

NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES

May 2, 2012

PRESENT: Ms. Ann Merritt, Chair  
Mr. Walter Regan  
Ms. Carrie Purcell  
Councillor Tim Outhit  
Councillor Robert Harvey  
Ms. Pamela Lovelace

REGRETS: Mr. Robert Wooden  
Ms. Jessica Alexander  
Mr. Michael Cogan

STAFF: Ms. Jacqueline Belisle, Planner, Planning Services  
Mr. Andrew Bone, Senior Planner, Planning Services  
Ms. Thea Langille, Supervisor, Planning Services  
Ms. Sarah Pellerine, Legislative Support

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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 Public Library, 636 Sackville Drive, Lower Sackville.

**2. APPROVAL OF THE MINUTES – April 4, 2012**

**MOVED by Mr. Regan, seconded by Ms. Purcell, that the minutes of April 4, 2012 be approved as presented. MOTION PUT AND PASSED.**

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

**MOVED by Mr. Regan, seconded by Councillor Harvey, that the Order of Business be approved as presented. MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES – NONE**

**5. CONSIDERATION OF DEFERED BUSINESS – NONE**

**6. REPORTS**

**6.1 Case 17462: Telecommunication Tower – Rocky Lake Drive, Bedford**

A staff report dated April 3, 2012 was before the Committee.

Ms. Jaqueline Belisle, Planner, presented the report to the Committee.

Ms. Maria Medioli and Ms. Pam Kennedy, representatives from Bell Mobility, were in attendance to respond to questions. Bell Mobility stated the site was cleared due to miscommunication because they were unaware they had to go over a different zone where a telecommunication tower is not permitted. It was not until they were informed by HRM planning services they were aware they had to bring a case to community council for approval. Bell Mobility also noted that they did research into the best sites for the tower and the proposed location is the best for now and the future to avoid network issues.

In response to questions regarding the need for a tower in this location, Bell Mobility noted that this is a dead zone and the tower will be put in place to improve service. It was also noted there are no other towers in the area, so that is why Bell Mobility wants to build this one. Once the tower is constructed other telecommunication providers will be able to use it to provide service to their customers.

In response to a question regarding landscaping around the site, it was noted that the Committee could put forward a motion stating vegetation should be placed around the

site. It was also noted that Bell Mobility is unaware if there was testing for acidic slate but they will check into this.

In response to questions regarding how many trees were cut down on the site and if they plan on replanting them, it was noted by Bell Mobility that they are unsure but would let the Committee know at a later date.

Staff noted that as long as there are no objections, then Industry Canada will most likely issue the license to Bell Mobility for construction of the tower. The reason for bring a case like this in front of the committee is because it is easier for the applicant when going to Industry Canada having it documented that there are no objections to the tower's construction.

**MOVED by Councillor Outhit, seconded by Ms. Purcell, that the North West Planning Advisory Committee recommend that North West Community Council:**

- 1. Inform Industry Canada that they have no objection to the proposal by Bell Mobility to erect a new, 50 meter (164 foot), self-supporting telecommunication tower and associated equipment cabinet located behind 468 Rocky Lake Drive (PID #00428458) Bedford, as shown on Amendment B of the April 3, 2012 report; and**
- 2. Request that Bell Mobility plant a form of low maintenance, sustainable vegetation around the outer perimeter of the fence, to make the site more visibly appealing.**

**MOTION PUT AND PASSED.**

## **6.2 Case 16892: Waterstone Subdivision Rezoning, Lucasville**

A staff report dated April 4, 2012 was presented before the Committee.

Mr. Andrew Bone, Senior Planner, presented the report to the Committee and responded to questions.

In response to question regarding the business types allowed in an R-6 Zone, it was noted that a senior citizen home is not allowed in this zone. A multiple unit dwelling would be permitted in this zone; whereas in an R-1 Zone it would not be permitted.

With regard to concerns about landscaping businesses, in an R-6 Zone the business can be there but the large trucks would not be permitted.

**MOVED by Mr. Regan, seconded by Ms. Lovelace that North West Planning Advisory Committee recommend that North West Community Council:**

1. **Give First Reading to the proposed rezoning of the Waterstone Subdivision, Hammonds Plains, from the MU-1 (Mixed Use 1) Zone to the R-6 (Rural Residential) Zone as provided in Attachment A of the April 4, 2012 report, and schedule a public hearing; and**
2. **Approve the proposed rezoning of the Waterstone Subdivision, Hammonds Plains, from the Mu-1 (Mixed Use 1) Zone to the R-6 (Rural Residential) Zone as set out in Attachment A of the April 4, 2012 report.**

**MOTION PUT AND PASSED.**

**7. STATUS UPDATES**

**7.1 Monthly Status Updates**

The planning status sheet was reviewed with the Committee.

**7.2 Decisions of Council – None**

**8. ADDED ITEMS - None**

**9. NEXT MEETING DATE – June 6, 2012, BMO Centre – 61 Gary Martin Drive, Bedford**

**10. ADJOURNMENT**

The meeting was adjourned at 8:48 p.m.

Sarah Pellerine  
Legislative Support