



**NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING MINUTES
May 17, 2017**

PRESENT: Ann Merritt, Chair
Joshua Levy
Dave Haverstock
Evan MacDonald
Councillor Tim Outhit

REGRETS: Paul Russell, Vice Chair
Ross Evans
Dianna Rievaj
Councillor Lisa Blackburn

LEAVE OF ABSENCE: Brian Murray

OTHERS: Deputy Mayor Steve Craig

STAFF: Tyson Simms, Planner II
Jacqueline Belisle, Planner I
Holly Kent, Planning Technician
Sharon Chase, Legislative Support

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

The agenda, supporting documents, and information items circulated to North West Planning Advisory Committee are available online: <http://www.halifax.ca/boardscom/NWPAC/170517nwpac-agenda.php>

The meeting was called to order at 7:09 p.m. and adjourned at 7:52 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:09 p.m. in the Fenerty Room of the Sackville Public Library, 636 Sackville Drive, Lower Sackville. She described the role of the Planning Advisory Committee in hosting a public meeting and outlined the process for the meeting. Members of the Committee in attendance were also introduced.

2. PUBLIC PARTICIPATION

2.1 Case 20662 – Application by Linda Williams to amend the Regional Municipal Planning Strategy, the Regional Subdivision By-law, and the Sackville Municipal Planning Strategy and Land Use By-law to enable development of PID #41404096 and #40507824 for residential purposes.

Tyson Simms, Planner II, provided a presentation in relation to Case 20662. Simms noted that the purpose of the meeting is a preliminary review of the application to gain public input and stated that no decisions in relation to the application would be made at this time.

Simms shared the site plan and provided background information in relation to the proposal. Zoning changes are being requested to allow for residential development on what is presently zoned as parkland. As well, the owner is asking that the existing water service boundary be extended, allowing it to be eligible for consideration of connection to the water service system. There is also a small parcel/right-of-way that Simms indicated HRM is investigating official ownership of, though it is believed to be HRM owned. HRM is determining what they may do with this piece, taking into consideration the site's drainage feature. The planning process was reviewed along with the estimated timelines.

The Chair thanked staff for the presentation and reviewed the rules of procedure regarding public meetings and called for speakers to come forward and comment on Case 20662.

Shayn O'Neil, Lower Sackville and Co-chair of the Second Lake Regional Park Association, had no concern with the development. They asked for clarification on lot sizes for R6 rural residential as it pertains to onsite septic. It was also noted that the watercourse on the small parcel needs to be protected as an intermittent stream as it impacts the surrounding area.

Tyson Simms reviewed the specifications for R6: if on central services, 20,000 square feet; serviced with onsite septic 40,000 square feet plus as determined by Nova Scotia Environment. Nova Scotia Environment is presently being consulted on the water course and its designation.

Marilyn Challis, Lower Sackville and member of the Sackville Lakes, Parks and Trails Association, agreed that the drainage ditch needs to be protected; banks, buffers and stream.

Theresa Stretch, Cavalier Drive and member of the Sackville Lakes, Parks and Trails Association, asked for confirmation on the ownership of the small parcel and who would be applying for its re-zoning. They provided staff with two maps which label the stream on this parcel as a watercourse and shared the concern that it be protected as a watercourse. Another concern raised was that public land, especially with a watercourse, not be disposed of for development.

Tyson Simms stated that staff was in the process of confirming ownership and that Council had indicated that this parcel would be re-zoned at the same time. Nova Scotia Environment will help determine the nature of the water feature. If it should be retained HRM would be unlikely to recommend that the property be deemed surplus and sold.

Greg Boyd, Lakeview Road Sackville, noted that the information piece distributed was un-clear and confusing. They commented that HRM should be a co-applicant in this case due to the re-zoning of the small parcel. They asked about R6 guidelines and being eligible for central services, noting that they are in favour of the re-zoning.

Tyson Simms reviewed the distinction between central services and onsite services and their regulation. This site is not eligible for sewer connection.

Donald Dair, Mansfield Lane, asked whether HRM had already decided what would be done with the small right of way parcel. They expressed their concern about how right of ways have been changed in the past in this area.

Tyson Simms stated that Council will determine if the property is deemed surplus and that a formal process would be followed in its sale.

Linda Williams, applicant, described the watercourse as a manmade ditch with poor drainage and some pooling water which is a safety issue for children in the area. They asked staff to review the fees and costs associated with parkland as part of the development for everyone's understanding.

Tyson Simms explained that during subdivision development there is a legislative requirement for a dedication of parkland, which can be in the form of land or a fee for the equivalent value of that land.

The Chair called three times for any other speakers, of which there were none.

Tyson Simms provided his contact information to members of the public should they wish to contact him in relation to the proposal.

Chair Ann Merritt thanked all those in attendance for taking part in the meeting.

3. ADJOURNMENT

The meeting was adjourned at 7:52 p.m.

Sharon Chase
Legislative Assistant