

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 22051

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

Wednesday, February 27, 2019
7:00 p.m.
Prospect Road Community Centre

STAFF IN

ATTENDANCE: Maria Jacobs, Planner, HRM Planning and Development
Thea Langille, Principle Planner, HRM Planning and Development
Alden Thurston, Planning Technician, HRM Planning and Development
Cara McFarlane, Planning Controller, HRM Planning and Development

ALSO IN

ATTENDANCE: Jenifer Tsang, Sunrose Land Use Consulting

REGRETS: Councillor Steve Adams, District 11

PUBLIC IN

ATTENDANCE: Approximately 22

The meeting commenced at approximately 7:00 p.m.

1. Call to order, purpose of meeting – Maria Jacobs

Ms. Jacobs is the Planner and Facilitator for the application and introduced the Applicant(s), staff members and passed along the Councillor's regrets.

Case 22051 - Application by Sunrose Land Use Consulting on behalf of Hatchet Lake Plaza Ltd. to enter into a development agreement for service station and associated convenience store and drive thru restaurant at 1656 Prospect Road, Hatchet Lake.

The purpose of the Public Information Meeting (PIM) is to:

- Identify the proposal site and highlight the proposal;
- Give the Applicant an opportunity to present the proposal; and
- Receive public feedback and input regarding the proposal that will be used to prepare the staff report and go forward with this application.

No decisions are made at the PIM or have been made up to this point.

2. Presentation of Proposal – Maria Jacobs

Ms. Jacobs gave a brief presentation of the proposal for the property located at 1656 Prospect Road, Hatchet Lake outlining the status of the application, the Applicant's request, site context of the subject lands, the proposal and concept plan, the land designation [RB (Rural Residential Residential B)] and relevant planning policy (RB-10) within the Planning District 4 (Prospect) Municipal Planning Strategy (MPS) and zoning [I-1 (Light Industrial) Zone] within the Planning

District 4 (Prospect) Land Use By-law (LUB).

Presentation of Proposal – Jenifer Tsang, Sunrose Land Use Consulting

Ms. Tsang presented the proposal outlining the subject property, Preliminary Subdivision Plan, proposal and generic elevation renderings (gas bar, convenience store/drive-thru restaurant).

3. Questions and Comments

A resident wondered why there is a need for another gas station in the area. Why not further down Peggys Cove Road? **Tsang** – Some community members expressed an interest. Marketing research shows there is the capacity for another service station. Otherwise the application would not be made.

Mike Boutilier, Bourdeaux Lane is concerned that the back of the 71.45-acre parcel may be connected to the cul-de-sac via an easement on the property which would allow traffic to funnel through Bourdeaux Lane, Westridge Road and Sandstone Drive. **Tsang** – It won't be possible because the septic field is located at the back of the property.

Mary Hammond, Prospect Bay, agreed with the first speaker regarding the number of service stations in the area and that towards Peggys Cove would be a better option. Residents are concerned about contamination of their wells.

Lesli Chandler, Whites Lake, agrees with the comments about the number of gas stations in the area and would like to hear about the runoff and environmental impacts. Another convenient store is not needed. The community will continue to support the ones currently in the area.

A resident suggested rental buildings instead due to demand in the area.

Gilles Cormier, Sandstone Drive, is concerned about well contamination and who will be held liable. In similar circumstances, the property owner has been held responsible. **Tsang** – There are Provincial petroleum regulations [Department of Environment (DOE)] that need to be adhered to. These have been made more stringent in recent years. The development agreement also provides another layer of protection.

A resident wondered how the community as a whole can stop the application. **Jacobs** – HWCC makes the final decision whether to approve or deny the application. The staff report will be prepared for HWCC with recommendations from staff and include a negotiated, draft development agreement and a copy of the summary notes from this public information meeting.

Phyllis Carroll, Sandstone Drive, would like to have some clarification on what could happen at the back of the subject property in the future. **Tsang** – Showed the zoning map and explained that industrial or commercial uses could go there. The proposal is to subdivide to make two properties. The land at the back is required for the septic field; therefore, it is undevelopable (if this application is approved). The other piece could be used to develop a permitted use under the zone but would have to meet all the requirements of the land use by-law. At this time, there is nothing planned.

Derrick Slaunwhite, Terence Bay, supports another gas station but not at this site (maybe in Whites Lake) but definitely no more convenience stores or restaurants. A coffee shop would be nice.

Heather Richards, Peters Lake Road, is concerned about the environmental impact due to cars

idling in the drive-thru. It doesn't matter where the gas station is placed as the residents down the road will have the same issue with potential well contamination.

Mr. ElAmyouni, Hatchet Lake, opposed the application and is concerned about increased traffic and accidents, well contamination and increased property taxes. The proposal is not needed in the area. **Jacobs** – A restaurant and/or drive-thru is currently permitted as-of-right. The development agreement is required for the gas station only. **Tsang** - A mandatory Traffic Impact Study (TIS) was submitted and concluded that a turning lane is required and most of the traffic visiting the site would be traffic already on the road. HRM Staff will make that study available on the website. Property tax is not listed as a criteria under the MPS for consideration and a commercial use like this is unlikely to have a negative effect.

Tsang reiterated that the proposal is for one building with four gas pump islands. The proposed building will contain a small convenience store and drive-thru restaurant (permitted as-of-right under the current zoning). HWCC will make a decision, following a public hearing, on the development agreement for the gas station.

Tammy Dunlop-Caya, Sandstone Drive, asked how the developer would acquire the property for a turning lane. **Tsang** – Department of Transportation (DOT) has accepted that there is enough room in the right-of-way to accommodate a turning lane. **A resident** asked if a bike lane would be considered to benefit the community. **Tsang** – A bike lane can be taken into consideration but it would not connect to any other bike lanes.

Thea Langille, Team Project Lead - HRM Rural Policy and Applications Team, clarified the rest of the process to the audience and explained what opportunities the community has to voice their concerns if they oppose the application. The timeline for a project of this nature would be several months before it goes to public hearing before HWCC and if approved, then typically two to five years for build-out. The applicant can ask for an amendment to the development agreement to enable an extension and again that is at the discretion of HWCC.

There was a brief discussion on who the developers are for this proposal.

John Larson, Sandstone Drive, wondered if the applicant currently has any agreement with any existing gasoline retailers and if the purpose of this proposal is to make it more appealing to facilitate selling the property to a third party. **Tsang** – There have been discussions with a potential gas operator but no agreement at this time.

A resident wondered what happens with the previous proposal (Case 20750) that included a gas station and a 10,000 square foot building. **Tsang** – The developers had received a development permit but didn't move forward at that time for a building permit. The applicant decided to focus on the gas station proposal first. There are no current plans for that plaza; however, they could come back and apply for a building permit.

Rick Duggan, Shad Bay, commented that in more recent years technology has improved and potential of contamination from gas stations has decreased significantly.

4. Closing Comments – Maria Jacobs

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

5. Adjournment

The meeting adjourned at approximately 7:55 p.m.