



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
February 3, 2016**

PRESENT: Ms. Ann Merritt, Chair
Mr. Paul Russell, Vice Chair
Mr. Brian Murray
Mr. Kevin Copley
Mr. Ross Evans
Ms. Dianna Rievaj
Councillor Tim Outhit

OTHER: Councillor Steve Craig

REGRETS: Mr. Evan MacDonald

STAFF: Mr. Shayne Vipond, Senior Planner
Ms. Erin MacIntyre, Planner
Mr. Andrew Reid, Legislative Assistant

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/160203nwpac-agenda.php>

The meeting was called to order at 7:00 p.m., and the Committee adjourned at 8:45 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – January 6, 2016

MOVED by Mr. Russell, seconded by Mr. Copley

THAT the minutes of January 6, 2016 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Mr. Murray, seconded by Mr. Evans

THAT the agenda be approved as circulated.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. CONSIDERATION OF DEFERRED BUSINESS – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 CORRESPONDENCE

The Legislative Assistant noted one letter had been received regarding Item 9.1.2. See item number for more information.

7.2 PETITIONS – NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Case 20154: Application by Crombie Developments Limited to amend the Sackville Drive Land Use Bylaw to add Drive-thru Restaurants and Motel/Hotel/Guest Home to the list of permitted commercial uses in the DC-1 (Downsview Complex-1) Zone

The following was before the Committee:

- A staff memorandum dated January 11, 2016 re: Case 20154

Ms. Erin MacIntyre, Planner, presented Case 20154, stating the purpose of the application and identifying the site location as 800 Sackville Drive, Lower Sackville. She noted the zoning of the site to be DC-1 and that the proposal would add 'Hotel/Motel/Guest Home' and 'Drive-thru (Restaurant)' as permitted uses under the DC-1 zone. She stated that the application would be subject to a site plan approval process. Ms. MacIntyre highlighted Policy DB-1 in the Municipal Planning Strategy. She noted the applicant had sent his regrets that he was unable to attend the meeting.

The Chair opened the floor to questions and comments from Committee members.

Ms. Rievaj voiced no concern for the proposal and the addition of the uses. Mr. Russell stated no concern for the proposal. He questioned if the hotel would be five stories. Ms. MacIntyre stated that the hotel would need to adhere to the Land Use Bylaw.

Mr. Copley stated support for the proposal but noted concern regarding the traffic situation where the Downsview Drive intersects Old Sackville Road. He also voiced concern that Downsview Plaza was a busy space and suggested the developer implement measures to ensure greater safety and walkability for pedestrians.

Mr. Murray requested that the record note he would be abstaining from discussion as he was not provided a traffic impact statement. Ms. MacIntyre stated that the traffic impact statement had not yet been reviewed by staff to confirm its accuracy. She highlighted that the statement would be reviewed by a traffic engineer and taken into consideration in staff's recommendation to Council. The Chair noted that if there was any concern for traffic, it may be noted in the Committee's recommendation.

Councillor Craig summarized the findings of the traffic impact statement.

The Committee agreed that the statement may not of great importance in this case but that they would like to receive traffic statements in the future.

Mr. Copley questioned if the traffic impact statement would be sent to Community Council before a decision was made. Ms. MacIntyre responded it was not typically attached but the results would be summarized and contribute towards staff's recommendation.

MOVED by Mr. Russell, seconded by Councillor Outhit

THAT the North West Planning Advisory Committee has reviewed the application for Case 20154 by Crombie Developments Limited and recommends approval of the application as outlined in the memorandum and attachments package dated January 11, 2016 with consideration to the following matters:

- **Downsview Drive traffic.**
- **Ensure a pedestrian friendly environment in Downsview Plaza in terms of internal circulation and access, as identified in Section 5.2.3.2 of the Sackville Drive Secondary Planning Strategy.**

The question was called for on the motion.

MOTION PUT AND PASSED

MOVED by Mr. Murray, seconded by Councillor Outhit

THAT the Committee request they are provided a complete traffic impact statement summary for all cases.

Councillor Craig highlighted that a complete traffic study submitted by both the applicant and staff could delay the process unnecessarily early on. The Committee agreed to remove the word complete and add the words "where required and if available in the cases before them."

The Legislative Assistant stated that this request would be followed up with staff and provided as feedback, however according to their terms of reference, the PAC was not the appropriate forum to make a request of staff but that the matter may be considered at Community Council.

The motion was withdrawn.

9.1.2 Case 20247: Application by RMP Development Consulting Limited is seeking to enter into a Development Agreement for an equestrian farm at 1418 Lucasville Road, known as Restless Pines Equestrian Center

The following was before the Committee:

- A staff memorandum dated January 25, 2016 re: Case 20154
- A letter from Mr. Denis Fortin dated February 3, 2016 re: Case 20247

Mr. Shayne Vipond, Planner, presented Case 20247. He noted the designation as Mixed Use B and the zoning of the site as MU-1. Mr. Vipond highlighted Policy P-27 criteria for consideration of the Commercial Recreation Use of the development agreement. Mr. Vipond described the site as 26 acres and indicated the history of facilities on the site. He described the equestrian farm business in terms of how it is used, stating that it was used 64% for boarding, 32% for lessons and 6% for horse shows.

The Chair opened the floor to questions and comments from Committee members.

Ms. Rievaj voiced support for the proposal, stating that any concerns could be written specifically into the development agreement. She suggested that the proposal be expedited through the process.

Mr. Copley noted a number of other instances where businesses were operating outside of what was permitted in the Land Use Bylaw. He voiced support for the proposal but requested clarification on the use of the development agreement to justify developments operating outside of the Land Use Bylaw. He stated concern for these types of proposals coming forward.

Councillor Outhit questioned if the applicant was paying commercial taxes and whether any buildings had been built on site without permits. Mr. Vipond confirmed regarding taxes. Mr. Vipond noted that no discrepancy in terms of permits. He stated there had been a compliance issue regarding a room in a loft, but this had long been resolved.

Mr. Evans stated concern for manure management in terms of potential runoff and effect on the watershed. Mr. Murray echoed concern for nearby watercourse and manure storage. He questioned the location of the manure storage, and the grade towards the wetland. He stated concern for ground saturation if there were a lot of animals in close proximity. He also commented if a limit to the number of horses could be imposed. Regarding noise from the horse shows, he questioned the ordinary starting times for a show. Mr. Vipond responded that environmental authorities would be consulted on the watercourses and that the development would need to be consistent with the noise bylaw.

Mr. Copley questioned if the equestrian farm was governed by any standards or governing body. The applicant responded not specifically, but there were a certain criteria for nationally-hosted horse shows shows that the farm had demonstrated.

The Chair read the contents of the letter of correspondence dated February 3, 2016, which stated concern regarding traffic on the Lucasville Road, the visibility of the entrance to the site, and support for maintaining the tree buffer between the farm and neighbours.

MOVED by Mr. Murray, seconded by Councillor Outhit

THAT the North West Planning Advisory Committee has reviewed the application for Case 20247 by RMP Development Consulting Limited and recommends approval of the application as outlined in the memorandum and attachments package dated January 25, 2016 with consideration to the following matters:

- **The tree buffer be retained.**
- **An appropriate manure storage containment solution be implemented.**
- **There be a limit on the number of horses.**

The Chair questioned the entrance to property in terms of visibility and access. Mr. Vipond stated that a traffic impact statement was performed but the preliminary study did not find an issue with stop sight distance.

The question was called for on the motion.

MOTION PUT AND PASSED.

10. ADDED ITEMS – NONE

Regarding Information Item 1 – Status Sheet Updates, the Committee requested that Case 19056 be added to the list.

11. DATE OF NEXT MEETING – March 2, 2016

13. ADJOURNMENT

The meeting adjourned at 8:45 p.m.

Andrew Reid
Legislative Assistant