



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 13.1.2
North West Community Council
September 12, 2016

TO: Chair and Members of North West Community Council

Original Signed

SUBMITTED BY:

Bob Bjerke, Chief Planner and Director, Planning and Development

DATE:

August 26, 2016

SUBJECT:

Case 20224: Amendments to the Sackville MPS, Sackville LUB, Sackville Drive SPS and Sackville Drive LUB, 900 & 902 Sackville Drive, Lower Sackville

ORIGIN

- Application from WSP Canada Inc.
- February 1, 2016, Regional Council initiation of the MPS amendment process

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

RECOMMENDATION

It is recommended that North West Community Council recommend that Regional Council:

1. Give First Reading to consider the proposed amendments to the Sackville Municipal Planning Strategy, Sackville Land Use By-law, Sackville Drive Secondary Planning Strategy and Sackville Drive Land Use By-law as set out in Attachments A, B, C and D of this report and schedule a joint Public Hearing with North West Community Council; and
2. Approve the proposed amendments to the Sackville Municipal Planning Strategy, Sackville Land Use By-law, Sackville Drive Secondary Planning Strategy and Sackville Drive Land Use By-law as set out in Attachments A and B of this report.

BACKGROUND

WSP Canada Inc. is applying to amend the Sackville Municipal Planning Strategy (MPS), Sackville Drive Secondary Planning Strategy (SPS), and associated Land Use By-laws to allow the future expansion of the existing Kent Building Supplies Store located at 874 Sackville Drive, Lower Sackville.

Subject Site	900 & 902 Sackville Drive, Lower Sackville (Map 1)
Location	Southwest corner of Sackville Drive and Beaver Bank Road, Lower Sackville
Regional Plan Designation	Urban Settlement
Community Plan Designation (Map 1)	UR (Urban Residential) under the Sackville Municipal Planning Strategy (MPS)
Zoning (Map 2)	R-2 (Two Unit Dwelling) Zone under the Sackville Land Use By-law (LUB)
Size of Site	1.25 hectares (3.1 acres)
Street Frontage	Approximately 50 metres (164 feet) on Sackville Drive
Current Use of Subject Property	Two unit dwelling and associated lawns located next to Sackville Drive, with mature trees and shrubs to the rear of the building sloping upwards away from Sackville Drive.
Surrounding Uses	The surrounding area is comprised mainly of residential, institutional, medium and large scale commercial uses. Immediate surrounding land uses include: <ul style="list-style-type: none">• North – Low density residential development;• South – Existing Kent Building Supplies Store;• East – Auto repair operation, bakery and church; and• West – Wooded area, low density residential development.

Proposal Details

The applicant wishes to re-designate and rezone 900/902 Sackville Drive, Lower Sackville (subject property) to allow for the future expansion of the Kent Building Supplies Store located at 874 Sackville Drive (Attachment E). The major aspects of the proposal are as follows:

- Re-designate and rezone 900 and 902 Sackville Drive to allow the development of a parking lot and new entrance/exit for the existing store (located at 874 Sackville Drive); and
- 1,354 square metre (14,573 square feet) expansion on the south-west side of the existing store.

History

Kent Building Supplies was developed in 1991 under the commercial zoning that existed at the time.

In 2000, North West Community Council approved a development agreement to permit the development of storage buildings. At the time, Kent Building Supplies was located within the Urban Residential Designation and zoned both C-2 (Community Commercial) and R-2 (Two-Unit Dwelling), which required the expansion of existing large scale commercial uses to be considered by development agreement.

In 2002, Regional Council approved the Sackville Drive Secondary Planning Strategy (SPS). The Sackville SPS rezoned the property containing the Kent Building Supplies Store to the LS (Large Scale Commercial) Zone. The subject property, where the applicant wishes to expand parking and access, remained located in the Sackville MPS plan area and the UR (Urban Residential) Designation.

MPS and LUB Context

The property containing the existing Kent Building Supplies Store is located within the Sackville Drive SPS plan area and the Downsview-Beaver Bank Designation. The Downsview-Beaver Bank Designation is one of four Sackville Drive SPS designations and is intended to recognize and encourage large format retail development. As such, the Downsview-Beaver Bank Designation establishes the LS (Large Scale

Commercial) Zone that is applied to a number of sites, including the existing Kent Building Supplies Store.

The subject property, the area where the applicant wishes to expand parking and reconfigure vehicle access, is located adjacent to the Sackville Drive SPS plan area and within the Sackville MPS plan area. This portion of Sackville Drive is located within the UR (Urban Residential) Designation, which provides a range of residential development opportunities. Commercial uses are generally not permitted, with the exception of neighbourhood scale development and the limited expansion of existing uses.

Approval Process

The approval process for this application requires that Regional Council consider and, if deemed appropriate, approve proposed amendments to the Sackville MPS, Sackville Drive SPS and associated LUB's. A decision on the proposed MPS and LUB amendments is not appealable to the Nova Scotia Utility and Review Board.

If the proposed MPS and LUB amendments are approved by Regional Council, the applicant may proceed with the proposed expansion of 874 Sackville Drive and development of the subject property, as shown on Attachment E. However, prior to development, the existing development agreement for 874 Sackville Drive will need to be discharged or substantially amended to include the subject property. A substantial amendment or discharge of the development agreement will require approval by Community Council. If the development agreement is amended or discharged, any proposed expansion will subject to the requirements of the Sackville Drive LUB.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy, the *HRM Charter*, and the Public Participation Program approved by Council on February 25, 1997. The level of community engagement was consultation, achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, letters mailed to property owners within the notification area and a public meeting held on March 23, 2016. Attachment F contains a copy of the minutes from the meeting. The public comments received include the following topics:

- Impact of traffic, particularly along Sackville Drive;
- Buffering between the proposed development and existing residential development; and
- Storm water management.

A public hearing must be held by Regional Council before they can consider approval of the proposed MPS and LUB amendments. Should Regional Council decide to proceed with a public hearing on this application, in addition to the published newspaper advertisements, property owners within the notification area shown on Map 2 will be notified of the hearing by regular mail.

The proposal will potentially impact local residents and property owners.

DISCUSSION

The MPS is a strategic policy document that sets out the goals, objectives and direction for long term growth and development in the Municipality. Amendments to an MPS are significant undertakings and Council is under no obligation to consider such requests. In this case, staff advise that the proposed amendments are consistent with the intent of both the Sackville MPS and Sackville Drive SPS. The following discussion reviews the rationale and content of the proposed MPS and LUB amendments.

Proposed MPS and LUB Amendments

Staff considered the existing boundaries of the Sackville MPS and Sackville Drive SPS when drafting the proposed MPS and LUB amendments which are contained in Attachments A,B,C and D. A summary of the proposed amendments are as follows:

- Remove 900/902 Sackville Drive from the Sackville MPS and re-locate the properties within the Sackville Drive Secondary Planning Strategy;
- Re-designate 900/902 Sackville Drive from Urban Residential to the Downsview-Beaver Bank Designation; and
- Re-zone 900/902 Sackville Drive from the R-2 (Two Unit Dwelling) Zone to the LS (Large Scale Commercial) Zone.

Of the matters addressed by the proposed MPS and LUB amendments, the following have been identified for detailed discussion:

Traffic Generation and Circulation:

Traffic has been identified as a primary point of discussion through the planning process for this application. A traffic impact study was submitted as part of the planning application and was reviewed by HRM staff. In accordance with the study, the proposed re-designation, rezoning and future expansion to the existing development is not expected to impact the performance of the nearby Sackville Drive and Beaver Bank intersection. Further, staff supports the proposed construction of a full access driveway on the subject property and modification of the existing driveway at 874 Sackville Drive, to a right in/right out only access.

Integrating Proposed Development with Existing Community:

In an effort to mitigate against potential land use conflicts, the Sackville Drive LUB contains provisions that require buffering and fencing between commercial and existing residential development. 874 Sackville Drive and the subject property are located adjacent to existing residential development. The existing development agreement for 874 Sackville Drive requires fencing along property boundaries that abut existing residential development. If in the future, the development agreement for 874 Sackville Drive is discharged or amended, the provisions of the Sackville Drive LUB will ensure appropriate fencing and buffering measures are retained. Further, the Sackville Drive LUB includes requirements for downcast lighting. This type of lighting deflects light away from neighbouring properties and streets, thus minimizing impact on the existing community. With respect to concerns regarding stormwater and grading, through the development permitting process, the applicant will be required to address storm water management and soil and erosion control measures prior to any development of the subject site.

Potential Implications of MPS and LUB Amendments

If the proposed MPS and LUB amendments are approved, plan boundaries will be realigned resulting in the subject property being removed from the Sackville MPS and placed within the Sackville Drive SPS. Additionally, if the proposed LUB amendments are approved, the zoning of the property will be changed from R-2 (Two Unit Residential) to LS (Large Scale Commercial). In the event, the Kent Building Supplies Store is not expanded, the subject property (900/902 Sackville Drive) could be developed on its own through an as of right permitting process. However, the LS Zone requires that commercial buildings have a footprint greater than 929 square metres (10,000 square feet). As such, based on the subject property being relatively narrow as it faces Sackville Drive, it may be difficult to satisfy the requirements of the Sackville Drive LUB. Proposals for smaller commercial buildings may be considered subject to approval by Community Council through the development agreement process. Based on discussions with the applicant, development of the subject property independent of 874 Sackville Drive is not anticipated.

Conclusion

Staff have reviewed the application and the existing policy context and advise that the MPS and SPS should be amended to re-designate and rezone 900/902 Sackville Drive, Lower Sackville to allow for the future expansion of the Kent Building Supplies Store located at 874 Sackville Drive. The proposed MPS

and LUB amendments are consistent with the intent of both the Sackville MPS and Sackville Drive SPS. Therefore, staff recommended that the North West Community Council recommend that Regional Council amend plan area boundaries for both the Sackville MPS and the Sackville Drive SPS to incorporate the subject property as part of the Sackville Drive SPS. Amendments to the MPS and LUB will allow the subject property to be designated Downsview-Beaver Bank, zoned LS and will allow for potential future expansion of the existing Kent Building Supplies Store located at 874 Sackville Drive.

FINANCIAL IMPLICATIONS

The HRM costs associated with the processing of this application can be accommodated within the approved 2016/17 operating C310 Urban and Rural Planning Applications.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application involves proposed MPS amendments. Such amendments are at the discretion of Regional Council and are not subject to appeal to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed amendments are contained within the Discussion section of this report.

ENVIRONMENTAL IMPLICATIONS

No additional concerns were identified beyond those identified in this report.

ALTERNATIVES

The North West Community Council may choose to recommend that Regional Council:

1. Modify the proposed amendments to the Sackville MPS, Sackville Drive SPS and associated LUB's, as set out in Attachments A, B, C and D of this report. If this alternative is chosen, specific direction regarding the requested modifications is required. Substantive amendments may require another public hearing to be held before approval is granted. A decision of Council to approve or refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Refuse the proposed amendments to the Sackville MPS, Sackville Drive SPS and associated LUB's. A decision of Council to approve or refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

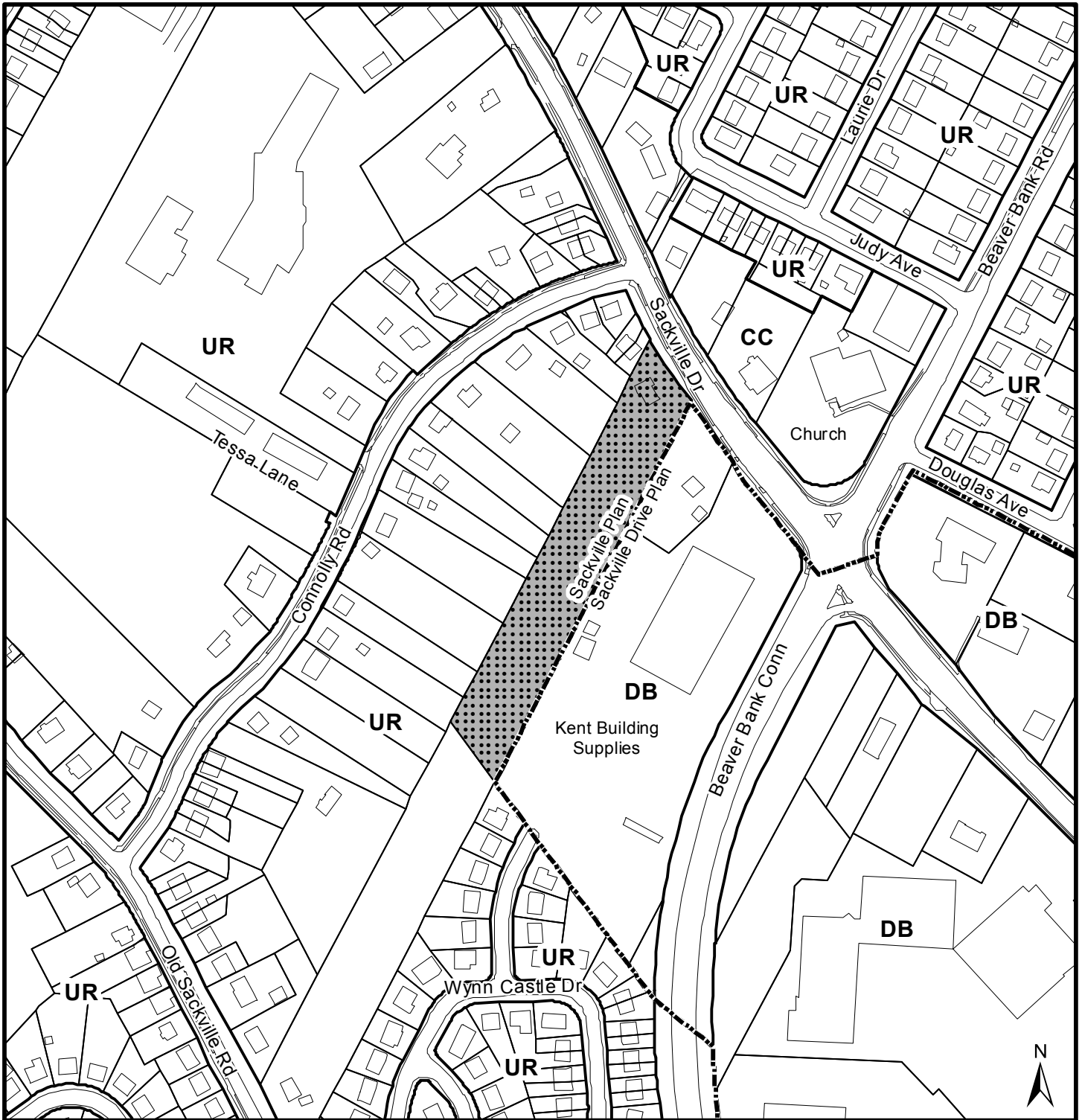
Map 1	Generalized Future Land Use
Map 2	Zoning and Notification
Attachment A	Amendments to the Sackville Municipal Planning Strategy
Attachment B	Amendments to the Sackville Land Use By-law
Attachment C	Amendments to the Sackville Drive Secondary Planning Strategy
Attachment D	Amendments to the Sackville Drive Land Use By-law
Attachment E	Concept Plan
Attachment F	Minutes of Public Meeting

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Tyson Simms, Planner II, 490-6983

Original Signed


Report Approved by: _____
Carl Purvis, Acting Manager, Current Planning, 490-4797




Map 1 - Generalized Future Land Use



900 & 902 Sackville Drive,
Lower Sackville

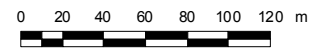
 Subject Property

 Plan Area Boundary

Sackville
Plan Area

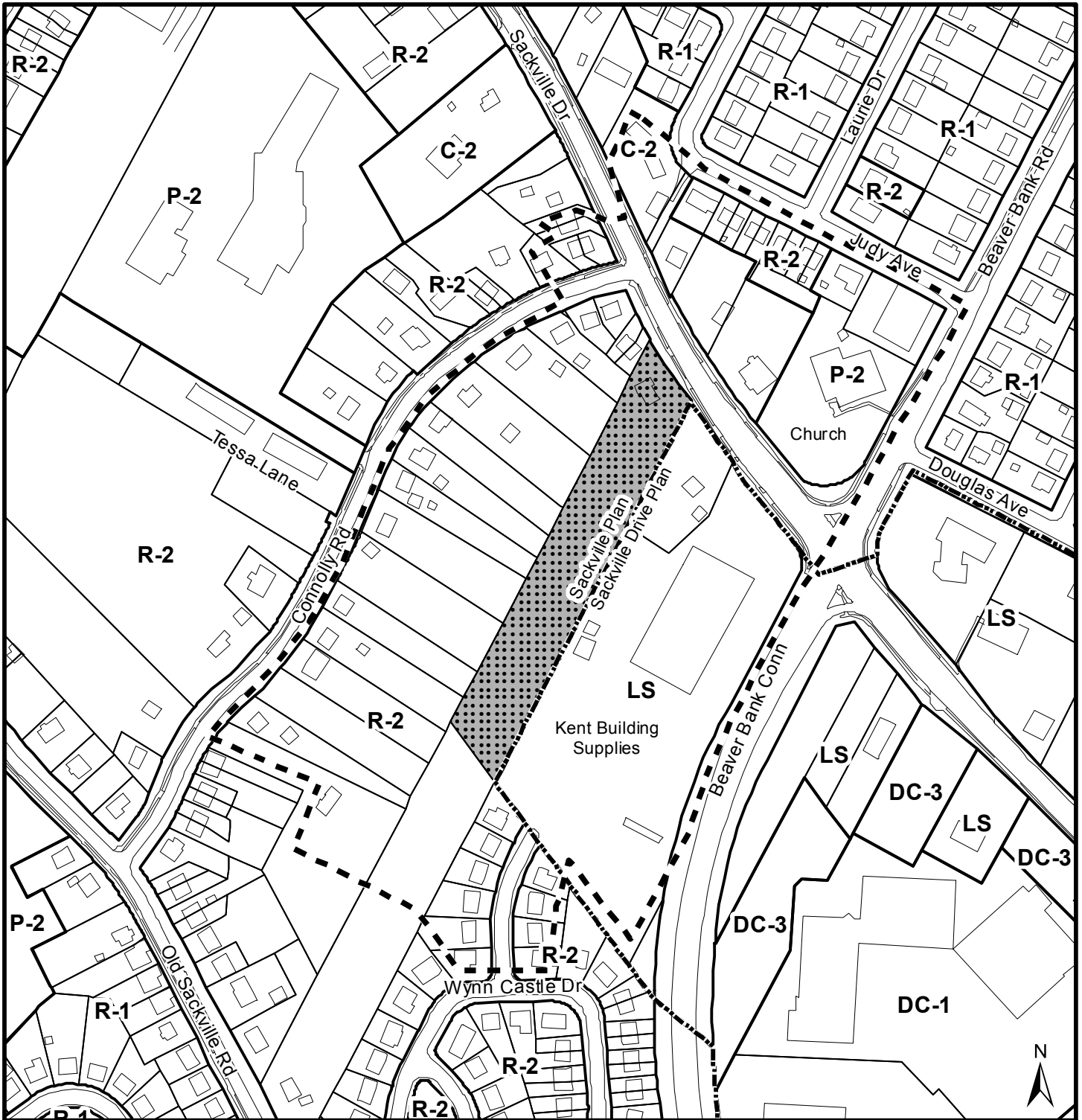
Designation

Sackville	UR	Urban Residential
	CC	Community Commercial
Sackville Drive	DB	Downview/Beaver Bank



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.




The accuracy of any representation on this plan is not guaranteed.



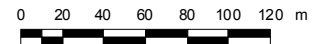
Map 2 - Zoning and Notification

900 & 902 Sackville Drive,
Lower Sackville



-  Subject Property
-  Area of Notification
-  Plan Area Boundary
- Sackville
Plan Area

Zone	
Sackville	R-1 Single Unit Dwelling
	R-2 Two Unit Dwelling
	C-2 Community Commercial
	P-2 Community Facility
Sackville Drive	LS Large Scale Commercial
	DC-1 Downsview Complex -1
	DC-2 Downsview Complex -2



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Attachment A

Amendments to the Sackville Municipal Planning Strategy

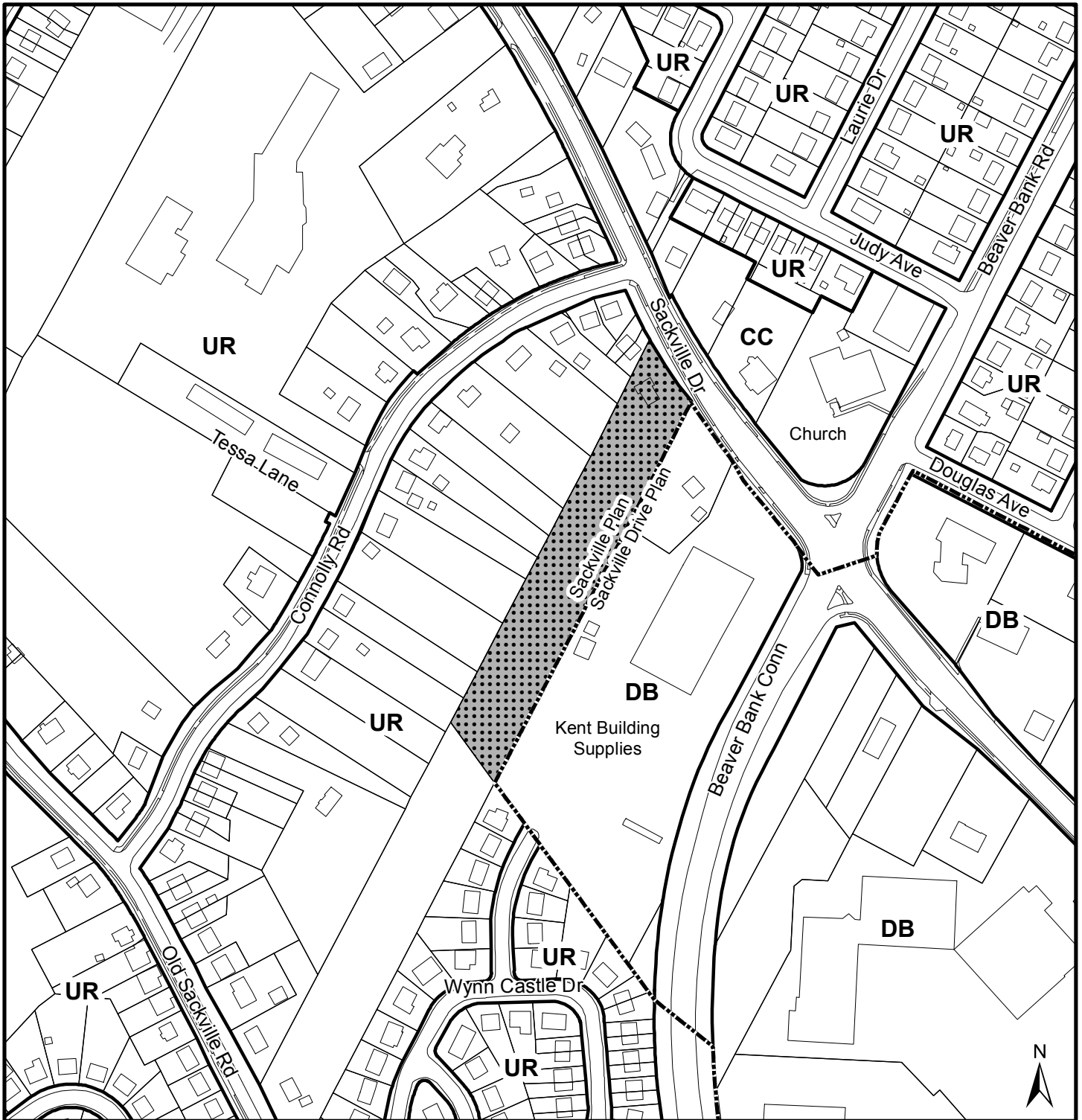
BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Sackville is hereby further amended as follows:

- 1. By amending the Sackville Municipal Planning Strategy Generalized Future Land Use Map as shown on Schedule A:**

I HEREBY CERTIFY that the amendments to the Sackville Municipal Planning Strategy, as set out above, were duly passed by a majority vote of the Halifax Regional Municipal Council at a meeting held on the day of , 2016.

GIVEN under the hand of the Clerk and the Corporate Seal of the Halifax Regional Municipality this day of 2016.


Municipal Clerk




Schedule A : Amendments to the Sackville Municipal Planning Strategy

HALIFAX

900 & 902 Sackville Drive,
Lower Sackville

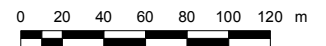
 Area to be removed from the Sackville
Municipal Planning Strategy

 Plan Area Boundary

Sackville Plan Area

Designation

Sackville	UR	Urban Residential
	CC	Community Commercial
Sackville Drive	DB	Downview/Beaver Bank



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

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Attachment B

Amendments to the Sackville Land Use By-law

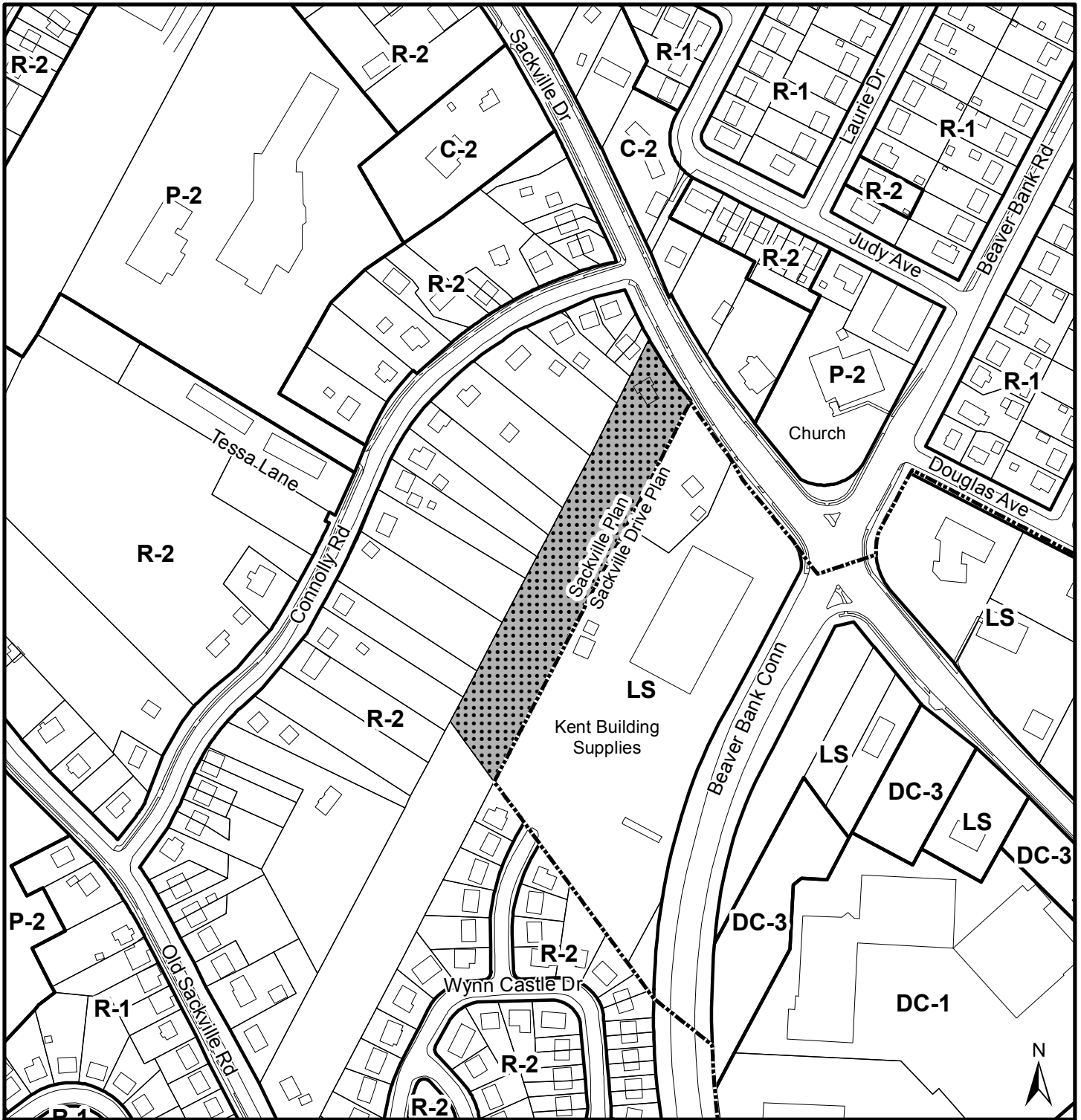
BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Sackville is hereby further amended as follows:

- 1. By amending the Sackville Land Use By-law Zoning Map as shown on Schedule B:**

I HEREBY CERTIFY that the amendments to the Sackville Land Use By-law, as set out above, were duly passed by a majority vote of the Halifax Regional Municipal Council at a meeting held on the day of , 2016.

GIVEN under the hand of the Clerk and the Corporate Seal of the Halifax Regional Municipality this day of 2016.


Municipal Clerk




Schedule B : Amendments to the Sackville Land Use By-law

HALIFAX

900 & 902 Sackville Drive,
Lower Sackville

 Area to be removed from the
Sackville Land Use By-law

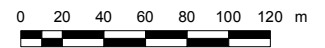
 Plan Area Boundary

Sackville
Plan Area

Zone

Sackville R-1 Single Unit Dwelling
R-2 Two Unit Dwelling
C-2 Community Commercial
P-2 Community Facility

Sackville Drive LS Large Scale Commercial
DC-1 Downsview Complex -1
DC-2 Downsview Complex -2



This map is an unofficial reproduction of
a portion of the Zoning Map for the plan
area indicated.

The accuracy of any representation on
this plan is not guaranteed.

Attachment C

Amendments to the Sackville Drive Secondary Planning Strategy

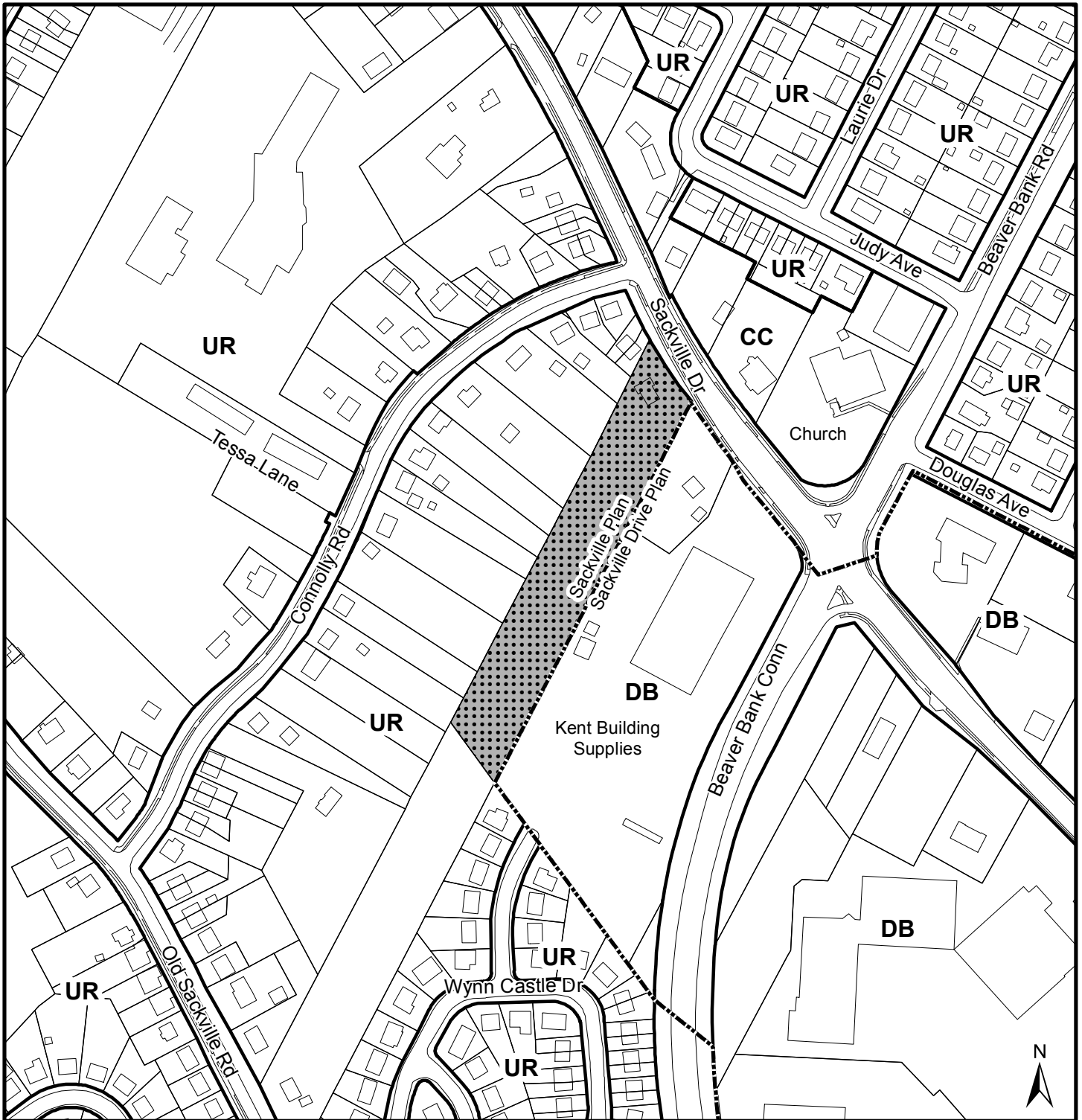
BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Secondary Planning Strategy for Sackville Drive is hereby further amended as follows:

- 1. By amending the Sackville Drive Secondary Planning Strategy Generalized Future Land Use Map as shown on Schedule C:**

I HEREBY CERTIFY that the amendments to the Sackville Drive Secondary Planning Strategy, as set out above, were duly passed by a majority vote of the Halifax Regional Municipal Council at a meeting held on the day of , 2016.

GIVEN under the hand of the Clerk and the Corporate Seal of the Halifax Regional Municipality this day of 2016.

Municipal Clerk

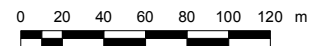



Schedule C : Amendments to the Sackville Drive Secondary Planning Strategy

HALIFAX


900 & 902 Sackville Drive,
Lower Sackville

Designation



 Area to be added to the Sackville Drive SPS and designated to DB

Sackville UR Urban Residential
CC Community Commercial

 Plan Area Boundary

Sackville Drive DB Downview/Beaver Bank

Sackville Plan Area

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Attachment D

Amendments to the Sackville Drive Land Use By-law

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Sackville Drive is hereby further amended as follows:

- 1. By amending the Sackville Drive Land Use By-law Zoning Map as shown on Schedule D:**

I HEREBY CERTIFY that the amendments to the Sackville Drive Land Use By-law, as set out above, were duly passed by a majority vote of the Halifax Regional Municipal Council at a meeting held on the day of , 2016.

GIVEN under the hand of the Clerk and the Corporate Seal of the Halifax Regional Municipality this day of 2016.


Municipal Clerk




Schedule D: Amendments to the Sackville Drive Land Use By-law

HALIFAX

900 & 902 Sackville Drive,
Lower Sackville

 Area to be added the Sackville Drive
Land Use By-law and Zoned to LS
(Large Scale Commercial)

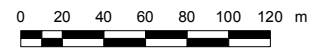
 Plan Area Boundary

Sackville
Plan Area

Zone

Sackville R-1 Single Unit Dwelling
R-2 Two Unit Dwelling
C-2 Community Commercial
P-2 Community Facility

Sackville Drive LS Large Scale Commercial
DC-1 Downview Complex -1
DC-2 Downview Complex -2

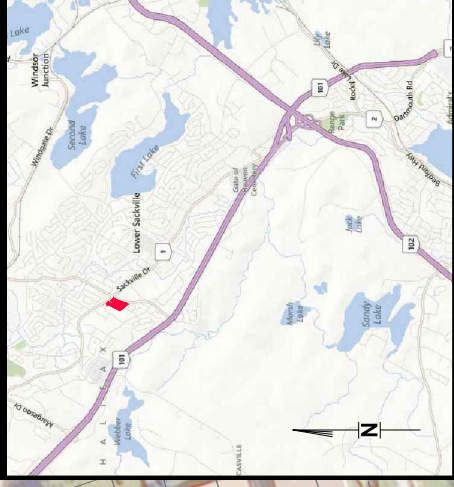


This map is an unofficial reproduction of
a portion of the Zoning Map for the plan
area indicated.

The accuracy of any representation on
this plan is not guaranteed.

Attachment E - Concept Plan

KEY PLAN



LEGEND

- Site Boundary
- Adjacent Property Boundary
- Proposed Property Boundary

SITE SUMMARY:

- Land Area - 10.44 Acres
- Existing Zone - LS (Large Scale Commercial) R-2 (Two Unit Dwelling)

	BUILDING AREA	PARKING		RATIO
		REQUIRED	PROVIDED	
KENT	39,690 SF	159	---	---
EXPANSION	14,573 SF	59	---	---
Total	54,263 SF	218	247	4.6

NOTES:

- Property lines approximate only. Site subject to survey.
- Site subject to planning approvals
- 1 class A bicycle room or cage required

SOURCES:

- Adjacent Property lines from Provincial Mapping
- Topographic features from GENIVAR survey plan '131-20629-528.dwg'
- Bing Aerial Imagery

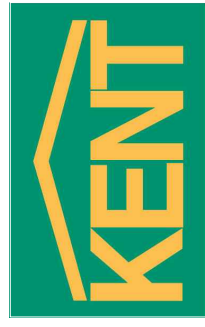
Designer: KWATTERS

Planner: CTOWNSEND

VERSION

1.2

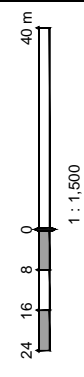
CONCEPT PLAN 874 SACKVILLE DRIVE LOWER SACKVILLE, NOVA SCOTIA



OCTOBER 07, 2015

131-20629100_V12

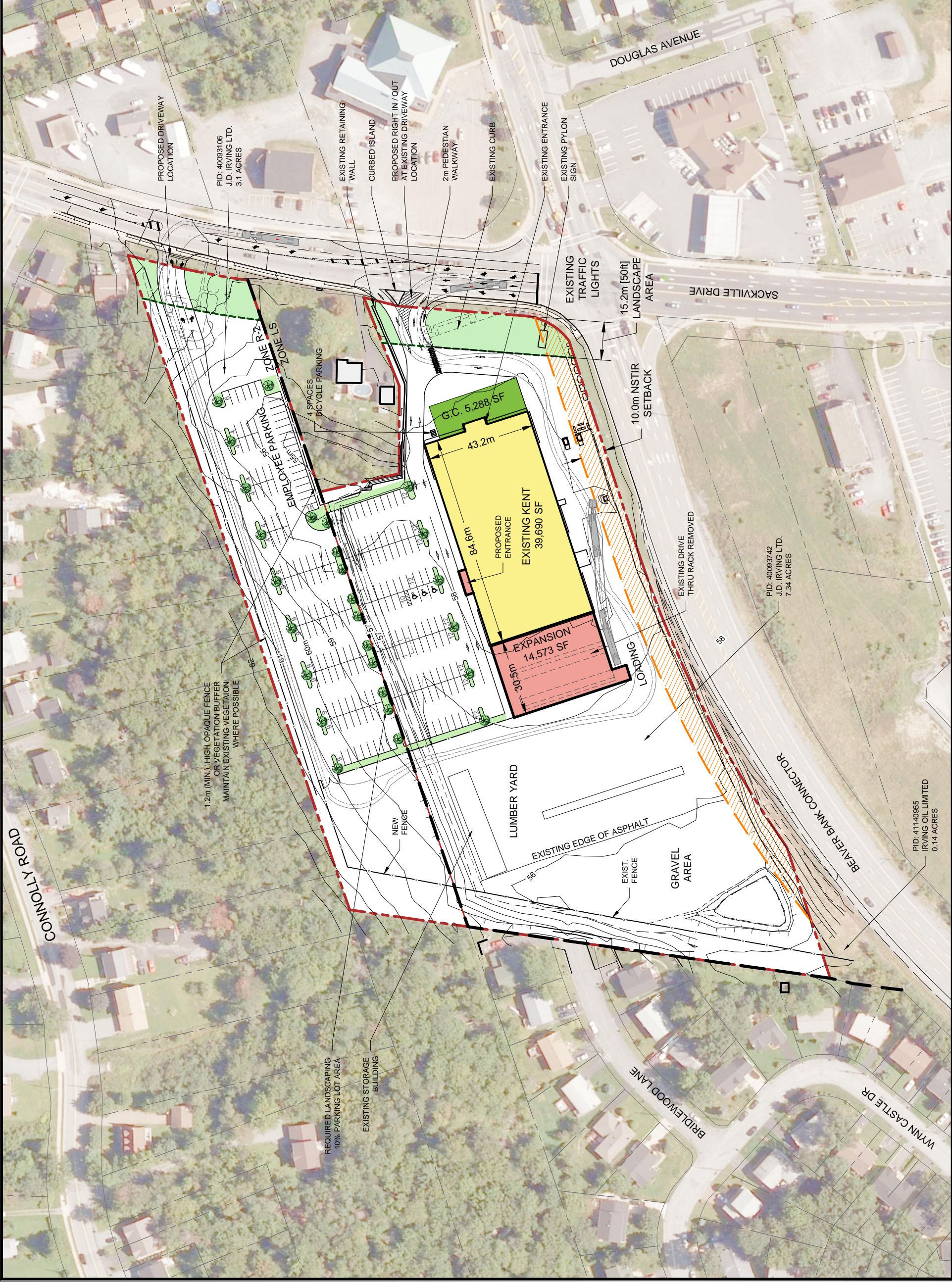
SCALE



NORTH



1 SPECTACLE LAKE DRIVE
DARTMOUTH, NOVA SCOTIA CANADA, B3B 1X7
PHONE: 902 835-9955 - FAX: 902 835-1645 - WWW.WSPGROUP.COM



Attachment F - Minutes of Public Meeting



NORTH WEST PLANNING ADVISORY COMMITTEE PUBLIC MEETING MINUTES March 23, 2016

PRESENT: Ms. Ann Merritt, Chair
Mr. Ross Evans
Mr. Brian Murray
Mr. Evan MacDonald
Mr. Kevin Copley

REGRETS: Mr. Paul Russell, Vice Chair
Mr. Dave Haverstock
Ms. Dianna Rievaj
Councillor Tim Outhit

STAFF: Mr. Tyson Simms, Major Projects Planner
Mr. Liam MacSween, Legislative Assistant

OTHERS: Councillor Steve Craig

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

The agenda, supporting documents, and information items circulated to the North West Planning Advisory Committee are available online: <http://www.halifax.ca/boardscom/NWPAC/160323nwpac-agenda.php>

The meeting was called to order at 7:00 p.m. and adjourned at 7:56 p.m.

1. CALL TO ORDER

Ms. Ann Merritt, Chair called the meeting to order in the Silver and Gold Room of the Sackville Heights Community Centre, 45 Connolly Road, Lower Sackville. She described the role of the Planning Advisory Committee in hosting the public meeting, introduced the members present and outlined the process for the public meeting.

2. PUBLIC PARTICIPATION

2.1 Case 20224 – Amendments to the Sackville MPS and Sackville Drive SPS, 900 & 902 Sackville Drive, Lower Sackville

Mr. Tyson Simms, Planner, provided a presentation in relation to Case 20224. He 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 will be made at the current time. He displayed the site plan and provided commentary in relation to the proposal to expand the Kent Building Supplies store located in Lower Sackville to the following specifications:

- 1,354 square meter (14,573 square feet) expansion on the south-west side of the existing store; and
- Additional parking and a new driveway access on the north-west side of the existing store.

Mr. Simms noted that the proposal will require an amendment of the Sackville Municipal Planning Strategy (MPS), Sackville Drive Secondary Planning Strategy (SPS) and associated Land Use By-laws in order to allow the expansion of the Kent Building Supplies store. He concluded his presentation by describing the remaining steps in the application process, which include additional opportunities for feedback from the public prior to a decision rendered by Council.

Ms. Ann Winters, of WSP on behalf of the applicant, provided a presentation with respect to Case 20224. She introduced the application and described the history of the business and its current operations. She noted the intent of the application to redevelop the site, alleviate road issues, create a safer store access and exit point, and to better meet the requirements of the Sackville Secondary Planning Strategy. She noted further enhancements to the subject property such as the expansion and enhancement of store retail space, the expansion and enhancement of the parking lot, the creation of a garden centre, and relocation the entrances and exits. She advised that the applicant has no intention of encroaching upon existing properties and stated that the development on site will be restricted away from existing properties. Ms. Winters concluded her presentation by noting that the application has not yet gone through the detailed design phase and that concerns or comments raised by the public will be taken under consideration.

Mr. Walter Reagan, of the Sackville Rivers Association, stated that he likes the proposal but advised that a significant amount of trees will be lost because of it. He commented that he would like to see oil grit separators installed as part of the stormwater management system. He further advised that consideration should also be given to landscaping, raised boulevards and stormwater run off as the application moves through the process. He further noted that the proponent should consider planting trees along the Old Sackville Road as a mitigation factor for the trees that will be lost by the expansion of the parking lot.

Ms. Tara Hill, of Middle Sackville, commented that she is pleased to see that the driveways will become more accessible. She noted concern that the driveway access will be closer to existing crosswalks near the junior high school. She further advised that the ability to turn in to the old intersection on Sackville Drive should be eliminated stating that an exit only option will likely be safer.

Ms. Leanna Fader, of 893 Sackville Drive, inquired about the timeline for the proposed development and raised concerns about potential run off from the site emptying on to existing properties.

Mr. Simms advised that Planning Strategy Amendments are typically the longest of the planning processes, as there are several steps involved including a submission to the North West Planning Advisory Committee, Community Council and Regional Council. He noted that this process typically takes 12 to 18 months. He further advised that the applicant has undergone a pre-application which allows staff to look at the proposal upfront, at a high level, to help facilitate its way through HRM's planning process. He advised that this application will likely not be before Council until the fall.

Mr. Simms noted that staff will look at the potential for run off from the site in more detail and address it in the report that will go to Council.

Mr. Brett Fader, of Sackville, commented that his mother who lives adjacent to the subject property likes to get out and walk the property. He inquired if there will be barriers installed, such as a fence, to mitigate dust and debris caused by construction. He voiced concern with respect to stormwater run-off and noted his support for the intersection improvements on the Kent site as a way to help mitigate traffic concerns in the area.

Mr. Simms advised that staff will further assess what can be done to mitigate the impact of construction noting that the By-law requires buffering in this regard. He further advised that the By-law also requires buffering between residential and commercial uses.

Mr. Stu Valcourt, of Kent Building Supplies (applicant) commented that his organization has a tremendous amount of respect for the residents who have neighbored the Lower Sackville location. He advised that his organization is not in a panic to begin work on the subject property right away and will consult with all neighboring property owners before work begins. He further advised that there are many things that can be done to mitigate the impact of construction on neighboring properties which will be implemented during the construction phase.

Ms. Annett Commeau, of Connolly Road, raised concerns with respect to the potential loss of property values, the loss of habitat for wildlife due to the expansion of the parking lot and traffic concerns along the Sackville Road.

Mr. Steven Beazley, of 56 Connolly Road, noted his concern about the route that large trucks are going to take in and out of the store adding to the noise pollution. He expressed further concern with run off and soil erosion on his property and inquired if retaining walls will be utilized. He concluded by noting his concern about the possibility of parking lot lighting contributing to light pollution in the area.

Mr. Simms advised of new lighting standards which are being applied to developments such as these in that they are down cast to mitigate light pollution. With respect to noise, he advised that the subject property would be subject to HRM's noise By-law

Councillor Steve Craig, thanked members of the public for coming out and participating in the meeting. He noted that he looks forward to the matter coming before Community Council and Regional Council and advised of further opportunities to provide input as the application moves through the planning process.

Ms. Merritt called three times for further speakers. There were no speakers present. She thanked staff, the applicant, and members of the public for their participation in the meeting.

3.0 ADJOURNMENT

The Chair adjourned the meeting at 7:56 p.m.

Liam MacSween
Legislative Assistant