



**Virtual Public Information Meeting
Case 24045**

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

**Thursday, August 18, 2022
6 p.m.
Virtual**

STAFF IN

ATTENDANCE: Meaghan Maund, Planner, Planner III, HRM Planning
Yanan Gou, Planner, Planner II, HRM Planning
Maggie Holm, Principal Planner, HRM Planning
Tara Couvrette, Planning Controller, HRM Planning

ALSO IN

ATTENDANCE: Jared Dalziel – Applicant, Clayton Developments
Andrew Bone – Applicant, Clayton Developments
Lisa Blackburn (District 14) – Councillor;
Middle/Upper Sackville – Beaver Bank - Lusasville

PUBLIC IN

ATTENDANCE: Approximately: 5

1. Call to order and Introductions – Meaghan Maund, Planner

Case 24045: Carriagewood Estates Development GP Ltd. is asking to make changes to the Beaver Bank, Hammonds Plains, and Upper Sackville Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to allow the development of smaller residential lots in Carriagewood Estates (PID 00468694), Beaver Bank

Ms. Maund introduced herself as the Planner and Facilitator guiding Clayton Developments application through the planning process. They also introduced other staff members, and the presenter for this application. The area Councillor for District 14, Lisa Blackburn, was also in attendance online.

2. Presentations

2a) Presentation by HRM Staff – Meaghan Maund

Ms. Maund presentation included information on the following:

- (a) the purpose of the meeting including to share information and collect public feedback about the proposal - no decisions were made at this meeting;
- (b) the role of HRM staff through the planning process;
- (c) a brief description of the application including application history, application proposal, site context, proposal, planning policies, policy and bylaw overview;
- (d) and status of the application.

2b) Presentation by Jared Dalziel – Applicant

Mr. Dalziel presented details of Clayton Developments proposal including project location & zoning, an introduction of the case, existing approvals and regulations, their request, the

impact of this development, concept plan, context plans, what is proposed for the subdivision, original approved lots vs the proposed lots, character of a street with 40' wide lots vs 60' wide lot, benefits of the proposed design, spoke to public engagement concerns that were raised during their previous application, closing comments.

3. Questions and Comments

Ms. Maund welcomed attendees to ask questions to staff and the presenters and provide their feedback, including what they liked and disliked about the proposal. Attendees that were connected via Team's webcast were called upon to provide their comments and questions.

(1) Questions from people connected via MS Teams

Ms. Holm invited the speakers from the public, one at a time, to unmute themselves and provide their comments:

(i) **Councillor Blackburn:**

Does this increase the number of homes? Are there any examples of this elsewhere? In the example in the presentation of the subdivision with 40' footages, did that developer have to go through the same process for have 40' frontage's?

Mr. Bone – The location shown on the slides was likely done through a development agreement however, there was some places in HRM that have been done as-of-right. No, it does not increase the number of homes proposed.

(ii) **Trish MacNeil – Trinity Lane:**

Relieved to hear of the greenspace that is going to be kept. Concerned with traffic on Beaver Bank Rd. – was the Traffic Impact Study (TIS) done in 2014? What are the plans for sidewalks, will they be going onto Trinity Lane because it will not be safe to walk? Ability for emergency vehicles to respond. The buildout in 2024 – what is that all about?

Jared Dalziel – The latest date for the traffic study was in Feb of 2021 (addendum). Sidewalks – will not be extending them out of the current subdivision. The build out in 2024 will depend on the speed of this application and will include more homes.

Meaghan Maund – original TIS was done in 2014 – addendum was done in 2021.

Follow up – no sidewalks on Trinity?

Andrew Bone – There will be sidewalks, as required by the city, throughout our development. Off site is the municipality's responsibility.

Councillor Blackburn – Trinity is on the list for sidewalks.

(iii) **Lyle Mailman:**

What is the nearest brook that siltation would occur from the development? Box Mill brook goes around to Duck Lake – It has been reposted, by the Grove family, that siltation is continuously run off from this development being constructed and that is really concerning. What mitigation will take place during the rest of this development to mitigate that? Currently there is 60' frontage and reducing to 40' frontage is over a 33% reduction in frontage width. 10% is the typical reduction that is allowed. What are the subdivision bylaws going to be stating for the new creation of Carriagewood? How many subdivisions are included in this? This development is hooked up to municipal wastewater and water services. Will it require an additional pump house to get things back up the hill to the main line on Beaver Bank? Where is the wastewater station that you had mentioned going to be located?

Meaghan Maund – This only applies the Carriagewood site. The other application, which included more subdivision, is on hold and could be cancelled if this one goes through. Frontages depends on where you are located, and each bylaw has their own requirements. With his application Clayton is asking to make a new zone and it is requesting these reductions in frontage. There is no threshold on what they can ask for.

Jared – We are required, when we do any construction like this, to have a siltation management plan submitted and offered to look at that to see if anything needs to be remedied because of the brook on the site. Showed on a slide where the storm water management was proposed but

believes it is all gravity feed.

Andrew Bone – Wasn't positive on the exact infrastructure but that would all be determined through the subdivision process. If a pump station was required that would be under the specification of Halifax water and the Department of Environment. When the subdivision is fully built out there will be a series of storm water controls throughout the development which could vary from grass line ditches to stormwater retention/detention facilities. We try to do a more modern approaches with more natural options.

Follow up question – Recreation Park area – what is planned/proposed? Was there any discussion around cash in leu or that there will be designated area?

Meaghan Maund – Through the subdivision application it would determine what type of park it is going to be.

Jared Dalziel – It is potentially going to go to HRM Parks, and they would tell us what they would like to see. It would be determined in the subdivision stages of the development. Clayton is only showing a concept plan at this point.

Maggie Holm – Cut in to say it is potentially going to go to HRM Parks. Parks will have the option to accepting or not accepting parkland that is shown on any concept. What is shown here today may or may not be accepted by HRM. It may be retained in Clayton's ownership, go to a third-party ownership but all of this would be determined as we continue through this process. No there hasn't been any discussion around cash in leu or designated area at this point. It is a little premature in the process yet.

(iv) Deborah Jardine – Ernest Ave:

Concerned with the amount of construction vehicles and the speed at which they travel up and down the road – will there be more than one access point in the future? Issues with speed and noise.

Jared Dalziel – there will be a second access but later in the development – in a later phase, likely next year with the connection on Trinity Lane. Will look into the speed and noise of the vehicles and amount to traffic.

Andrew Bone – will speak with the operations teams and see if they can talk to the contractors about the speed and the impact on the neighbours.

(v) Shelia Kelly:

What time of day are they allowed to be doing construction – have heard back up beeper well past the time they are supposed to be there, 10-10:30 pm.

Andrew Bone – will talk with the operations team. Backup beepers are a requirement of labour law and sometimes fuel up happens after hours and we can't regulate the beepers at that time.

Councillor Blackburn thanked everyone for providing their questions and concerns.

Jared Dalziel and Andrew Bone thanked everyone from providing their feedback.

4. Closing Comments

Ms. Maund thanked everyone for their participation in the meeting.

5. Adjournment

The meeting adjourned at approximately 7:10 p.m.