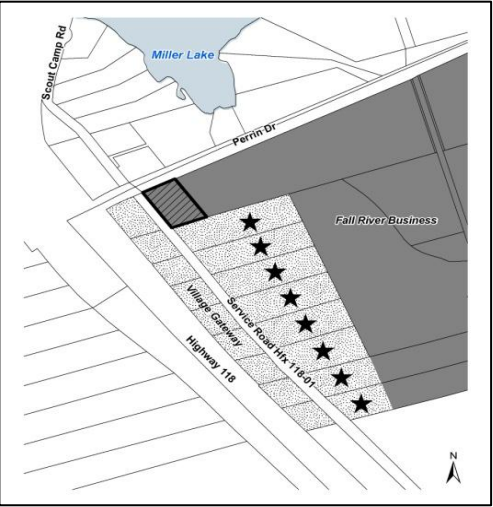


Public Comments and Recommendations from the Spring 2011 Open House to the Draft MPS and Land Use By-law for the Riverlakes Secondary and Village Centre Plan

May 5, 2011

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1a	Jack Eisener, J.R. Eisener Contracting Ltd. 35 Perrin Drive, Fall River		<ul style="list-style-type: none"> <li>- Mr. Eisener’s property is proposed to be zoned Fall River Business (FRB) and Village Gateway (VG) as shown on Map 1. Mr. Eisener plans to expand his existing building, within the VG Zone, on the eastern side of the Lakeview Service Road, from 6500 to 10,600 square feet. This will conflict with the proposed 10,000 square foot building footprint limitation under the VG Zone. Mr. Eisener also plans to construct, three self storage buildings at the corner of Perrin Drive and the Highway 118 off Ramp on lot B as shown on Map 1. Self Storage uses are not a permitted use within the VG Zone.</li> <li>- <u>Mr. Eiesner requests that all of his property on the eastern side of the Lakeview Service Road, be included within the FRB Zone. He also requests that the proposed zone be amended to either increase the size of permitted floor space or eliminate the maximum floor space requirement for industrial type uses within the proposed FRB Zone.</u></li> </ul>	 <ul style="list-style-type: none"> <li>- Rezone the eastern side of the Lakeview Service Road From the proposed Village Gateway (VG) Zone to the Fall River Business (FRB) Zone.</li> <li>- Rezone all other properties on the eastern side of the Lakeview Service Road From the proposed Village Gateway (VG) Zone to the Fall River Business (FRB) Zone.</li> <li>- Amend Section 14E.3 –FRB Zone Requirements for Commercial Floor space- to specify that the building size limitation of 20,000 square feet of commercial floor space</li> </ul>	<ul style="list-style-type: none"> <li>- Review Manufacturing Uses to only allow light manufacturing- Maureen Ryan bring forward definitions for review</li> <li>- Look at need for landscaping</li> </ul> <p>Agreed</p> <p>Agreed</p> <p>Agreed</p>

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				<u>only applies to building supply outlets.</u>	
1b	Jack Eisener Request Continued		<ul style="list-style-type: none"> <li>- Mr. Eisener also advised that he intends to submit his plans to obtain a Construction Permit for his proposed self storage development on Lot B before the property is rezoned from a C-4 (Highway Commercial) Zone since this zone allows for his proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>- <u>Amend</u> the permitted uses section of the <u>VG Zone to include Existing Self Storage Businesses as a permitted use</u> to avoid making the proposed Self Storage Facility a legally non-conforming use should the applicant proceed with plans for development before the proposed Municipal Planning Strategy and Land Use By-law Regulations for the River Lakes Secondary Plan Area take effect.</li> </ul>	<ul style="list-style-type: none"> <li>- <u>Agreed</u></li> </ul>
2.	Carol Howardson, Holyroad CI	<ul style="list-style-type: none"> <li>-different housing options</li> <li>- keeping new development in character with the Village</li> <li>-trails created or re-created</li> </ul>	<ul style="list-style-type: none"> <li>- another option to access highway system</li> <li>-Alleviate pinch points as Village grows</li> <li>-More village sign uniformity e.g. Banff</li> </ul>		<p>Traffic and transportation recommendations being considered under Phase 2</p> <p>Signage – no further discussion</p>
3.	Bridget Linder, Fall River	<ul style="list-style-type: none"> <li>-that there are no highrises planned</li> <li>- that building codes encourage multi-purpose housing</li> </ul>	<ul style="list-style-type: none"> <li>-build a way that walking to stores is possible or have a bus</li> <li>-move quicker with walking – connecting trails</li> </ul>		<p>Addressed under proposed Plan</p> <p>Bus Plans outlined under Vision and Action Plan</p>
4.	Thomas E. Swaine, Fall River	<ul style="list-style-type: none"> <li>-the fact that you could walk all the way around the lake</li> </ul>	<p>I would like to see the trail from the Bridge under Highway 102 follow through to Blue Hill Road up to the sidewalks and a connection from the</p>		<p>Shubie Canal Commission is in the process of addressing this issue</p>

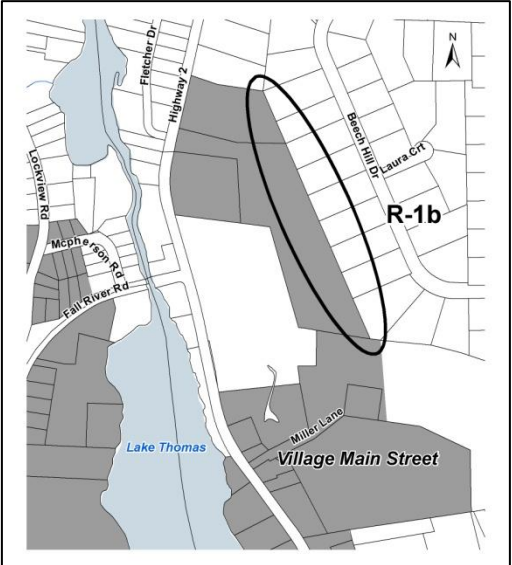
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			Hotel to the Bridge.		
5.	Susan A Conrad, Fall River	The [Trail] Concept is good but not in its present routing. More access out of Fall River.	<ul style="list-style-type: none"> <li>- The existing concept runs the trail along <u>private</u> properties between Blue Hill Road to the Snow Centre. This concept needs to change. This walkway cannot go across these private properties. I disagree with the proposed trail system in this present concept between these points. It [the trail] would have to go to Fall River Road, along the road and then back through the Snow Centre to the water.</li> </ul>	<ul style="list-style-type: none"> <li>- Amend Map RL-5 to show the “concept core area trails” as a trail generally encompassing Lake Thomas to be consistent with the intent of the CPG recommendation and current proposed Policy to “secure a trail route in the <u>areas generally shown</u> on Map RL-5 as close to the water as possible”.</li> </ul>	<ul style="list-style-type: none"> <li>- Agreed</li> </ul>
6.	Bob MacCreith, Beechill Drive, Fall River		<ul style="list-style-type: none"> <li>- I am concerned about the piece of land behind Sobey’s that is for sale.</li> <li>- It is between Sobey’s and the back of the lots on Beech Hill Drive</li> <li>- Also the noise from the HVAC equipment is disturbing and wonder if this will increase with the proposed Sobey’s expansion</li> <li>- We need to establish a buffering requirement to buffer commercial developments from single unit dwellings on adjacent lots.</li> </ul>		

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				 <p>Amend the VMS, VG and FRB Zones to require the creation or the maintenance of a landscaped buffer along any residential property lines:  <b><i>Where any rear or side yard in any VMS, VG, or FRB Zone abuts any Residential or Community Facility Zone, a visual barrier in the form of a fence or a 15 foot strip of landscaping shall be provided to buffer the commercial development from the abutting residential use.</i></b></p>	<p>Agreed to strike the requirement for a fence and to coordinate the requirements for landscaping to avoid conflict with other landscaping regulations under these zones</p>

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7.	Nathan Rogers, Project Planner, Genivar Consultant for Laurie Baker	<ul style="list-style-type: none"> <li>- The addition of the alternative housing forms limited to low scale multiple unit dwellings and townhouses for Site B – lands of Laurie Baker</li> </ul>	<p>Please see scanned copy of the letter, attached, for more complete information. The key points of the requested changes on behalf of Mr. Laurie Baker are outlined below:</p> <ul style="list-style-type: none"> <li>- Increase the proposed density from 2 units per acre to 4 units per acre to allow approximately 200 dwelling units on this site for the following reasons:               <ul style="list-style-type: none"> <li>o Mr. Rogers analysis of soil conditions and NS On-site Septic Regulations seems to suggest the site is capable of supporting 200 units via on-site septic system;</li> <li>o The municipality will be considering whether to expand future municipal water services to this site;</li> <li>o The policy requires an analysis of the impact of traffic on the Fall River Road so the policy should allow the requested number of units and let the traffic study determine the future scale of development that maybe accommodated at this site.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Consider maintaining the current proposal of 2 units per acre</li> <li>- Amend policy to:               <ul style="list-style-type: none"> <li>a) require the mix of housing types where low rise multiple unit or townhouse units are proposed;</li> <li>b) Require the development of a community amenity area to service the development;</li> <li>c) Allow greater flexibility to allow consideration of the opportunities to retain the Carr Farmhouse on the property or on an adjacent property as a component of the development without making it a requirement;</li> <li>d) Revise Policy RL-13 to illustrate the area that constitutes the foreground meadow which is featured as an example of a cultural feature to be incorporated as part of the development for Site B.</li> </ul> </li> <li>- It is also recommended that the Committee consider the request of Mr. Baker to present a conceptual development proposal for the parcel identified as Site B as outlined in submission number 8 below before making any decisions regarding the recommended density for Site B.</li> </ul>	<p>Table for future meeting</p> <p>Meeting Scheduled for June 6th</p>

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			<ul style="list-style-type: none"> <li>- Concern with the wording of the March 2, 2011 draft of policy proposed Policy P 101L (f) which stipulated that <b>“important cultural features such as trails, particularly along the Blue Hill Road, views of the foreground meadows from local roads and highways and the Carr Farmhouse are retained and incorporated as a focal point for the development;”</b> Request to make the following revisions to this section:               <ul style="list-style-type: none"> <li>○ Make the requirement for the retention of “views of the foreground meadows from local roads and highways” a consideration and not a requirement to introduce more flexibility for design. Instead of stating it as a requirement, change the section to state that the <b>“Development of Site B shall have regard for public views of the foreground meadows from Fall River Road”</b>.</li> <li>○ Remove any mention of the Carr Farmhouse from the proposed policy.</li> </ul> </li> </ul>		

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			<p>“Maintaining the Farmhouse will present liabilities, and risks to a future <b>condominium.</b></p>		
8.	<p>Nathan Rogers, Project Planner, Genivar Consultant for Laurie Baker <b>(request submitted May 3, 2011)</b></p>	-	<p>On behalf of our client, Mr. Laurie Baker, GENIVAR requests from the Fall River Community Planning Group the opportunity to present a conceptual development proposal for the parcel identified as Site B within the residential component of the Draft River Lakes Secondary Municipal Planning Strategy.</p> <p>The purpose of the presentation would be to provide the Community Planning Group with the following:</p> <ul style="list-style-type: none"> <li>- Information on the option for greater site density than presently proposed - community benefits</li> <li>- Conceptual plan illustrating several housing form options with a focus on housing designed for seniors</li> <li>- Look and feel of density versus measured density</li> </ul>		Table for future meeting
9.	<p>Senior Citizen’s and Developer’s Workshop Table, March 31<sup>st</sup>, Snow</p>	-	<ul style="list-style-type: none"> <li>- A table was convened by local developers and senior citizens to discuss the proposed policies to allow for alternative housing forms</li> </ul>		Tabled for future discussion

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	Centre		<p>in Fall River.</p> <ul style="list-style-type: none"> <li>- The seniors clarified that they were seeking the development of an adult only housing complex in which they could rent units.</li> <li>- They specified that they wanted to have 2 bedroom apartments with no stairs, a common area and laundry.</li> <li>- Mr. Baker informed the Group that the policy had too many restrictions in terms of the retention of viewplanes, retention of the Carr Farmhouse as an important cultural feature and that the density of 2 units per acre was too low to make the project viable.</li> <li>- Mr. Gibson informed the group that he too would require a higher density to make it viable to construct a road to access the Cobequid Road.</li> <li>- There was a consensus to request that the proposed density for the Carr Farm property be increased from 2 units per acre to 4 units per acre.</li> </ul>		
10.	Wendy Pruneau, Windsor Junction	<ul style="list-style-type: none"> <li>-Green spaces</li> <li>-Visual plans/landscape/pitch roof commercial</li> <li>-proper lighting</li> </ul>	<ul style="list-style-type: none"> <li>- do not allow 200 multiple unit dwellings on the Baker Property</li> <li>- not necessary to place 200 units together for seniors – not necessary to put them all in one spot</li> </ul>	<p>See recommendation above</p> <p>Also <u>search for Google Maps on the internet and search for 103 Millenium Drive, Chester, Nova Scotia</u></p>	<p><b>Tabled for future discussion</b></p> <p><b>Also see Northwood Manner in Bedford West</b></p> <p><b>Sagewood – assisted care without nursing care</b></p>

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		-keep multiple unit dwellings to a minimum	<ul style="list-style-type: none"> <li>- 4 units per acre is not appropriate for the heart of Fall River Community.</li> <li>-Very much opposed to large apartment complexes <i>in our area</i></li> <li>- <i>require a mix of housing types rather than one for of housing per development</i></li> <li>- <i>need a commercial space in the development for lease</i></li> <li>- <i>Water, traffic and sewer needs to be addressed</i></li> <li>- <i>area capacity for schools, roads, water, sewage, sidewalks, parks and trails needs to be addressed</i></li> <li>-<i>do require affordable housing for seniors and young people , maybe form houses in small and distanced forms</i></li> <li>-<i>Would like to see seniors cluster community as per Chester Area [Chandler Cove Village – Millenium Drive] retirement living clusters of single family dwellings 1-2 bedrooms, attached housing, 1 level – 3 to 4 units per cluster with a central court yard</i></li> <li>- <i>condos or townhouse type, close to village core for access to park like setting</i></li> </ul>	<u>to view the Chandler Cove Development recommended by Ms. Pruneau.</u>	
11.	Deborah VanLeer, Fletcher’s Lake	Trails and Open Spaces should be developed as a priority.	<ul style="list-style-type: none"> <li>- No higher density than 2 units per acre.</li> </ul>		
12.	Tom Driscoll, Fall River	Green spaces and trails and attractive buildings.	<ul style="list-style-type: none"> <li>- Do not go over the proposed density of 2 units per acre on the Baker Property.</li> </ul>		Ensure that roof top garden requirements are established under the architectural

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			<ul style="list-style-type: none"> <li>- Flat roof construction is not attractive and very few will spend to create a roof garden.</li> </ul>		regulations
13.	Unknown Resident	Business – Good	<ul style="list-style-type: none"> <li>- The Baker property should not be a 200 unit complex. Too many people in a small area. Too big of an impact on traffic and infrastructure. Cannot restrict to seniors only in complex. How would the seniors feel about that?</li> </ul>		
14.	Robert Mills, Fall River	I like the idea of expanding trails and making a seniors complex.	<ul style="list-style-type: none"> <li>- I would like to have the members attend a meeting with the seniors and explain it in more detail.</li> </ul>		
15.	Sandra Carr		<ul style="list-style-type: none"> <li>- Seniors do not want to live in a mixed age complex. They want a development that is exclusively devoted to seniors.</li> </ul>		
16.	Evangeline Brown	The trails	<ul style="list-style-type: none"> <li>- Possibility of a space for a community garden?</li> </ul>		
17.	Elaine Jollymore, Fall River		<ul style="list-style-type: none"> <li>- Would like to see buffers in place to buffer the proposed developments on the Gibson and Baker sites from the surrounding low density residential communities.</li> </ul>	<ul style="list-style-type: none"> <li>-Amend Residential Polices RL-11, RL-12 and RL-13 to require the creation or the maintenance of a landscaped buffer between low rise multiple unit dwellings and any adjacent residential zones.</li> <li>- Also amend these policies to require the creation of an amenity area of 100 square feet for every dwelling unit within the development within the open space</li> </ul>	Use landscaping and topography to create a buffer between low rise and single unit dwelling without losing connectivity. Agreed with amenity area recommendation

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18.	Unknown Resident		<ul style="list-style-type: none"> <li>- Potential for 120 units at Gibson site. Too much density. Traffic, sewer and water are all issues and that is too many units.</li> </ul>	area in a centrally located or highly accessible location to the dwellings within the development.	Table density discussion for the Gibson site with the Baker Site
19.	Unknown Resident		<ul style="list-style-type: none"> <li>- Multiple units not desirable. Traffic and water issues not resolved. More people= more problems.</li> </ul>		
20.	Larry Gibson, Perry Lake Developments		<ul style="list-style-type: none"> <li>- The current draft proposes 2000 sq.ft. for commercial use plus 6000 sq.ft. for a self storage facility. Our request asks your committee to consider increasing those figures to 4000 sq.ft. for commercial use plus 10,000sqft for a self storage facility.</li> </ul>	<ul style="list-style-type: none"> <li>- Consider the amendment as requested if it can be developed within the maximum 40% of the site area that maybe developed under a Classic Open Space Design.</li> </ul>	<ul style="list-style-type: none"> <li>- Agreed</li> </ul>
21.	Inn on the Lake		<ul style="list-style-type: none"> <li>- The attached letter was sent to Halifax Regional Council by Wickwire and Holm Barristers Solicitors, on behalf of the owner of the Inn on the Lake, in opposition to the draft Plan and Land Use By-law revisions for the following reasons:                             <ul style="list-style-type: none"> <li>o Existing plans for the development of two –seven story condom mums and the conversion of the Inn on the</li> </ul> </li> </ul>	Under Policy P-68 of the existing Shubenacadie Lakes that was adopted in 1989, new multiple dwellings are not permitted in the Plan area. “Council may, however, consider permitting multiple unit residential uses within any designation, on lands that were serviced by oversized septic tanks and fields or private central treatment plants which were in existence prior to the effective date of the strategy, by development agreement and in regard to the following:	Table for future discussion

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			<p>Lake to a 20 unit Assisted Care facility would be adversely affected;</p> <ul style="list-style-type: none"> <li>○ HRM failed to get meaningful input from the business community and business owners;</li> <li>○ The draft plan has overly restrictive proposals with respect to land use zoning, signage requirements; and</li> <li>○ Significant negative impacts would result.</li> </ul> <p>- The attached letter of reply was sent to Wickwire and Holm inviting the owner of the Inn on the Lake to submit a current plan for consideration by the Committee. The plans referred to in the letter dated, April 19, 2011 was a preliminary application that was submitted by the Inn on the Lake owners on November 6, 2011 for a preliminary review by all affected agencies. The application was closed on January 17, 2007 and no further plans were submitted for evaluation.</p>	<ul style="list-style-type: none"> <li>(a) The means by which solid and liquid waste will be treated;</li> <li>(b) Provisions for the continuing maintenance of the proposed development;</li> <li>(c) That the architectural design and scale of any building(s) is compatible with nearby land uses;</li> <li>(d) Provisions for landscaping;</li> <li>(e) The location, size and number of access points and parking areas; and</li> <li>(f) The provisions of Policy p-155 (general matters of planning concern).</li> </ul> <p>There are four properties with the Fall River area with private central treatment plants or oversized tanks where this policy would apply under the <u>existing and the proposed</u> Municipal Planning Strategy. This includes the:</p> <ul style="list-style-type: none"> <li>- Inn on the Lake Hotel Site</li> <li>- Ashburn Golf Course</li> <li>- Fall River Environmental Clinic</li> <li>- Fort Scenic Apartments</li> </ul> <p>The Committee should consider amending this policy to ensure that similar matters for the consideration as proposed for multiple unit dwellings under proposed policies RL-11, RL-12 and RL-13 are considered for the eligible properties for development under existing Policy P-68.</p>	

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				The property owner for the Inn on the Lake has been invited to make a proposal for Committee consideration as per the attached letter to Wickwire Holm, legal representative for the Inn on the Lake, from HRM, dated April 27, 2011.	
22.	Angela Walsh, 3061 Hwy. 2		<ul style="list-style-type: none"> <li>- The attached letter was sent to Halifax Regional Council by Angela Walsh in opposition to the proposed rezoning of her land from a C-4 (Highway Commercial) Zone to a VMS (Village Mainstreet) Zone.</li> <li>- Ms. Walsh owns a 2.7 acre parcel of land just north of the Inn on the Lake on the west side of Highway 2 on Lake Thomas.</li> <li>- She is concerned that the VMS Zone will devalue the future resale of her property.</li> <li>- She is also concerned that she was not aware of the proposed plan and did not have an opportunity to have input.</li> <li>- The attached letter was sent to Ms. Walsh asking her to meet with the Committee or a small group to advise the Committee on what changes she is seeking to the present proposal.</li> <li>-</li> </ul>	The property owner has been invited to make a proposal for Committee consideration as per the attached letter to Angela Walsh, from HRM, dated April 27, 2011.	Table for future discussion and try to arrange meeting with Ms. Walsh to see what zoning she wishes to have applied to her property (VG or VMS Zone)

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23.	Geof Evans, Fall River	The fact that there is a plan and a vision.	<ul style="list-style-type: none"> <li>- Clear definition of a Vision. This is not the proposed solution. The solution flows from the definition. The following points should be considered:</li> <li>- Engaging the residents into the Fall River Environment;</li> <li>- Disengage the use and dependency on the automobile;</li> <li>- Improve overall environmental impact;</li> <li>- Ensure people want to stay in the village and use the facilities;</li> <li>- This could include local shopping, social establishment of places to gather, etc. etc.</li> </ul>		