

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 21873

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

Monday, September 17, 2018
7:00 p.m.

BMO - Multipurpose Room, 61 Gary Martin Drive, Bedford, NS

STAFF IN

ATTENDANCE: Megan Backos, Planner, HRM Planning
Thea Langille, Principal Planner, HRM Planning
Holly Kent, Planning Technician, HRM Planning
Tara Couvrette, Planning Controller, HRM Planning
Councillor, Tim Outhit, District 16

PUBLIC IN

ATTENDANCE: Approximately: 7

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

Call to order, purpose of meeting – Megan Backos

Ms. Backos introduced herself as the Planner and Facilitator for the application. They also introduced; Councillor Tim Outhit, Thea Langille – Principal Planner, Tara Couvrette – Planning Controller, and Holly Kent - Planning Technician.

Case 21873 - Application by HRM to rezone 435 Hammonds Plains Rd Bedford (Sandy Lake Academy) from US and RR to SI.

Ms. Backos 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.

1a) Presentation of Proposal – Ms. Backos

Ms. Backos provided a brief introduction to the application and then made a presentation to the public outlining the purpose of the meeting, and the status of the application. Ms. Backos outlined the context of the subject lands and the relevant planning policies.

2. Questions and Comments

Ed Glover – Spryfield, wanted Ms. Backos to explain designation vs zoning. **Ms. Backos** provided clarification. **Mr. Glover** wanted to know if the Watershed Study would be taken into consideration. **Ms. Langille** stated not in this case as it is just to give back the zone that was granted by council back in 2003. **Mr. Glover** wanted to know if a new residence was to be put on this property would the Watershed Study be considered or would it be at a broader planning level. **Ms. Langille** explained that as it is zoned right now it allows single unit dwellings and some limited land use but what is being considered is giving back the institutional zone that was give back in 2003. If something more than that was being considered, more intense residential or a subdivision of some sort, than that Watershed Study would have to be considered.

Walter Regan – Sackville Rivers, wanted to know if they would be able to expand their facility without public input. **Ms. Backos** explained if what they want to do falls within the zoning there would be no public input. If they wanted to do something outside of the zoning that would require public input. **Mr. Regan** will there be land dedication with this rezoning **Ms. Backos** – no. **Mr. Regan** wanted it noted that, that peninsula is full of old growth, pines. It is very important that, it be protected at some future point. It would be a real capture for the public. **Ms. Backos** explained there are watercourse buffers that they would be required to meet if they were to put up a new building. **Mr. Regan** wanted to know if the new Green Network Plan would apply to this rezoning. Would it have to go to them for review. **Ms. Langille** – No, it would not be considered here and it would not go to them for review. There is nothing here that raises any flags but offered to check on it.

Daren Bundle, Killarney Dr., Asked about public consultation and when it would apply. Mr. Bundle stated their concern is traffic on the street they live on. **Ms. Backos** explained anything done as-of-right (use allowed under the zone) would not require consultation however, anything not listed or outside of the zone, would require public consultation.

3. Closing Comments

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

4. Adjournment

The meeting adjourned at approximately 7:20 p.m.