

**Fall River Community Planning Group  
Open Gate - First Floor  
March 8, 2010**

**Participants**

Michael Creighton  
Robin Stewart  
Gary Dease

Keith Manchester  
Valerie Williams  
Allen McKenzie

Rick Cruse  
Paul Burris  
Sandra Carr

**Staff**

Maureen Ryan, HRM Senior Planner  
Scott LeBlanc, HRM Planning Technician  
Susan Caldwell, HRM Planning Controller

**Call to order**

The meeting was called to order at approximately 7:15 p.m.

**1. Review of overall strategy for regulation of development within the Canal Court Zone**

Maureen advised the committee concerning Site Plan Approval and suggested applying it to the Canal Court Zone. Site Plan approval is appealable to Council, she advised.

Discussion was tabled concerning the overall approach or form as to floor plans along the Canal, as to what is going to be acceptable. The committee was reminded by Maureen that the recommended commercial floor plan as-a-right was up to 2,000 ft<sup>2</sup> and site plan approval for up to 4,800 ft<sup>2</sup>. Maureen continued saying, "Commercial would be permitted on the ground floor and the maximum height would be 2 stories, therefore the 2<sup>nd</sup> Floor would be permitted residential." She advised the committee that parking is required for each unit along with parking for the commercial space, if choosing parking off site, more property owners become involved.

It was recommended to permit everything commercial development up to a maximum of 2000 square feet would be done by site plan approval given the site limitations of the small lots for parking. Site Plan Approval was also recommended since it or development agreements are the only two regulatory options the Municipality has to regulate storm water in this area short of the creation of a Municipal -wide Storm water Management By-law

Maureen, therefore, recommended the all future development in the Canal Court area be regulated by Site Plan Approval since the Municipality can require Storm water Management Plans as a

condition of Site Plan Approval.

Allen McKenzie moved the recommendation. It was seconded by Rick Cruse, and everyone was in agreement with this motion.

It was agreed to allow consideration of a maximum permitted floor space would be 2,000 ft<sup>2</sup> over a maximum of two (2) floors within the Canal Court Zone, through Site Plan Approval. The maximum lot coverage would be 35%. Larger scale developments in the area would be allowed by development agreement up to a maximum of 4800 square feet with a maximum footprint of 2400 ft<sup>2</sup>. These developments would have to be planned comprehensively for the entire court since parking would have to be provided at an off-site location and a detailed plan for the courtyard would have to be prepared.

### **Housing**

Housing was tabled for discussion it was agreed that single detached units would remain the primary form of housing for the Fall River Centre, however alternative housing forms should be permitted.

The committee discussed the water/sewer problems in the area and determined that without the proper sewer and water facilities clusters and some other housing options would be limited in this area.

Maureen advised, "according to the watershed study conducted, a cluster should not be permitted without proper sewage and water treatment." Some areas within Fall River is already served by Halifax Water.

### **Results of Housing Preference Study**

The committee was informed that the results of the Housing Preference Survey was to allow single unit dwellings everywhere and multiple units or town houses in specific areas which was presented to the committee for information.

It was suggested that the committee not determine the housing policy at this time, but wait to see what local developers are proposing. The local developers include: Perry Lake Development, Charles Wood, Baker, and Tench.

One member stated that he was in favor of allowing alternative housing forms such as townhouses everywhere where open space design is allowed.

Give developers more options in open space areas, if parcel is large enough for a town house, permit mixed housing throughout, suggested another member.

A third member stated, "municipal water supply would need to be available to service housing facilities to ensure an ample supply is available to handle potential growth in the area."

Another member stated, "they are unsure about mixed housing, does not mind town houses but does not want to see multiple units springing up beside singles."

Another member suggested that this problem might be overcome if the trees are maintained to provide a buffer.

One member indicated that they felt the trees would provide a good way to make the multiple unit dwelling blend in but that she would not like to see a concentration of these units in one place .

Another member felt that a mix of housing types would provide visual relief.

It was stated by a member that variation would help attract residents to the area, which is needed with the costs associated to the area we are in.

The two options agreed upon are as follows:

- 1- The committee agreed to consider allowing multi unit developments and townhouses as a permitted form of housing in open space design developments where central water services are available.
- 2- The committee also agreed to allow town houses and multi housing units as a single development by itself, in certain areas, if central water services are available. Details are to be discussed concerning density and improvements at a later time.

The area the Committee agreed that the most appropriate area for the consideration of multiple unit dwellings would be in the central core area of Fall River. The area was delineated on the attached map.

Meeting adjourned at approximately 9:15 pm.