



**NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES  
November 1, 2017**

**PRESENT:** Ann Merritt, Chair  
Councillor Lisa Blackburn  
Councillor Tim Outhit  
Ross Evans  
Dave Haverstock  
Brian Murray  
Dianna Rievaj

**REGRETS:** Paul Russell, Vice Chair  
Evan MacDonald  
Joshua Levy

**STAFF:** Thea Langille, Supervisor Planning Applications  
Jacqueline Belisle, Planner I  
Krista Vining, Legislative Assistant  
Alicia Wall, 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](http://halifax.ca).*

*The meeting was called to order at 7:00 p.m. the Committee adjourned at 8:53 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m. at the Sackville Public Library, 636 Sackville Drive, Lower Sackville.

**2. APPROVAL OF MINUTES – September 6, 2017 and September 26, 2017 Public Meeting**

Dave Haverstock questioned some of the wording used on both sets of minutes.

Krista Vining, Legislative Assistant responded by indicating we are now preparing minutes using gender neutral language.

MOVED by Councillor Lisa Blackburn, seconded by Dave Haverstock

**THAT the minutes of September 6, 2017 and September 26, 2017 public meeting be approved as presented.**

**MOTION PUT AND PASSED.**

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

MOVED by Councillor Tim Outhit, seconded Ross Evans

**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 – NONE**

**7. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**7.1 Correspondence**

The Legislative Assistant noted that correspondence was received for item 9.1.1. This correspondence was circulated to the Committee.

For a detailed list of correspondence received refer to the specific agenda item.

**7.2 Petitions – None**

**8. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**9. REPORTS**

**9.1 STAFF**

**9.1.1 Case 20110: Application by WSP, on behalf of Marque Investments, to enable the development of an open space subdivision design on 4 properties, identified as PID No. 41043597, 40010514, 41398694 and 41401159, located along Windgate Drive, between Rivendale Drive and Terry Road, in Beaver Bank, NS - Jacqueline Belisle, Planner**

The following was before the Committee:

- A staff memorandum dated October 25, 2017
- Correspondence from Michelle Flanagan, Bill and Jennifer Durling

The Chair invited the Planner to present Case 20110.

Jacqueline Belisle, Planner II, noted that they are using the terminology "Open Space Subdivision Design" rather than "Conservation Design Subdivision", the current terminology under the 2014 Regional Plan, because this application is grandfathered under the 2006 Regional Plan.

The Planner indicated Connor Wallace from WSP and Andrew Rodgers from Marque Investments were in attendance to answer any questions that may arise.

Belisle advised that the proposed number of units for this development is 345, with each lot being one acre. They stated the application was coming back a second time due to a change. The requested amendments to the zoning and Land Use By-law have been withdrawn by the applicant, together with the hybrid portion of the design as the applicant is now only seeking the classic design. The water service boundary extension was processed under a separate application and approved by Regional Council in May of 2016.

The Planner stated there are two different Concept Plans with this proposal and the main difference between the two is the number of multi-unit buildings. Concept A shows three multi-unit buildings and the applicant is seeking a development agreement to allow for three multi-unit buildings, however, should a market not exist, allow some of that density to be transferred back into single-unit dwellings.

The Planner also spoke to the street connections, current zoning and advised 60% or more of this site will be retained by single-unit dwellings. They advised members that all the roads are public with the exception of Brian Crest, which would be a private driveway and is only considered under Concept B.

A copy of the staff presentation is on file.

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

- members expressed concern with traffic issues and speeding, especially at the intersection of Beaver Bank and Windgate; staff clarified there is currently no update on traffic lights as it is still with the engineers; the installation of traffic lights would alleviate traffic coming out of Windgate
- the proposal is for an infill development with existing roads be used; from a Halifax Water and engineering standpoint, those connections are desirable because it will give the water pipes a looping ability; staff are aware and have heard concerns from residents about the increased traffic
- members questioned school capacity and playground insurance; staff advised that the School Board has been contacted and to date have not received the official comments back
- staff clarified that most of the proposed area is designated as a growth control area and new development is not an option, however the lands associated with this application do not have this designation

During the discussion, the Planner noted that they incorrectly referenced MUA and should have referenced the MR zone and provided the definition of same.

Further points and suggestions made by members and clarification provided by staff were:

- the incorporation of traffic calming into this development
- it was noted that CN owns the piece of land housing the train tracks and the Municipality is unable to make repairs to that portion of the road

- concerns were expressed about the water table as the installation of city water was a large expense; residents still on wells are concerned that the digging could jeopardize the quality of their water; members questioned whether the lots are large enough for on-site septic
- the differences between Concept A and Concept B are extensive and should be considered a substantive amendment should the developer choose to go with Concept B;
- the proposal has a maximum height of four stories
- staff clarified that the Municipality cannot enforce restrictive covenants, however under the *Halifax Regional Municipality Charter*, can stipulate landscaping; development agreements run with the land and restrictive covenants are enforced by the developer
- ensure proper set-backs from all water on the property are met
- concerns with what will happen to the buffers when areas around them start to get developed as cutting down surrounding trees can weaken the trees in the buffer
- staff are of the opinion that there is a need for multi-unit housing in this area due to the aging population, however, this is not a part of the policy evaluation
- staff clarified that the Municipality cannot enforce adult only buildings and can only market to that demographic

In response to a request from the Proponent to address to the Committee, the Chair invited them to speak.

Connor Wallace, WSP spoke to the multi-unit buildings and that they are being built to cater to the senior demographic with respect to windows, entrances, etc. The main reason for Concept B is in the event there is a lack of need for the multi-unit buildings. They also spoke to buffers and septic systems and advised there is a requirement of Nova Scotia Environment for a lot to be 30,000 square feet in order to accommodate on-site septic when you are connected to city water.

MOVED by Brian Murray, seconded by Councillor Lisa Blackburn

**That the North West Planning Advisory Committee has reviewed the application for Case 20110 and recommends approval of the application as outlined in the memorandum and attachments package dated October 25, 2017 with consideration to the following matters:**

- **Traffic lights be installed at the intersection of Beaverbank and Windgate**
- **The developer be encouraged to contribute to the traffic lights;**
- **Buffer trees be left that abut existing property lines;**
- **That there be a time limit on the development agreement to have the project completed within 10 years; and**
- **That exercising Option B would be considered a substantive amendment.**

Dianna Rievaj requested to add the consideration to schools and Fire Services to the motion by way of a friendly amendment, to which the Committee agreed.

The motion before the Committee now reads:

MOVED by Brian Murray, seconded by Councillor Lisa Blackburn

**That the North West Planning Advisory Committee has reviewed the application for Case 20110 and recommends approval of the application as outlined in the memorandum and attachments package dated October 25, 2017 with consideration to the following matters:**

- **Traffic lights be installed at the intersection of Beaverbank and Windgate;**
- **The developer be encouraged to contribute to the traffic lights;**
- **Buffer trees be left that abut existing property lines;**
- **That there be a time limit on the Development Agreement to have the project completed within 10 years;**

- That exercising Option B would be considered a substantive amendment; and
- Consider school and Fire Services capacity.

**MOTION PUT AND PASSED.**

**10. ADDED ITEMS – NONE**

**11. IN CAMERA (IN PRIVATE) – NONE**

**12. DATE OF NEXT MEETING – December 6, 2017**, at 7:00 p.m., BMO Centre Boardroom, 60 Gary Martin Drive, Bedford

**13. ADJOURNMENT**

The meeting adjourned at 8:53 p.m.

Alicia Wall  
Legislative Support