

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

December 7, 2011

PRESENT: Ms. Ann Merritt, Chair
Ms. Jessica Alexander
Mr. Walter Regan
Mr. Michael Cogan
Ms. Carrie Purcell
Mr. Robert Wooden
Ms. Pamela Lovelace
Councillor Tim Outhit
Councillor Robert Harvey

STAFF: Mr. Andrew Bone, Senior Planner, Planning Services
Ms. Jacqueline Belisle, Planner, Planning Services
Mr. Tyson Symms, Planner, Planning Services
Ms. Thea Langille, Supervisor, Planning Services
Mr. Paul Morgan, Senior Planner, Regional & Community
Planning
Ms. Donna Honeywell, PAC/Admin Coordinator
Ms. Sarah Pellerine, Legislative Support

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1. CALL TO ORDER

The Chair called the meeting to order at 7:04 p.m. at the BMO Centre, 61 Gary Martin Drive, Bedford, NS.

2. APPROVAL OF THE MINUTES – November 10, 2011

MOVED by Mr. Regan, seconded by Mr. Wooden, that the minutes of November 10, 2011 be approved, as circulated. MOTION PUT AND PASSED.

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

Addition:

8.1 Case #17189 – Telecommunications Tower, Hammonds Plains

MOVED by Mr. Regan, seconded by Ms. Alexander, that the Order of Business be approved, as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CONSIDERATION OF DEFERED BUSINESS

5.1 Bedford Waterfront Design Study

The Chair noted that the topic will be given 30 minutes of discussion and that Committee decisions should be in the forms of recommendations and improvements, knowing it will go back to Community Council.

The Committee noted concern with the ambiguity around the amount of the population increase to the area and how it is being dealt with regarding traffic and access to the site. It is felt that additional time relevant full traffic studies should take place and have the outcomes reviewed to see how traffic in the area can be approved upon. The developer noted that at the time of development there would be upgrades to the transportation system with input from the public taken into consideration.

It was noted from Committee members that due to the loss of Crosby Island with no replacement given they are unable to support this project and feel Bedford should be given some form of compensation for the loss. The developer noted that they are working with marine biologists in phase 2 developments to recreate the reef that was there to have a better environment for the current marine life. Also that this could be tied into a potential marine interpretative centre in the future.

The developers would like to note that many times the drawings and renditions of how the project could look when completed tend to throw off the public into thinking this is

how it will be, which is not the case. They noted that the 22% open space is a very important aspect of this project as well as the mixed-use buildings as they want to have a very active Bedford waterfront. Also that the remaining 8% of the public space will be determined from consultation with the public. The best way to achieve an active waterfront to have ground floor businesses and increase the overall density of the area. This project was put forth to fill the need for denser more pedestrian friendly communities and the Mill Cove location was a prime candidate for this.

Councillor Outhit noted there needs to be a plan for the future of Bedford and that is what this plan is doing. The plan is recognizing the need to get people back to the waterfront and looking into a way of using capital cost contributions to provide a library, potentially a new ferry terminal, new traffic lanes and many other improvements to the flow of the waterfront.

MOVED by Ms. Alexander, seconded by Ms. Lovelace, that the North West Planning Advisory Committee recommend to the North West Community Council that Regional Council:

- 1. Initiate amendments to the Bedford Municipal Planning Strategy and Land Use By-law in accordance with the recommendations of the Bedford Waterfront Steering Committee presented in the June 7, 2011 Steering Committee report; and**
- 2. Follow the public participation program as described in Section 6.0 of the June 21, 2011 staff report, with the following amendments:**
 - a. The addition of sidewalks on the Bedford Highway lands, as referenced in recommendation I(C) of the June 7, 2011 Bedford Waterfront Design Steering Committee report;**
 - b. Encourage the use of an Ocean Interpretative Centre, as referenced in recommendation I(D)(3) of the June 7, 2011 Bedford Waterfront Design Steering Committee report;**
 - c. Encourage the use of LEED standards for all buildings within the Bedford Waterfront Design Study area; and**
 - d. Direct staff to ensure the availability of appropriate public transportation and traffic improvements prior to enabling development of the Bedford Waterfront, similar to those methods used in the Bedford South master plan area. Also ensure funding options are determined and implemented for the suitable public transportation and traffic improvements.**

MOTION PUT AND PASSED.

6. REPORTS

6.1 Case 17227: Time Extension to Development Agreement for Sackville Manor Development, Walker Avenue, Sackville

A staff report dated November 9, 2011 was before the Committee

Mr. Andrew Bone, Senior Planner, presented the report to the Committee.

In response to questions regarding the length of time of the extension, it was noted that 5 years is one of the standard time extension given based on of the state of the economy and in general it takes 2 years to complete a new building.

It was also noted that the subject property changed hands to a new owner and with the sale went the Development Agreement, which in the case of a time extension will not be open to change other then the time frame.

MOVED by Mr. Wooden, seconded by Councillor Outhit, that North West Planning Advisory Committee recommend that North West Community Council:

- 1) Give Notice of Motion to consider the proposed development agreement as provided in Attachment A of the November 9, 2011 report, and schedule a public hearing;**
- 2) Approve the proposed development agreement as set out in Attachment A of the November 9, 2011 report to extend the date for the completion of construction of the development on Walker Avenue, Sackville, for an additional five years; and**
- 3) Require the Agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

6.2 Case 17169: Telecommunications Tower – 230 Lucasville Rd, Sackville

A staff report dated November 9, 2011 was before the Committee

Ms. Jacqueline Belisle, Planner, presented the report to the Committee.

MOVED by Mr. Regan, seconded by Ms. Lovelace, that North West Planning Advisory Committee recommend that HRM to look at expediting the development of a functional plan for telecommunication towers. MOTION PUT AND PASSED.

In response to questions regarding guidelines for telecommunication tower placement and health risks, it was noted that HRM cannot regulate this since it is a Federal issue. HRM is only able to mitigate if there is any harm and enforce the 200m set back.

In response to questions regarding the land the tower will be located on, it was noted that the land owner has no issues with it being located on their land and will allow EastLink to use a current roadway on the property to access the tower. The committee wanted to have noted that there should be trees planted around the fence of the tower.

MOVED by Councillor Harvey, seconded by Mr. Regan, that North West Planning Advisory Committee recommend that North West Community Council forward a positive recommendation to Industry Canada supporting the proposal by EastLink for the construction of a new 60 meter (197 foot) self support telecommunication tower and associated equipment cabinets at 230 Lucasville Road (PID# 40014797), Middle Sackville, as shown on Map 1 and Attachment B of the November 9, 2011 report. MOTION PUT AND PASSED.

7. STATUS UPDATES

7.1 Monthly Status Updates

Ms. Thea Langille, Supervisor, Planning Applications, reviewed the status updates with the Committee. A correction was noted to Case 15969 – the location should be changed to Marine Drive.

7.2 Decisions of Council – Deferred to next meeting

8. ADDED ITEMS

8.1 Case 17189: Telecommunication Tower – Hammonds Plains

A staff report dated November 7, 2011 was before the Committee

Mr. Tyson Simms, Planner, presented the report to the Committee.

In response to questions concerning the visibility of the towers, it was noted that it will remain visible from Daisywood Drive and Tattenham Crescent even with the new proposed location. Mr. Simms noted that because the tower is located on Halifax Water land there are restrictions as to where the tower can be placed. As well, since the tower relocation was proposed only one person has come forward and asked if there is a possibility it could be pushed back even further. The Committee noted that it would have been more beneficial to see impact the tower relocation would have from a different street location, as opposed to the one provided in the report.

In response to questions regarding why all the question posed by the public meeting were not responded to, it was noted that not all of the questions posed warrant a response at a PIM, as some are merely posed as points and are not looking for a direct response. It was also noted that any time there is a PIM regarding a tower the concerns from the public will be passed forward on to Industry Canada and are taken into consideration when making a final decision.

In response to questions regarding the physical site and the clear cutting that has already taken place, it was noted that at the present time EastLink has no intentions of replanting the cut trees on the site. As well if the tower were to be approved there would be no pesticides use on the land and the land would be tended to manually for up-keep. It was also noted that there will be a small access road amounting to a maximum of 200ft located off the main road to gain access to the tower.

The Committee voiced a number of concerns regarding the tower and the potential health risks it could bring to current residents. They would like to have noted that they are unaware of how a tower being placed so close to residential housing could cause health risk and because of this will not be able to support the motion in good conscious. As well there should have been better communication between HRM and Halifax water.

MOVED by Ms. Lovelace, seconded by Ms. Alexander, that North West Planning Advisory Committee recommend that North West Community Council forward a negative recommendation to Industry Canada supporting the proposal by EastLink for the construction of a new 42.7 meter (140 foot) self support telecommunication tower and associated equipment cabinets off Daisywood Dive (PID# 00423491), Hammonds Plains, as shown on Map 1 and Attachment B of the November 7, 2011 report. As well as replanting the trees which were cut down to do testing on the site at a replanting rate of 3 to 1 and the use of manual vegetation in the area. MOTION PUT AND PASSED.

9. **NEXT MEETING DATE** – January 4, 2011, Fenerty Room, Sackville Public Library, 638 Sackville Dr, Sackville

9.1 Approval of the 2012 Meeting Schedule

This item was not addressed and will be deferred to the next meeting.

10. ADJOURNMENT

The meeting was adjourned at 9:02 p.m.

Sarah Pellerine
Legislative Support