and RS-2 zoning applied to Oakmount Drive.
- The former town of Bedford's Planning Policies did not specifically include provisions for density. He advised that typical site density that was permitted by the former Bedford Engineering division was 50 persons per acre, for a Commercial Comprehensive Development District (CCDD).
- Since the last proposal for the subject property, the site has been divided into two areas, splitting it in two from a land use perspective with commercial, with proposed access to Bedford Highway at south end of site and Residential access to Oakmount Drive at the North End of the site. He further noted that the commercial aspect of the site is only viable if a safe access from the Bedford Highway is viable.

Members of the North West Planning Advisory Committee discussed and considered the following in relation to Case 17272:

- Traffic concerns raised by the community in relation to signalization and traffic volumes at Oakmount Drive.
- Concerns raised by the community in relation to the proposal for multi-unit developments on the residential portion of the subject property as opposed to single unit family dwellings.
- The importance of a safe access to the Bedford Highway to make the Commercial portion of the lands viable.

Further discussion ensued with the Committee evaluating the merit of rejecting the proposal based on the uncertainty of providing safe access to and from the Bedford Highway, concerns related to the potential increases in traffic, and the proposed allowable density for the residential portion of the site.

MOVED by Mr. Brain Murray, seconded by Mr. Ross Evans

THAT the North West Planning Advisory Committee has reviewed the application for Case 17272: Application by North West Community Council (NWCC) to review the Cushing Hill Commercial Comprehensive Development District (CCDD) policies to consider new policy related to commercial and/or residential development on the lands within the CCDD and recommends that the proposed policy be rejected.

Discussion among the committee continued in regard to deferring the matter to allow for further time to consider the application and to allow staff more time to determine whether or not a safe access to the Bedford Highway is possible.

MOTION PUT AND DEFEATED.

MOVED by Mr. Kevin Copley, seconded by Mr. Paul Russell

THAT the North West Planning Advisory Committee defer consideration of Case 20224 to the next meeting of the North West Planning Advisory Committee to be held on August 3, 2016.

Several members of the North West Planning Advisory Committee suggested that landscaping take place on the subject property to clear obstructing vegetation out of the view plain of motorists and pedestrians.

MOTION PUT AND PASSED.

- 9.1.3 Case 20224: Application from WSP, on behalf of Kent Building Supplies Limited, to re-designate and rezone property located at 900/902 Sackville Drive from the Urban Residential Designation and R-2 (Two Unit Dwelling) Zone to the DB (Downsview-Beaver Bank) Designation and LS (Large Scale Commercial) Zone to accommodate a new driveway access and parking lot expansion.**

The following was before the Planning Advisory Committee:

- *A staff memorandum and attachments package dated June 24, 2016*

Due to time constraints the following motion was passed by the North West Planning Advisory Committee in relation to Case 20224:

MOVED by Mr. Kevin Copley, seconded by Ms. Dianna Rievaj

THAT North West Planning Advisory Committee defer consideration of Case 20224 to the next meeting of the North West Planning Advisory Committee to be held on August 3, 2016.

MOTION PUT AND PASSED.

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – August 3, 2016 (if required) - BMO Centre, 61 Gary Martin Drive

12. ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Liam MacSween
Legislative Assistant