



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
October 7, 2015**

PRESENT: Ann Merritt, Chair
Kevin Copley
Evan MacDonald
Brian Murray
Ross Evans
Councillor Tim Outhit - District 16

REGRETS: Councillor Matt Whitman - District 13
Paul Russell, Vice Chair

STAFF: Nathan Hall, Planner
Stephanie Norman, Planner
Thea Langille, Major Projects Planner
Melissa Eavis, Legislative Support

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

The agenda, supporting documents, and information items circulated to North West Planning Advisory Committee are available online: <http://www.halifax.ca/boardscom/NWPAC/151007nwpac-agenda.php>

The meeting was called to order at 7:00 p.m., and adjourned at 8:26 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – September 2, 2015 and September 29, 2015

MOVED by Councillor Outhit, seconded by Mr. Murray

THAT the minutes of September 2, 2015 and September 29, 2015 be approved.

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

8.1 Councillor Outhit – Status Sheet Update

Moved by Mr. MacDonald seconded by Councillor Outhit

THAT the order of business be approved as amended.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

7. REPORTS / DISCUSSION

7.1 STAFF

7.1.1 Case 20082: Application by WM Fares on behalf of Chapman Auto Body to amend the Bedford LUB to add auto body repair shops to the list of permitted uses in the ILI Zone within the Industrial Designation

The following was before the North West Planning Advisory Committee:

- *A staff memorandum dated October 7th, 2015*

Mr. Nathan Hall, Planning Intern, made a presentation to the committee in regards to Case 20082 as described in the memorandum dated October 7, 2015. He outlined the subject property, existing uses, and applicable policies.

A member of the committee commented that a new body shop would need to meet current standards which would be more restrictive than what was required in the past.

The Committee requested clarification as to whether Council had intended to prohibit auto body repair shops when the light industrial zone was created. Ms. Langille stated that this has been investigated and staff has determined that this was likely an omission.

A member of the committee stated that although they do not have an issue with this particular area allowing auto body repair shops, there is some concern that other light industrial zoned properties may not be appropriate and the use may occur too close to residential zones.

Ms. Langille responded that there are few areas where this zone applies and it would be very difficult to get a property rezoned to light industrial. She stated that staff can further investigate those areas where this zone applies.

A member of the committee asked why a site specific policy for this property was not considered. Ms. Langille responded that there is enabling policy allowing staff to consider additional uses under the zone. Site specific would mean that there is something unique about this property that would warrant site specific zoning. She also clarified that if the use was added to the zone, it would then be as-of-right and an application would be considered through the standard permitting process.

A member of the committee noted that the use is not currently included in the zone and currently an auto body repair shop would be considered under the industrial zone. The member also asked if the two areas shown were the only light industrial zones in the plan area. Mr. Hall confirmed that they were and clarified the Land Use By-law requirements. The committee member stated that this area is in close proximity to a growing residential community and that increasing industrial uses may not be appropriate.

There was a discussion as to the current nature of the auto body repair business. A member of the committee commented that standards have changed and the materials and work processes are not as disruptive as they used to be. Environmental standards and limiting outdoor storage would need to be strictly enforced. There are other uses that are currently allowed as-of-right under the zoning that would be much more intensive than an auto body repair shop.

A member of the committee reiterated the need for screening from surrounding residential uses. Mr. Hall provided existing zoning requirements regarding outdoor storage and stated that additional requirements could be added to the by-law. Ms. Langille stated that staff will investigate screening requirements.

A member of the committee also noted that a distinction may be necessary between the definition of salvage yard and auto body repair shop.

There was a discussion on the nature of the automotive repair industry and how environmental standards have significantly improved over time. The committee also discussed other instances where auto body repair shops exist harmoniously within HRM.

MOVED by Mr. Evans, seconded by Mr. Copley

THAT the North West Planning Advisory Committee has reviewed the application for Case 20082 and recommends approval of the application as outlined in the memorandum and attachments package dated October 7, 2015 with consideration to the following matters:

- **Staff should investigate the addition of screening or fencing requirements in the light industrial zone to mitigate impacts on surrounding residential uses.**

MOTION PUT AND PASSED.

7.1.2 Case 20143: An application by North West Community Council to amend the definition of "special care facilities" in the Bedford Land Use Bylaw.

The following was before the North West Planning Advisory Committee:

- *A staff memorandum dated October 7th, 2015*

Ms. Stephanie Norman made a presentation to the committee in regards to Case 20143. She outlined the subject property, the site location, and applicable definitions and policies.

A member of the committee voiced support for this facility and discussed the nature of Hospice care. This facility will be for outpatients, which is not currently covered by the definition of special care facilities. The member felt this was more of a house keeping item.

Ms. Langille clarified that special care facilities are permitted throughout residential zones, but this proposed amendment would only allow non-residential facilities to be permitted under institutionally zoned properties. She also provided some clarification on the use and activities that would occur.

A member of the committee voiced displeasure that a public information meeting had not been held. Ms. Norman clarified that policy speaks to having Public Information Meetings for development agreements or rezoning and staff felt that type of engagement was not warranted in this instance. Ms. Langille added that Public Information Meetings for these types of applications are not well attended and are resource intensive. Clarification was also provided on the proposed use and that it is currently a compliance issue. The facility could be converted to in-patient care at any time.

There was discussion as to the definition of ancillary and Ms. Norman provided the current interpretation. A member of the committee stated that broadening the scope of that definition may be a better alternative than altering the definition of special care facility.

MOVED by Councillor Outhit, seconded by Mr. Copley

THAT the North West Planning Advisory Committee has reviewed the application for Case 20082 and recommends approval of the application as outlined in the memorandum and attachments package dated October 7, 2015 with consideration to the following matters:

- **Staff should investigate the definition and use of the word ancillary**

8. ADDED ITEMS

8.1 Status Sheet Update

Ms. Langille provided an update on how staff will be bringing Status Sheets to the NWPAC in the future. Due to system upgrades, Status Sheets have not been available but staff hopes that work will be completed in the near future and Status Sheet updates will be provided again in the New Year.

9. DATE OF NEXT MEETING – November 4, 2015

10. ADJOURNMENT

The Chair adjourned the meeting at 8:08 p.m.

Melissa Eavis
Legislative Assistant