

**Fall River Community Planning Group Meeting**  
Snow Centre – Arts and Crafts Room



February 16, 2011  
7:00 pm

**Present**

Michael Creighton – Chair  
Keith Manchester  
Alen MacKenzie  
Owen Evans  
Bill Munden  
Sandra Carr  
Francis Chisholm

**Staff**

Maureen Ryan, HRM Senior Planner  
Scott LeBlanc  
Jennifer Weagle

Called to Order at 7:10 pm.

Active Transportation in Core Area of Fall River. Touched on presentation for Open Space Task Group.

1. Housing Policy Review

Alternative housing density options presentation. Fall River Housing Vision. Reviewed proposals Baker/Charles/Perry Lake Estates. Reviewed classic open space model – 60% of site must be open space – 1 unit/gross acre – 1 unit per 17,500 sq. ft. per net acre. Reviewed hybrid model – 95% of site developed – Individual well and septic – 2.4 units/gross acre. For Classic and hybrid current densities allowed.

Looked at models for what these densities look like:

- 1 unit/acre density
- 7 units/acre density
- 14 units/acre density
- 20 units/acre density

Committee's Density preference – 7-8 units/acre

Alternative Housing Policy proposal for 4 growth sites in Fall River:

VMS – 3 units/acre

Site A – 4 units/gross acre

Site B – 2 units/gross acre

Site C – 1 unit/gross acre

Village Mainstreet area – impacts on receiving waters/groundwater.

Maureen Ryan – recommending these developments only allowed through Development Agreement.

Provincial – On-site septic regulations should be amended to take into account groundwater effects of on-site septic systems.

Detailed assessment of cost of extending water service – will ask Council

Committee discussed future growth of HRM and Fall River.

Francis Chisholm – site line approved. In pieces re: Site A, incumbent in getting in railway crossing.

Maureen Ryan – Mark McGonnell – wouldn't approve. Their issue is Emergency access to Cobequid Rd. from Ingram.

Francis Chisholm – Expensive – 3<sup>rd</sup> turning lane cost prohibitive.

Committee discussed alternative access to Site A with Francis Chisholm, representative of Site A proposal owner.

Councillor Dalrymple – arrived at 8:05 pm.

Francis and Maureen – will talk to HRM Development Engineering and Transportation Engineer to work on a solution and come back to Committee. Coordinate through Maureen.

Francis Chisholm – issues are cost prohibitive of extending road and lengthy dealings with HRM re: railroad crossing.

Francis Chisholm left meeting at 8:10 pm.

Site B – 2 units/gross acre

Site C – 1 unit/gross acre (maintain current density but allow townhouses)

Policy – P-101J

Housing Policy Proposal

VMS Zoned Areas

- requires Development Agreement
- low scale multiples (3 story max.), townhouses
- ground floor commercial enabled
- retention of trails and cultural features
- verification of traffic capacity, wastewater treatment
- adherence to architectural, lighting and landscaping
- storm water management

The Committee discussed the Gibson site (Site A).

Committee Agreed : Keep requirement for direct access to Cobequid Rd.

P-101L (h) – should be Fall River Rd.

P.11 P-101C – Village Centre designation (change)

P.12 P-101D - Village Centre designation (change)

P.13 P-101E - Village Centre designation (change)

Housing Policy Proposal – Sites B & C

- Requires Development Agreement
- Site B – low scale multiple (max. 3 storey), townhouses, singles plus 2 units
- Site C – townhouses, singles, 2 units
- Open Space Design – 60% Open Space
- Retention of trails and cultural features
- Site B – direct access to Fall River Rd.
- Verification of traffic capacity, wastewater treatment
- Adherence to architectural, lighting and landscaping

Committee agreed to the Housing Policy Proposal as present by Maureen Ryan tonight.

MPS policy proposed to for minimum lot sizes for all septic serviced developments - 40,000 present vs. 40,000 proposed

All dependent on NS Department of Environment approval would have to prove have carrying capacity.

Bill Munden – concerned that property owners know what is being proposed. Discussed upcoming Open House. Send notices to specific property owners to invite them. Posters/ads/PSA's, Bedford/Sackville News and Laker. Put out maps and materials. Have timed presentations throughout days.

Have fact sheet prepared. Post to web. Ask for feedback. Analyze feedback and make revisions to documents.

Councillor Dalrymple and Maureen Ryan discussed communication with the public and property owners.

Sandra Carr – suggested clarify that the proposal on Site A is for seniors, to get interested seniors to attend. Will clarify the sties that were identified by the Seniors Association.

Maureen Ryan – will examine issue of height and elevators (how many stories before elevator is required).

Will review proposed policy with Sackville Planners and Engineers for comment.

Discussed dates for Open House move to Wednesday evening and Thursday day. Concern about poor attendance on weekday. Move to following week – Friday evening and full day Saturday – April 1<sup>st</sup> & 2<sup>nd</sup> depending on Robin's availability as presenter.

Wednesday March 2<sup>nd</sup>. Fall River Bus Zone Planning for Open House. Try to book Arts & Crafts room – Snow Centre. \*Poll attendance for meeting\*.

Also week of March 21<sup>st</sup> (Monday) book meeting locations.