

**AGENDA
PLANNING ADVISORY COMMITTEE**

BRIDGEWATER NS
Thursday, March 30, 2017 – 7:00 P.M

Page

1. CALL TO ORDER
2. ELECTION OF CHAIR AND VICE CHAIR:
 - 2.1 Election of Chair
 - 2.2 Election of Vice Chair
3. REVIEW OF PROCEDURE FOR ADDRESSING THE COMMITTEE – CHAIRPERSON (see below)
4. APPROVAL OF AGENDA – ADDED ITEMS
5. APPROVAL OF MINUTES OF DECEMBER 15, 2016 AS CIRCULATED
6. BUSINESS ARISING FROM MINUTES: (nil)
7. PLANNING ADVISORY COMMITTEE MATTERS:
 - 7.1 Development Agreement Application:
Hebbville Plan Area, Peter Hopkins, PID# 60288438..... 1-17
 - 7.2 Nova Scotia Planning Conference..... 18-25
8. HERITAGE ADVISORY COMMITTEE MATTERS: (nil)
9. ADDED ITEMS: (if any)
10. IN CAMARA: (if any)
11. NEXT MEETING DATE
12. ADJOURNMENT

PROCEDURE FOR ADDRESSING THE COMMITTEE

An opportunity will be provided to all citizens to address the Committee on each agenda item shown on this Agenda or added to the Agenda by the Committee. Individuals who wish to address the Committee are asked to note the following:

- *On each matter on the Committee’s Agenda, the Chair will seek public comment upon the completion of staff’s presentation.*
- *Each person shall state their name.*
- *All statements and questions shall be directed to the Chairperson.*
- *Presentations shall be limited to 10 minutes. Persons wishing to address the Committee a second time will be given opportunity to do so once all others in attendance have had the opportunity to address the Committee. Persons addressing the Committee for a second time shall limit their presentations to 5 minutes.*

Anyone wishing to address the Committee on a matter note included on this Agenda can have the matter added to the next meeting’s Agenda by contacting Jeff Merrill, Director of Planning, at 902-541-1340 or by email at planning@modl.ca



Meeting: PAC
Date: March 30, 2017
Item No.: 7.1
Approved By: J. Merrill

MUNICIPALITY OF THE DISTRICT OF LUNENBURG

REPORT TO: Planning Advisory Committee.
SUBMITTED BY: Douglas Reid.
DATE: March 24th 2017.
RE: Development Agreement Application
Peter Hopkins, multiple PIDs (@ Conquerall Mills Rd / William Hebb Rd)

STAFF RECOMMENDATION.

That Council enter into a Development Agreement with Peter Hopkins to allow for the proposed development of a landscaping services & materials storage business, on PIDs #60288438, #60487048, #60487055, in Hebbville, subject to acquisition of the property by the applicant.

CONTENTS OF REPORT

- (6p) Report dated March 24th
- (3p) *Appendix A* Policy Criteria Chart
- (1p) *Appendix B* Location Map
- (7p) **draft Development Agreement, dated March 24th, to include Revised Site Plan**

REPORT ORIGIN.

On **January 31st 2017**, the Municipality received a Development Agreement application from **Peter Hopkins**. Where Mr. Hopkins is not the current owner of the three properties, the current owner declared their acknowledgement of his application. None of the identified parcels (PID #60288438, #60487048, #60487055) have a civic address, being undeveloped land. The properties are zoned Rural in the Hebbville Plan Area, and are subject to policy and regulation found in the Village of Hebbville Secondary Planning Strategy & Land Use By-law.

On **February 22nd**, Council referred the application to the Hebbville Area Advisory Committee. On **March 2nd**, a Public Information Meeting was held by staff. On **March 23rd**, the Hebbville Area Advisory Committee reviewed the application and provided a positive recommendation, in support of the proposed development. Further information on these two previous meetings can be found under the "Public Participation" section of this Report.

The proposed Development Agreement would allow Mr. Hopkins to clear a portion of the property, and allow for open storage and display of aggregate materials, soils, and related landscaping products, as used by Mr. Hopkins in his property maintenance business. The development would provide Mr. Hopkins with space for both materials storage to be used off-site for landscaping purposes, as well as provide opportunity to sell such product directly to the public. At a future date, Mr. Hopkins also intends to build a small office structure on one of the three parcels.

A Development Agreement application is required, as the proposed **total area** to be used as an open storage and materials display area is above the size threshold requirements identified for new commercial and industrial uses in the Hebbville Rural Zone, per **s.9.3.1(b)** and **s.9.6.2(b)** of the Land Use By-law. It is the fact that the proposed area pertaining to the use is above 210 square metres (2,260 square feet) which triggered initiation of the Development Agreement process, per **s.9.4.2**. This distinction (i.e. size of the use, not the type of use) is considered relevant to staff, in determination of the potential impacts of the development, in addressing relevant policy found in the local Secondary Planning Strategy.

BACKGROUND.

Authority

The Municipal Government Act allows municipalities to regulate the maximum area of a proposed use as part of its land use by-law [s.220]; to consider developments by way of a development agreement, on matters identified in the relevant planning strategy [s.225]; and to determine specified terms of development agreements [s.227].

Property Details

The three parcels are located at the corner of William Hebb Rd and Conquerall Mills Rd. The “middle” parcel served, at one time, as a public road, and is largely clear of any trees. The other two properties are considered as woodland. In some areas, the tree cover is sparse, with areas of the property having been cleared / have only minor brush as growth. There is a registered burden on the middle parcel, identified with a NS Power right-of-way. The two smaller parcels are (*combined*) less than 0.5 acre in size, and provide approximately 190-195ft (55-60m) of frontage off William Hebb Rd. The larger parcel, approximately 1.5 acres in size, has frontage off Conquerall Mills Rd.

For the purposes of this Report: the three parcels will be identified as “the property” where ownership is common to all three, and the nature of the former middle (*road*) parcel having split the land into three segments. The applicant is aware that a structure cannot be built over an identified property boundary, and where future consolidation of the three existing lots into a single parcel may ultimately serve his interests. At present, there is no requirement for the applicant to proceed with a consolidation, in order to develop the proposed land use on the property.

There is an existing access point off William Hebb. The applicant has discussed with NS Transportation to determine if it would be acceptable to locate a commercial driveway entrance to be west of an existing utility pole, which would either [a] extend the length of the existing driveway, as found, and permit for a wider (& straighter) turning entrance onto the property, or [b] remove the existing driveway entirely, and re-locate the entrance so as to be located entirely west of the pole. NS Transportation’s communications to the Municipality noted where the applicant’s proposed access point was acceptable for a commercial application. Transportation’s determination as to suitable width of the entrance would be finalized after the applicant submits the related Permit application to the Department.

The applicant also discussed with Transportation of developing a possible future access point off Conquerall Mills. This second access point was also considered acceptable for commercial application. However, it is noted where any future access point off Conquerall Mills might affect an area of (provincially-identified) wetland. Staff has outlined proposed conditions with any future second entrance, further in this Report, as it pertains to environmental Policy.

There are two properties adjacent, and three properties in proximity (*across the road*). All properties in this part of Hebbville are zoned Rural. There are no residences identified within a 100m radius of the property.

PID / Civic Address	Current Use	Notes
PID #60589769	undeveloped / wooded	Adjacent along William Hebb to east.
347 Conquerall Mills	Farm	Adjacent along Conquerall Mills to southwest.
PID #60697927	undeveloped / wooded	across Conquerall Mills to west.
PID #60288453	undeveloped / wooded	across William Hebb to north.
PID #60612637	undeveloped / wooded	across William Hebb to northeast.

The terrain is relatively flat, with the land being lower in elevation in the direction towards the property line shared with 347 Conquerall Mills. There is also some variation in elevation with the Conquerall Mills Rd, where the ditch was constructed within a (relatively) wide Transportation right-of-way. Two significant environmental features are located on, or adjacent to, the property. [1] Provincial mapping identifies a **wetland** located on the adjacent property; and there is a recognizably wet area on the property itself. [2] A watercourse is located along, or within this wetland - this **significant watercourse** is recognized as a development constraint in the By-law.

Application Details

The application identifies where Mr. Hopkins intends to develop approximately 0.5 acre of the 2-acre property. The accompanying site plan identifies a main graveled-surfaced area of ~12,000 square feet (1,100 square metres) to be cleared and leveled, to provide space for between 10-15 bins / stockpiles of various mulch, aggregate, topsoil products, etc. Stockpile would be separated by concrete barriers. Delivery trucks would enter the property off William Hebb, with sufficient space being provided in this identified storage area for entering / turn-around / exiting the site.

While not intended to be constructed at the start-up of business operations, Mr. Hopkins would build a small office (initially 350 square feet) towards the back of the stockpile area. Another future component proposed is a second driveway off Conquerall Mills. The applicant would also clear the area of the property nearest to the intersection, and place commercial signage. As a precaution against unauthorized vehicle access, the driveway entrance off William Hebb would be chained for security purposes.

The second part of the proposed development would be a cleared area (~3,600 square feet), where Mr. Hopkins would generate fill. The intent is to have this part of operations screened from the stockpile area, and accessed from a driveway that leads behind the proposed office. It is noted that any "leaf and yard waste" that Mr. Hopkins intends to compost in this fill area would be directly related to his provision of landscaping & property maintenance services off-site - i.e. that the products he would transport to the property fits with the definition of "leaf & yard waste" in NS Environment's *Solid Waste Resource Management* regulations. The applicant estimates that the annual amount of fill material to be processed by his operations would be approximately 15 cubic metres (~500 cubic feet).

DISCUSSION.

Intent of Policy

Land use regulations in the Village of Hebbville typically focus on separating uses into different Zones, generating less opportunity for potential conflicts between different types of development. The one Zone designation that serves as a "general basic" or as an explicitly "mixed use" Zone, is the **Rural Zone**.

In Hebbville's Rural Zone, the intent is for property owners to recognize where there has been historical use of land for resource related purposes, and that - going forward into the future - there will be a supportive policy framework for the continuation of such types of uses (i.e. agriculture). Where other types of uses are also permitted, the Rural Zone is not considered as being "exclusive" to any one type of development, to the detriment of other possible opportunities. Property owners would therefore understand that their property - and neighbouring properties - may be developed for a wide variety of uses, subject to a list of restricted developments identified in the By-law.

That said: per **Policy 3.4.6**, it is Council's intent to permit commercial and industrial developments as-of-right up to an identified size threshold, and, for those developments which exceed the threshold, proposals will be considered by Council by way of Development Agreement. Accounting for the size of a new use matters, in that a new development can potentially generate impacts on neighbouring properties, based on the scale that the use intends to be. The intent of establishing a "size threshold" in regulation is to ensure that potential conflicts that may be uniquely associated with each proposal may be minimized by conditions found in an Agreement, if / where possible.

Since planning was first adopted in the 1990s, this application is the first occasion where an applicant has proposed to develop a use that is above the threshold for a property that is entirely in the Rural Zone. It is noted where the **maximum indoor area** (750 sq ft) and **maximum total area** (2,260 sq ft) can be seen as very small "thresholds" for any proposed development to cross. This policy approach is seen, at this time, as generally consistent with Council's intent, in "directing" for commercial & industrial development to be more concentrated in those identified Zones in the Plan Area. The policy framework still permits for the development of larger-sized commercial or industrial uses in the Rural Zone, but Council will want to consider each proposal, on a case-by-case basis.

Conformance with Policy

All Development Agreement applications require a review of policy as identified in Parts 4, 6, and 7 of the Hebbville Secondary Planning Strategy. A Criteria Chart, referencing the specific Policies considered with respect to this application, are found in table format as an Appendix. Staff's review would particularly note the following matters:

Environmental Protection:

There is an identified watercourse located on, or immediately adjacent to the property, as found on Schedule C in the By-law, Significant Watercourses & Identified Wetlands Map (or: *Development Constraints Map*). The By-law is specific in restricting proposed developments, to be setback 14m from any watercourse found on Schedule C. In this case, where the type of development involves the clearing of land for the allowance of stockpiles and open storage, or for the specified use of an area of the property for fill & composting, the intent of policy is to **restrict** these identified uses from being **within the 14 metres distance from the watercourse**, as it is shown on Schedule C.

A provincially-identified wetland is also shown on Schedule C, as being in very close proximity to the property line. Following site visits, there are identifiable wet areas located on the property, even where they are not mapped on the Development Constraints Map. The applicant's initial site plan identified where the scope of proposed development on the property would take place largely outside these wet areas, **but** for the proposed development of a second access point off Conquerall Mills. Following a site visit by NS Environment, it was identified that the location of this second driveway into the property would involve wetland. NS Environment also shared where there is an exemption for "linear developments" (i.e. *entrances / driveways*) from the provincial alterations approvals process, where they would affect less than 600 square metres. Municipal staff considers where this second access point was not proposed to occur for some time into the future, that an identified condition of the Development Agreement recognize that **no second driveway access be permitted, until the Municipality has written evidence from the Province** that the applicant has satisfied any related requirements, under provincial wetland policy.

Proposed "Fill Area" activities:

The applicant has stated where it is his intent to have an identified area on the property to generate compost materials resulting from any leaf & yard waste generated from his (*off-site*) landscaping services. Under Part IV - Composting of the Solid Waste Resource Management regulations, there is no provincial regulation of such an activity, until the annual processing totals from composting activities is equal to 100 cubic metres. The applicant's estimate is that his business operations may achieve 15 cubic metres. Staff considers that, to reduce any potential issues with siltation into the identified watercourse, that the location of the Fill Area be setback **at least 14m from the identified watercourse**.

Restrictions on use / alteration to land along adjacent property boundary line:

The proposed use will be developed in an area removed from the adjacent lot to the south, due to the watercourse setback. In terms of limiting potential impacts of development on the undeveloped adjacent lot to the east, staff has considered where there are "*abutting zone requirements*" whenever a use in Hebbville's *Commercial* zone is adjacent to property found in a *Residential* zone. It is noted there are **no** By-law requirements when it comes to adjacent uses in the *Rural* Zone. However: it is proposed that a restrictive **setback condition** from the adjacent east property lot line can be consistent with the intent of Policy 7.2.6(c) & 7.2.6(d).

Staff is proposing a **3m (10 feet) restriction** on any development associated with the use, or restricting the clearing of land from the adjacent property line to the east, where it pertains to the third ("*large*") parcel. Such a condition would recognize where, in many places, a vegetative buffer already exists, and can be used for effective screening purposes. That said: certain areas as found within this 3m "setback" zone have already been cleared (on both sides of the property line), and the applicant will not be obligated to provide new screening as part of the Agreement. It is anticipated that the applicant and adjacent land owner may consider working together, to spur the regeneration of new vegetation in these cleared areas, where it may suit their interests to do so. The applicant prepared a revised site plan that identified this proposed **3m restriction**.

Process - Public Participation - Public Information Meeting

In keeping with the Municipality's policy on public participation, property owners within an identified radius of the property were sent notice by mail of a **Public Information Meeting**, that took place **March 2nd**. Staff recognized where a larger radius than what is identified in regulation would be appropriate for the purposes of informing the public on this specific application (100m radius). The meeting allowed staff and the applicant to provide information directly to interested citizens. Notices were also provided through the Hebbville e-notice list serve.

8 citizens, including 3 AAC members and local Councillor, attended, Comments focused on aspects pertinent to:

- provincial environmental policy specific to wetlands;
- delivery logistics as associated with the proposed business operations; and
- whether there would be any identified setbacks from adjacent property lines.

These aspects were then discussed further with the applicant following the public meeting, in review of this Report's development.

Hebbville Area Advisory Committee meeting.

On **March 23rd**, a Hebbville Area Advisory Committee meeting was held. No members of the public attended, save the applicant and the current landowner. There were no questions or input from the public.

Comments from AAC members, prior to passing a motion **recommending in favour** that Council consider a Development Agreement (subject to conditions, as identified in the Policy Criteria Chart) were positive. Committee members also noted where the applicant may consider wanting to allow for possible expansion of any size thresholds identified in the Agreement, should the development proceed successfully.

Following further correspondence with the applicant on March 24th, it was noted where the proposed Development Agreement could include a possible expansion of the indoor floor area as associated with the small office structure (to a maximum of 700 square feet) but where the thresholds for the cleared areas of property devoted to the stockpile area and to the fill area shall be identified as with the applicant's site plan.

Conclusions

In reviewing Development Agreement applications, Council considers whether the proposed use can satisfy identified statements of local Policy. Such policies are concerned with determining whether the proposed development will generate an **unacceptable** level of conflict with existing uses located in proximity to the specific property in question, or where there can be conditions imposed on the development, so that any identified impacts can be effectively mitigated or reduced.

Staff considers this proposed development can be integrated with the community. Policy recognizes the **Hebbville Rural Zone** can accommodate for a wide mix of potential uses, to include lands devoted to the open storage of landscaping and aggregate stone materials, either for direct sale, or for stockpiling purposes, for off-site services delivered elsewhere. This type of development may also be considered as being more related to "natural resource"-related activities, such as forestry and agriculture, than would other commercial and industrial uses of land.

There are recognized environmental constraints, specific to the property, that will impose restrictions on where exactly the applicant can suitably develop the proposed use. There is a proposed setback condition that would reduce potential impacts on the immediately adjacent property. Given the small-scaled nature of potential operations, it is therefore staff's opinion that allowing for development of this use is consistent with Council's current Policy on controlling larger-scaled developments in the Rural Zone. The potential impacts, as may be associated with the specified use, or with the development of this particular property, can be mitigated through specified conditions in a Development Agreement.

ALTERNATIVES / OPTIONS.

Staff has prepared a draft Development Agreement (*attached*), for presentation to PAC and Council, and will identify where conditions found in the proposed Agreement pertain to policy in the Hebbville Planning Strategy.

The Planning Advisory Committee may consider four options in making any recommendation to Council:

[1] They can recommend that a proposed Development Agreement with the applicant, similar in nature to that which is presented, be approved, consistent with the staff recommendation identified at the beginning of this Report.

[2] They can recommend that a proposed Development Agreement be approved, subject to additional conditions beyond those identified in this particular Report. Committee members may consider what particular changes are to be identified, that would be in addition and/or are preferred alternatives, to what staff has presented in this Report and/or as found in the draft Agreement.

[3] They can recommend that a development agreement not be approved by Council, and that it is the Planning Advisory Committee's recommendation that the Development Agreement application by Mr. Hopkins be denied.

[4] They can defer a recommendation or further comment until such time as the Committee is able to consider further information, to be presented to them by the applicant / planning staff / external agencies. Committee members may consider outlining in such a motion what specific information may be considered necessary that requires a deferral.

Policy	Staff Comment
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Rationale

<p>3.4.6 & 7.2.6(a) An Agreement is required.</p>	<p>It shall be the policy of Council to permit commercial and industrial uses that are permitted as-of-right in the General Commercial (GC) Zone and Light Industrial (LI) Zone, up to a size threshold specified in the By-law, subject to the zone requirements of the Rural (RU) Zone.</p> <p>Proposed developments which exceed the size threshold will be considered by Council <u>only</u> by Development Agreement.</p>	<p>Applicant is proposing a <u>new development</u> on three <u>undeveloped</u> parcels at the corner of William Hebb Rd & Conquerall Mills Rd. <u>Use</u> identified as: storage & open display of landscaping materials, used by applicant in his property maintenance business.</p> <p>The development is a <u>permitted use</u>. However, the applicant is proposing to clear / use a total area of land that exceeds the By-law's established size threshold.</p>
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Administrative Matters

7.2.5	A Development Agreement may contain terms with respect to any or all matters specified in the Municipal Government Act, for the matters that may be addressed by Development Agreement.	Conditions as noted in chart.
7.2.7	No Development Agreement shall be executed until all necessary permits required by a Federal, Provincial or Municipal government have been issued, or Council is satisfied that the required permits can be issued.	<p>Proposed development to comply with regulations associated with:</p> <p>Municipality - Building & Subdivision NS Transportation - Commercial Access NS Environment - On-site Sewage Disposal, Solid Waste Management, Alterations Approval (<i>if/as determined by NSE official</i>)</p>
7.2.8	Compliance with Municipality's Public Participation Program (MDL-66) prior to any proposed amendment to the Secondary Planning Strategy.	<p>Public Information Meeting: March 2nd Hebville AAC Meeting: March 23rd <i>Letters to Adjacents:</i> February 14th <i>E-Notices sent out</i> for PIM, AAC, and PAC <i>PAC Public Ad:</i> March 15th, March 22nd Planning Advisory Committee Meeting: March 30th</p>
7.2.9	A public hearing shall be held by Council, pursuant to the Municipal Government Act, prior to entering into any Development Agreement.	TBD

Other

7.2.6 (i) Proviso in Motion.	All other matters of planning concern have been addressed	Acquisition of the three identified properties by the applicant, prior to any Development Agreement signing.
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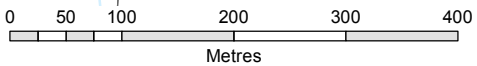
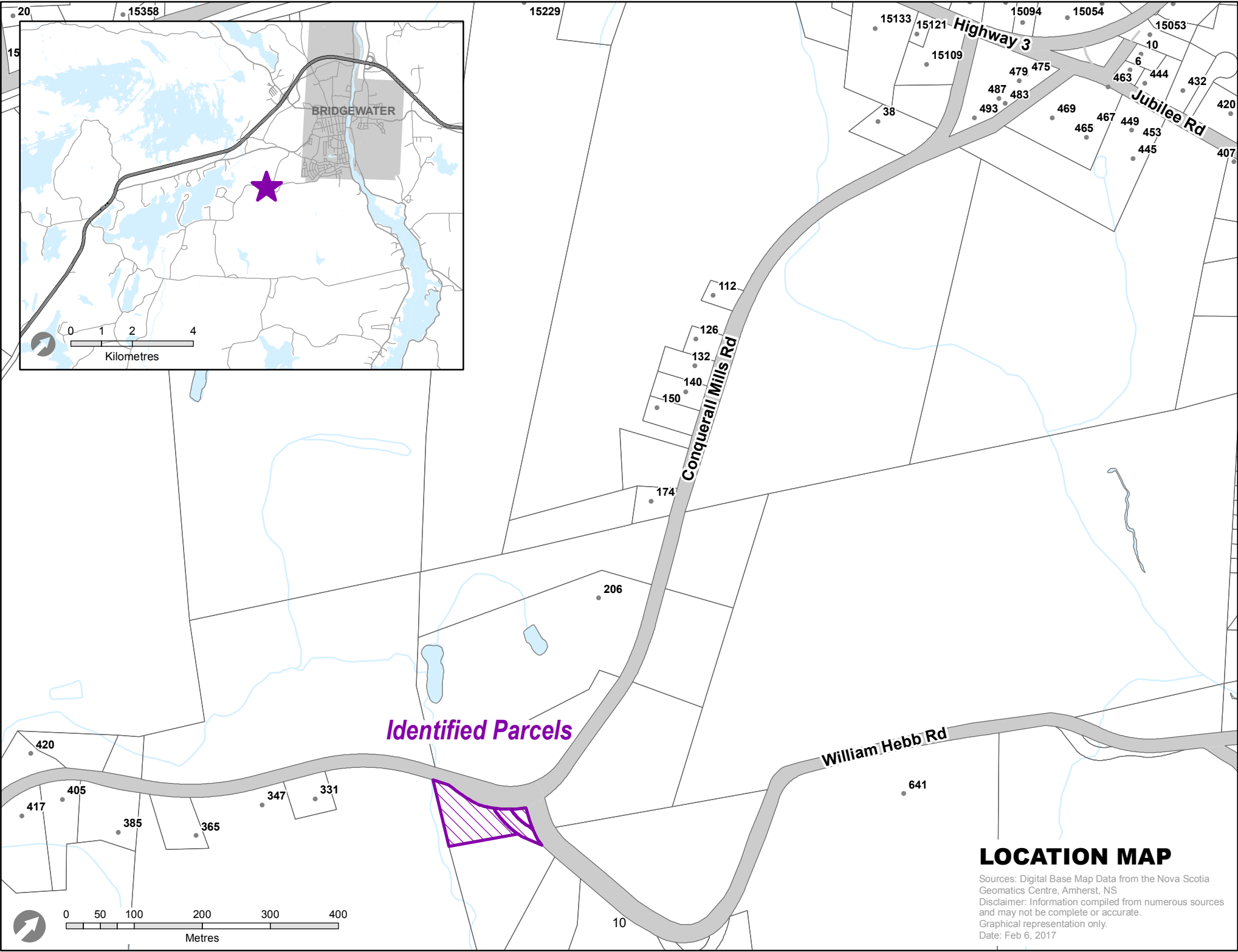
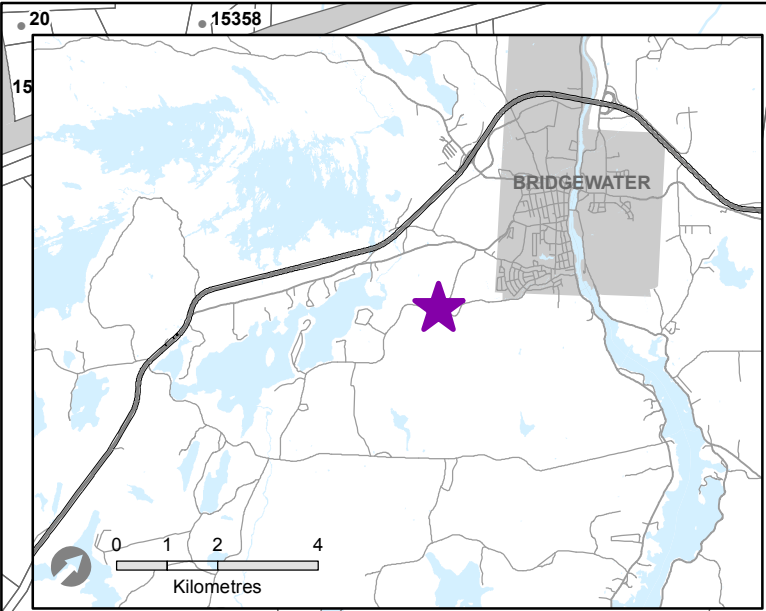
7.2.6 In considering Development Agreements, in addition to other criteria as set out in this Secondary Planning Strategy, **Council shall be satisfied that**

<p>(b) Conditions identified.</p>	<p>The development conforms with the specific policies concerned with <u>environmental protection</u> identified in <i>Section 4</i>:</p> <p>4.1 Restricting development activities near to significant watercourses, as shown on Schedule C of the Land Use By-law.</p> <p>4.2 No infill / excavation of land within 7m of the ordinary high water mark of a significant watercourse, identified on Schedule C, except by Development Agreement.</p> <p>4.3 Development Agreements shall contain provisions respecting land use, excavation and filling, and erosion control, to ensure that the proposed use will not have any undue negative effect on the identified watercourse.</p> <p>4.4 / 4.5 Based on the advice of a qualified person, the impact of development on the natural environment shall be a consideration in the entering into a Dev. Agreement.</p> <p>4.6 Council shall assist in the protection of any provincially-identified wetlands located in the Plan Area, prior to processing any permit application for developments proposed to be located in an identified wetland.</p>	<p>4.1: 14m watercourse setback identified on site plan with elements of proposed use. (stockpile area / office / fill area).</p> <p>4.2: Inherent with above restriction.</p> <p>4.3: Condition associated with restricting any use of the land within the watercourse setback. Noted exception (<i>see below</i>) would permit proposed development of second driveway, if & when the applicant provides written evidence that they have <u>fulfilled NS Environment's requirements</u>, as it pertains to wetlands approval process.</p> <p>4.4/4.5: NS Environment response cited no issue with development of use, but noted NS solid waste management regulations for any composting operations <u>larger</u> than 100 m³. (applicant =15 m³)</p> <p>4.6: NS Environment response noted wetland, following visit to property with applicant. Condition identified with not permitting for the future development of a second access point / driveway, until applicant provides evidence they have met or satisfied provincial wetlands policy.</p>
<p>(c) Conditions identified.</p>	<p>The development conforms with the <u>regulatory policies</u> identified in <i>Section 6</i>, so that Council is satisfied that any impacts pertaining to the following components have been sufficiently addressed, or, where Council considers it necessary, with specific terms identified in the Development Agreement:</p> <ul style="list-style-type: none"> i. Signage; ii. Outdoor display & storage; iii. Screening; iv. Parking v. Landscaping; and vi. Lighting measures. 	<p><i>Parking:</i> identified on site plan; number of spots per LUB 11.2.4(h)</p> <p><i>Signage:</i> identified on site plan; size of sign per LUB Part 12.14</p> <p><i>Display & Storage:</i> as identified on site plan (size of each area)</p> <p><i>Screening from Adjacent & Landscaping:</i> identified on site plan, also supported with setback Condition in Agreement.</p> <p><i>Lighting:</i> standard Condition identified, to minimize nuisance.</p>
<p>(d) Condition identified.</p>	<p>The development shall not, in Council's consideration, generate emissions such as <u>noise, dust</u>, radiation, odours, liquids or light to the air, water, or ground so as to create an excessive nuisance or health hazard for adjacent properties, or for residents in the immediate vicinity.</p>	<p>Noise aspects as associated with a storage / material stockpile use considered irrespective to the size threshold. (<i>i.e. Sounds would be associated with any sized facility</i>). Materials delivery to site to take place 1 to 2 months per year.</p> <p>Dust / Waste Management - standard Condition associated with ongoing site maintenance to be identified in Agreement.</p>

For section 7.2.6(e) read that: **Council shall be satisfied that the development is not premature or inappropriate due to**

E -i	financial ability of the Municipality to absorb costs related to the development;	No associated financial issue for the Municipality identified.
E -ii	adequacy of Municipal services;	Proposal does not involve municipal roads or wastewater servicing.
E -iii	adequacy of physical site conditions for on-site services;	Applicant provided copy of January 2017 Engineering report, attesting the property's capacity for an on-site sewage disposal system, to meet regulatory clearance distances, and in handling proposed type of development.
E -iv	creation or worsening of a pollution problem including soil erosion & siltation;	NS Environment response outlined provincial requirements for composting operations larger than 100 cubic metres. Applicant proposing a development <u>one fifth</u> to <u>one tenth</u> the size. Placement of proposed fill area to meet the 15m By-law watercourse setback requirement.
E -v Condition identified.	adequacy of storm drainage and effects of alteration to drainage pattern, including potential for creation of a flooding problem;	Conditions: -Storm water flow should be directed toward the natural watercourse located on the property. -The applicant is to follow guidelines in the NS Environment Erosion & Sedimentation Centre Handbook during clearing, grubbing and construction on the property.
E -vi	adequacy of local emergency services;	Hebbsville Fire Dept response cites no concerns with development.
E -vii	adequacy of street networks and site access, regarding traffic volume and congestion, traffic hazards and emergency access;	NS Transportation response identified suitability for commercial driveway access off William Hebb & (a potential future access) off Conquerall Mills. No traffic congestion or pedestrian issues identified at location.

(f) Conditions Identified	Site is suitable regarding grades, soils, geological conditions, location of <u>watercourses</u> , flooding, <u>marshes</u> , bogs, swamps, and its proximity to any natural or man-made hazards that could present a health risk, as determined by a qualified person.	Conditions: -Any development aspects associated with the wetland's location to satisfy NS Environment approvals process, at future point of development. -Any identified aspects outside of wetland (stockpile area / office / fill area) are to be setback from <u>identified watercourse</u> , as identified on By-law Schedule C. (see 7.2.6b)
(g)	All structures shall be built, repaired & maintained with durable, weather-resistant building material such that the appearance complements natural surroundings & existing built environment.	Proposed office structure to meet Code requirements at point of construction.
(h) Condition Identified	Parking areas, loading areas and driveways shall be hard-surfaced or otherwise surfaced with stable materials to prevent dust from blowing onto adjacent properties.	Applicant's intent is to have gravel-surfaced area associated with open storage of stockpiles Condition: -Parking and driveway access to be suitably maintained to mitigate dust.



LOCATION MAP

Sources: Digital Base Map Data from the Nova Scotia Geomatics Centre, Amherst, NS
 Disclaimer: Information compiled from numerous sources and may not be complete or accurate.
 Graphical representation only.
 Date: Feb 6, 2017

THIS DEVELOPMENT AGREEMENT made this _____ day of _____, A.D., 2017.

BETWEEN

Mr. **PETER HOPKINS**, of Conquerall Mills, in the County of Lunenburg, in the Province of Nova Scotia.
(Hereinafter called the "DEVELOPER")

OF THE FIRST PART

and

MUNICIPALITY OF THE DISTRICT OF LUNENBURG, a municipal body corporate, with offices in the Town of Bridgewater, in the County of Lunenburg, in the Province of Nova Scotia.

(Hereinafter called the "MUNICIPALITY")

OF THE SECOND PART

WHEREAS the Developer has good title to three properties identified as: PID #60288438, #60487048, and #60487055, located in the Village of Hebbville, Lunenburg County, Nova Scotia, and which are more fully bounded and described in **Schedule "A"** attached hereto;

AND WHEREAS the Developer requested to the Municipality his intention to develop the three identified properties, for the use as identified in this Agreement;

AND WHEREAS the properties described in Schedule "A" are subject to the Village of Hebbville Secondary Planning Strategy and Village of Hebbville Land Use By-law for the Municipality;

AND WHEREAS the lots described in Schedule "A" are located in the Rural Zone;

AND WHEREAS Policy 3.4.6 of the Hebbville Secondary Planning Strategy, and section 9.4.2 of the Hebbville Land Use By-law, provide that new commercial and industrial developments that exceed the size thresholds established in the Land Use By-law in the Rural Zone may be permitted by Development Agreement;

AND WHEREAS the Municipality, by Resolution of Council passed at a meeting on _____ **DATE** _____, approved the identified new development, subject to the execution of this Development Agreement by the parties hereto; and conditions therein, and

NOW THIS AGREEMENT WITNESSETH that in consideration of \$1, now paid, by the Developer to the Municipality and the foregoing recitals and for other good and valuable consideration the receipt and sufficiency of which is hereby confirmed, the parties hereto agree as follows:

1. DEFINITIONS

- a. **Property** unless where otherwise described, means the three properties identified as: PID #60288438, #60487048, and #60487055, Hebbville, as described in **Schedule "A"**.
- b. **Landscaping services** means the use of a building, or the use of a part of a property or a building, devoted to providing landscape care and maintenance services to customers off-site, by installing and caring for trees, shrubs, plants, lawns or gardens, and/or in installing or repairing walkways, retaining walls, decks, fences, and similar structures, as may be associated with landscape care and property maintenance. This use would include the storage of tools and/or administrative supplies, and the stockpiling of materials specific to the provision of off-site landscaping services, to include various soils and aggregate stone materials. This use also would include the undertaking of composting activity, within an identified part of the property, of leaf and yard waste specifically resulting from the provision of off-site landscaping services.
- c. **Related Retail operations** means the use of a building, or part of a property or building, primarily engaged in selling landscaping and garden product directly to the public, to include trees, shrubs, plants, soils, associated aggregate stone materials, at a scale for individual use, for private landscaping purposes.
- d. **Leaf and yard waste** means the definition as found in the Nova Scotia Solid Waste Resource Management regulations, in regard to any proposed composting activities of vegetative matter resulting from gardening, landscaping, or land clearing activities which take place off-site, to include materials such as tree and shrub trimmings, plant remains, grass clippings, leaves, tree stumps, but excludes any type of construction and demolition debris, or any possibly contaminated organic matter.

2. USE

- a. That the development and use of the property shall be restricted to the provision of landscaping services, to include cleared areas of property for materials storage and stockpiling, and to Related Retail operations of such materials, as directly associated with the Developer's landscaping services, above the size thresholds permitted in the Hebbville Plan Area Rural Zone, in accordance with definitions identified in this Agreement, or in the Hebbville Land Use By-law, the Developer's application to the Municipality and any related addendums, and with the Site Plans identified in Schedule "B" of this Agreement, attached hereto.
- b. That development and use of the property shall be limited to buildings, accessory structures, and cleared areas of the property, as have been identified on Site Plans found in Schedule "B". Any proposed additions to structures, any additional buildings or structures, or any proposed additional clearing of property, beyond that which has been outlined to be permitted by way of this Agreement, in relation to the identified Use, shall require an amendment to this Agreement.

3. SITE PLAN DETAILS - SCHEDULE B

- a. That the Site Plans, identified in Schedule "B" of this Agreement, shows in relation to the Use, the location of all future buildings, structures, signage, driveway access points, traffic laneways, parking spaces, identified areas specifically devoted to the open storage and display of materials, identified areas specifically devoted to any composting activity, and the dimensions of all such, to note where each of the aspects, as included in the Definition of the use, are permitted to be operated.
- b. That the Developer will inform the Municipality of any proposed changes or alteration to the Site Plans, identified in Schedule "B".
- c. Where the Municipality and Developer have agreed that changes to lighting, oil tanks, utility poles and wells, are considered incidental in the use of the property, these aspects may be altered by the Developer, provided that the Municipality is notified of proposed changes, and where the Municipality has determined such changes do not significantly alter from the intended effects of any conditions as identified in this Agreement.

4. SITE ALTERATIONS

- a. That any alterations undertaken by the Developer affecting access points from a public road onto the property will comply with design requirements of the NS Department of Transportation.
- b. That any alterations to property by the Developer, as associated with the development, to include construction of buildings, material stockpiles, parking areas, and/or the clearing of identified areas of property where associated with the use, is to provide for the continued natural drainage of storm water to the portion of the property at lower elevation, identified to the south west.
- c. That any undertaking any site alterations, the Developer shall follow all guidelines identified in the Nova Scotia Environment Erosion and Sedimentation Centre Handbook during clearing, grubbing and construction on the property

5. SITE MAINTENANCE

- a. That the property shall be kept free from litter and debris, and be suitably maintained through regular site monitoring, waste collection, and maintenance by the Developer, in allowing for protective services to have safe access into and around any buildings or open storage display areas on the property.

6. SITE ACCESS & PARKING

- a. That all driveway entrances, areas identified for parking and internal traffic movement on the property to be used by the public, shall be in accordance with Site Plans identified in "Schedule B", and are to be suitably constructed and maintained, to prevent dust, and to provide for safe access to the property.
- b. That the development of the property shall include a minimum of four (4) identified parking spaces, provided and maintained by the Developer, designed to size requirements identified in subsection 11.2.3 of the Hebbville Land Use By-law.

7. DEVELOPMENT OF SECOND ACCESS POINT

- a. That where the Developer has proposed to construct, at an undetermined future date, a second access point and driveway off Conquerall Mills Rd, as shown on Site Plans found in Schedule "B", that this proposed access point will require an additional development permit be obtained by the Developer from the Municipality, at the point of development.
- b. That the Municipality will not issue a development permit for this second access point, until the Developer has provided the Municipality with a copy of any alterations approval permit issued by the NS Department of Environment, and any plans or documents related to obtaining such an approval. Where it may be determined by the Province that no alterations approval permit is necessary for construction of this second access point, the Municipality will not issue a development permit, until it has received correspondence directly from the Department, specific to the Developer's proposed plans.

8. SETBACK FROM SIGNIFICANT WATERCOURSE

- a. Within 14 metres of the significant watercourse, as identified on Schedule C of the Hebbville Land Use By-law, there will be
 - i. no activities associated with the identified use, and
 - ii. no clearing, filling or altering of land by the Developer.

9. SETBACK FROM ADJACENT PROPERTY (WILLIAM HEBB)

- a. Within 3 metres of the side lot line, shared with the adjacent property (PID #12345678) located to the east on William Hebb Rd, there will be:
 - i. no activities associated with the identified use, and
 - ii. no clearing, filling or altering of land by the Developer

10. SIGNAGE

- a. That any signage on the property shall satisfy the requirements of the Hebbville Land Use By-law.

11. LIGHTING

- a. That any lighting associated with development and use of the property be limited to illumination for safety reasons, and is to be located and directed so that neighbouring properties are not illuminated to the extent that a hazard or a nuisance will result.

12. ACTIVITIES PERTINENT TO SITE VISIT AND INSPECTIONS

- a. That the Developer agrees to the Municipality performing an evaluation of conditions identified in this Agreement, by undertaking site inspections of the property, as and when necessary, and by reviewing related written materials with the Developer.

13. CHANGES AND ALTERATIONS

- a. That all matters in this Agreement which are not specified in clauses 13(b) or 13(c) below, are non-substantive matters, and may be changed or altered by amendment to this Agreement in accordance with clause 230(7) of the Municipal Government Act, provided the Municipality determines that the identified changes do not significantly alter the intended effects of this Agreement;
- b. That **Use** of the property, as defined in section 2 of this Agreement; is identified as a substantive matter, and can only be altered by amendment to this Agreement;
- c. That **Expansion of identified Uses** of the property, beyond the size thresholds outlined below, is identified as a substantive matter, and can only be altered by amendment to this Agreement, to include amendments to Site Plans as found in Schedule "B", where the total area is already above the size threshold requirements identified in section 9.4.2 of the Hebbville Land Use By-law:
 - i) up to a maximum total area of **1,533 square metres (16,500 square feet)** for all identified Uses; to include all indoor floor areas, cleared areas of property associated with the Use, and
 - ii) up to a maximum total area of **335 square metres (3,600 square feet)** specifically associated with composting activity; and
 - iii) up to a maximum total indoor floor area of **65 square metres (700 square feet)** of any future buildings and covered structures

14. REGISTRATION, EFFECT OF CONVEYANCE AND DISCHARGE OR TERMINATION

- a. That the Municipality may cause this Agreement to be registered, at the expense of the Municipality, in the Office of the Registrar of Deeds in Bridgewater, Lunenburg County;
- b. That pursuant to the Municipal Government Act, where the lands described in Schedule "A" or any part thereof which are subject to this Agreement is conveyed to a person not a party to this Development Agreement, this Agreement shall continue to apply to the lands described in Schedule "A" until discharged by the Municipality;
- c. That this Agreement shall be in effect until discharged by resolution of Council of the Municipality, pursuant to the Municipal Government Act, whereupon the Land Use By-law shall apply to the lands described in Schedule "A";
- d. That the Municipality may discharge this Agreement if the use and conditions described herein has not yet commenced within twelve (12) months of the date of the Agreement;
- e. That the Municipality retains the option of discharging this Development Agreement should any fact provided by the Developer to the Municipality constitute a material misrepresentation of the facts;
- f. That the provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision; and
- g. That this Agreement shall enure to the benefit of, and be binding upon the Municipality and the Developer, and their successors and assigns.

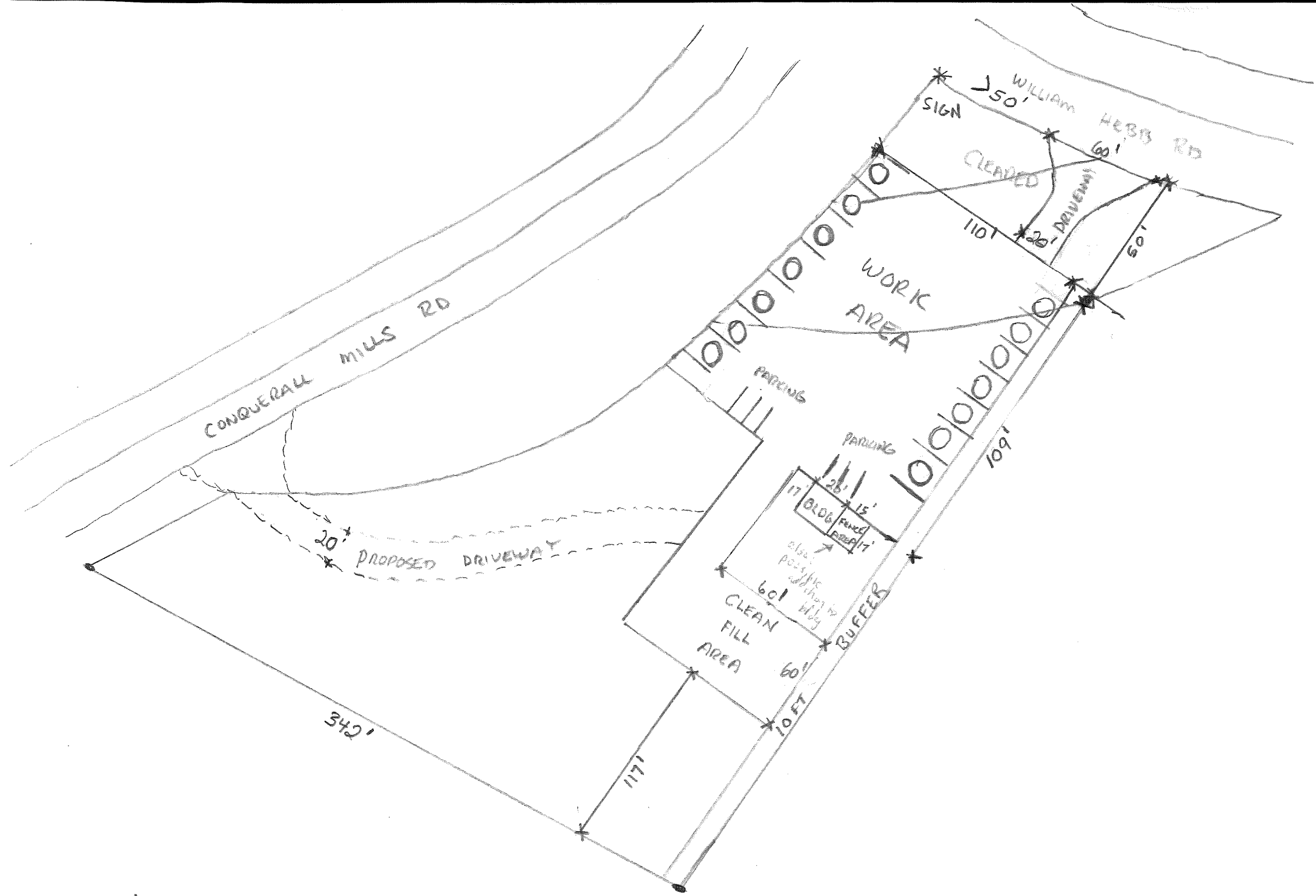
15. COMPLIANCE WITH OTHER BY-LAWS AND REGULATIONS

- a. That nothing in this Agreement shall exempt the Developer from complying with other By-laws or Regulations in force within the Municipality, or any provincial or federal statutes and regulations, and the Developer agrees to observe and comply with all such existing laws and future by-laws, statutes and regulations in connection with the development and use of the Property; and
- b. That where the provisions of this Agreement conflict with those of any by-law of the Municipality or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.

16. OWNERSHIP

- a. *The Developer hereby certifies that he is the sole owner of the property described in attached Schedule "A."*
- b. *The Developer also certifies that he has not disposed of any interests in the property and there are no judgements, mortgages, or other liens or encumbrances (unless noted herein), affecting the property.*
 - i. **Note:** Registered on PID #12345678: NS Power right-of-way.

(Any additional sections under this sub-section relate to (potential future) Ownership by the Developer, as may be identified at point of transfer of ownership, to include potential associates, potential mortgages as may be associated with ownership, and any encumbrances.)



NOT TO SCALE
 MARCH 23, 2017

Meeting: PAC
Date: March 30, 2017
Item No.: 7.2
Approved By: J. Merrill

DRAFT



TAKE IT to the STREETS

CHANGING THE RULES
So That Everyone Has Room To Move



NOVA SCOTIA PLANNING DIRECTORS ASSOCIATION
LICENSED PROFESSIONAL PLANNERS ASSOCIATION OF NOVA SCOTIA

2017 CONFERENCE

MAY 17-19 | HALIFAX, NS | LORD NELSON HOTEL | 1515 SOUTH PARK STREET

WELCOME

TAKE IT TO THE STREETS: *Changing the Rules so Everyone has Room to Move*

Streets are the basic building blocks of our villages, towns, cities and rural areas. They serve many purposes and many users. Join us to talk about how to make great streets for everyone. Topics include: placemaking and street design, sharing streets among many users, safety, and public health.

Topics include: connection to place, affordable housing, mental health, recreation, age-friendly, downtown revitalization, coastal access, green spaces, food security and energy.

Tara Maguire, MCIP, LPP
President, Nova Scotia Planning Directors Association

Nathan Rogers, MCIP, LPP
President, Licensed Professional Planners Association of Nova Scotia



Gary Toth

Gary is the Senior Director of Project for Public Spaces. He worked for three decades as an engineer with the New Jersey Department of Transportation. He has extensive knowledge of street design, and is a leading expert on creating great streets. Since joining Project for Public Spaces in 2007, he has worked with dozens of communities to create safer and healthier streets based on sound engineering principles. A popular presenter and facilitator, Gary has hosted hundreds of workshops and community meetings

Canadian Institute of Planners/Atlantic Planners Institute Continuous Professional Learning Units (LUs) indicated in the program by the following notation: **1.5**

Some events require fees. In addition to the regular conference registration fee, these are indicated in the program by the following symbol: **\$**

DETAILED CONFERENCE PROGRAM

WEDNESDAY, MAY 17

REGISTRATION DESK

1:00 - 6:00 pm | **Georgian Lounge**

The Registration Desk will be open in the Regency Ballroom, located just off the lobby.

WORKSHOPS

Workshop with John Lewis

1:00 - 4:00 pm | **Exhibition Room - Dalhousie**

Join Dr. John Lewis for a look at how people with impairments experience our community's public spaces and also learn how to assess and design infrastructure better suited to their needs. Drawing on academic and professional consulting work with urban and rural communities in southern Ontario, workshop participants will explore through active discussion and exercises:

- Concepts that are relevant to accessible public space design – e.g. environmental press, social construction of impairment, inclusive design, etc.
- Changing perceptions and requirements of public space throughout the life course.
- Complementary design frameworks and strategies that exist beyond accessible planning and design.

\$20 **3.0**

Planning 101

4:00 - 5:30 pm | **Admiral Room**

This workshop is designed for Planning Advisory Committee Members and Elected Officials and will go over some of the planning tools, legislation, and key concepts that guide the planning and development of our communities. **1.5**

WINE & CHEESE RECEPTION

5:30 - 7:30 pm | **Exhibition Room - Dalhousie**

Conference attendees are invited to attend a wine and cheese reception hosted by the Graduate Planning Students Society. The reception will be held at Dalhousie's Sexton Campus in the Exhibition Room, Ralph M. Medjuck Building at 5410 Spring Garden Road.

DINNER ON YOUR OWN

HOSPITALITY SUITE

19 7:00 - 11:00 pm | **Third Floor**

THURSDAY, MAY 18

CONTINENTAL BREAKFAST

7:00 - 9:00 am | Georgian Lounge

REGISTRATION DESK

8:00 am - 6:00 pm | Georgian Lounge

The Registration Desk will be open in the Regency Ballroom, located just off the lobby.

WELCOME & OPENING REMARKS

9:00 - 9:15 am | Regency Ballroom

Speaker TBA

KEYNOTE ADDRESS

9:15 - 10:15 am | Regency Ballroom

Gary Toth, Senior Director

Project for Public Spaces

Description to follow. *Nem ipsam, que volorrunt dolor sum laut enihill ecteniandi ipiditio. Ut est, ent autatem es nis doluptat et voloria sollendit recusanis excesto blabaribus ma venisci re eaqui reped enempore esequatis et as cuptaqui ommodis suntium hiligent aut hitat fugia sus repressit et fugitio opta anis asperum quaeputam nos quis aut oditior antent mo quunt fuga. Cuptaqui ommodis suntium hiligent aut hitat fugia sus repressit et fugitio opta anis asperum quaeputam nos quis aut oditior antent mo quunt fuga.* (1.0)

REFRESHMENT BREAK

10:15 - 10:45 am | Georgian Lounge

PANEL DISCUSSION

10:45 am - 12:00 pm | Regency Ballroom

Neil Lovitt, Turner Drake & Partners

Jeff Ward, WSP

Paul Burgess

Elizabeth Pugh, Transportation & Infrastructure Renewal

A panel response and discussion - Description to Follow.

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LUNCHEON

12:00 - 1:30 pm | Imperial Ballroom

Andy Fillmore, MP for Halifax

Description to Follow. *Nem ipsam, que volorrunt dolor sum laut enihill ecteniandi ipiditio. Ut est, ent autatem es nis doluptat et voloria sollendit recusanis excesto* (0.5)

THURSDAY, MAY 18 *continued*

CONCURRENT SESSIONS 1

a) Switch: Open Streets

Frank Palermo, Dalhousie University

For several years, Switch: Open Street Sundays has encouraged people to enjoy Halifax in a new way by walking, biking and moving safely using on-street routes. Switch is about opening streets to a variety of travel options while remaining permeable to vehicles and there are no new infrastructure costs because it relies on existing streets. (0.75)

1:30 - 2:15 pm | Regency Ballroom

b) Designing Public Spaces for the Blind

Johanna Stork & Milena Khazanavicius, Canadian Institute for the Blind

This presentation explores best practices associated with designing public spaces that are easily navigable by everyone, with a focus on blind or partially sighted people. (0.75)

1:30 - 2:15 pm | Admiral Room

c) Engagement on the Street: Design Consultation Where the Impact Is

Jacob Ritchie, HRM Urban Design Program Mgr.
Bill Campbell, Chair Walk n' Roll Halifax
Kat Kitching, Former PAC Member

While the right of way is a fascinating place: the private development that frames it has a considerable impact on how all users of the right of way are impacted. By sharing our lessons learned and providing access to tools we hope that other municipalities may adopt this "take it to the streets" approach to consultation and break out of the church halls! (1.5)

1:30 - 3:00 pm | Britannia Room

CONCURRENT SESSIONS 2

a) Implementing a Complete Streets Approach

Mark Nener, Halifax Regional Municipality
Ali Shaver, Nova Scotia Health Authority
Tanya Davis, Halifax Regional Municipality

The development of Halifax's Integrated Mobility Plan (IMP) has led to renewed efforts to embed a Complete Streets approach in the municipality's street design, construction and maintenance programs. It has become clear to the team that Complete Streets is very much an approach, and not a program or project or a particular type of street cross section. It is a new lens that must be applied in a consistent way to all projects. (0.75)

2:15 - 3:00 pm | Regency Ballroom

THURSDAY, MAY 18 *continued*

- b) **How to Write a Pedestrian Safety Policy**
Saira Shah, Masters of Planning Student
Dalhousie University

Commercial developers do not typically consider pedestrians in the design of parking lots and commercial driveways even though, at some point, everyone is a pedestrian on their way to the store. This presentation explores best practices in developing policies and guidelines for parking lots (0.75)
2:15 - 3:00 pm | Admiral Room

REFRESHMENT BREAK

3:00 - 3:30 pm | Georgian Lounge

CONCURRENT SESSIONS 3

- a) **It's Not Just a City Issue - Active Transportation for Rural and Small Town Nova Scotia**
Steve Rafferty, County of Kings
Gord Tate, Municipality of the District of Chester

The Prince Edward Island Coastal Property Guide (Dec 2015) answers basic questions relating to what you can and can't do with your coastal property in PEI. Meanwhile, in New Brunswick, inland flooding is causing challenges for landowners in the Saint John River Valley. Learn about how PEI and NB are helping landowners adapt to living by the water's edge. (0.75)
3:30 - 4:15 | Regency Ballroom

- b) **Developing Municipal Active Transportation and Health Indicators Reports**
Ali Shaver, Nova Scotia Health Authority

Most municipalities lack basic information on Active Transportation - leading to difficulty in justifying projects and measuring progress. This presentation will focus on the development of an Active Transit Indicators report for the Halifax Regional Municipality. (0.75)
3:30 - 4:15 | Admiral Room

- c) **Private Roads in Rural Areas: Working with the Province**
Jesse Hulsman, Municipality of East Hants

Rural areas have different needs than cities and towns. Join us to discuss some pressing issues in rural municipalities. How do we regulate private roads, and what standards do they need? How do we work with provincial departments? How do we provide sidewalks to encourage walking and infrastructure for cyclists? (0.75)
3:30 - 4:15 | Admiral Room

THURSDAY, MAY 18 *continued*

CONCURRENT SESSIONS 4

- a) **Physical Activity Citizens Survey**
Elaine Shelton

Local physical activity surveys investigate preferred types of physical activity, common challenges, opportunities and elements of active transportation. They can inform the development or refresh local physical activity strategies. (0.75)
4:15 - 5:00 | Regency Ballroom

- b) **CBRM Sustainable Transportation Social Marketing Campaign**
Rick McCready, Cape Breton Regional Municipality

In 2013 CBRM, with funding support from the Province of Nova Scotia, retained the services of IndEco Consulting of Toronto to prepare a report on the potential health benefits that could be achieved if levels of participation in active transportation (AT) in the CBRM could be increased. In response a social marketing strategy for alternate forms of transportation was created. The presentation will explore the development of the social marketing strategy and the lessons learned. (0.75)
4:15 - 5:00 | Admiral Room

- c) **Rural Sidewalks in Halifax Regional Municipality**
Speaker TBA

Session Description to Follow. Ut est, ent autatem es nis doluptat et volaria sollendit recusantis excesto blaboribus ma ventisci re equi reped enempore esequatis et as cuptaqui ommodis suntium hiligent qui hitat fugia sus repressit et fugitio opta anis asperum quaedupadam nos quis aut oditior antent mo quant fuga. Cuptaqui ommodis suntium hiligent aut hitat fugia sus repressit et fugitio opta anis asperum quaedupadam (0.75)
4:15 - 5:00 | Britannia Room

DINNER ON YOUR OWN

MARITIME KITCHEN PARTY

7:00 - 11:00 pm | Georgian Lounge

Please join for a good old fashioned Maritime Kitchen party. Local musician Daniel Burke will perform for the party – please bring your instrument and be prepared to sing and play along. No experience necessary – just a willingness to have fun and enjoy some Maritime hospitality with your colleagues.

FRIDAY, MAY 19

CONTINENTAL BREAKFAST

7:00 - 9:00 am | Regency Ballroom

REGISTRATION DESK

8:00 am - 12:00 pm | Regency Ballroom

The Registration Desk will be open in the Regency Ballroom, located just off the lobby.

LPPANS ANNUAL GENERAL MEETING

7:30 - 8:30 am | Regency Ballroom

Annual General Meeting of the Licensed Professional Planners Association of Nova Scotia. **(1.0)**

CONCURRENT SESSIONS 5

a) Engineering Regulations and Road Design

Jeff Ward & Mike Connors, WSP Canada

There is some belief within the planning community that engineers and maintenance personnel, emergency services and transit planners tend to dictate how roads are designed. Somehow, they conspire to dictate that roads must be built to favor cars. This two-part presentation uses examples from the Netherlands and HRM to show that there is more to it than that. **(0.75)**

9:00 - 9:45 am | Regency Ballroom

b) Valuing the Public Realm: Building the Case for Retooling Streets

Neil Lovitt & Alex Baird Allen, Turner Drake & Partners Ltd.

While the automobile initially faced an uphill battle in its bid to find a place in the right-of-way, their presence in our streets today has undoubtedly shaped how streets are designed today. In this presentation we will review the economic case for thinking about streets beyond traffic flow, and highlight new analytical tools that are being used to help build the case for new types of infrastructure and investment in the right-of-way. **(0.75)**

9:00 - 9:45 am | Admiral Room

c) From Ox Cart Highway to National Historic Site: Stories of Planning along the Victoria Trail of Smoky Lake County, AB

Jane Dauphinee & Brad MacDonald, Municipal Planning Services

The Victoria District is a Canadian National Historic Site located along the North Saskatchewan River near Smoky Lake, AB. The primary means for residents and visitors to experience the history and the landscape is by traveling local roads – namely, the Victoria Trail. Our presentation will explore our firm's experience developing a plan from the view of a traveler of the Victoria Trail. **(0.75)**

9:00 - 9:45 am | Britannia Room

FRIDAY, MAY 19 *continued*

CONCURRENT SESSIONS 6

a) Planning for the MacDonald Bridge Bikeway *David MacIsaac, Halifax Regional Municipality*

Although in place since the late 1990s, the MacDonald Bridge Bikeway has not served to promote cycling due to problematic access conditions on both sides of the bridge. In 2016-17 Halifax implemented a comprehensive planning process to increase accessibility for all. This presentation will provide an overview of this planning process, the recommended options, and the lessons learned along the way. **(0.75)**

9:45 - 10:30 am | Regency Ballroom

b) Collisions? Freight and Planning in the Healthy, Livable Community *Clarence Woudsma, University of Waterloo*

The evolution of the freight/logistics industry is identified as a major element of globalization and our modern consumer oriented society. The goal of this presentation is to explore the subsequent tensions or "collisions" that exist between the "goods" and the "bads" associated with the freight activity that shares the streets in our communities. **(0.75)**

9:45 - 10:30 am | Admiral Room

c) Community Transit Working Group in CBRM *Rick McCready, CBRM*

Eric Leviten Reid, New Dawn Enterprises

This presentation seeks to share the experiences of the Community Transit Working Group in CBRM in their efforts to provide improved transit within 5 urban and 2 rural communities across CBRM. **(0.75)**

9:45 - 10:30 am | Britannia Room

REFRESHMENT BREAK

10:30 - 11:00 am | Regency Ballroom

CLOSING KEYNOTE ADDRESS

11:00 am - 12:00 pm | Imperial Ballroom

Clarence Woudsma, University of Waterloo

Session Description to Follow.

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CONFERENCE WRAP-UP & PRIZE DRAW

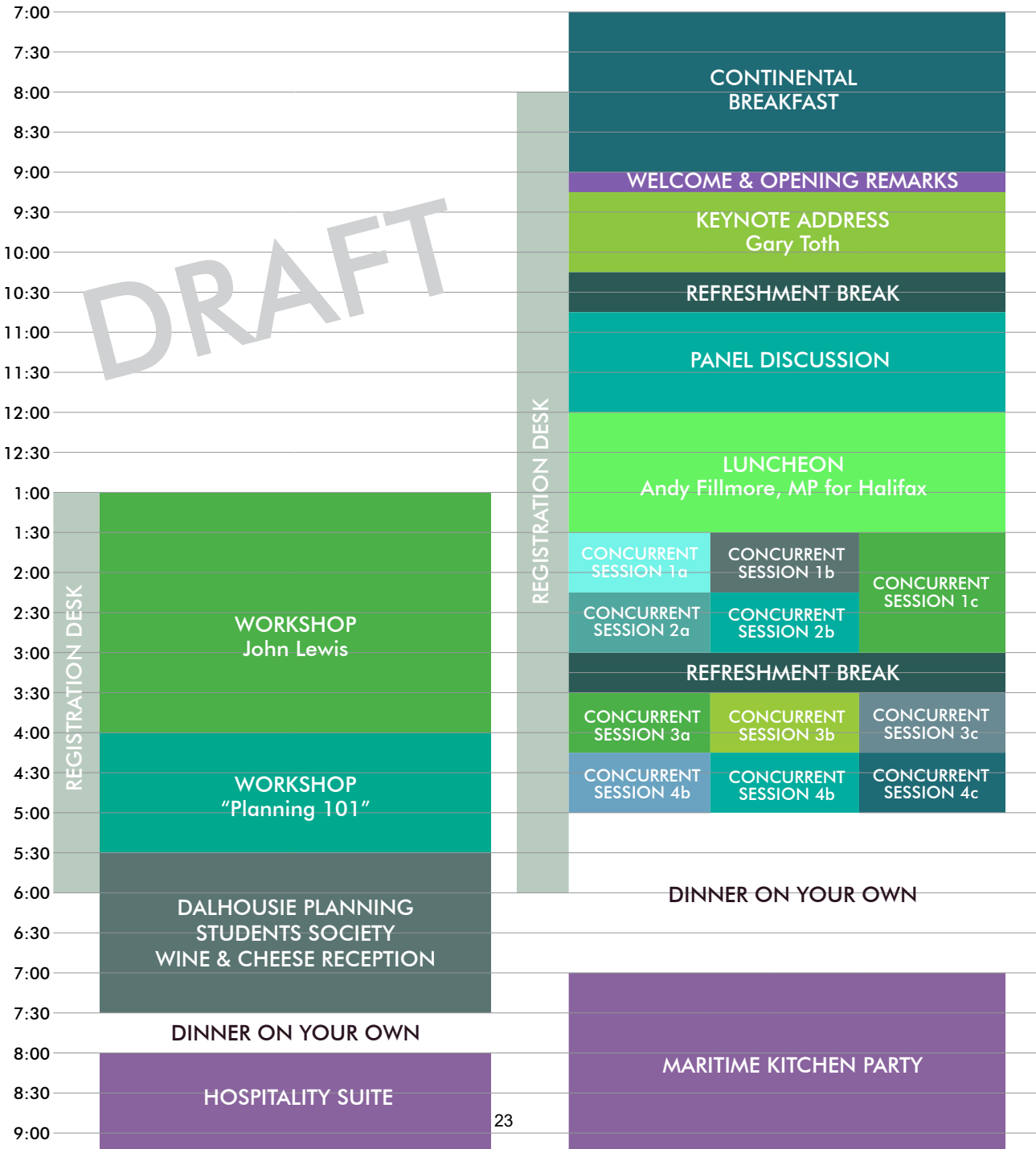
12:00 - 12:15 pm | Imperial Ballroom

A recap of the main conference themes followed by a prize draw for a night's stay at the Lord Nelson Hotel's Premier Suite, complete with a bottle of wine and continental breakfast for two. Conference attendees must be present to be eligible for the draw.

CONFERENCE PROGRAM AT A GLANCE

WEDNESDAY, MAY 17

THURSDAY, MAY 18



FRIDAY, MAY 19

REGISTRATION DESK	CONTINENTAL BREAKFAST		LPPANS ANNUAL GENERAL MEETING
	CONCURRENT SESSION 5a	CONCURRENT SESSION 5b	CONCURRENT SESSION 5c
	CONCURRENT SESSION 6a	CONCURRENT SESSION 6b	CONCURRENT SESSION 6c
	REFRESHMENT BREAK		
	CLOSING KEYNOTE Clarence Woudsma		
	CONFERENCE WRAP UP & PRIZE DRAW		



PRIZE DRAW!

Win a Night at the Lord Nelson

Conference attendees will be automatically entered into a draw to win a night's stay at the Lord Nelson Hotel's Premier Suite, complete with a bottle of wine and continental breakfast for two. The draw will take place at the Conference Wrap-up at 12:00 pm on Friday. The winner must be present when the draw is made.



TAKE IT TO THE STREETS | MSPDA/LPPANS 2017 Mail-In Registration Form
 (visit www.lppans.ca to register on-line)

Name _____ Telephone _____

Organization _____ Fax _____

Position _____ E-mail _____

Street Address/PO Box _____

Community _____ Province _____ Postal Code _____

REGISTRATION FEES (Check One)

\$230 per person (Conference Only)

\$50 per student (Conference Only)

WORKSHOPS

Planning 101

Workshop with John Lewis (\$20)

Cheques and money orders only. Please make payable to THE NOVA SCOTIA PLANNING DIRECTORS ASSOCIATION

Forward Payment and Registration Form to:

Crawford Macpherson, Conference Registrar
 Municipality of the County of Colchester, 1 Church Street, Truro, NS, B2N 3Z5
 Phone: (902) 897-3170 | Fax: (902) 843-4061 Email: cmacpherson@colchester.ca

Major Sponsor



Sponsors



Who Should Attend?

This conference is intended for anyone interested in shaping our communities, in particular planners, municipal councillors, planning advisory committee members, engineers, citizen groups, and municipal staff involved in community development, planning, and sustainability initiatives.

Where?

Lord Nelson Hotel, 1515 South Park Street, Halifax, Nova Scotia. Please book your room early. When making your reservation please mention you will be attending the Planning Directors Conference. For reservations call (902) 423-6331.

Mail-In Registration

To register for this conference, please complete the registration form attached to this brochure or download a form from the www.nspda.ca website and return in to the address shown along with the registration fee.

On-Line Registration

We are pleased to offer on-line registration and payment this year. Please visit www.lppans.ca to register on-line.



For More Information visit:
www.nspda.ca or www.lppans.ca