



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
September 7, 2016**

PRESENT: Ms. Ann Merritt, Chair
Mr. Paul Russell, Vice Chair
Mr. Ross Evans
Mr. Brian Murray
Mr. Evan MacDonald
Mr. Dave Haverstock
Councillor Tim Outhit

REGRETS: Ms. Dianna Rievaj
Mr. Kevin Copley

STAFF: Mr. Nathan Hall
Ms. Thea Langille
Mr. Liam MacSween, Legislative Assistant
Ms. Cathy Collett, 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 the North West Planning Advisory Committee are available online: <http://www.halifax.ca/boardscom/NWPAC/160907nwpac-agenda.php>

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

1. CALL TO ORDER

Ms. Ann Merritt, Chair called the meeting to order at 7:00 p.m. in the Sackville Public Library, 636 Sackville Drive, Lower Sackville.

2. APPROVAL OF MINUTES – July 6, 2016

MOVED by Mr. Dave Haverstock, seconded by Mr. Ross Evans

THAT the minutes of July 6, 2016 be approved as presented.

MOTION PUT AND PASSED.

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

Mr. Paul Russell questioned if status sheets outlining the outstanding planning items are still produced and available to the Committee. Staff explained that these sheets are not in use right now, but that if there are any specific questions regarding outstanding planning items that staff will be happy to address those.

MOVED by Paul Russell, seconded by Evan MacDonald

THAT the agenda be approved as amended.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

6. CONSIDERATION OF DEFERRED BUSINESS – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Case 20603: Application to amend the Beaver Bank / Hammonds Plains / Upper Sackville Land Use By-law to permit the subdivision of two existing semi-detached dwellings at 4/6 Majestic Avenue and 473/475 Beaver Bank Road

The following was before the Planning Advisory Committee:

- *A staff memorandum and attachments package dated August 29, 2016*

Mr. Nathan Hall provided a brief staff presentation outlining Case 20603. As he explained, the application is to permit the subdivision of 2 semi-detached dwellings located at 4/6 Majestic Avenue and 473/475 Beaver Bank Road.

Responding to questions of clarification from Committee members, Mr. Hall explained that the two properties in question would be the only two that meet the requirements to be affected by the proposed change in Land-Use By-law.

The Committee discussed the proposal and considered the following:

- That there is no compelling reason not to allow two owners for the properties in question, but that doing so may set a precedent for further requests.
- That it makes sense for a semi-detached dwelling to have two owners.
- That it could be considered unfair to allow the subdivision of the two properties in question and not to allow any future applications.
- That subdivided semi-detached dwellings are common in many other parts of HRM, and it may not be beneficial to continue to prohibit such dwellings in Beaver Bank.
- That if allowing this application encouraged more development of this kind, it might put a strain on the septic system and traffic flow in this area.

Responding to questions of clarification, Mr. Hall and Ms. Thea Langille, Principle Planner, explained the following:

- The two properties in question have different owners.
- That only 4 or 5 properties were flagged in a review of the area and only the two in question would be impacted by the proposed change.
- That the proposed LUB change would only apply to serviced areas.
- That there was an error in the report and the paperwork notifying surrounding properties was sent out broader than the 100 feet stated in the report.
- That while the community expressed a resistance to subdivided semi-detached dwellings 20 years ago, what constitutes a semi-detached dwelling has changed quite a lot since then

The Committee discussed the possibility of recommending that the policy be opened up more widely so as to allow for greater fairness to the process. In discussing this possibility, the Committee considered the challenges posed by traffic and the limitation of services in this area, coming to the conclusion that broadening the policy was not advisable at this time.

Responding to the Committee's discussion, Ms. Langille explained that the area in question is a growth-controlled area.

Further discussion ensued with the following motion being passed by the North West Planning Advisory Committee:

MOVED by Paul Russell, seconded by Councillor Outhit

THAT the North West Planning Advisory Committee has reviewed the application for Case 20603: Application to amend the Beaver Bank/Hammonds Plains/ Upper Sackville Land Use By-Law to permit the subdivision of two existing semi-detached dwellings at 4/6 Majestic Avenue and 473/475 Beaver Bank Road and recommend approval of the application as outlined in the memorandum and attachments package dated August 29, 2016.

MOTION PUT AND PASSED.

Councillor Outhit commented that he would appreciate a streamlined version of the previously used status sheet to be made available at the meetings. Ms. Langille indicated that it may be possible to provide a memo on a quarterly basis and would discuss the matter further with staff.

10. ADDED ITEMS – NONE

11. DATE OF NEXT MEETING – October 5, 2016 (if required) - BMO Centre, 61 Gary Martin Drive

12. ADJOURNMENT

The meeting adjourned at 8:00 p.m.

Cathy Collett
Legislative Support