

NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES

March 5, 2014

PRESENT: Ms. Ann Merritt, Chair  
Mr. Paul Russell  
Mr. Brian Murray  
Councilor Steve Craig

REGRETS: Mr. Michael Cogan  
Councilor Tim Outhit

STAFF: Mr. Tyson Simms, Planner  
Ms. Thea Langille, Supervisor of Planning Applications  
Ms. Melissa Eavis, Legislative Support

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**1. CALL TO ORDER**

The Chair called the meeting to order at 7:09 p.m. in the Fenerty Room, Sackville Public Library, 636 Sackville Drive, Sackville.

**2. APPROVAL OF MINUTES – January 8, 2014**

**MOVED by Mr. Russell, seconded by Mr. Murray that the minutes of the January 8, 2014 meeting be approved as presented. MOTION PUT AND PASSED.**

**3. ELECTION OF VICE CHAIR**

Ms. Merritt called for nominations for the position of Vice Chair of the North West Planning Advisory Committee.

**MOVED by Mr. Murray, seconded by Councilor Craig that Mr. Paul Russell be nominated Vice Chair of the North West Planning Advisory Committee. MOTION PUT AND PASSED.**

The Chair called three times for any further nominations. There being none, the Chair declared Mr. Russell the Vice Chair of the North West Planning Advisory Committee.

**4. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

**MOVED by Mr. Russell, seconded by Mr. Murray, that the agenda be approved as presented. MOTION PUT AND PASSED**

**5. BUSINESS ARISING OUT OF THE MINUTES - NONE**

**6. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**7. CORRESPONDENCE, PETITIONS & PRESENTATIONS**

**7.1 Correspondence**

**7.2 Petitions**

**7.3 Presentations – None**

**8. MEMORANDUMS**

**8.1 Case 18897: Application by Brian Hatfield to amend the existing Hatfield Farm development agreement (1840 Hammonds Plains Road, Hammonds Plains) to enable an expansion of commercial recreation activities on the property**

The following items were before the Committee:

- A staff memorandum dated February 24, 2014
- A Concept Plan for Hatfield Farm dated August 14, 2013 outlining proposed future development
- Public Information Meeting Minutes from two previous meetings

Mr. Tyson Simms, Planner, made a presentation to the Committee outlining the case including applicable polices, history of the application, existing site uses and conditions, neighbouring uses, the development agreement currently in place, and past Public Information Meetings.

Mr. Brian Murray declared a conflict of interest and excused himself from the discussion/vote. As a result, the Committee did not have quorum and as such could not make any recommendations to North West Community Council.

Ms. Merritt, Mr. Russell and Councillor Craig discussed the application with Mr. Simms responding to questions.

In response to questions, Mr. Simms and Mr. Blaise Morrison, the planner working on behalf of the applicant, described the project phases and stated that the second phase focuses on the fruit and vegetable stand and the proposed restaurant. Mr. Simms clarified that these uses would require additional infrastructure

Mr. Russell inquired as to whether future water and waste requirements would be provided on-site or municipally serviced. Mr. Simms clarified that there are no public services available on the site and additional septic or water services, including water requirements for the pool, would need to be reviewed by Nova Scotia Environment. The Development Agreement would also require sufficient services and Mr. Simms stated that the applicant is encouraged by staff to investigate this in advance.

Councillor Craig noted his support for the project and stated that it would be a desirable addition to the area.

Ms. Merritt reiterated that the septic field design will be particularly important. She also noted that there may be traffic concerns and stated that particular attention should be paid to the traffic issues that the vegetable stand and special events may present. It was thought that these impacts would not be substantial and could be successfully mitigated. Ms. Merritt also expressed concern in regards to the vulnerability of the lake.

In response to questions, Mr. Simms and Ms. Sherry Hatfield, speaking on her husband's behalf, outlined the locations and conditions of the animal stables. They also discussed the disposal of animal waste and stated that the herd size has not increased in ten years and there is no intention of increasing it with the expansion. Mr. Simms added that there are provincial regulations for uses that produce large quantities of animal waste. Through the Development Agreement process, HRM can negotiate manure locations and storage facilities.

In response to questions, Ms. Hatfield stated that there would be no water uses on the site.

Ms. Merritt questioned the clustering of uses at the back of the site and Ms. Thea Langille, Supervisor of Planning Applications, suggested that this was a part of the experience for customers visiting the site.

Mr. Simms stated that the intention of staff is to discharge the original 1993 Development Agreement and to draft a new/current agreement. Once a new Development Agreement is drafted it would be brought forward to North West Community Council for Public Hearing.

## **9. STATUS UPDATES**

### **9.1 Status updates – Planning Applications**

Councillor Craig reiterated his request that the Status Sheet be updated to reflect current planning applications. Ms. Langille stated that a solution is being investigated.

## **10. ADDED ITEMS - NONE**

## **11. NEXT MEETING DATE – April 2, 2014**

A brief discussion was held around Committee attendance and filling the vacancy. It was noted that an email would be sent to members respecting the attendance policy.

## **12. ADJOURNMENT**

The meeting was adjourned at 8:12 p.m.

Melissa Eavis  
Legislative Assistant