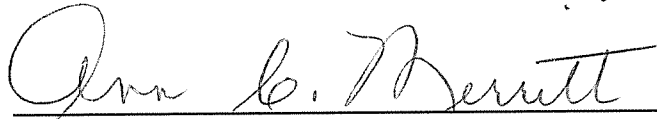


North West Community Council
January 27, 2011

TO: Chair and Members of North West Community Council

SUBMITTED BY: 
Ann Merritt, Chair, North West Planning Advisory Committee

DATE: January 20, 2011

SUBJECT: Case 16104/16106 – Bedford West Sub Area 5, 9 and 10

ORIGIN

North West Planning Advisory Committee meeting – January 19, 2011

RECOMMENDATION

The North West Planning Advisory Committee recommends that North West Community Council:

1. Recommend that Regional Council give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy as set out in Attachment A of the staff report dated November 18, 2010, the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy as set out in Attachment B of the staff report dated November 18, 2010, and the Regional Subdivision By-law as set out in Attachment E of the staff report dated November 18, 2010, and schedule a public hearing; and
2. Recommend that Regional Council approve the proposed amendments to the Bedford Municipal Planning Strategy as set out in Attachment A of the staff report dated November 18, 2010, the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy as set out in Attachment B of the staff report dated November 18, 2010, and the Regional Subdivision By-law as set out in Attachment E of the staff report dated November 18, 2010.

BACKGROUND/DISCUSSION

At its meeting on January 19, 2011, the Committee reviewed proposed amendments to the Municipal Planning Strategies for Bedford and for Beaver Bank, Hammonds Plains and Upper Sackville, as well as the Regional Subdivision By-law.

The report was in response to requested amendments to relocate the boundary lines between several Sub Areas (5, 9 and 10) of Bedford West, as well as a request to place a revised community concept within the Secondary Planning Strategy which identifies proposed land uses permitted in several of the Sub Areas (5 and 9).

The Committee is recommending that a public hearing be held and that the proposed amendments be approved by Council.

BUDGET IMPLICATIONS

As per the staff report dated November 18, 2010.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

As per the staff report dated November 18, 2010.

ALTERNATIVES

None provided by the Committee. Alternatives are provided in the staff report dated November 18, 2010.

ATTACHMENTS

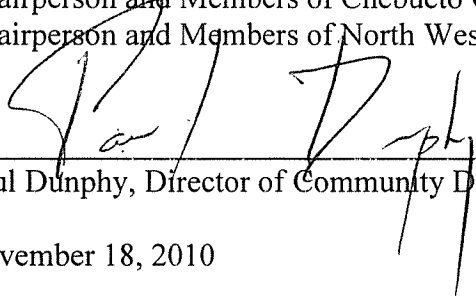
Staff report dated November 18, 2010

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Donna Honeywell, Admin/PAC Coordinator, 490-4937

**Chebucto Community Council - December 6, 2010
North West Planning Advisory Committee - January 5, 2011**

TO: Chairperson and Members of Chebucto Community Council
Chairperson and Members of North West Planning Advisory Committee

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: November 18, 2010

SUBJECT: Case 16104 / 16106 -- Bedford West Sub Area 5, 9 and 10

ORIGIN

- Applications by West Bedford Holdings Limited and Cresco Holdings Limited,
- June 4, 2010 Plan Amendment Initiation Staff Reports for Case 16104 and 16106, and
- June 22, 2010 Plan Amendment Initiation Motion of Council.

RECOMMENDATION

It is recommended that the North West Planning Advisory Committee recommend that North West Community Council recommend that Regional Council:

1. Give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy as set out in Attachment A, the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy as set out in Attachment B, and the Regional Subdivision By-law as set out in Attachment E, and schedule a public hearing; and
2. Approve the proposed amendments to the Bedford Municipal Planning Strategy as set out in Attachment A, and the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy as set out in Attachment B, and the Regional Subdivision By-law as set out in Attachment E.

RECOMMENDATIONS CONTINUED ON PAGE 2

It is recommended that Chebucto Community Council recommend that Regional Council:

1. Give First Reading to the proposed amendments to the Halifax Municipal Planning Strategy as set out in Attachment C, the Halifax Mainland Land Use By-law as set out in Attachment D, and the Regional Subdivision By-law as set out in Attachment E, and schedule a public hearing; and
2. Approve the proposed amendments to the Halifax Municipal Planning Strategy as set out in Attachment C, the Halifax Mainland Land Use By-law as set out in Attachment D, and the Regional Subdivision By-law as set out in Attachment E.

EXECUTIVE SUMMARY

West Bedford Holdings and Cresco Holdings Limited are seeking changes to the Bedford West Secondary Planning Strategies (SPS's). This strategy is contained in three planning documents, the Bedford, Halifax and Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategies (MPS's)

The Bedford West SPS deals with an area which is approximately 2,000 acres (809.4 ha) in size. This area of land is identified for urban growth over the next 20 years. The SPS is divided in to smaller Sub Areas which can be developed through a development agreement process. Many of the Sub Areas have land uses identified by policy and all are identified on maps contained in the SPS (Map 4).

The applicants have requested amendments to relocate the boundary lines between several Sub Areas (5, 9 and 10) of Bedford West. Further, the developer has requested that a revised community concept be placed within the SPS which identifies proposed land uses permitted in several of the Sub Areas (5 and 9).

A Public Meeting was held on July 15, 2010 to discuss the proposed policy change. Attachment F contains a summary of this meeting. On September 8, 2010, the Bedford Waters Advisory Board suggested forwarding the request to Council without additional comments (Attachment G). Staff recommends that Regional Council approve the proposed changes to the Bedford, Beaver Bank, Hammonds Plains and Upper Sackville and Halifax Municipal Planning Strategies, Halifax Mainland Land Use By-law and the Regional Subdivision By-law as outlined in the recommendation section of the report.

BACKGROUND

Applications has been submitted by (a) West Bedford Holdings Limited (Case 16104) to amend the Sub Area Boundaries for Bedford West Sub Area 5 and 9 and to expand the existing Community Concept Plan and (b) Cresco Holdings Limited (16106) to amend the Sub Area Boundaries for Bedford West Sub Area 9 and 10 and to create a Community Concept Plan (land use plan). These applications include a request to amend the Bedford West Secondary Planning Strategy (SPS) and any such changes are the jurisdiction of Regional Council.

The Bedford West Secondary Planning Strategy (SPS) is found in three municipal plans; the Bedford Municipal Planning Strategy (MPS) and the Beaver Bank, Hammonds Plains and Upper Sackville MPS which is governed by the North West Community Council and the Halifax MPS which, in this instance, is governed by the Chebucto Community Council.

The proposal also requires changes the Regional Subdivision By-law.

The Regional Plan:

Bedford West is one of three designated urban growth areas where a detailed area plan or “secondary planning strategy” has been approved by Regional Council. Each growth area is to be serviced with central sewer and water services and developed as a mixed use transit oriented centre with lands allocated for residential land uses and supporting services, high quality public spaces, and the creation of an employment centre. To achieve this objective, a comprehensive planning process was undertaken and a secondary planning strategy was created to enable future development of this area.

Bedford West Secondary Planning Strategy:

The Bedford West Secondary Planning Strategy (SPS) was approved by Regional Council in 2006 and its 12 sub-areas are illustrated on Map 3. This new community encompasses approximately 2,000 acres of land on the west side of the Bicentennial Highway in vicinity of Kearney Lake and Hammonds Plains Roads. The Strategy provides direction for land use, environmental protection, municipal services and phasing. The SPS is within three Municipal Planning Strategies (MPS’s) including Bedford, Halifax and Beaver Bank, Hammonds Plains and Upper Sackville. The SPS enables development primarily through the development agreement process.

At the time of the creation of the Bedford West SPS, conceptual land use plans (Schedule BW-7 attached as Map 4) and detailed policy was created for a large portion of the Bedford West area, but several areas including Sub Areas 1, 9, 10, 11 and 12 (Map 3) were not conceptualized. These areas were left for future consideration via future amendments of the SPS.

The lands which are subject to this application are located in the Bedford and Halifax MPS’s and Bedford West SPS. They are designated BWSPS (Bedford West Secondary Planning Strategy)

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and zoned BWCDD (Bedford West Comprehensive Development District) and US (Urban Settlement) as shown on Map 1 and 2. The lands are located within Sub Areas 9 and 10 as shown on Map 3.

The amendment requests addressed in this report are summarized as follows:

1. Alteration to the Sub Area 5 and 9 boundary lines to increase the size of Sub Area 5 through the inclusion of two parcels (Map 5). These parcels are currently owned by Halifax Water (but under agreement of purchase and sale with West Bedford Holdings Ltd) and West Bedford Holdings Limited. This amendment affects all three MPS's identified above.
2. Alteration to the Sub Area 9 and 10 boundary lines to increase the size of Sub Area 9 through the inclusion of one parcel, PID 00289140 (Map 5). This parcel is currently owned by Cresco Holdings Ltd. This amendment affects all three MPS's identified above.
3. Amend the Community Concept Plan for Bedford West (Schedule BW-7(Map 4)) to include the identified parcels on Map 4 and create a land use concept for these parcels. Further to these amendments, specific land use policy will have to be created for the revised Sub Area. This amendment affects all three MPS's identified above.
4. Amend the Community Concept Plan for Bedford West (Schedule BW-7 and Map 4) to include PID 00289140 in to Sub area 9 (Map 4) and create a land use concept for Sub Area 9. Further to these amendments, specific land use policy will have to be created for the revised Sub Area, as the plan currently has limited policy associated with the Sub area. This amendment affects all three MPS's identified above.
5. Some of the above requested change may have impacts on infrastructure charges and changes are required to adjust Capital Cost Charges in the Regional Subdivision By-law.

DISCUSSION

Rational for Plan Policy Change

In order for Planning Services to recommend changes to the MPS, there must be a change in circumstance or a significantly different situation from what the plan policies anticipated.

The applicant has identified the following rationale:

Case 16104

1. The existing Sub Area 9 has sewage flows which flow in two directions, a portion to a new pump station at Kearney Run and a portion which flows towards Halifax. Based on this sewage split the applicant is of the opinion that from an infrastructure and land use planning point of view, it is logical to include the lands flowing to the Kearney Run

- pump station within the adjacent Sub Area 5 lands which also flow to the same pump station. This would allow a more comprehensive plan for these lands.
2. There would be a sole owner of all lands proposed to be within Sub Area 5. The applicant suggests that the boundary change would offer rationalized development opportunities rather than dealing with multiple land owners if the lands were to remain split between Sub Areas, as is the current situation.
 3. The rationalization of the lands as one Sub Area makes it easier to align, coordinate and construct the future Kearney Lake Road connector (from the new Highway 102 Interchange).

Case 16106

1. The construction of the Larry Uteck interchange and controls placed on driveway access to the interchange by Nova Scotia Transportation and Infrastructure Renewal have limited the amount of commercial land which is available for development. Expansion of commercial lands in to the existing Sub Area 10 is needed to achieve levels of commercial development anticipated in the Bedford West SPS and as anticipated via the collection of infrastructure charges.
2. Development of the southernmost parcel of subject lands (Map 1 and 2) is only practical through access across lands to the north (contained in Sub Area 9 (Map 4)). This is primarily due to the existing trunk water transmission line which is located on the south east side of the subject parcel (Map 1 and 2). This waterline forms a barrier to development of the site from the Sub Area 10 side of Bedford West because it will be technically challenging to construct a road over the waterline without damaging or putting the waterline at risk.
3. Current waste water servicing plans include a future public force main and gravity sewer to traverse all of Cresco's properties in the Sub Area 9 and subject parcel in Sub Area 10. As a result, planning for land use and infrastructure needs to be completed under one development agreement.

Conclusion on Rationale:

Staff generally agrees with the applicants rationale and have reviewed the proposed changes and see no reason not to make the above requested changes. The proposed changes and rationale are not contrary to the intent of the Bedford West SPS.

Required Changes:

In order to implement the changes requested, the following changes are required to be made to planning documents:

1. Sub Area Map

Staff is proposing a new Bedford West Development Sub Area map which identifies the proposed revisions to Sub Area 5, 9 and 10. A version of this map is also contained in the

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Regional Subdivision By-law. A revised Schedule BW-6 is attached as Schedule A of Attachment A, B and C and a revised Schedule N (Map BW-1) is attached as Schedule A of Attachment E.

2. Zoning Map

A revised Zoning Map for Halifax is required to enable development of the portion of the proposed Sub Area 9 which is within the Halifax MPS and LUB. The requested amendment necessitates a rezoning from Urban Settlement Zone to the Bedford West Comprehensive Development District Zone for the identified lands (Schedule A of Attachment D).

3. Community Concept Plan

Staff is proposing a new Community Concept Plan (Schedule B of Attachment A, B, and C). The proposed concept plan extends the coverage of the plan through the addition to Sub Area 5 and through the proposed Sub Area 9. The proposal extends residential land uses over the lands added to Sub Area 5. The proposal also extends residential land uses to the northwest section of Sub Area 9. The centre portion and southeast portion of Sub Area 9 is proposed to be General Commercial Uses. General Commercial uses enable consideration of community commercial uses and highway oriented commercial uses. General Commercial uses also enable consideration of medium or higher density residential uses.

A public consultation process was held in relation to the proposed Community Concept Plan and the proposed land uses were not a significant concern as identified by participants at the meeting. Staff is satisfied that the proposed Community Concept Plan furthers the intent of the SPS and is a reasonable interpretation of existing and proposed policies.

4. MPS/SPS Text Changes Required

The proposed changes to Sub Areas 5, 9 and 10 and the extension of the Community Concept Plan to the expanded Sub Area 5 and 9 require MPS/SPS text changes in the Bedford and Halifax MPS's as identified in Attachment A and C. The changes can be summarized as follows:

Bedford MPS

- Establish a maximum population for Sub Area 9 (BW-16A),
- The creation of General Commercial Designation for commercial land uses near the Larry Uteck Boulevard interchange (BW-38A),
- Require that land uses for Sub Area 9 conform to the Community Concept Plan (BW-39A),
- Identify land use mix permitted in Sub Area 9 (BW-39B), and
- Enabling the maximum population of the Sub Area to be distributed across MPS boundaries.

Halifax MPS

- Establish the same servicing policies for Sub Area 9 as in the Bedford MPS (BW-16A/BW-20A),
- Establish a maximum population for Sub Area 9 (BW-16B),
- Creation of Sub Area 9 Policies (BW-21A through E), including requiring that land uses conform to the Community Concept Plan (BW-21A), the creation of General Commercial Designation for commercial land uses near the Larry Uteck Boulevard interchange (BW-21E) and identifying the land use mix permitted in Sub Area 9 (BW-21C),
- Enabling the maximum population of the Sub Area to be distributed across MPS boundaries.

The proposed MPS changes create effective policy which enables staff to negotiate a development agreement for the Sub Area 9 lands. Staff are of the opinion that the proposed policies are a logical extension of existing plan policy.

5. Capital Cost Charges (CCC's)

Charges relating to the cost of regional transportation infrastructure are required to be collected under the Bedford West SPS and through the Regional Subdivision By-law. The proposed changes to the SPS have implications on the CCC's for Sub Area 9.

The goal of staff is to ensure that the collection of CCC's is not affected in a negative way. A review by Planning Services and Infrastructure and Asset Management has determined that the proposed CCC's need to be amended to enable the proposal. Changes to the charges are proposed in Attachment E. The proposed changes apply a flat CCC rate per acre of land regardless of the type of land use, the charge being \$21,702 per acre. This flat rate is equivalent to the rates previously set but allows more flexibility in the allocation of land uses within Sub Area 9. Staff wishes to note that the proposed flat rate is based on baseline numbers set out in the Regional Subdivision By-law. The rate will be indexed based on a formula in the Regional Subdivision By-law to a future value based on the year the CCC's are collected.

CCC rates for sewer and water services are not covered by municipal planning documents, but are managed by Halifax Water and approved by the Nova Scotia Utility and Review Board (NSUARB). Halifax Water is currently preparing a submission to the NSUARB to establish CCC's for sewer and water in Bedford West. Halifax Water has advised that the proposed changes would likely require revisions to the proposed rates or density factors and they will inform the NSUARB of this application and subject to the outcome of this case make revisions as required.

Summary

The proposed changes further implement the intent of the Bedford West Municipal Planning Strategy as previously approved. The proposed reconfiguration of Sub Area boundaries will enable the developers to more effectively develop a cohesive development plan for Sub Areas 5 and 9. The extension of the community concept plan and the creation of subsequent policy, would allow the developers of Sub Area 5 and 9 to proceed to the next part of the development process, the negotiation of a development agreement. There is no increase in density with the reconfiguration of Sub Area boundaries.

Staff recommends that Regional Council approve the proposed changes to the Bedford, Beaver Bank, Hammonds Plains and Upper Sackville and Halifax MPS, Halifax Mainland Land Use By-law and the Regional Subdivision By-law as outlined in the recommendation section of the report.

BUDGET IMPLICATIONS

The HRM costs associated with the processing of this planning application can be accommodated within the approved operating budget for C310 Planning & Applications.

The proposed changes to the Bedford West Capital Cost Charges have a neutral impact as it is anticipated the proposed changes will collect the same amount of charges as previously anticipated.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

Amendments to an MPS involve community engagement and the engagement process is consistent with the intent of the HRM Community Engagement Strategy, the Halifax Regional Municipality Charter, and the Public Participation Program approved by Council.

The level of community engagement is consultation, achieved through a public meeting early in the review process, as well as a public hearing before Regional Council can consider approval of any amendments.

The proposed MPS amendments will potentially impact the following stakeholders; advocacy groups, community and neighbourhood organizations, councillors, developers, general public,

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individuals, community leaders, media, other HRM Business Units and Divisions, property owners.

In accordance with Regional Council's Public Participation Program for MPS amendments, a public participation meeting was held on July 15, 2010. Minutes of the meeting are attached as Attachment F. The meeting served as an opportunity for residents to comment and discuss the proposed amendments.

Should Regional Council decide to schedule a public hearing, property owners within the notification area shown on Map 6 will be notified of the hearing by mail. Public notices will also be posted in the local newspaper and on the HRM website

The Bedford Waters Advisory Board has jurisdiction over this proposal. The Board reviewed the proposal to change MPS policy and Sub Area boundaries. The Board's recommendation (Attachment G) forwarded the proposed changes to Council without any additional comments or recommendations. Staff is satisfied that the existing Bedford West SPS policies adequately deal with water related matters.

ALTERNATIVES

1. Council could approve the amendments to the Bedford, Beaver Bank, Hammonds Plains and Upper Sackville, and Halifax Municipal Planning Strategy, the Halifax Mainland Land Use By-law, and the Regional Subdivision By-law presented as Attachments A, B, C, D and E of this report. This is the staff recommendation.
2. Council may choose to direct staff to prepare alternative amendment(s). Significant amendments may require another public hearing be held before approval is granted.
3. Council could reject the proposed amendments and direct that no further consideration be given to amending the current policy for the subject lands. In this event, any development agreement would have to be negotiated to conform with the current policy.

ATTACHMENTS

Map 1	Generalized Future Land Use Map
Map 2	Zoning and Notification Map
Map 3	Bedford West Sub Area Map
Map 4	Bedford West Community Concept Plan
Map 5	Proposed Bedford West Sub Area Map
Map 6	Notification Area Map
Attachment A	Proposed Amendments - Bedford MPS
Attachment B	Proposed Amendments - Beaver Bank Hammonds Plains and

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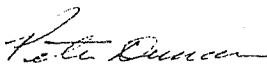
Attachment B	Proposed Amendments - Beaver Bank Hammonds Plains and Upper Sackville MPS
Attachment C	Proposed Amendments - Halifax MPS
Attachment D	Proposed Amendments - Halifax Mainland Land Use By-law
Attachment E	Proposed Changes – Regional Subdivision By-law
Attachment F	Draft Minutes of Public Meeting - July 15, 2010
Attachment G	Draft Bedford Waters Advisory Board Report

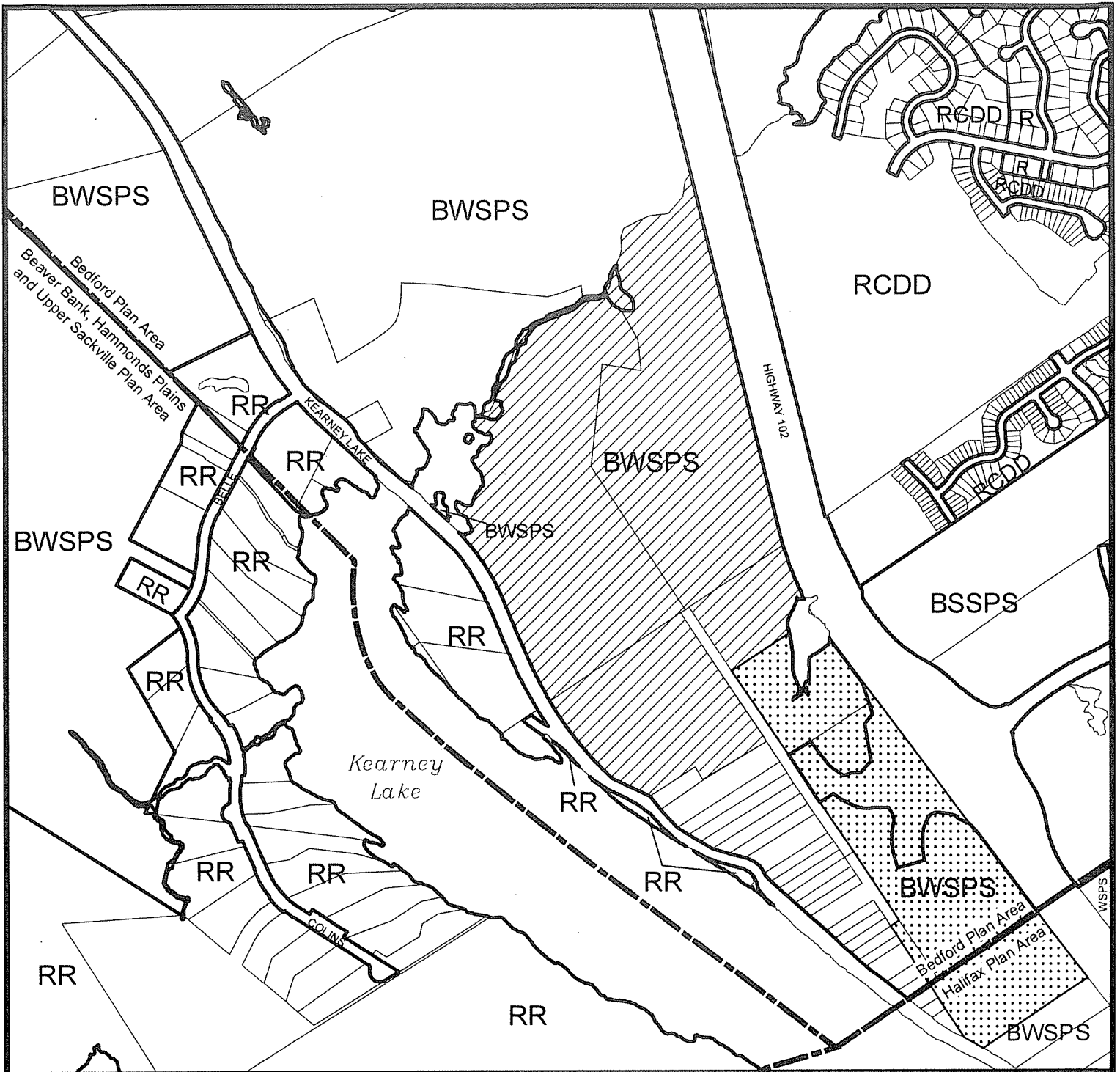
A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Andrew Bone, Senior Planner, 869-4226

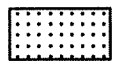


Report Approved by: _____
Austin French, Manager of Planning Services, 490-6717

Report Approved by: _____

Peter Duncan, Manager, Infrastructure Planning Office, 490-5449



**Map 1
Generalized Future Land Use**



Subject Area Case 16106



Subject Area Case 16104

Bedford Designations

- R Residential Designation
- RR Residential Reserve Designation
- RCDD Residential Comprehensive Development District
- BWSPS Bedford West Secondary Planning Strategy
- BSSPS Bedford South Secondary Planning Strategy

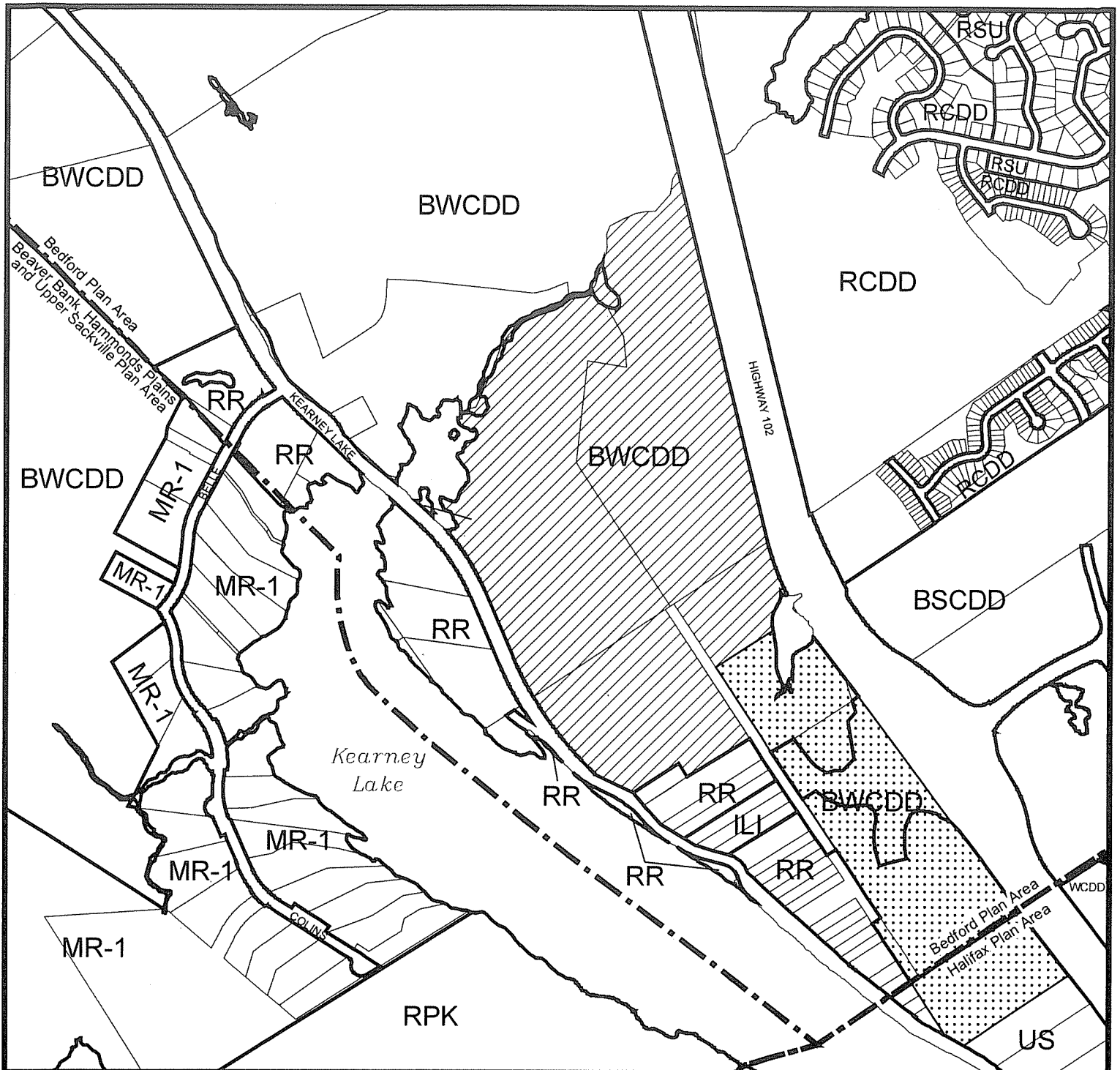
Beaver Bank, Hammonds Plains and Upper Sackville Designations

- RR Rural Resource Designation
- BWSPS Bedford West Secondary Planning Strategy

Halifax Designations

- WSPS Wentworth Secondary Planning Strategy
- BWSPS Bedford West Secondary Planning Strategy





**Map 2
Zoning**



Subject Area Case 16106



Subject Area Case 16104

Bedford Zones

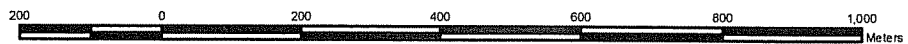
- RSU Single Dwelling Unit Zone
- RR Residential Reserve Zone
- ILI Light Industrial Zone
- RCDD Residential Comprehensive Development District
- BWCDD Bedford West Comprehensive Development District
- BSCDD Bedford South Comprehensive Development District

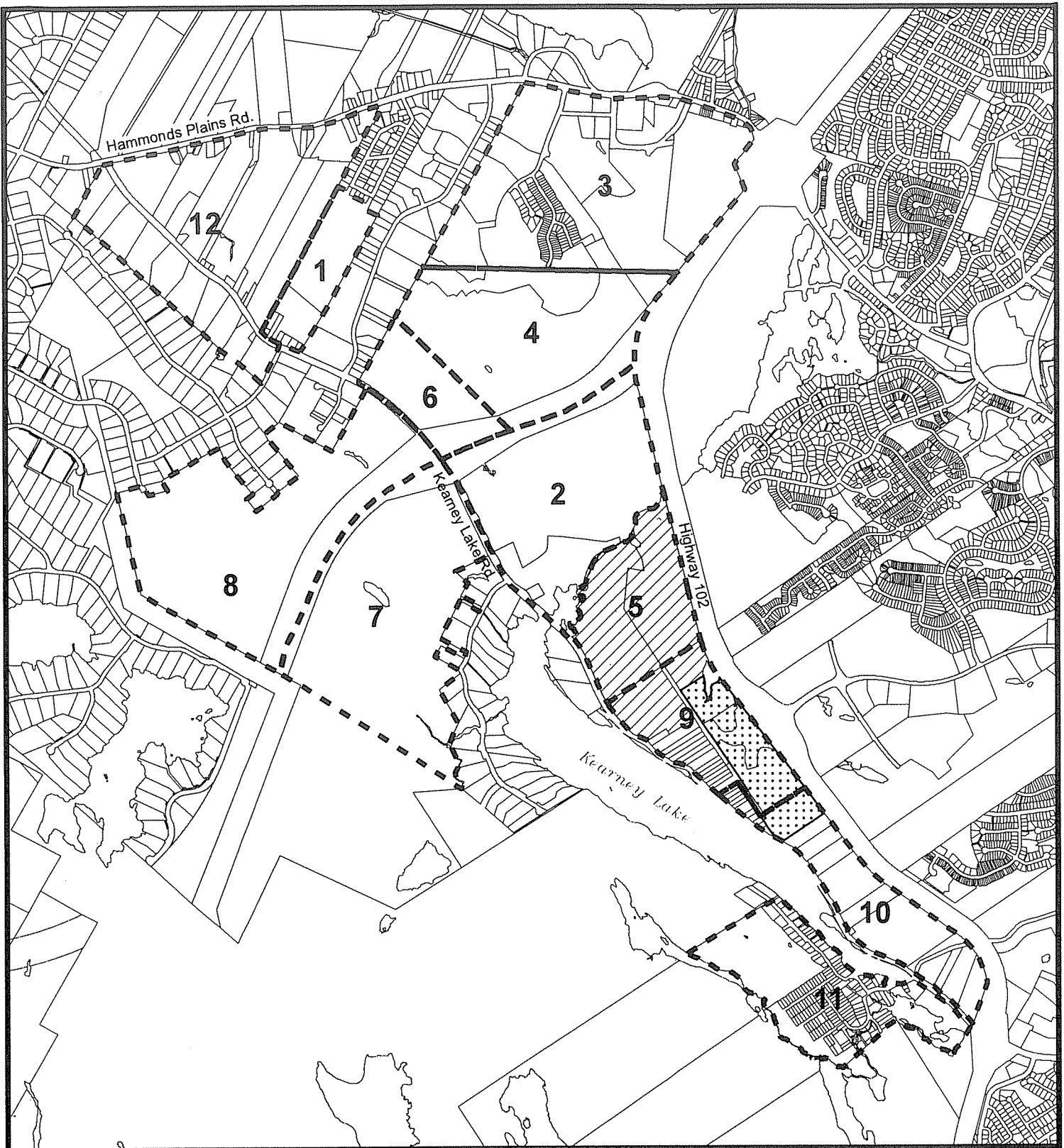
Beaver Bank, Hammonds Plains and Upper Sackville Zones

- MR-1 Mixed Resource Zone
- BWCDD Bedford West Comprehensive Development District
- RPK Regional Park Zone

Halifax Zones

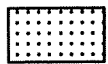
- US Urban Settlement Zone
- WCDD Wentworth Comprehensive Development District





Map 3
Bedford West Development Sub-Areas

HALIFAX
 REGIONAL MUNICIPALITY
 Planning Services

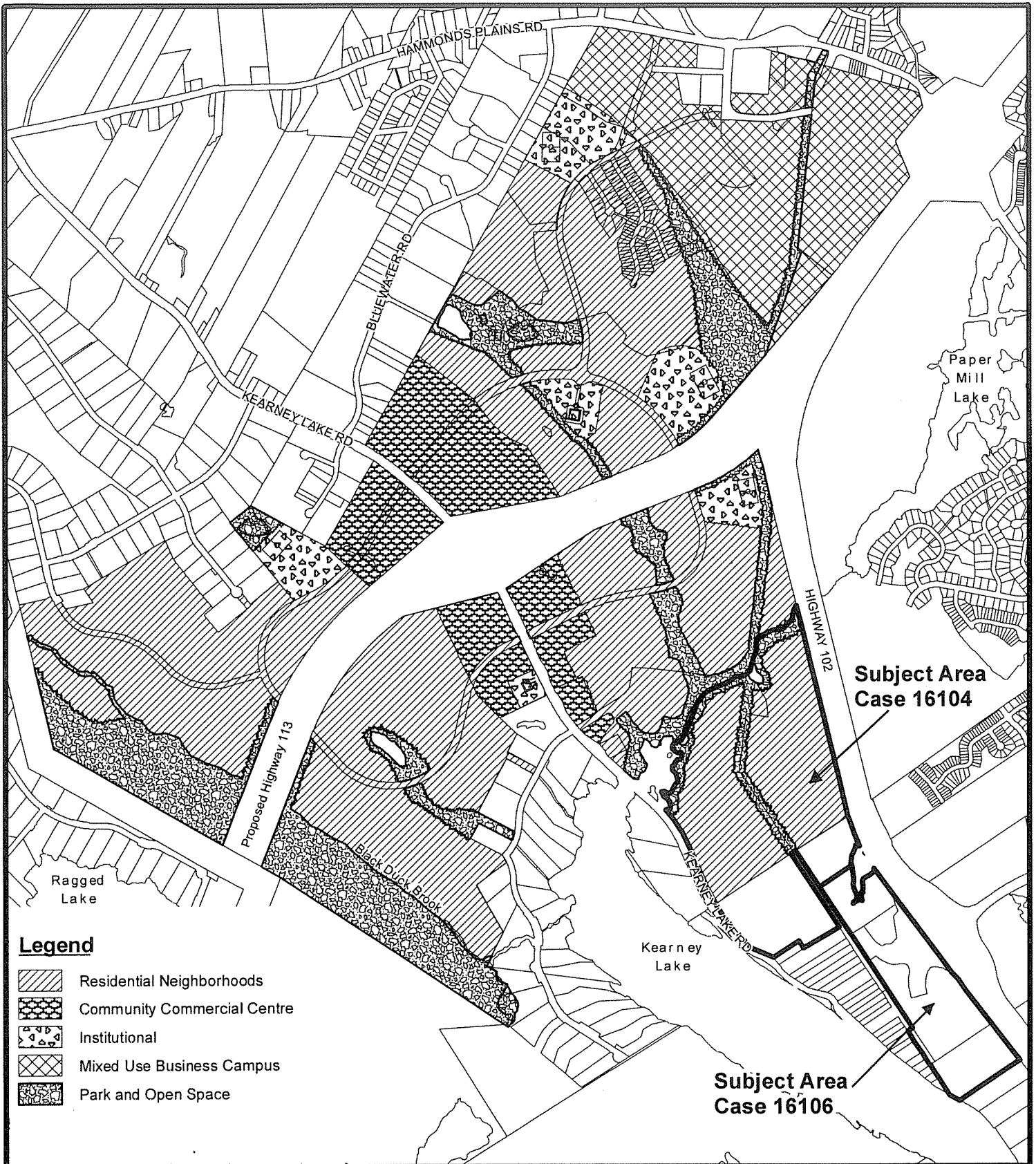


Subject Area Case 16106



Subject Area Case 16104





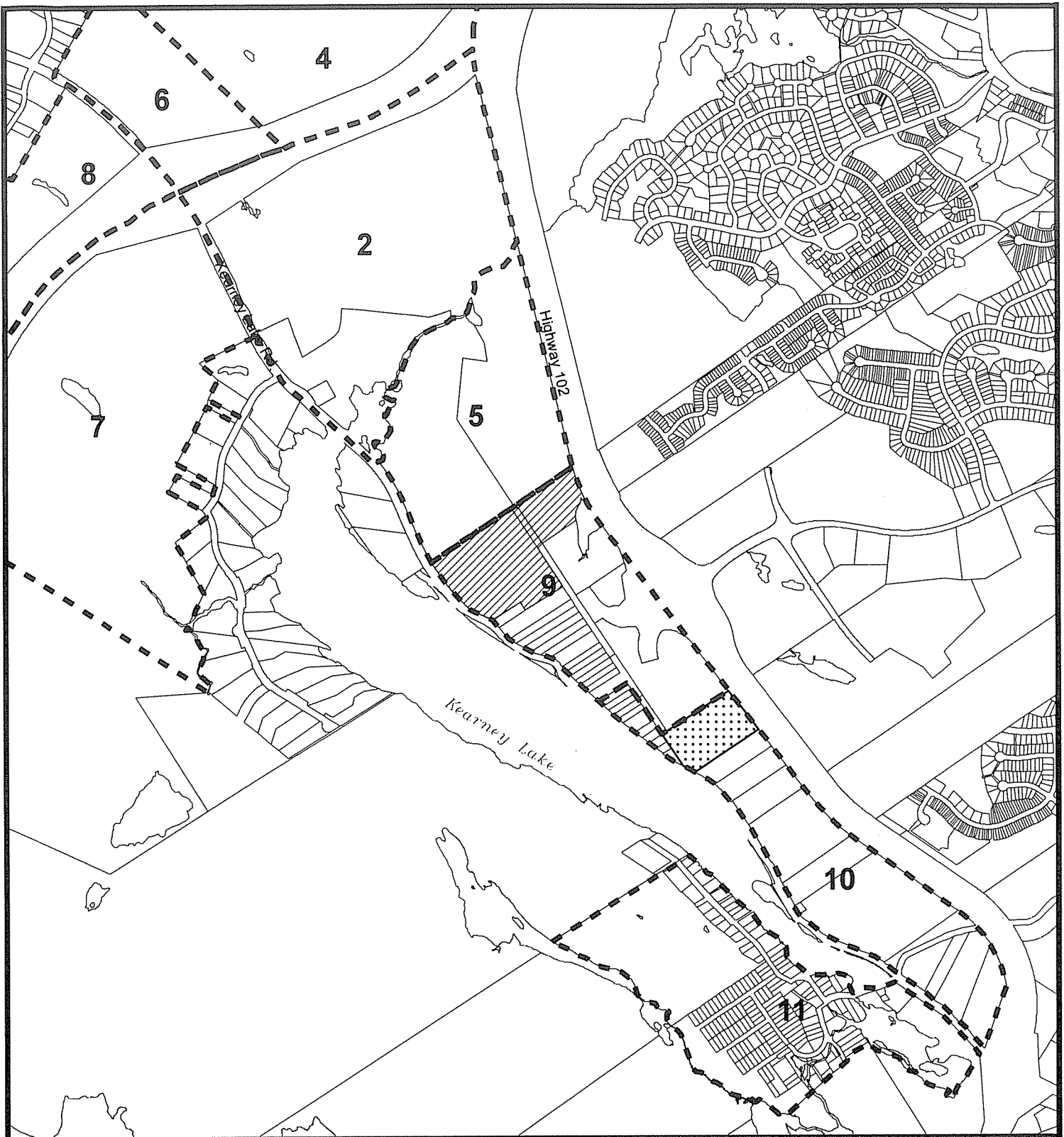
Legend

-  Residential Neighborhoods
-  Community Commercial Centre
-  Institutional
-  Mixed Use Business Campus
-  Park and Open Space

Map 4
Bedford West Community Concept Plan

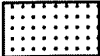



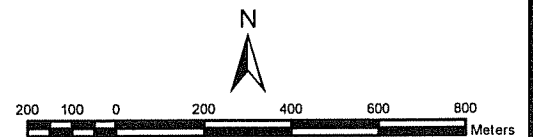
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Planning Services

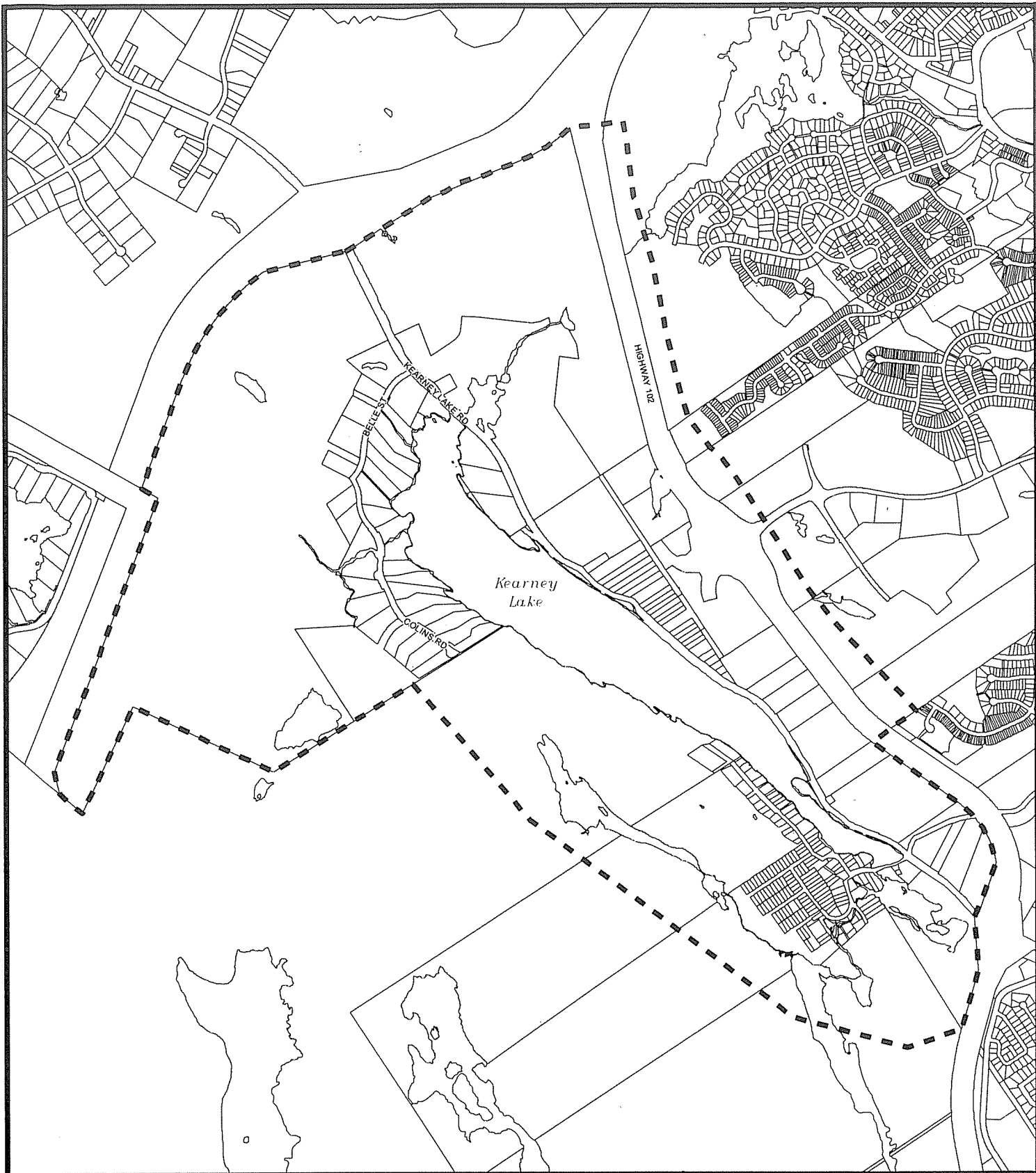


Map 5
Bedford West Proposed Boundary Change - Sub Areas 9 & 10

HALIFAX
 REGIONAL MUNICIPALITY
 Planning Services

-  Area to be removed from Sub-Area 10 and added to Sub-Area 9
-  Area to be removed from Sub-Area 9 and added to Sub-Area 5





Map 6
Notification Area



HALIFAX
REGIONAL MUNICIPALITY
Planning Services

--- Notification Area



Attachment A
Proposed Amendments - Bedford MPS

BE IT ENACTED by Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Bedford as adopted by the Bedford Town Council on the 26th day of March, 1996, and approved by the Minister of Municipal Affairs on the 17th day of May, 1996, which includes all amendments thereto which have been adopted by the Halifax Regional Municipality and are in effect as of the [INSERT DATE OF HEARING], is hereby amended as follows:

1. Map BW-6, Development Sub-Areas Bedford West of the Bedford West Secondary Strategy shall be deleted and replaced with the attached Schedule A.
2. Map BW-7, Community Concept Plan Bedford West of the Bedford West Secondary Strategy shall be deleted and replaced with the attached Schedule B.
3. The following text shall be added to the document following Policy BW-16:

“Policy BW-16A

The maximum permitted population for Sub-Area 9 (including portions within the Halifax Municipal Planning Strategy) shall not exceed 1476 persons.”

4. The following text shall be added to the document following Policy BW-38:

“The General Commercial Centre

The General Commercial Designation envisions a built form with a range of commercial, activities and medium to higher density residential. Recognizing the location of the General Commercial Designation adjacent the Larry Uteck Boulevard and the Bicentennial Highway (Highway 102) interchange, the following objectives are intended:

- to provide for general and highway commercial uses;
- to enable a portion of the site to be developed as medium or higher density residential;
- integrate pedestrian access between surrounding residential areas and commercial activities;
- to encourage innovative design and comprehensive planning; and
- to support public transit.

Policy BW-38A:

A range of general and highway commercial, medium and higher density residential, institutional, and recreational uses may be permitted within the General Commercial Centre Designation shown on Schedule BW-7 subject to consideration of the following matters:

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- a) *natural vegetation, landscaping or screening is employed around parking areas and measures are employed to provide safe and convenient pedestrian access to the buildings they are intended to serve;*
 - b) *sidewalks and/or plazas are provided so as to encourage a secure and inviting walking environment throughout the commercial centre and to neighbouring residential neighbourhoods;*
 - c) *provisions are made for the storage of bicycles;*
 - d) *exterior materials, street furniture; trees, lighting and landscaping measures are incorporated in buildings to foster an interesting and secure environment;*
 - e) *the windows, exterior features and materials and signs employed in any building create a sense of interest from public streets;*
 - f) *the massing, height of buildings and architectural detail contribute to a pedestrian oriented environment; and*
 - g) *the proposal conforms with all applicable provisions and requirements adopted under this Secondary Planning Strategy regarding environmental protection, the community transportation system and municipal services.”*
5. Policy BW-39 shall be amended by replacing the words “BW-33, except that clause (a) shall not apply” with “BW-38A”.

6. The following text shall be added to the document following Policy BW-39:

“Policy BW-39A

A public participation program was undertaken to identify development opportunities and constraints and to facilitate collaboration in preparing a conceptual community design for larger undeveloped parcels within Sub-Area 9. Schedule BW-7 shall form the framework for land use allocation within these portions of Sub-Area 9 and all policies and action taken by the Municipality shall conform to the intent of this plan.

Policy BW-39B

Further to Schedule BW-7, Sub Area 9 may be comprised of medium or higher density residential land uses on the northwest side of the site, and general commercial uses south of the interchange. On the south-east portion of the Sub-Area, general commercial or higher density residential land uses may be permitted.

Policy BW-39C

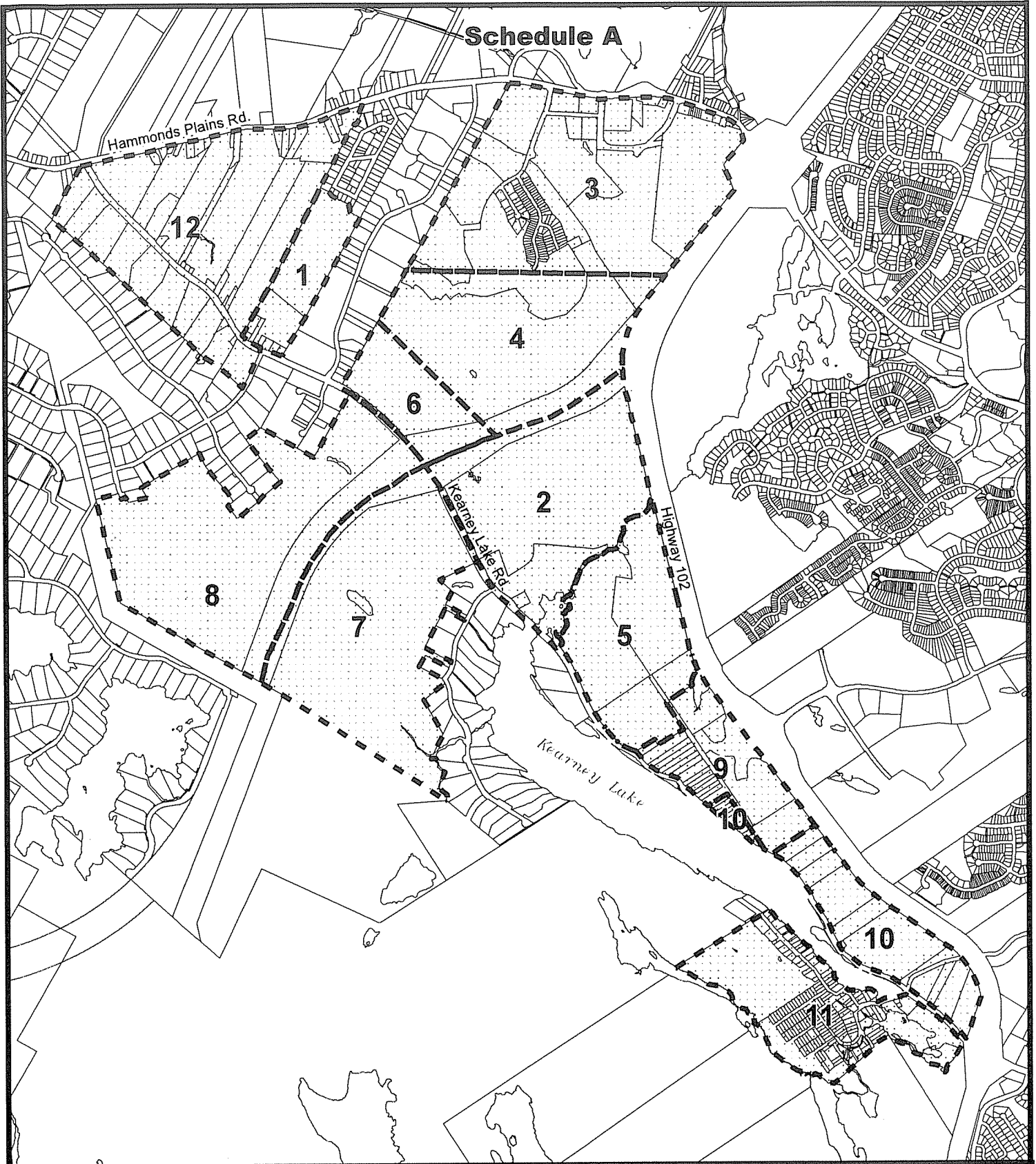
Within the Sub Area, population assigned under BW-16A may be redistributed throughout the Sub Area covered by development agreement provided the intent of the all policies is maintained.”

THIS IS TO CERTIFY that the Municipal Planning Strategy of Bedford which this is a true copy was duly passed at a duly called meeting of the Halifax Regional Council on the _____ day of _____, 2011.

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this _____ day of _____, 2011.

Cathy Mellett
Municipal Clerk

Schedule A



Schedule BW-6



Bedford West Development Sub-Areas



HALIFAX
REGIONAL MUNICIPALITY
Planning Services

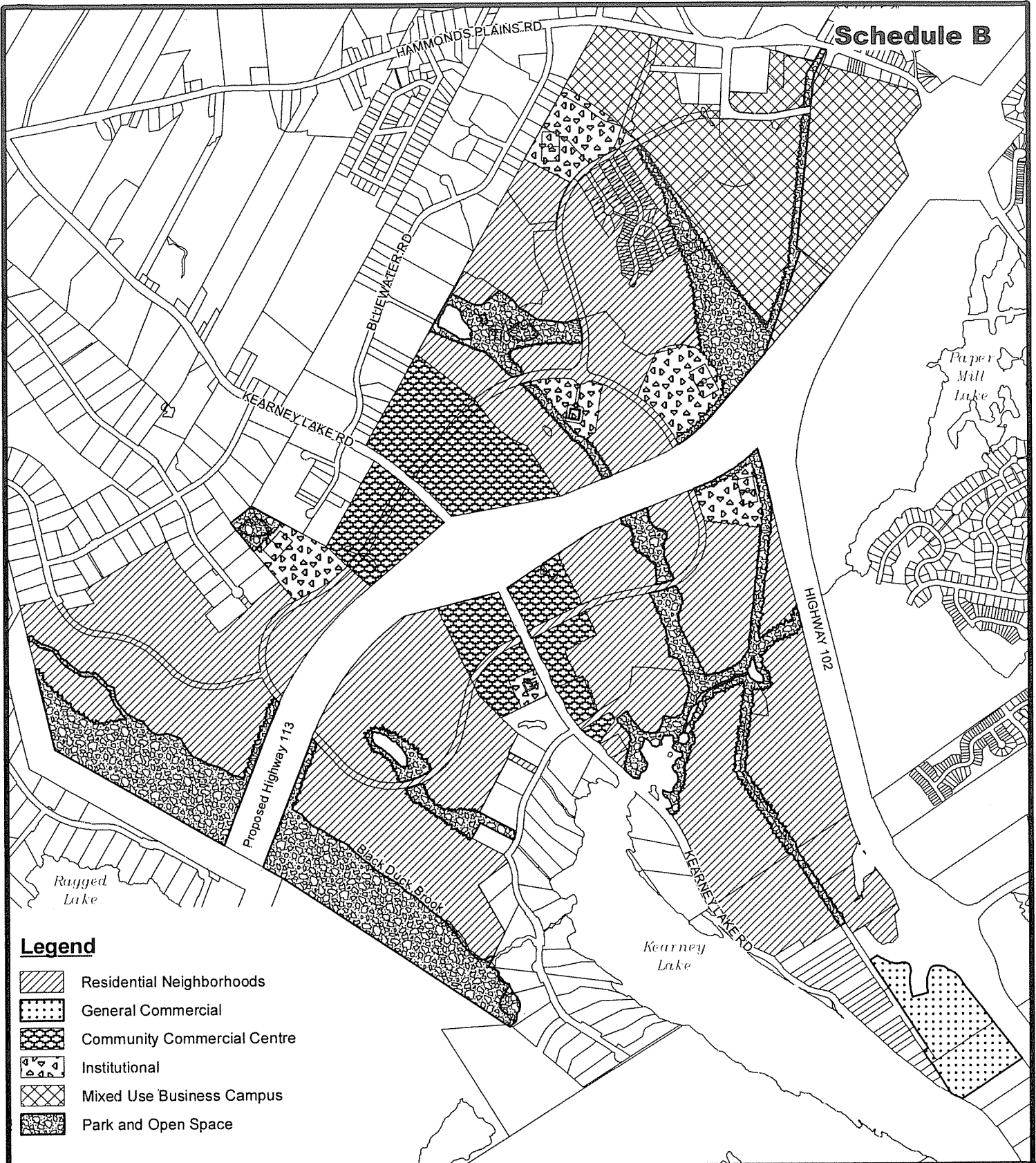


Nov. 15, 2010

HRM does not guarantee the accuracy of any base map information on this map.

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Schedule B



Legend

-  Residential Neighborhoods
-  General Commercial
-  Community Commercial Centre
-  Institutional
-  Mixed Use Business Campus
-  Park and Open Space

**Schedule BW-7
Bedford West Community Concept Plan**



HALIFAX
REGIONAL MUNICIPALITY
Planning Services

Attachment B

Proposed Amendments - Beaver Bank, Hammonds Plains and Upper Sackville MPS

BE IT ENACTED by Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Beaver Bank, Hammonds Plains and Upper Sackville as adopted by the Regional Council on the 26th day of March, 1996, and approved by the Minister of Municipal Affairs on the 17th day of May, 1996, which includes all amendments thereto which have been adopted by the Halifax Regional Municipality and are in effect as of the [INSERT DATE OF HEARING], is hereby amended as follows:

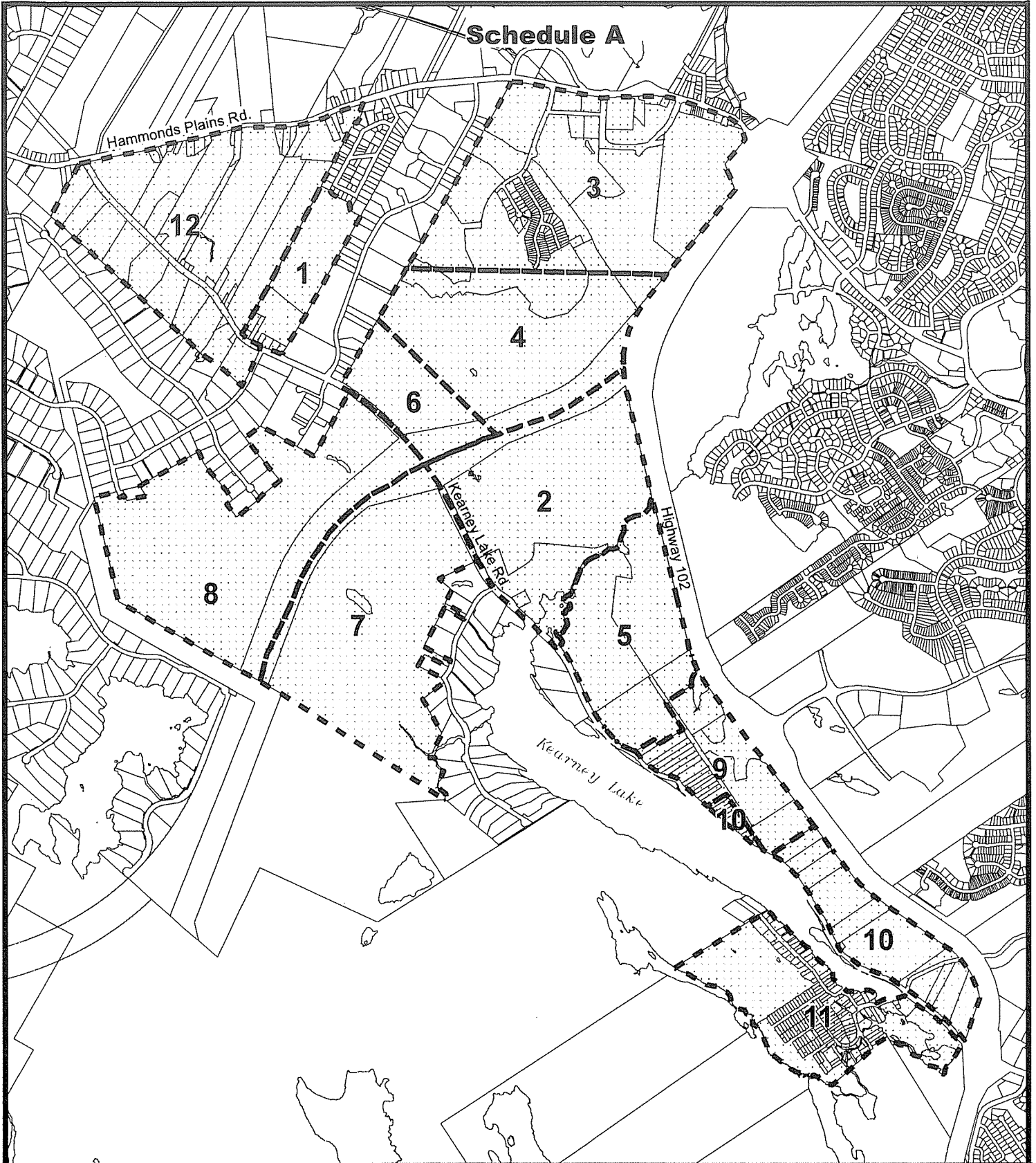
1. Map BW-6, Development Sub-Areas Bedford West of the Bedford West Secondary Strategy shall be deleted and replaced with the attached Schedule A.
2. Map BW-7, Community Concept Plan Bedford West of the Bedford West Secondary Strategy shall be deleted and replaced with the attached Schedule B.

THIS IS TO CERTIFY that the Municipal Planning Strategy of Beaver Bank, Hammonds Plains and Upper Sackville which this is a true copy was duly passed at a duly called meeting of the Halifax Regional Council on the _____ day of _____, 2011.

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this _____ day of _____, 2011.

Cathy Mellett
Municipal Clerk

Schedule A



Schedule BW-6

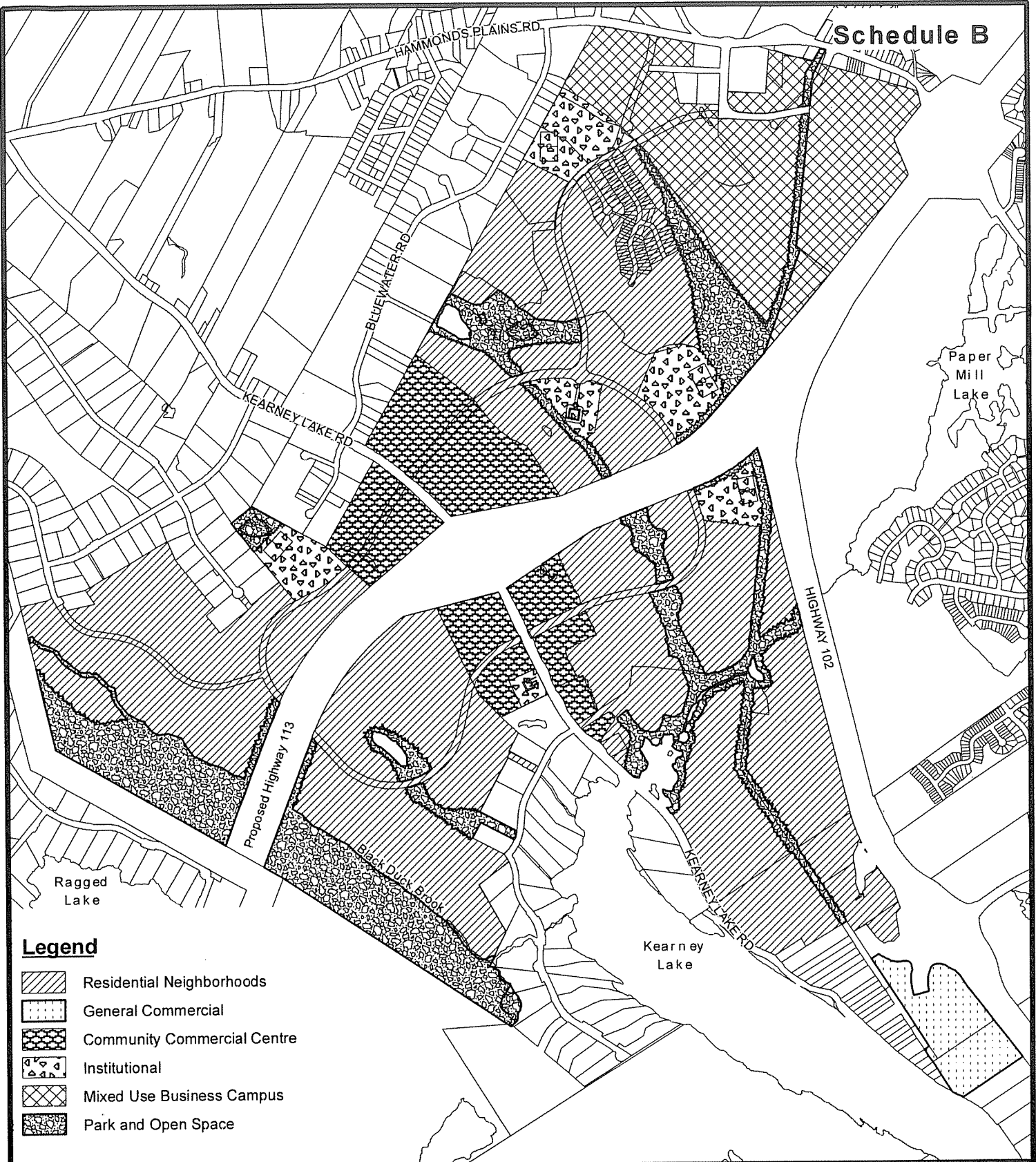
 Bedford West Development Sub-Areas



HALIFAX
REGIONAL MUNICIPALITY
Planning Services



Schedule B



Legend

-  Residential Neighborhoods
-  General Commercial
-  Community Commercial Centre
-  Institutional
-  Mixed Use Business Campus
-  Park and Open Space

**Schedule BW-7
Bedford West Community Concept Plan**



HALIFAX
REGIONAL MUNICIPALITY
Planning Services

Attachment C
Proposed Amendments - Halifax MPS

BE IT ENACTED by Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Halifax as adopted by the Bedford Town Council on the 26th day of March, 1996, and approved by the Minister of Municipal Affairs on the 17th day of May, 1996, which includes all amendments thereto which have been adopted by the Halifax Regional Municipality and are in effect as of the [INSERT DATE OF HEARING], is hereby amended as follows:

1. Map BW-6, Development Sub-Areas Bedford West of the Bedford West Secondary Strategy shall be deleted and replaced with the attached Schedule A;
2. Map BW-7, Community Concept Plan Bedford West of the Bedford West Secondary Strategy shall be deleted and replaced with the attached Schedule B;
3. The following text shall be added to the document following Policy BW-16:

“Policy BW-16A:

The temporary pumping station and forcemain, illustrated as “PS (TEMP)” and “FORCEMAIN (TEMP)” on schedule BW-4, shall be permitted to service a maximum of 6,100 persons where upon the permanent pumping station and forcemain along the Kearney Lake Road must be designed and constructed to service all lands intended to flow to the Halifax Sewage Treatment Plant (as illustrated on schedule BW-4) . This requirement may be waived if:

- a) *the financing for the construction for the permanent pumping station and forcemain has been secured by the Municipality and a time frame for construction agreed upon; and*
- b) *there is sufficient capacity remaining in the temporary pumping station and forcemain to allow for additional sewage discharge to the Mill Cove Sewage Treatment Plant.*

Policy BW-16B

The maximum permitted population for Sub-Area 9 (including portions within the Bedford Municipal Planning Strategy) shall not exceed 1476 persons.”

4. The following text shall be added to the document following Policy BW-20:

“No development agreement shall be entered into for Sub-Areas 5 unless a servicing and phasing plan has been prepared and included in the agreement for the extension of municipal sewer and water services to both Sub-Areas 5 and 9.

Policy BW-20A:

The requirement for a servicing and phasing plan for Sub area 5 may be waived if a development agreement for Sub-Area 9 has been approved prior to an application for Sub-Area 5 and the agreement provides for the extension of municipal services to Sub-area 9 at no cost to the Municipality.”

5. The following text shall be added to the document following Policy BW-21:

“Sub Area 9:

These lands drain towards the proposed sewage pumping station at the outlet of Kearney Lake and encompass the proposed connector road between Kearney Lake Road and the new Larry Uteck Boulevard interchange with the Bicentennial Highway. Lands in the vicinity of the interchange may be suitable for both community commercial and highway commercial uses. The remaining lands may be developed with residential uses. The steep slopes offer challenges to integrating development with the natural environment and opportunities to take advantage of the vistas of Kearney Lake and the forested regions to the west. Comprehensive planning over larger properties is therefore supported with the opportunity for public input in the planning and design process.

The capacity of the temporary pumping station and force main (directing sewage to the Mill Cove Treatment facility) has been sized to service both sub-areas 5 and 9 before a permanent pumping station and forcemain are required to direct sewage to the Halifax Treatment Facility (policy BW-16A. An application may be made to service sub-area 9 from the temporary pumping station provided that all associated servicing costs are assumed by the developers (BW-20A).

Policy BW-21A

A public participation program was undertaken to identify development opportunities and constraints and to facilitate collaboration in preparing a conceptual community design for larger undeveloped parcels within Sub-Area 9. Schedule BW-7 shall form the framework for land use allocation within these portions of Sub-Area 9 and all policies and action taken by the Municipality shall conform to the intent of this plan.

Policy BW-21B:

A comprehensive development district zone shall be applied to larger undeveloped parcels within Sub-Area 9. Commercial uses may be considered on lands in the vicinity of the proposed interchange with consideration given to the criteria of policy BW-21E, except that clause 1 shall

not apply. Residential uses may be permitted on the remaining lands with consideration given to the criteria of policy BW-28, except that clause (a) shall not apply.

Policy BW-21C.

Further to Schedule BW-7, Sub Area 9 may be comprised of medium or higher density residential land uses on the northwest side of the site, and general commercial uses in the center portion of the Sub Area, south of the interchange. On the south-east portion of the Sub-Area, general commercial or higher density residential land uses may be permitted.

Policy BW-21D.

Within the Sub Area, population assigned under BW-16B may be redistributed throughout the Sub Area covered by development agreement provided the intent of the all policies is maintained.

The General Commercial Centre

The General Commercial Designation envisions a built form with a range of commercial, activities and medium to higher density residential. Recognizing the location of the General Commercial Designation adjacent the Larry Uteck Boulevard and the Bicentennial Highway (Highway 102) interchange, the following objectives are intended:

- to provide for general and highway commercial uses;
- to enable a portion of the site to be developed as medium or higher density residential;
- integrate pedestrian access between surrounding residential areas and commercial activities;
- to encourage innovative design and comprehensive planning; and
- to support public transit.

Policy BW-21E:

A range of general and highway commercial, medium and higher density residential, institutional, and recreational uses may be permitted within the General Commercial Centre Designation shown on Schedule BW-7 subject to consideration of the following matters:

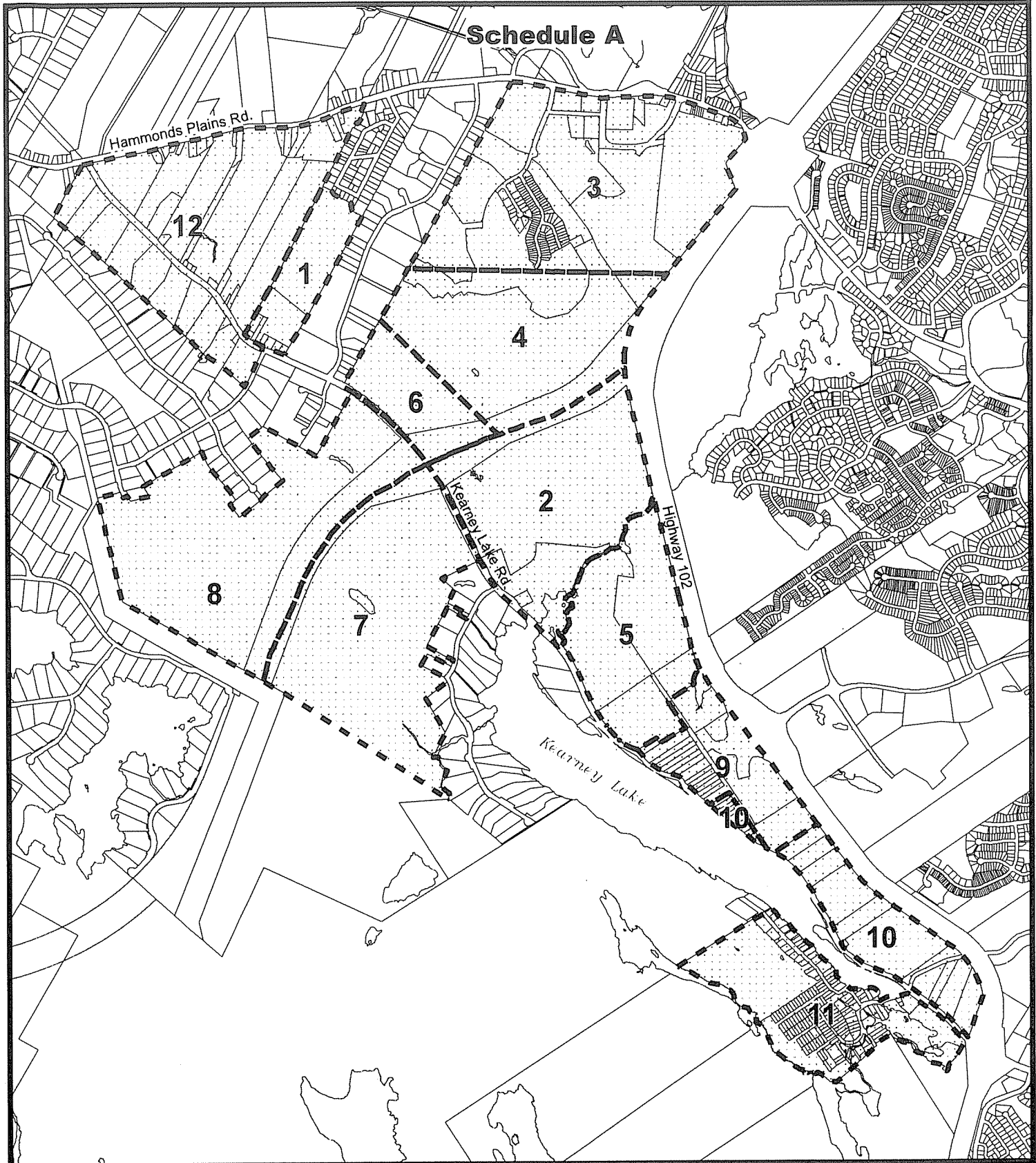
- a) natural vegetation, landscaping or screening is employed around parking areas and measures are employed to provide safe and convenient pedestrian access to the buildings they are intended to serve;*
- b) sidewalks and/or plazas are provided so as to encourage a secure and inviting walking environment throughout the commercial centre and to neighbouring residential neighbourhoods;*
- c) provisions are made for the storage of bicycles;*
- d) exterior materials, street furniture; trees, lighting and landscaping measures are incorporated in buildings to foster an interesting and secure environment;*
- e) the windows, exterior features and materials and signs employed in any building create a sense of interest from public streets;*

- f) the massing, height of buildings and architectural detail contribute to a pedestrian oriented environment; and*
- g) the proposal conforms with all applicable provisions and requirements adopted under this Secondary Planning Strategy regarding environmental protection, the community transportation system and municipal services.*

THIS IS TO CERTIFY that the Municipal Planning Strategy of Halifax which this is a true copy was duly passed at a duly called meeting of the Halifax Regional Council on the _____ day of _____, 2011.

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this _____ day of _____, 2011.

Cathy Mellett
Municipal Clerk



Schedule A

Schedule BW-6

 Bedford West Development Sub-Areas



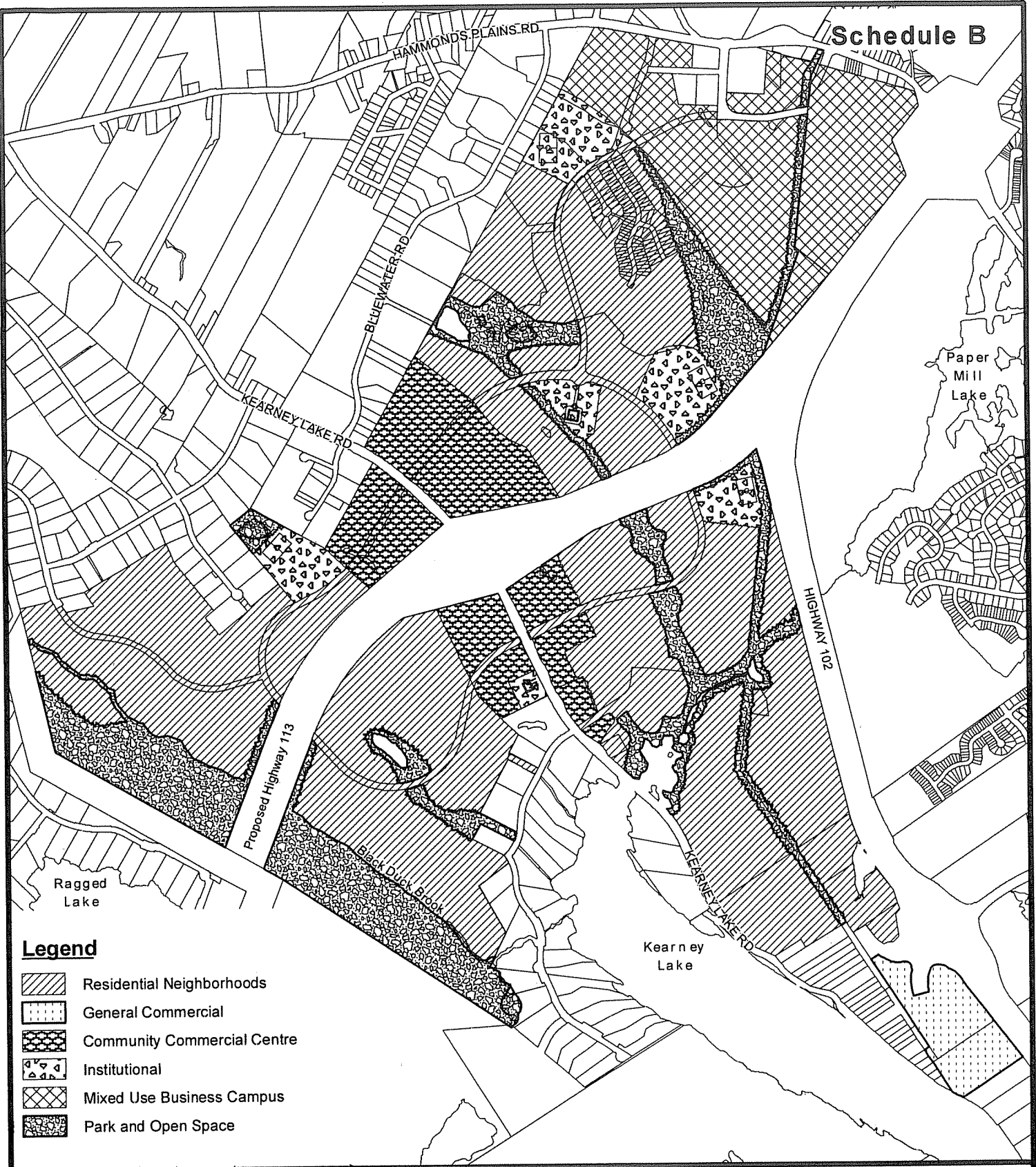
HALIFAX
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Planning Services



Nov. 15, 2010

HRM does not guarantee the accuracy of any base map information on this map.

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Legend

-  Residential Neighborhoods
-  General Commercial
-  Community Commercial Centre
-  Institutional
-  Mixed Use Business Campus
-  Park and Open Space

Schedule BW-7
Bedford West Community Concept Plan



Attachment D
Proposed Amendments - Halifax Mainland Land Use By-law

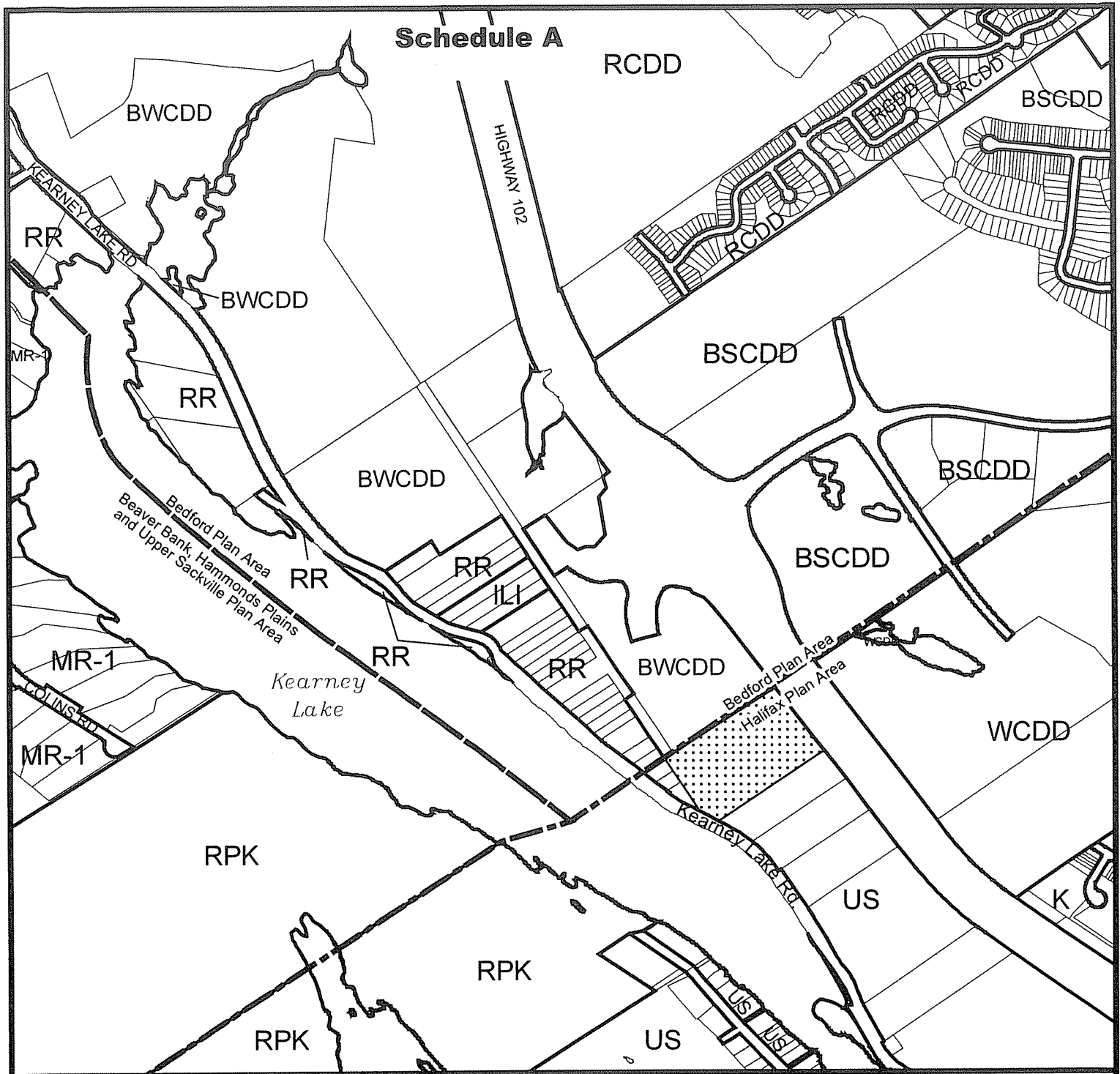
BE IT ENACTED by Regional Council of the Halifax Regional Municipality that the Land Use By-law for Halifax Mainland as adopted by the former Halifax City Council on the 30th day of March, 1978, and approved by the Minister of Municipal Affairs on the 11th day of August, 1978, which includes all amendments thereto which have been adopted by the Halifax Regional Municipality and are in effect as of the [INSERT DATE OF HEARING], is hereby amended as follows:

1. Map ZM-1 Zoning (North Section) shall be amended as shown on the attached Schedule A.

THIS IS TO CERTIFY that the Land Use By-law for Halifax Mainland which this is a true copy was duly passed at a duly called meeting of the Halifax Regional Council on the _____ day of _____, 2011.

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this _____ day of _____, 2011.

Cathy Mellett
Municipal Clerk



**Schedule A
Amendments to ZM-1 (North Section)**



 Area to be rezoned from US (Urban Settlement) to BWCDD (Bedford West Comprehensive Development District)

Bedford Zones

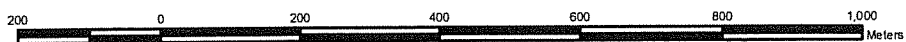
- RSU Single Dwelling Unit Zone
- RR Residential Reserve Zone
- ILI Light Industrial Zone
- RCDD Residential Comprehensive Development District
- BWCDD Bedford West Comprehensive Development District
- BSCDD Bedford South Comprehensive Development District

Beaver Bank, Hammonds Plains and Upper Sackville Zones

- MR-1 Mixed Resource Zone
- BWCDD Bedford West Comprehensive Development District
- RPK Regional Park Zone

Halifax Zones

- US Urban Settlement Zone
- WCCD Wentworth Comprehensive Development District
- RPK Regional Park Zone



Attachment E
Proposed Amendments -- Regional Subdivision By-law

BE IT ENACTED by Regional Council of the Halifax Regional Municipality that the Regional Subdivision By-law for Halifax Regional Municipality as adopted by the Council of Halifax Regional Municipality on the 27th day of June, 2006, and approved by the Minister of Municipal Affairs on the 26th day of August, 2006, which includes all amendments thereto which have been adopted by the Halifax Regional Municipality and are in effect as of the [INSERT DATE OF HEARING], is hereby amended as follows:

1. Schedule N, Map BW-1 shall be deleted and replaced with the attached Schedule A;
2. Schedule N, Clause 4 shall be amended by deleting the text “and residential development in sub-area 9”
3. Schedule N, Clause 4 shall be amended by deleting sub-section (3) and replacing it with the following text:
 - “ (3) The infrastructure charge for the Bedford West charge area shall be \$ 29,969. per acre for sub area 6.
 - (4) The infrastructure charge for the Bedford West charge area shall be \$ 21,702. per acre for sub area 9.

THIS IS TO CERTIFY that the Regional Subdivision By-law for Halifax Regional Municipality which this is a true copy was duly passed at a duly called meeting of the Halifax Regional Council on the _____ day of _____, 2011.

GIVEN under the hands of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this _____ day of _____, 2011.

Cathy Mellett
Municipal Clerk

Schedule A



Schedule N

Map BW-1

 Bedford West Development Sub-Areas



HALIFAX
REGIONAL MUNICIPALITY
Planning Services



Attachment F
Draft Minutes of Public Meeting – July 15, 2010

NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING
MINUTES
July 15, 2010

PRESENT: Ms. Ann Merritt, Chair
Mr. Walter Regan
Councillor Outhit
Councillor Hum

REGRETS: Councillor Harvey
Mr. David Merrigan

STAFF: Mr. Andrew Bone, Senior Planner
Ms. Thea Langille, Supervisor, Planning Applications
Ms. Jacqueline Belisle, Planner
Ms. Gail Harnish, Admin/PAC Coordinator

**ALSO IN
ATTENDANCE:** Mike Hanusiak, Clayton Developments
Dick Miller, Clayton Developments
Kevin Neatt, Clayton Developments
Roger Burns, Cresco

CALL TO ORDER

Ms. Ann Merritt, Chair of the North West Planning Advisory Committee, called the meeting to order at approximately 7:00 p.m. at the Keshen Goodman Library, 330 Lacewood Drive, Halifax. She introduced members of the Committee, councillors and staff in attendance, and welcomed members of the public to the meeting.

CASE 16104 - APPLICATION BY WEST BEDFORD HOLDINGS LIMITED, FOR THE LANDS OF WEST BEDFORD HOLDINGS AND HALIFAX WATER, TO AMEND THE BEDFORD WEST SECONDARY PLANNING STRATEGY.

Staff presentation

Mr. Andrew Bone, Senior Planner, advised the purpose of tonight's meeting is to get feedback on two planning applications. No decisions will be made tonight.

Mr. Bone reviewed the planning process for both applications:

- an initiation report was tabled with Halifax Regional Council
- Regional Council initiated the planning process to consider proposed amendments to the Bedford West Secondary Planning Strategy
- tonight we are holding the public meeting
- staff will do a detailed review of the application
- a staff report will be tabled with the North West Planning Advisory Committee who will make a recommendation to North West Community Council
- Community Council will provide its recommendation to Regional Council
- Regional Council will decide whether or not to give first reading and to schedule a public hearing
- if they proceed, the public hearing is held by Regional Council
- if the amendments are approved by Regional Council, they are forwarded to the Province for review
- after review by the Province, a notice of approval ad is placed in the newspaper.

Mr. Bone presented the application by West Bedford Holdings Limited, for the lands of West Bedford Holdings and Halifax Water, to amend the Bedford West Secondary Planning Strategy (MPS), by expanding the boundary for Sub-Areas 5 and reducing the boundary for Sub-Area 9, and create a revised community concept plan and policy for the revised Sub-Area 5.

Presentation by applicant

Mr. Kevin Neatt, Planner with Clayton Developments, advised West Bedford Holdings was a partnership between Cresco and Clayton Developments.

Mr. Neatt advised for Area 5 they are taking this boundary (pointed out) and extending it to the right. There are a variety of reasons for that. They want to keep the same residential land use and extend it over. They are not looking for a change in density; it is still 6 persons per acre (ppa). They are happy with the residential policies in place to-date. They are spreading this residential designation over on these lands. That incorporates approximately 15 acres.

There are policies in the document that speak to the type of development in this area. Larry Uteck Boulevard West bisects the property through here (pointed out) which creates its own type of challenge. The MPS also states you cannot have single units or driveways off this collector road. There is a wet area and a brook that flows down through the area. This area does not flow towards the south, it flows towards the north and to this area (pointed out). That tells us that this

115 acres needs to be rationalized because of transportation and infrastructure as one component, which they have done.

Mr. Neatt pointed out the areas designated for low residential density, townhouses, community commercial, and higher density multiple residential. In order to rationalize the road network, you have to do it as one.

Mr. Mike Hanusiak advised the transportation component of the capital cost charge for West Bedford was approved last year. It is intended that this road be started in the next 2-3 years. This property (pointed out) is under the ownership of Halifax Water. As an adjacent property owner they agreed to acquire these lands and consequently they have been working with HRM Transportation staff to design this alignment. They are now into the final details of the vertical and horizontal alignment of this road and where it interfaces with Kearney Lake Road. The intention is that the bulk of the traffic from Kearney Lake is intended to keep going seamlessly up to the new interchange. Kearney Lake Road will tee into this road.

As for the water and sewer, the Water Commission has asked West Bedford Holdings to begin the process to design and construct the trunk infrastructure. They understood documents have gone out to the various property owners in the West Bedford area, and they intend to appear before the Board of Directors of the Water Commission this summer with a view to having the matter to the Utility and Review board sometime in the fall. They would like to start construction of the trunk in late 2011.

Questions/comments by members of the public

Mr. Ken McLeod asked if there was any details in terms of what would happen with the rest of Sub-Area10.

Mr. Bone advised this application only deals with Sub-Areas 5 and 9. We do not have an application yet for Sub-Area 10. Some of the areas have multiple landowners, who have to get together, which complicates the process. Sub-Area 10 has multiple landowners. Cresco does control some lands in Sub-Area 10 but not all of them.

Mr. Bone noted there was reference in his presentation to multiple unit dwellings. That primarily relates to the transportation component. The plan calls for a series of multiple unit buildings.

Mr. Roger Hamshaw asked about the original land use.

Mr. Bone responded when the West Bedford plan was created in 2006, there was a single landowner, the Annapolis Group. The area being proposed to be joined in did not have any designation.

Mr. Bone noted the designation is residential, which would include multiple unit residential in this area (pointed out). Some multiple unit buildings have to happen in that area from a municipal standpoint.

r:\reports\MPS Amendments\Bedford\16104 and 16106

It was commented from an aesthetical point of view, there might be other sites that would be better that do not interfere with the viewplanes of the lake.

Ms. Wendy McDonald asked if small neighbourhood commercial was a consideration in this sub-area.

Mr. Bone responded it is intended to be small scale commercial. The proposal is to put some in here (pointed out – near Kearney Lake Road and in the interchange connector road)) which is enabled under MPS policy. He was not sure whether that could include houses at this point as we have not gotten to that level of detail yet.

Ms. McDonald noted that is something she has seen in recent developments.

Mr. Bone responded mixed use commercial and residential is certainly in the forefront of a lot of developments. If she thought that was a good idea, he encouraged her to include that on the comment sheet.

Ms. McDonald noted the non-disturbance area includes a large wetland.

Mr. Bone responded it is 30m back from Kearney Run. Also, there is a watercourse that comes up through the middle of the property to the wetland which is primarily outside this sub-area and then there is a brook that comes down here (pointed out).

Mr. Ken McLeod commented he saw a lot of density and was concerned about the increased capacity on the Kearney Lake Road.

Mr. Bone noted when the master plan was done, it was based on an assumption of 20 persons per acre. The traffic study would have looked at that.

Mr. McLeod asked if the Kearney Lake Road would remain as two lanes.

Mr. Bone advised there are upgrades associated with the capital costs being collected for this area. He would be looking at what upgrades are to happen and the timeframe.

Mr. Mark Moore asked how many people would occupy this land once it is developed.

Mr. Bone responded 115 acres x 20 ppa = 2300 people. Typically it is assumed that a single, duplex and townhouse would have 3.35 persons per household, and a multiple unit dwelling would have 2.25 persons.

An individual asked if consideration was given to public transportation.

Mr. Bone advised the entire West Bedford area is transit oriented and Metro Transit was involved in the original plan. This is an urban area that is identified for transit services. Density will support transit.

An individual asked if there was any plan to upgrade the Hammonds Plains Road.

Mr. Bone responded there are plans to widen the Hammonds Plains Road and a portion of Kearney Lake Road.

Mr. Hanusiak pointed out the area of the Kearney Lake Road that would be widened to four lanes under the capital cost charges over the next 20 years. Every lot developed in Bedford West pays a capital cost charge towards that. The intention is to divert the bulk of the traffic. On the Hammonds Plains Road, there are two phases of widening. The first section was to accommodate RIM, and the second part which was completed was from Innovation Drive to Gary Martin Drive. The long-term intention is to widen up to Bluewater Road.

Mr. McLeod asked if there are any traffic studies on what is already coming down the Kearney Lake Road.

Mr. Bone advised the master plan study would have included that based on the assumptions of the day.

Mr. McLeod indicated they are get a lot of traffic originating from Halifax coming down the Kearney Lake Road.

CASE 16106 - APPLICATION BY WEST BEDFORD HOLDINGS LIMITED, FOR THE LANDS OF CRESCO HOLDINGS LIMITED, TO AMEND THE BEDFORD WEST SECONDARY PLANNING STRATEGY.

Staff presentation

Mr. Bone presented the application by West Bedford Holdings Limited, for the lands of Cresco Holdings Limited, to amend the Bedford West Secondary Planning Strategy, by expanding the boundary for Sub-Area 9 and reducing the boundary for Sub-Area 10, and create a revised community concept plan and policy for Sub-Area 9.

Presentation by applicant

Mr. Neatt pointed out the areas they were hoping to move between Sub-Areas 9 and 10.

When Council approved the capital cost contribution about a year ago for the transportation, they set a figure of 23.6 acres for general commercial in the vicinity of the interchange.

They tend to talk about 6 units per acre, which they try to equate back to population, which translates to 1476 people. They try to fill the pipe as they are designed and planned. There are several different ways of using that pipe capacity. The planning document says 23.6 acres of commercial should go there but you can move that population around as long as you do not exceed the capacity. The numbers for commercial have not changed.

They will need a stormwater facility to manage the stormwater flows.

Mr. Neatt presented three different examples of how to develop the area.

Mr. Neatt pointed out the main line from Pockwock, noting it is prudent not to go anywhere near it as it is not easily removed. The grades are not workable to get a road across the property to integrate them. He pointed out an area where public infrastructure would go which they have to start planning for.

Mr. Hanusiak stated amendments to the MPS are not taken lightly and there has to be good justification for doing them. If you were to read the MPS, this was the original design of the Larry Uteck interchange. This design was taken off from the Highway 102/Lacewood interchange which has a diamond configuration. The Department of Transportation took over the jurisdiction of the design of the interchange and came up with the concept of the roundabouts. As a consequence of that design, the Province said they would not allow any commercial driveways to service this parcel of land. That land is owned by Cresco. To accommodate the round-about, it involves about 7 acres of land. They have lost 3 acres of commercial land and the access to that remaining land for commercial. The request by Cresco is driven by the physical condition of the land and the loss of commercial. For economical reasons, it is important for Cresco to make sure the original 23.6 acres of land is still in place and that the capital cost contributions is modeled on 23.6 acres of commercial. The plan for down here (pointed out) is to take these lands and create an either/or situation.

Questions/comments by members of the public

Ms. Mary Ann McGrath commented it depends on what they are doing with the road access off the round-about. In the first segment of the evening, the question was raised about traffic on that section of Kearney Lake Road that runs along the side of the lake. They spent years working with Clayton Developments on the concept of calming that section of Kearney Lake Road and rerouting the inbound traffic. Anything that happens there has the potential to increase the traffic again which caused her some concern.

Mr. Bone indicated an area that would be a cul de sac.

An individual stated on that basis she would vote for the option at the bottom.

Mr. McLeod referenced commercial property not being allowed to access Kearney Lake Road. In all likelihood, other commercial traffic would use the major traffic road. It would be up to Traffic Services to determine truck routes. They should reflect the goals of the traffic calming.

Mr. Hanusiak advised the area in red would not have direct access to the green area (the Kearney Lake Road). The access will be to the round-about. All of this area (pointed out) will have to have a master stormwater plan which is now being prepared.

Ms. McGrath asked if any part of this property gets up to the area of the cement site. There is the potential for a lot of pollution buried underground.

Mr. Hanusiak indicated it is next door. That property is not part of this application. There is no intention for water to flow off their site in the direction of the property being referenced.

Mr. Walter Regan stated he was very concerned that the possible contaminated ground be addressed in the documents. It should be investigated and any contaminated grounds removed. That should be part of the negotiations that the landowners have to have.

Mr. Regan asked if they could get the developer to pay for a walkway culvert under the 102 Highway. He understood the interchange has a walkway across it.

Mr. Hanusiak responded no. It is all public open space down both sides of the public run. It is not for them to say there should be a walkway; that is a decision for the local community. There are flooding issues and safety concerns.

ADJOURNMENT

The meeting adjourned at approximately 8:30 p.m.

Attachment G

Draft Bedford Waters Advisory Board Report from September 8, 2010 Meeting

North West Community Council

TO: Councillor Richard Harvey, Chair & Members of North West Community Council

SUBMITTED BY:

Mr. Rick Hattin, Chair

Bedford Watershed Advisory Board

DATE: September 30, 2010

SUBJECT: **Case 16104: Development Agreement for Bedford West - Sub Area 5, Bedford**

ORIGIN

The Bedford Watershed Advisory Board meeting held on September 8, 2010.

RECOMMENDATION

The Bedford Watershed Advisory Board recommends that North West Community Council:

1. Approve the recommended boundary changes to Sub Areas 5, 9 and 10, Bedford West, Bedford, Nova Scotia.

BACKGROUND/DISCUSSION

A memorandum and presentation was submitted to the Bedford Watershed Advisory Board at its September 8, 2010 meeting. The Bedford Watershed Advisory Board accepted the presentation provided to the Board by West Bedford Holdings Limited, the Master Stormwater Management Plan for West Bedford Sub-Areas 5 & 9 and requested that the proposal be forwarded to North West Community Council.

BUDGET IMPLICATIONS

None associated with this report.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

Not applicable with this report.

ALTERNATIVES

Not applicable with this report.

ATTACHMENTS

None.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Melody Campbell, Legislative Assistant
