



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
June 7, 2017**

PRESENT: Ann Merritt, Chair
Paul Russell, Vice-Chair
Dave Haverstock
Councillor Tim Outhit
Councillor Lisa Blackburn
Brian Murray
Evan MacDonald

REGRETS: Ross Evans
Dianna Rievaj
Joshua Levy

STAFF: Tyson Simms, Planner II
Justin Preece, Planner II
Alanna Stockley, Legislative Support

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

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 7:00 p.m. and adjourned at 9:14 p.m.

1. CALL TO ORDER

Ann Merritt, Chair called the meeting to order at 7:00 p.m.

2. APPROVAL OF MINUTES – May 3, 2017 & May 17, 2017 (PIM)

MOVED by Councillor Outhit, seconded by Councillor Blackburn

THAT the minutes of May 3, 2017 be approved as circulated.

MOTION PUT AND PASSED.

An amendment was suggested for the May 17, 2017 Public Information Meeting minutes, that item 2.1, paragraph 2, line 3 be amended to read: 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.

MOVED by Councillor Outhit, seconded by Councillor Blackburn

THAT the public information meeting minutes of May 17, 2017 be approved as amended.

MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

MOVED by Paul Russell, seconded by Councillor Outhit

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. CONSIDERATION OF DEFERRED BUSINESS

7. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Case 20332: Application by Armco Capital to enter into a development agreement to permit a 5,000 sq ft commercial building on a 0.5 acre site between Hamilton Drive and Rosemary Drive, Sackville (PID 41158858)

The following was before the Planning Advisory Committee:

- A staff memorandum dated May 17, 2017

Justin Preece, Planner II presented on the application by Armco Capital to enter into a development agreement to permit a 5,000 sq ft commercial building on a 0.5 acre site between Hamilton Drive and Rosemary Drive, Sackville.

The Committee reviewed and considered the application, with staff responding to questions. The following points were noted:

- concern was expressed with the parking space distance from property line, which is permitted in the R6 Zone

- the proposed location of the snow plow pile can be moved further away from the water through the development agreement process
- a suggestion was made that the speed limit be reduced from the current 70km/hr to 50km/hr
- Concern was raised with the sewer force main, especially if an easement through a neighbouring property and under a watercourse is necessary. It was noted that these are generally used where the sewer service cannot be connected using gravity, so the line is pressurized and requires long term maintenance. Confirmation is needed that the Sackville Rivers Association's easement will truly remain undisturbed, and not used for stockpiling materials, or be cleared.
- the easement is the only way to run water off; the building will be using a small-bore pressure sewer around two inches in diameter with no joints or couplings, which limits the risk for disturbance and extra maintenance; the installation will either be trenching or drilling
- environmental protection is outlined in the development agreement; the Department of Environment issues permits for any directional drilling, etc.
- the potential landscape design will be in line with rest of area; the development agreement will outline that it be completed by a certified landscape architect

MOVED by Paul Russell, seconded by Councillor Blackburn

THAT the North West Planning Advisory Committee has reviewed the Application by Armco Capital to enter into a development agreement to permit a 5,000 sq ft commercial building on a 0.5 acre site between Hamilton Drive and Rosemary Drive, Sackville (PID 41158858) and recommends approval. Further, the North West Planning Advisory Committee requests that North West Community Council consider asking the Traffic Authority to lower the speed limit from the current 70km/hr to 50 km/hr.

MOTION PUT AND PASSED.

9.1.2 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

The following was before the Planning Advisory Committee:

- A staff memorandum dated May 25, 2017

Tyson Simms, Planner II presented the 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.

The Committee reviewed and considered the application, with staff responding to questions on the lands being subdivided and the nature of the feature. The following points were noted:

- ideally the ownership will be secured before this goes forward, but it is not guaranteed; further study into the nature of the feature is required
- the same rules for lands around a watercourse apply regardless of zoning or ownership; Halifax Water is conservative with these types of features and will ensure it is cared for appropriately (i.e. not buried)
- if the small piece of land belongs to the province, it is assumed the developer would approach the province for ownership or direction
- the property owner could subdivide the land if the smaller portion of land is deemed a waterway; depending on Nova Scotia surveying, and on-site servicing and soil conditions, the maximum land

can be subdivided into is seven (7); the land can not be subdivided until the nature of the feature is properly defined

- it is unclear at this time if a driveway would/would not be permitted
- the extension of services and all costs and implications must be fully investigated

MOVED by Councillor Outhit, seconded by Paul Russell

THAT the North West Planning Advisory Committee has reviewed the 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 and recommends approval with no conditions or considerations.

MOTION PUT AND PASSED.

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – July 5, 2017, at 7:00pm, Sackville Public Library, Fenerty Room, 636 Sackville Drive, Lower Sackville

12. ADJOURNMENT

The meeting adjourned at 8:28 p.m.

Alanna Stockley
Legislative Support