

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 21168

The following does not represent a verbatim record of the proceedings of this meeting.

Tuesday, October 10, 2017

7:00 p.m.

Cole Harbour Place - (Westphal Room) 51 Forest Hills Parkway, Dartmouth, NS

STAFF IN

ATTENDANCE: Stephanie Salloum, Planner, HRM Planning
Thea Langille, Principal Planner, HRM Planning
Iain Grant, Planning Technician, HRM Planning
Tara Couvrette, Planning Controller, HRM Planning

ALSO IN

ATTENDANCE: Councillor, Lorelei Nicoll, District 4
Dave Campbell – Applicant

PUBLIC IN

ATTENDANCE: Approximately 2

The meeting commenced at approximately 7:01 p.m.

Call to order, purpose of meeting – Ms. Salloum

Ms. Salloum introduced herself as the Planner and Facilitators for the application. She also introduced; Tara Couvrette – Planning Controller, Iain Grant - Planning Technician, Thea Langille – Principal Planner; Councillor Lorelei Nicoll, District 4; and Dave Campbell, applicant.

Case 21168 - Application by Dave Campbell for an amendment to the Municipal Planning Strategy for Cole Harbour/Westphal to allow for automotive repair, office, and self-storage uses at his property located south west of the Highway 7 and Broom Road intersection in Westphal.

Ms. Salloum explained; the purpose of the Public Information Meeting (PIM) is: a) to identify that HRM has received a proposal for the site; b) to provide information on the project; c) to explain the Planning Policies and the stages of the Planning Process; d) an opportunity for Staff to receive public feedback regarding the proposal. No decisions are made at this PIM.

1. Presentation of Proposal – Ms. Salloum

Ms. Salloum provided a brief introduction to the application and then made a presentation to the public outlining the purpose of the meeting, status of the application and the applicant's request. Ms. Salloum outlined the context of the subject lands and the current zoning and policies applicable to the property. She also explained that there is no policy to consider the proposed uses and therefore, the applicant has requested an amendment to the Municipal Planning Strategy.

1b. Presentation by the applicant – Dave Campbell

Mr. Campbell gave a brief introduction of the proposal, a history of the lands, and then explained the status of the application. Mr. Campbell presented some of the changes he made to improve

the condition of the property. He explained that he does not wish to have industrial uses on the site. Mr. Campbell stated that he would like to convert the property for commercial uses only.

2. Questions and Comments

Heather Decker – Odell Dr. – She had concerns about noise and traffic. She also wanted to state that she appreciated him moving all the cars off the greenspace by the sidewalk. **Mr. Campbell** stated that the businesses that made most of the noise are now gone and greatly reduced their traffic on and off the site. He has also installed a privacy fence.

Councilor Nicoll asked about storm water management, runoff to other properties (i.e. Titan gym), what services are currently allowed under the zoning today, and traffic / lights. Mr. Campbell stated they had addressed the issue of runoff with Scott (Titan's president) and that issue has resolved.

Ms. Salloum thanked everyone for coming and expressing their comments.

3. Adjournment

The meeting adjourned at approximately 7:31 p.m.