

**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES**

March 1, 2006

- PRESENT:** Ms. Barb Grant, Vice Chair
Mr. Walter Regan
Mr. Joel Matheson, Chair
Mr. George Murphy
Ms. Ann Merritt
Councillor Harvey
Councillor Goucher
Mr. Warren Hutt
- REGRETS:** Ms. Gloria Lowther
Mr. David Grace (absent)
- STAFF:** Ms. Gail Harnish, Admin/PAC Coordinator
Mr. Paul Morgan, Planner
Ms. Thea Langille - Hanna
Ms. Stephanie Parsons, Legislative Assistant

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1. CALL TO ORDER

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

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

MOVED by Mr. Regan, seconded by Ms. Grant that the order of business be approved. MOTION PUT AND PASSED.

3. APPROVAL OF THE MINUTES

MOVED by Ms. Merritt, seconded by Mr. Murphy that the minutes of February 6, 2006 be approved as circulated. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. REPORTS

5.1 Bedford West Secondary Planning Strategy and Business Campus Zone

C A staff report dated February 17, 2006 was before the Committee for consideration.

Mr. Paul Morgan, Planner introduced the following persons in attendance:

- C Tony Tucker, Chair, Bedford West Public Participation Committee
- C Maureen Donovan, President of the Dakin Company Ltd.
- C David Nantes, Vice President, Annapolis Group
- C Mike Lacock, Annapolis Group
- C Soori Yakamorian, Annapolis Group
- C Robert MacPherson, Kimberley Lloyd

Mr. Morgan advised the Committee of the following:

- C The Bedford West Public Participation Committee was established to oversee the public participation process and help staff to prepare the policy framework of the Bedford West Secondary Planning Strategy. The Committee consisted of four members of the Bedford Polling District and two representatives each of the Prince's Lodge/Clayton Park and Hammonds Plains Polling Districts.
- C If the Bedford West Secondary Planning Strategy is approved, the policies will be adopted as secondary planning strategies within each of the three community planning strategies which govern the study area Bedford, Halifax and Hammonds Plains area.

He proceeded to provide an overview of the public participation process and the background of the Bedford West Secondary Planning Strategy as per the draft Bedford West Secondary Planning Strategy dated December 2005 and highlighted the Environmental Protection, Municipal Services and Land Use Policies.

A brief discussion ensued regarding controls to ensure that the funding for the building of collector roads and interchanges are in place. Councillor Goucher advised that infrastructure costs are shared between HRM, the developer and the Province. Mr. Morgan noted that approval of the sub areas are contingent on the availability of municipal services.

Mr. Regan noted for the minutes that the process does work and that staff did a great job on the report.

Committee members asked a variety of questions the following concerns were noted:

1. **Buffers** - The 20-ft setback from the watercourses should be turned over to HRM as a buffer, to ensure public access to the watercourses. It was suggested that a 100-metre buffer should be the minimum.
2. **Sanitary Sewer Treatment Capacity** - There may not be enough capacity at the Mill Cove Plant with the addition of this development.
3. **Traffic Flows and Transit Implementation** - The traffic generated from the proposal requires an efficient transportation plan, public transit it needs to be in place as the area is developed.
4. **Architectural and Landscaping Controls** - There maybe a need for more architectural and landscaping controls on the business campus to ensure tree retention occurs, due to the fact that only a site plan approval is required. Further that the permitted uses are restrictive enough.

In response to various questions/concerns raised by the Committee, Mr. Morgan advised/clarified the following:

- C The setbacks on the main watercourses exceed the 67-ft requirement as proposed in the draft Regional Plan.
- C The Bedford Watershed Advisory Board has recommended against the installation of fish ladders as it may affect the park around Paper Mill Lake.
- C The Business Campus area designation can be changed to a residential designation, which would be subject to a development agreement. There would be separate development agreements for each residential sub area.
- C There are architectural controls borrowed from the Sackville Secondary Strategy as well as site plan approval.

- C Environmental Management Services and Planning staff are reviewing the sanitary sewer treatment capacity at Mill Cove. It is to his understanding that there is enough capacity at this time. There is the potential to upgrade the infrastructure in the future when the Bedford West Strategy is completely built out,
- C There is the potential for the integration of a variety of transportation systems, such as park and ride, fast ferries and a rapid transit system.

Mr. Regan suggested the following:

- C That the developers be charged \$20,000 for each lot, for capital overhead.
- C That floodplains be transferred to HRM.
- C That the culverts be three sided or bottomless and that re-development flow rates are maintained along the watercourse wherever possible
- C All non disturbance areas should be turned over to HRM.
- C Slopes should be reduced from 25 percent to 15 percent.
- C All streets should have sidewalks.
- C The park should not be used for stormwater management.

Mr. Regan further asked if it was possible to run the sewer line from Bedford West up to Dufflin Park.

In response to Mr. Regan, Morgan advised of the following:

- C Lot service charges are still being negotiated, affordable housing needs to be taken into consideration as developers would pass those cost onto potential home/land owners. HRM can only charge for infrastructure upgrades that is required to service the development.
- C A portion of Annapolis Group Inc. and HRM lands are in the Sandy Lake Watershed. A detailed Stormwater Management Plan would be required before anything can be built in this area. A new study would be required to determine that there would be no effect on the Susie Lake area if development were to occur.
- C The detailed design of the culverts has not been reviewed. However, the idea of using three-sided culverts and bottomless culverts are worth considering.
- C The running of the sewer line from Bedford West up to Dufflin Park is being considered by Environmental Management Service.

MOVED by Mr. Murphy, seconded by Walter Reagan that North West Planning Advisory Committee recommend that North West Community Council recommend that Regional Council:

1. **Approve the draft Bedford West Secondary Planning Strategy, presented as Attachment "C" of the staff report dated February 17, 2006 and the Bedford**

West Business Campus zone presented as Attachment D, further that staff give consideration to the following concerns:

- C protection to buffer zones**
 - **availability of sewage treatment plant capacity**
 - **traffic flows and transit implementation**
 - **greater architectural and landscaping controls in the Bedford West Business Campus (BWBC) Zone**
- 2. North West Community Council establish an area Advisory Committee for Bedford West with terms of reference similar to the Paper Mill Lake advisory Committee.**
- 3. North West Community Council endorse a neighbourhood park dedication within the Bedford West Master Plan Area in honour of Grant Mosher, a former member of the Bedford West Public Participation Committee.**

MOTION PUT AND PASSED.

5. STATUS UPDATES

6.1 Monthly Status Sheet

- C A copy of Central Region status updates for planning applications were submitted for information.**

No discussion.

6.2 Decisions of Community Council

- C A copy of an email dated February 24, 2006 providing the decisions of the North West Community Council Meeting of February 23, 2006 was submitted for information.**

No discussion.

6. ADDED ITEMS - NONE

7. NEXT REGULAR MEETING DATE - April 5, 2006 Lebrun Centre

8. ADJOURNMENT

The meeting adjourned at 8:42 p.m.

Stephanie Parsons
Legislative Assistant