

**NORTH WEST PLANNING ADVISORY COMMITTEE  
PUBLIC MEETING  
MINUTES  
January 11, 2010**

**PRESENT:** Mr. Walter Regan, Vice Chair  
Ms. Gloria Lowther  
Mr. Marcel Parsons  
Mr. Robert Wooden  
Councillor Outhit

**REGRETS:** Ms. Ann Merritt  
Ms. Jessica Alexander  
Mr. Marc Keats  
Mr. John Zobaric  
Mr. David MacLean

**STAFF:** Mr. Andrew Bone, Senior Planner  
Ms. Thea Langille, Supervisor Planning Applications  
Mr. Tyson Simms, Planner  
Ms. Paulette Campbell, Legislative Support

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**1. CALL TO ORDER**

The meeting was called to order at 7:04 p.m. at the Basinview Drive Community School, 273 Basinview Drive, Bedford.

Mr. Walter Regan, Vice Chair of the North West Planning Advisory Committee, introduced the Committee and welcomed the public to the Information Meeting.

**2. Case 01311 - Application by Sunrose Land Use Consulting for the lands of United Gulf Developments Limited to amend the Bedford Municipal Planning Strategy to create new Commercial Comprehensive Development District (CCDD) for the Paper Mill Lake CCDD site**

Mr. Andrew Bone, Senior Planner with the Halifax Regional Municipality, provided the background and a presentation on Case 01311 - Application by Sunrose Land Use Consulting for the lands of United Gulf Developments Limited to amend the Bedford Municipal Planning Strategy to create new Commercial Comprehensive Development District (CCDD) for the Paper Mill Lake CCDD site.

Mr. Bone advised members of the public that this meeting is an information exchange and that no decision on the case would be made at this time.

Ms. Jennifer Tang, Sunrose Land Use Consulting, reporting for United Golf Limited, provided information on what development is planned on the parcel of land. It was noted that the land has been designated for commercial as well as some residential development.

Mr. Andrew Bone distributed a survey to those in attendance. The survey is for HRM to receive a better understanding of community values for this site.

The floor was opened for the members of the North West Planning Advisory Committee to present any questions regarding the proposal.

Mr. Regan stated that he would prefer it stay as a park and questioned how this could be accomplished. Mr. Bone advised that the developer is required to zone ten percent of the development as park zone or a ten percent cash allocation on the value of the land. This is normally a negotiation between the Developer and HRM. Mr. Bone added that the purpose of the meeting is to explore what this new development will look like.

Mr. Regan questioned whether Nine Mile Road would have to be built before this development can start. Mr. Bone advised that the road has already been approved. He added that there can be up to one hundred lots developed before the road is completed.

from Hammonds Plains to Moirs Mill. Mr. Bone noted that some of the commercial sites can be developed before the road is completed all the way through. He added that it could be developed in stages by building part way along the road, with a certain number of developments before the road is completed. Mr. Bone added that it is the Province that controls what the infrastructure will look.

Mr. Regan advised the public of the ground rules of the meeting and requested that anyone who wanted to speak to proposed amendments come forward. The floor was opened for comments from the public.

**Mr. Norman Brooks**, Bedford, advised that he has an issue with access to Hammonds Plains. He stated that he has seen traffic increase substantially and he advised that there is no more room for expansion or for increased traffic in the area.

Mr. Bone explained that the developer is responsible for any improvements to the infrastructure adding that the design is negotiated with the Province and HRM.

**Ms. Lyn Graft**, Bedford, questioned if there are plans to have bicycle lanes and sidewalks on Nine Mile Road. Staff advised that there will be sidewalks on at least one side of the road.

**Ms. Cindy Aucoin**, Bedford, inquired where the children in the area would attend school. Mr. Bone advised that children would attend whatever school was in the area. He added that recommendations would come from the Halifax Regional School Board. He stated that there is a school site identified in the new residential area that could potentially be utilized.

**Mr. Lloyd Anderson**, Bedford, raised concern about the increased traffic to the Hammonds Plains Road. He noted that traffic has already gone up three thousand to four thousand percent.

**Mr. Anderson** questioned the availability of water and sewer for the new construction. Mr. Bone explained that water and sewer has already been allocated to Mill Cove.

**Mr. Anderson** inquired about the feasibility of adding lanes to the Hammonds Plains road in order to control some of the traffic. Staff advised that there will be upgrades to the ramps and turning lanes when Nine Mile Road is built. It was advised that lanes would not be added to the Hammonds Plains Road at this time. Staff advised that this is the jurisdiction of the Province and the Province deems that there have been studies to show that this is a safe access to Nine Mile Road.

**Ms. Terry Choice**, Bedford, expressed concern relating to the area's wildlife and its

forests. He added that more development on the Bedford Common adds to the destruction of wildlife and forest. Mr. Choice advised that he has called the Department of Highways and was told there is no application for an extension to Nine Mile Road. Mr. Bone again stipulated that Nine Mile Road has already been approved for an extension.

**Ms. Francine Cosman**, expressed her concern over the loss of forestry and wildlife during the construction of the twenty-three acres. She added that there is a lot of wildlife becoming extinct throughout Nova Scotia that still remain on the twenty-three acres noted here. She suggested that a biologist be brought in to have a look around the property and provide feedback.

**Mr. Bob Kerr**, Bedford, inquired whether there are any plans to save old growth in that area, adding that he understands that some damage to the environment is to be expected. He noted that the Halifax Regional Municipality supports sustainability and should try to leave as much old growth as possible. He added that, as much as possible, HRM try to equate what is coming out of the area to what is going in.

**Mr. Bruce McCulloch**, stated that he preferred that there was some way that the area could kept as it is. He added that he does not believe that residential housing backing up against the highway is a good use of the property. He stated that the interchange in not going to be a good idea. He noted that no matter what is done, traffic volume will increase. He raised concern that the big picture for Bedford is not being taken into account.

**Ms. Christine Pelley**, inquired whether the results of this evenings survey would be made public. Mr. Bone advised that the results of the survey may not be released as a whole but they will be released in a summary format.

### **3. CLOSING COMMENTS**

Mr. Walter Regan thanked the residents for their input to the process and outlined the process and timelines for the application as it proceeds to Regional Council.

### **4. ADJOURNMENT**

The meeting was adjourned at 9:04 p.m.

Paulette Campbell  
Legislative Support