

NORTH WEST PLANNING ADVISORY COMMITTEE  
PUBLIC MEETING  
MINUTES  
December 10, 2009

PRESENT: Ms. Ann Merritt, Chair  
Ms. Jessica Alexander  
Mr. Walter Regan  
Mr. Marc Keats  
Councillor Robert Harvey

REGRETS: Ms. Gloria Lowther  
Mr. John Zobaric  
Mr. David MacLean  
Mr. Robert Wooden

STAFF: Andrew Bone, Senior Planner  
Ms. Melody Campbell, Legislative Assistant  
Ms. Paulette Campbell, Legislative Support

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**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. at the Sackville Heights Community Centre, 45 Connolly Road, Sackville, NS

Ms. Ann Merritt, introduced the Committee and welcomed the public to the Information Meeting.

**2. CASE 01323: PROPOSED AMENDMENTS TO THE BOUNDARY LINES BETWEEN THE SACKVILLE PLAN (MPS) AND THE SACKVILLE DRIVE PLAN (SPS) TO FOLLOW THE RIGHT OF WAY FOR WALKER AVENUE AND TO APPLY THE R-1 ZONE TO 696 OLD SACKVILLE ROAD, SACKVILLE.**

Mr. Andrew Bone introduced himself and outlined Case 01323. He advised those in attendance that the meeting is an information exchange and that no decision on the proposal will be made at this time.

Ms. Ann Merritt advised the public of the ground rules of the meeting and requested that anyone who wanted to speak to proposed amendments come forward.

**Mr. Glen Burt, Lower Sackville**, questioned whether consideration has been given to the ravine at the end of the land, as it is a natural water course that runs off the south end of property. Mr. Bone responded that he is aware of the ravine, adding that it may impact where a home can be built since there is an automatic twenty metre set back from a water course. He advised that the Department of the Environment must determine if it is a watercourse. He advised that the water area can be infilled only if it is not considered a water course.

**Mr Jim Murphy, Lower Sackville**, advised that he is always in favour of R1 zoning, however he was concerned about R1 zoning across from large scale developments. Mr. Murphy went on to say that if HRM is looking at the long term plans of this street it is not a good idea to build across from a large scale zoning area. Mr. Bone advised that R1 is the only zone we can easily apply to this property. He noted that the benefit would be that the land will contain single family, newly built homes.

**Mr. Glen Burt, Lower Sackville**, raised concern that the homes built may become rental properties as it is so closed to Large Scale Zoning. Mr. Bone responded the HRM can only speak to the zoning not the types of homes.

**Mr. Jim Murphy, Lower Sackville**, advised that he would like to see both sides of the street be zoned as R1.

**Ms. Joanne Walker, Lower Sackville**, questioned whether HRM has received a building proposal. Mr. Bone stated that HRM has not received a proposal at this point.

**Ms. Judy Murphy, Lower Sackville**, questioned the current zoning. Mr. Bone advised that the land is currently zoned for large buildings although he added that the lands are too small for large buildings. He stated that if the zoning were to stay the same, the property would be useless for development.

**Mr. Glen Burt, Lower Sackville**, stated that the strip of property, as it is now, can be considered a type of buffer zone. Mr. Burt went on to say that in regard to this property HRM has the opportunity to make this a better situation for property owners and that the area could be kept a buffer zone. He suggested creating park land adding that this would be the best use of the land. He stated that there are other viable options for which this strip of land could be useful. He added that the community would want land used in the best capacity for the street. Mr. Bone responded that it is not a buffer zone, and that the current zoning is to allow for commercial development. He added that the Municipality does not, under normal situations, create a zone that cannot be built on.

Councillor Harvey advised that the strip of land is orphaned since the street was built over thirty years ago. He added that the lands were zoned commercial when Sackville Drive was zoned, and now HRM has brought forward the application to rezone the lands that were left at that time.

Mr. Andrew Bone advised that single dwelling homes can create a safer community by having more residents on the street.

**Ms. Judy Murphy, Lower Sackville**, inquired whether the residents of Old Sackville Road could now have a road built through the back area. Mr. Bone explained that HRM does not like building additional streets adding that the cost and servicing prospective is very high.

**Mr. Glen Burt, Lower Sackville**, inquired whether HRM can implement a buffer restriction on the two Large Scale zoned lots across the street by planting trees and landscaping. Mr. Bone stated that there are no restrictions as long as the land owners meet the terms of the zoning.

**Mr. Glen Burt, Lower Sackville**, noted that the property now is being used as a dumping ground for big boulders and that the property is very unsightly.

In response to a question by Ms. Merritt, Mr. Bone stated HRM is not planning to build a road through the back of Old Sackville Road, although HRM can not regulate which way a street goes as the final design is up to the developer. He added that streets built by

private builders and are required to meet HRM requirements.

**Mr. Glen Burt, Lower Sackville**, asked if the planning department deals with development until completion. Mr. Bone advised the Planning and Development departments work together, with the Development Department working with the Developer until completion.

**Mr. Glen Burt, Lower Sackville**, says that he is in favour for turning that parcel of land into an R1 Zone, adding that he would like the Planning Department to look at the whole area especially the areas zoned Large Scale.

**Mr. Jim Murphy, Lower Sackville**, reiterated the discontent with the Large Scale zoning on the property across from the street and he requested that this area be looked at for rezoning. Councillor Harvey advised that this land is already owned and is zoned as Large Scale. The only way for the land to be rezoned would be for the property owners to request the rezoning. He added that HRM does not down zone unless requested by the land owner, and he noted that if HRM were to down zone it could be extremely expensive to HRM.

### **3. CLOSING COMMENTS**

As there were no other speakers, Ms. Ann Merritt thanked the residents for their input to the process and outlined the process and timeline for the application as it proceeds to Regional Council.

### **4. ADJOURNMENT**

The meeting was adjourned at 8:20 p.m.

Paulette Campbell  
Legislative Support