



**NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC INFORMATION MEETING
MINUTES
December 9, 2020**

PRESENT: Ann Merritt, Chair
Nick Horne, Vice Chair
Councillor Lisa Blackburn
Deputy Mayor Tim Outhit
Robert Jarvis
J. Christopher Bewsher
Donalda Maclsaac

REGRETS: Keith Boutilier
Ryan Donato
Jordan Foster

OTHERS PRESENT: Councillor Pam Lovelace

STAFF: Andrea Lovasi-Wood, Legislative Assistant
Alicia Wall, Legislative Support
Jacqueline Belisle, Planner II
Thea Langille, Principal Planner

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 the meeting adjourned at 8:18 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m.

The Chair acknowledged members of the Committee and introduced HRM staff in attendance.

The Chair welcomed members of the public and reviewed the process for the Public Information Meeting.

2. Case 22547: Application by Zzap Consulting Inc. on behalf of Ramar Construction Ltd. For amendments to the Municipal Planning Strategies for Beaver Bank, Hammonds Plains and Upper Sackville and Planning District 1 & 3 (St. Margarets Bay) and corresponding Land Use By-laws to enable the development of three commercial buildings as per the MU-1 (Mixed Use 1) Zone of the Land Use By-law for Planning Districts 1 & 3 at 445 Winslow Drive (PID 41277765); Lot 4B Winslow Drive (PID 41277773); and, Lot 3 Winslow Drive (PID 41249681), Upper Tantallon.

Jacqueline Belisle, Planner II, Rural Policy & Applications, presented case 22547. The proposal consists of three separate parcels of land, all of which are currently vacant. The applicant is proposing one commercial building on each parcel of land. Onsite well and septic is required and will need to be approved by the Nova Scotia Department of Environment. The properties are encumbered by a Nova Scotia Power corridor.

HRM has 22 community plan areas. The subject properties are located where the Beaver Bank, Hammonds Plains, Upper Sackville plan area and the District 1 & 3 plan area meet. The applicant is requesting that the planning line be moved to allow all three parcels to be within the District 1 & 3 plan area. The zoning being proposed is MU-1 under the District 1 & 3 Land Use By-law. A copy of the staff presentation is on file.

Connor Wallace of Zzap Consulting Inc., on behalf of Ramar Construction Ltd, spoke to the timeline of the application and indicated a Traffic Impact Study has been completed and approved by HRM engineers. The Nova Scotia Power corridor actually allows for more of a separation distance between the commercial buildings and the existing residential homes, as the buildings are not permitted to encroach on the corridor. The tenants and uses of the buildings are yet to be determined. A copy of the applicant's presentation is on file.

The Chair opened up the floor to members of the public to speak and reviewed the rules for speakers.

Don Skinner of Upper Tantallon had concerns about the height of the buildings, but after the presentation felt the height was appropriate and requested information about the tenants.

Jacqueline Belisle stated that specific language can be written into the legislation to restrict certain types of business uses.

Simone Spence of Upper Tantallon expressed concerns around traffic, light pollution, impacts on the environment, drainage, increased crime, construction disruption, decreased property values and the fact that eagles nest and hunt in this location. They also wanted to know when the Traffic Impact Study was completed and if it was done prior to the decrease in traffic due to Covid-19.

Jacqueline Belisle stated that HRM has by-laws that deal with issues that may arise regarding land uses and things such as construction disruption. They will contact the Nova Scotia Department of Environment to look into whether or not eagles are nesting and hunting on the lands.

Connor Wallace indicated that the Traffic Impact Statement was completed prior to the Covid-19 pandemic but will get more specific information and provide it to HRM planning staff.

Jared Dalziel of Upper Tantallon indicated the presentation answered their questions.

Jane Earle of Upper Tantallon expressed concerns around increased traffic, ecological impacts, light pollution, loss of privacy and fear Earle Retson Drive will become a thoroughfare. It was noted that the incorrect spelling of Earle Retson Drive was used in some planning documents and they would like to have this error corrected.

Gordon Earle of Upper Tantallon echoed the concerns of Janet Earle and made inquiries as to the types of tenants that will occupy the commercial buildings. They further noted the incorrect spelling of Earle Retson Drive on some planning documents and would like to see this corrected.

Jacqueline Belisle stated that individual property owners can follow up with the Registry of Deeds to have any corrections made to their addresses and they will follow up with civic addressing to clarify and have any errors corrected on HRM's end.

Don Downey of Herring Cove owns an adjoining property and wanted to know if the proposed development would be fenced off and expressed concerns around traffic, light pollution, trespassing, garbage, privacy and rodents. They further inquired as to whether or not they could obtain a permit for a commercial development on their property.

Jacqueline Belisle confirmed that any property owner can apply for a change in zoning to their property, they just need to go through the process of doing so and that land use by-laws regulate things such as lighting to ensure it is not directed onto adjacent properties.

Craig Morrison of Upper Tantallon moved into the area based on the understanding this was a residential neighborhood and that prior to purchasing in that are, they checked the existing zoning on the subject properties to ensure it was residential as well. Concerns around vehicular traffic, increased foot traffic, garbage, security, environmental impacts on Stillwater Lake, light pollution and noise pollution were expressed. They feel this development would fundamentally change the nature of the existing residential neighborhood.

Nicole Johnson-Morrison of Upper Tantallon echoed the concerns of the other speakers and indicated they would not have purchased in this area if they knew that commercial development was an option for these lots. They feel it will negatively impact property values and could lead to increased crime in the area.

3. ADJOURNMENT

The Chair thanked people for attending and providing feedback.

The meeting adjourned at 8:18 p.m.

Alicia Wall
Legislative Support