

NORTH WEST PLANNING ADVISORY COMMITTEE  
PUBLIC MEETING  
MINUTES  
September 30, 2010

PRESENT: Ms. Ann Merritt, Chair  
Mr. Walter Regan, Vice Chair

REGRETS: Ms. Jessica Alexander

ABSENT: Ms. Gloria Lowther  
Mr. Marcel Parsons  
Mr. Robert Wooden  
Mr. David Merrigan  
Mr. David MacLean  
Councillor Harvey  
Councillor Outhit

STAFF: Ms. Jennifer Chapman, Planner, Planning Applications  
Mr. Jamie Hannam, Halifax Water  
Ms. Thea Langille, Supervisor Planning Applications  
Ms. Melody Campbell, Legislative Assistant

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**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. at the Church of the Good Shepherd, 28 Trinity Lane, Beaver Bank.

Mr. Ann Merritt, Chair, of the North West Planning Advisory Committee, introduced the Committee and welcomed the public to the Information Meeting.

**2. Case 16423 - HRM initiated request to amend the Municipal Planning Strategy and Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville to add a new zone that will be applied to lands in the Monarch subdivision and discharge the existing development agreement. Lands in the Rivendale subdivision will also be rezoned.**

Mr. Jamie Hannam, Halifax Water, provided an update on the Water Servicing Project. Ms. Jennifer Chapman, Planner with the Halifax Regional Municipality, provided the background and a presentation on Case 16423 - HRM initiated request to amend the Municipal Planning Strategy and Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville to add a new zone that will be applied to lands in the Monarch subdivision and discharge the existing development agreement. Lands in the Rivendale subdivision will also be rezoned.

Ms. Chapman stated that staff have prepared a survey and requested that those in attendance to fill it out and she requested that those in attendance pass on the survey to any residents in the area affected by this case. She advised members of the public that this meeting is an information exchange and that no decision on the case would be made at this time.

The floor was opened for the members of the North West Planning Advisory Committee to present any questions regarding the proposal. There were no questions of clarification from Committee members.

Ms. Merritt advised the public of the ground rules of the meeting and requested that anyone who wanted to speak to proposed amendments come forward. The floor was opened for comments from the public.

**Ms. Kelly Peckham** questioned the types of zoning being considered. Ms. Langille, Supervisor, Planning Applications, advised that there are currently four different types of zones in the area. She added that staff are requesting residents' input and will consider zoning that will work best for the community.

**Ms. Sherry Best** raised concern regarding Wingate Drive. She suggested that Wingate

Drive should not be considered in the Monarch Rivendale subdivision. She advised that her property is zoned as a MU-1 and wants it to remain zoned as such. She stated that she and her husband bought their land so they could have livestock and a barn which is permitted under MU-1 zoning. She added that a trucking company operates down the road.

**Mr. Daniel Sequin** questioned the obligations relating to covenants. Ms. Chapman advised that covenants are not enforced by the Municipality and that land in HRM is zoned.

Ms. Langille advised the residents that changes have to be made to the Development Agreement noting that the current development agreement does not permit residents to have municipal water.

**Mr. Roger Gauvin** expressed concern that if zoning changes are made, he will no longer be able to have an apartment as part of his home. He added that if this were the case it would change his future revenue and earning potential. Ms. Chapman advised that the apartment would remain as the apartment was part of the property when it was bought under the old agreement.

**Mr. Brad Conrad** suggested that the rezoning exclude Wingate Drive.

In response to a question by **Mr. Daniel Sequin**, Ms. Chapman advised that zoning will be considered that is consistent and works well for the community.

**Ms. Elda Brown** questioned whether the proposed zones permitted another unit in the home. Ms. Chapman advised that another unit is permitted in the home in all proposed zones.

**Mr. Daniel Sequin** expressed concern that residents may split lots now that larger lots are will not be required to maintain septic fields.

**Ms. Debbie Sequin** advised that zoning needs to accommodate community needs. She questioned whether the development agreement overrides a covenant.

**Mr. Roger Gauvin** added that at R-3 zoning, 29,000 square feet cannot be developed so lands could not be subdivided.

Ms. Chapman urged the community members in attendance write all of their concerns on the survey, including the issue regarding subdividing lots.

**Mr. Vaughn Munden** questioned how his tax rate would be affected. Ms. Chapman

advised that this plan does not affect the tax rate. Mr. Hannam advised that tax rates are affected by assessments and if your assessment goes up, then your tax rate will increase. It was noted that tax rate increases are capped at 3%. It was also noted that tax rates could raise if a property goes from residential to commercial.

Ms. Langille advised the residents in attendance the process as the case moves from the public meeting on to Council. Members in attendance advised that it is difficult for some members of the community to attend a public hearing in Halifax. Ms. Merritt, Chair of North West Planning Advisory Committee, suggested that the community appoint spokespersons to address Council. Staff advised that written submissions will also be accepted through the Clerk's Office prior to the public hearing. Staff advised that reports are available and can be viewed online at [www.halifax.ca](http://www.halifax.ca)

**Mr. Brad Cross** advised that he bought in the subdivision because of the ability to have a large lot. He added that the construction phase has been good. In response to a question by Mr. Cross, staff advised that it is not mandatory for homes to hook up to the Halifax Water system.

In response to a question by **Mr. Daniel Sequin**, Mr. Hannam advised that residents are paying for the system through a local improvement charge, noting that the costs benefit the community.

In response to a question by **Ms. Debbie Sequin**, staff advised that another permit will not be required for her to continue her business.

In response to a question by **Mr. Tom Best**, staff advised that costs are divided among all residents to cover the water main costs running in front of dead zones.

Ms. Chapman thanked the residents in attendance for their input to the process. She advised that residents can contact her at any time if they have any questions or comments. She requested that surveys and residents' input be submitted to her by the end of October.

### **3. CLOSING COMMENTS**

Ms. Merritt thanked the residents for their comments and input to the process and outlined the process and timelines for the application as it proceeds to Regional Council.

**4. ADJOURNMENT**

The meeting was adjourned at 8:17 p.m.

Melody Campbell  
Legislative Support