

NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING MINUTES

November 4, 2013

PRESENT: Ms. Ann Merritt, Chair
Councillor Steve Craig
Mr. Paul Russell
Mr. Brian Murray

OTHERS PRESENT: Councillor Brad Johns

REGRETS: Councillor Tim Outhit
Ms. Carrie Purchell
Mr. Michael Cogan

STAFF: Mr. Shayne Vipond, Senior Planner, Development Approvals
Ms. Holly Kent, Planning Technician, Development Approvals
Ms. Kenda MacKenzie, Manager, Engineering Approvals,
Halifax Water
Mr. Darcy Warren, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER.....	3
2.	Case 18686: HRM initiated application to amend the Municipal Water Service Boundary from Lucasville Road to the new 101 Interchange in Middle Sackville.	3
3.	CLOSING COMMENTS	5
4.	ADJOURMENT.....	6

1. CALL TO ORDER

The Chair called the meeting to order at 7:13 p.m. in the Wallace Lucas Community Centre, 596 Lucasville Road, Sackville.

Ms. Ann Merritt, Chair of the North West Planning Advisory Committee introduced members of the Committee and staff present, and welcomed members of the public to this public meeting.

2. Case 18686: HRM initiated application to amend the Municipal Water Service Boundary from Lucasville Road to the new 101 Interchange in Middle Sackville.

Mr. Shayne Vipond, Senior Planner provided background and a presentation on Case # 18686 Halifax Regional Municipality initiated application to amend the Municipal Water Service Boundary from Lucasville Road to the new Highway 101 Interchange in Middle Sackville.

Mr. Vipond informed those present that this application was initiated by Halifax Regional Municipality for the purpose of considering the extension of water service boundary from Lucasville Road to the new Highway 101 Interchange.

Mr. Vipond indicated that the boundary extension would serve to permit central potable water services along a service road near the new 101 interchange. If approved the central water service extension could potentially service lands at the Highway 101 Interchange and the McCabe Lake North Subdivision development (currently planned for approximately 357 lots).

Mr. Vipond 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.

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

Mr. Tony Vander, Lucasville stated that he had to pay fees when water went in Lucasville. He question whether there would be additional fees for Lucasville residents if this proposal goes through.

Ms. Kenda MacKenzie, Manager, Engineering Approvals, Halifax Water responded that the long term goal is to make another connection in through Pockwock/Margeson Drive. Ms. MacKenzie informed the public that this was included in the Master Plan started in mid 2000. Ms. MacKenzie indicated that there would be no additional fees applied to Lucasville Road.

Ms. Shelly Kennedy, Lucasville asked if residents say no to this proposal whether Regional Council would listen.

Mr. Vipond responded that this is an information meeting and that no decisions will be made here tonight. Mr. Vipond stated that all comments and suggestions are taken into consideration.

Ms. Velma Parsons, Lucasville questioned why pictures were being taken and that she does not want her picture taken.

Mr. Paul Chisholm, Community Herald responded that he was a reporter and that he would not use her photo.

Mr. Greg Burke, Waterstone commented that this road was proposed in 2007 and the community said no to it and felt that their concerns are not being heard. He questioned why this is so long coming to the community and why they are just being informed.

Ms. MacKenzie advised that this proposal was included in the Regional Plan and that nothing will be done in 2014.

Councillor Brad Johns, District 14 informed the public that there have been several open houses on this proposal and the public has to work with HRM.

Mr. Ross Evans, Lucasville suggested that there be smaller lots, have their own sewer and gravity fed wells.

Ms. MacKenzie advised that there are no designs, budgets or strategies in place at this time.

Mr. Walter Regan, Sackville River's Association commented that with new sub-divisions, planning should include high density in the Master Plan and that more public consultation take place.

Councillor Johns informed the public that public consultations on the Master Plan have been completed and there is no opportunity to add to it. Councillor Johns questioned if there would be any financial impact to the Lucasville system.

Ms. MacKenzie stated that no additional costs would be incurred to the residents of Lucasville. She noted that any new extensions will be paid by the Developer.

Ms. Iris Drummond questioned if sewer would be installed and how were residents to stop this from happening.

Mr. Vipond responded that sewer will not be going in the sub-division. Mr. Vipond stated that it was up to Regional Council whether this proposal is approved.

Mr. Nick Antoff, Lucasville noted that re-zoning on Case 18704 will increase development and pressure on the current water system. He also noted that there has been no study on leachate in the old dump site.

Perley Oliver, Lucasville commented that HRM adjusted the boundaries and costs have not been worked out. The size of pipes installed in Lucasville Road are between 12 and 16 inches and the Master Plan is to have 24 inch pipe from Pockwock.

Mr. Steven Oliver, Lucasville stated that his life savings was used to help pay for water pipes that go into Millwood.

Mr. Greg Burke Lucasville requested a commitment from HRM to have an environmental and feasibility study completed and a survey on Marshland and McCabe's Lake. He also questioned if there are alternative routes for the waterlines.

Mr. Vipond responded that there are no alternative routes and that he would check with HRM staff in regards to the studies and survey.

Mr. Walter Regan, Lower Sackville stated that this is in the early stages. He questioned if a hydrogeological study has been completed to support well water.

Ms. MacKenzie stated that a hydrogeological study has not been done, reiterating that the developer would incur any costs.

Ms. Angela Downey, Lucasville questioned how long Pockwock would last.

Ms. MacKenzie responded that Pockwock has decades left before tapping into Tomahawk Lake.

Mr. Cedric Parsons, Lucasville questioned if the drinking water would be affected.

Ms. MacKenzie responded that the drinking water would not be affected; reminding the public that residents of Lucasville would not bear the costs of this proposal. She also noted that plans are not underway at this time.

Ms. Deborah States, Lucasville commented that the area of circulation of letters notifying residents of upcoming meetings should be increased.

3. CLOSING COMMENTS

Councillor Craig informed the public that the ultimate authority is Regional Council, and that HRM has Planning Advisory Committees to ensure the voices of the residents are being heard. He thanked staff and North West Planning Advisory Committee members and all others who help ensure that HRM communities are informed.

Councillor Johns thanked those present for attending. He stated that if there are any questions or concerns to please contact him at any time. He informed the public that Case 18704 will be holding a public information meeting in two weeks and that a leachate public information meeting will be coming in the near future.

Ms. Merritt thanked everyone for attending.

4. ADJOURMENT

The public meeting was adjourned at 9:00 p.m.

Mr. Darcy Warren
Legislative Support