

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

October 1, 2008

PRESENT: Ms. Ann Merritt, Chair
Mr. Walter Regan
Ms. Gloria Lowther
Mr. Lorne Piercey
Mr. Warren Hutt
Councillor Robert Harvey
Councillor Tim Outhit

REGRETS: Mr. Jim Sullivan
Ms. Jessica Alexander

STAFF: Mr. Miles Agar, Planner, Planning Services
Ms. Leticia Smillie, Planner, Planning Services
Mr. Andrew Bone, Planner, Planning Services
Ms. Gail Harnish, Admin/PAC Coordinator
Ms. Melody Campbell, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. at the Fenerty Room, Sackville Library in Sackville.

2. APPROVAL OF THE MINUTES

MOVED by Councillor Harvey, seconded by Mr. Regan, that the minutes of September 3, 2008 be approved. MOTION PUT AND PASSED.

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

MOVED by Ms. Lowther, seconded by Mr. Piercey, that the Order of Business be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. REPORTS

5.1 Case 01120: Full Service Restaurants with Accessory Drive Thru Functions - Sackville Drive Land Use By-law

- A report dated September 22, 2008, on the above noted, was before the Committee.

Ms. Leticia Smillie, Planner, presented Case 01120: Full Service Restaurants with Accessory Drive Thru Functions - Sackville Drive Land Use By-Law to the Committee.

MOVED BY Councillor Harvey, seconded by Mr. Regan, that North West Planning Advisory Committee recommend that North West Community Council:

- 1. Not approve an amendment to the Sackville Drive Land Use By-law to enable an accessory drive thru function within a full service restaurant in all commercial zones.**

MOTION PUT AND PASSED.

5.2 Case 00908: Development Agreement - Expansion of Timber Trails Mobile Home Park, Lucasville Road, Hammonds Plains

- A report dated September 11, 2008, on the above noted, was before the Committee. Ms. Leticia Smillie, Planner, presented Case 00908: Development Agreement - Expansion of Timber Trails Mobile Home Park, Lucasville Road, Hammonds Plains to the Committee.

Following the presentation, the following concerns were brought forward by the Committee:

In response to a query by Mr. Hutt, Ms. Smillie advised that the existing walkway will remain in place.

In response to a query by Mr. Piercey, Ms. Smillie advised that the storm sewer will not be overwhelmed and added that it will meet or exceed capacity.

Mr. Regan raised the following concerns:

- some pipes will not be upgraded, pipes should be certified by an engineer
- the sewer plant should be landscaped
- a bond should be required
- there should be more stringent water sampling

Councillor Harvey raised concern regarding the public consultation. The last consultation took place 2.5 years ago. There should be a Public Information Meeting held so all residents are made aware. He raised the issue of school attendance in the area being at capacity and raised concern about busing children to other schools and noted that this is becoming a trend.

Ms. Lowther advised that there is a need for better water sampling at the station and at the entrance of Sandy Lake before, during and up to three years after construction.

Ms. Merritt stated that school capacity is a real concern. She agreed that water testing must be done. She added her agreement that landscaping at the sewage treatment plant needs to be done. In response to a query by Ms. Merritt, Ms. Smillie advised the Committee that HRM is working on the ditching in the area.

MOVED BY Mr. Regan, seconded by Ms. Lowther, that North West Planning Advisory Committee recommend that North West Community Council:

- 1. Give Notice of Motion to consider a development agreement to permit the expansion of the Timber Trails Mobile Home Park, located on Lucasville Road, in the community of Hammonds Plains, as shown in Attachment A of the report dated September 11, 2008, and schedule a public hearing;**
- 2. Approve the proposed development agreement to enable the expansion of the Timber Trails Mobile Home Park as set out in Attachment A of the report dated September 11, 2008; and**
- 3. Require that the agreement be signed within 120 days, or any extension thereof granted by Council on the request of the applicant, from the date of**

final approval by Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods; otherwise, this approval will be void and obligations arising hereunder shall be at an end.

4. Request that provisions be included in the development agreement to:

- (a) Require that a water sampling site be set up at the point where the brook flows into Sandy Lake. Samples should be taken before the new sewage treatment facility is installed to establish baseline data; and then, following construction, samples should be taken in the spring, summer, and fall for the next three years to monitor the efficiency of the facility. Samples should be tested for fecal coliforms, phosphorous, nitrogen and pH. The flow rate of the stream where it enters Sandy Lake should be monitored prior to construction and for the next three years on the same sampling schedule.**
- (b) Require there to be landscaping design and fencing at the sewage treatment plant**
- (c) Require the prevention of infiltration or leakage of sewage pipes.**
- (d) Require a bond to be put in place to ensure that all work is completed as per the development agreement.**

MOTION PUT AND PASSED.

5.3 Case 00970 - Bedford West Development Agreement, Sub Area 2

- A report dated September 11, 2008, on the above noted, was before the Committee.

Mr. Andrew Bone, Planner, presented Case 00970: Bedford West Development Agreement, Sub Area 2 to the Committee.

Following the presentation, the following concerns were brought forward by the Committee:

Ms. Lowther advised she is glad to see different frontages of the buildings. She added that there is not much information on the design of the residential single homes in this agreement.

Mr. Lowther noted the lack of trails at Kearney Lake Run, adding it would be beneficial to have one. In response to a query, Mr. Bone advised that it may not be beneficial to connect all trails. He stated that many of the trails are secondary trails and there will be minimum disturbance. He advised the Committee that some of the trail decisions will be

made once there is community input.

Ms. Lowther advised that she would like to see less multi-units residences. In response, the Committee was advised that this is a high market development and much of the building type is determined by demographics. At this point the demographics and market dictate multi-units which will create more density.

Councillor Harvey questioned the significance of Highway 113 to the development. In response, the Committee was advised that the Developer was in contact with the Nova Scotia Department of Transportation, and no issues of land use arose. The Developer will maintain a sufficient buffer zone.

Mr. Regan raised concern regarding the fish passages over dams. Staff advised that this is not part of the agreement as those lands are owned by the Annapolis Group. In response to a question by Mr. Regan, Mr. Bone advised the Committee that non disturbance zones will not be accepted by HRM for park purposes as HRM does not have capacity to administer that amount of land.

Mr. Regan requested a copy of the 100 year flood plan once mapping has been done. He advised that Highland Park, Kingswood, Blue Mountain is close to Bedford West and it may be feasible to run a sewer line though this area. In response, the Committee was advised that this issue is now on the table.

In response to a question by Mr. Hutt, Mr. Bone advised the Committee that Bedford West will be hooked into the Halifax sewage treatment plant as it has more capacity than Bedford.

Ms. Merritt added that active transportation is an important community issue and trails are important part of this development.

Mr. Bone advised that there is a clause in the agreement to permit a temporary rock crusher and added that residents will be notified in advance of this type of work. Councillor Outhit advised that rock crushing on site has not yet been approved by Council. He stated that there are concerns regarding transport.

In response to a question by Councillor Outhit, Mr. Bone advised that the trail and park safety issues will be screened and addressed through the Community Response Team.

Mr. Regan advised he cannot vote in favour of this subdivision adding that there is a need for fishways over the dam and bridges.

MOVED BY Ms. Lowther, seconded by Mr. Hutt that North West Planning Advisory Committee recommend North West Community Council:

1. **Give Notice of Motion to consider the proposed development agreement presented in Attachment A of the report dated September 11, 2008, and schedule a public hearing;**
2. **Approve the proposed development presented in Attachment A of the report dated September 11, 2008; and**
3. **Require the development agreement be signed within 120 days, or any extension thereof granted by the Community Council on request of the applicant, from the date of final approval of said agreement by the Community Council and any other bodies as necessary, whichever is later, including applicable appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

6. STATUS UPDATES

6.1 Status Sheet Updates

Ms. Harnish, Admin/PAC Coordinator, and Mr. Andrew Bone, Planner, provided an update of the status sheet to the Committee.

6.2 Decisions of Community Council

A report was provided advising the Committee of the approvals by North West Community Council.

7. ADDED ITEMS - NONE

8. NEXT REGULAR MEETING DATE

The next meeting is scheduled for Wednesday, November 5, 2008 at 7:00 p.m.

9. ADJOURNMENT

The meeting was adjourned at 8:39 p.m.

Melody Campbell
Legislative Assistant