

NORTH WEST COMMUNITY COUNCIL

SPECIAL MEETING

MINUTES

October 30, 2012

PRESENT: Councillor Barry Dalrymple, Vice Chair
Councillor Robert Harvey
Councillor Brad Johns
Councillor Peter Lund

REGRETS: Councillor Tim Outhit, Chair

STAFF: Mr. Andrew Bone, Senior Planner
Mr. Ted Aubut, Legislative Assistant

***Final meeting of North West Community Council.
Minutes administratively approved.***

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1. CALL TO ORDER

Councillor Dalrymple, Vice Chair, called the meeting to order at 12:31 p.m.

2. APPROVAL OF MINUTES – NONE

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

MOVED by Councillor Harvey, seconded by Councillor Lund that the Order of Business be approved, as presented. MOTION PUT AND PASSED.

4. REPORTS

4.1 Reports from Members of Community Council

4.1.1 Councillor Johns – Request for Staff Report on Changes to Mobile Home Park By-Laws

A report prepared by Councillor Johns, deferred from the meeting of October 25, 2012, was before the Community Council.

MOVED by Councillor Johns, seconded by Councillor Harvey that North West Community Council request that staff investigate and provide a status update on changes to HRM mobile home park by-laws

Councillor Johns reminded Community Council that, at a meeting on August 8, 2012, they had informally asked staff for an update on the consolidation of mobile home park by-laws. Staff had since replied that a formal motion was required.

MOTION PUT AND PASSED.

4.1.2 Councillor Johns – Request for Staff Report on Allowable Size of Secondary Structures under Sackville Municipal Planning Strategy

A report prepared by Councillor Johns, deferred from the meeting of October 25, 2012, was before the Community Council.

MOVED by Johns, seconded by Councillor Harvey that North West Community Council request staff to provide a report in regard to amending the Municipal Planning Strategy for Middle Sackville such that the size of an allowable secondary structure is related to the size of the lot.

Councillor Johns explained that in the Middle Sackville, Beaverbank and Hammonds Plains area, the Municipal Planning Strategy allows for owners of larger lots to build

higher secondary structures. He asked that a similar correlation be made for size, that is, the larger the lot size, the larger the allowable footprint of a secondary structure. He explained that under current policy, the maximum size is 24 x 24 feet, which is restrictive to property owners. He cited the example of an owner of a 3 acre lot who is allowed to build 3, 24 x 24 foot garages but is not allowed to build a single garage exceeding 24 x 24 feet. He asked that staff recommend an appropriate formula for lot size to footprint of secondary structure.

Councillor Lund asked about the implications of increasing structure size, suggesting that it could encourage more people to use these buildings as offices.

Mr. Andrew Bone, Senior Planner replied that policies could allow for increased footprints all the while restricting what activities take place in them.

Councillor Johns noted that the current MPS for Waverly and Fall River is more flexible on structure size than that of Middle Sackville, Beaverbank and Hammonds Plains.

MOTION PUT AND PASSED.

5. ADJOURNMENT

The meeting was adjourned at 12:38 p.m.

Ted Aubut
Legislative Assistant