

HALIFAX REGIONAL MUNICIPALITY

DISTRICT 12 PLANNING ADVISORY COMMITTEE June 25, 2007 MINUTES

PRESENT: Ms. Heather Ternoway, Chair
Ms. Beverly Miller, Vice-Chair
Councillor Dawn Sloane
Mr. Clary Kempton
Mr. Graeme Gunn

REGRETS: Ms. Katherine Perrott
Ms. Lucy Trull

STAFF: Ms. Randa Wheaton, Senior Planner, Community Development
Ms. Gail Harnish, PAC/Admin Coordinator
Ms. Jennifer Weagle, Legislative Assistant

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1. **CALL TO ORDER**

The Chair called the meeting to order at 7:03 p.m. in the Trophy Room, 2nd Floor, City Hall.

2. **APPROVAL OF ORDER OF BUSINESS**

Additions:

- 8.1 Information on Regional Plan Parkland Amendment - Chair
- 8.2 "Big Ideas" Public Forum - Chair
- 8.3 Cogswell Street Interchange - Clary Kempton

MOVED by Councillor Sloane, seconded by Mr. Clary Kempton, that the agenda be approved as amended. MOTION PUT AND PASSED.

3. **APPROVAL OF MINUTES** - April 23, 2007

MOVED by Mr. Graham Gunn, seconded by Mr. Clary Kempton, that the minutes of April 23, 2007 be approved as distributed. MOTION PUT AND PASSED UNANIMOUSLY.

4. **BUSINESS ARISING OUT OF THE MINUTES** - None

5. **PUBLIC PARTICIPATION - GENERAL PLANNING ISSUES**

There were no requests to present relative to general planning issues.

6. **Case 00918: Land Use By-Law Amendment, Halifax Peninsula, Dog Care Facilities**

C A staff report dated May 10, 2007 on the above noted was before the Committee.

Ms. Randa Wheaton, Senior Planner, Community Development, advised that this is an application by Ms. Janet Chernin of Canine Casbah, 6430 Oak Street, Halifax, to amend the Peninsula Land Use By-law (LUB) to allow dog care facilities to be permitted in conjunction with residential dwellings. Ms. Wheaton reviewed the staff report with the Committee.

Ms. Wheaton responded to questions of clarification from the Committee.

Ms. Janet Chernin noted that page two of the staff report indicates that the Notice to Comply was issued as a result of a complaint received by staff and a determination that the use was

not permitted by the Land Use By-Law, however, she clarified that this was the result of a query made to staff by a former competitor, not a complaint. Ms. Chernin noted that she has never had a complaint against her business in 12 years of operation.

The Committee discussed the proposal, noting the following:

- C There are regulatory bodies licensing and inspecting child care facilities; however, there are no such regulatory bodies in place for dog care facilities;
- C The Regional Plan encourages walkable, complete neighbourhoods with mixed uses, which this application would support;
- C This business would be an amenity to the community;
- C People are passionate about their pets, and pets are a part of their families;
- C One problem associated with child care centres is increased traffic to neighbourhoods;
- C Ms. Chernin's business could be used as an example of a well run dog care facility, and there should be controls in place for all dog care facilities such as proper fences, clean up etc.;
- C Industrial areas are not suitable for dog care facilities;
- C A neighbourhood should have a choice whether to permit a dog care facility;

At the request of the Committee, Ms. Chernin provided a sense of the property at 6430 Oak Street, noting that it has a full basement, and privacy fencing has been erected around the perimeter of the property. She advised that she normally has from six to a maximum of ten dogs per day, and the dogs are never unattended.

Ms. Wheaton clarified that dog care facility uses are permitted in a general commercial zone, and every community has a general commercial zone. She commented that these uses should be allowed in the properly zoned area of a community.

MOVED by Ms. Beverly Miller, seconded by Councillor Sloane, that District 12 Planning Advisory Committee recommend that Peninsula Community Council:

- 1. Request Regional Council to initiate amendments to the Halifax Municipal Planning Strategy to consider pet care facilities through the development agreement process; and**
- 2. Further, that a corollary process be initiated to develop an appropriate By-law outlining rules and regulations for pet care facilities to address issues raised in the staff report with respect to the limitations of the Land Use By-law in regulating such uses, including licensing.**

MOTION PUT AND PASSED.

7. STATUS UPDATES

7.1 Monthly Status Updates - Planning Applications

The monthly status sheet of planning applications was reviewed and discussed by the Committee. No action required.

7.2 Decisions of Community Council

There were no related decisions of Peninsula Community Council to be reviewed by the Committee.

7.3 Review of District 12 PAC Status Sheet

The status sheet was reviewed by the Committee.

Staff clarified that with regard to the Options for Blank Walls item, Mr. Richard Harvey, Planner, is holding a meeting on this matter.

Staff also clarified that parking will be removed from the Grand Parade site in August.

Staff provided a package of information from Heritage Planning staff containing amendments to the MGA requested of the Province, including amendments regarding Heritage Incentives and demolition controls. Councillor Sloane advised that she has spoken with local MLA's to gain support for these amendments.

Councillor Sloane advised that the HRM By Design forum scheduled for June has been postponed to September.

Ms. Miller distributed a draft checklist she had prepared for Committee use as decision guidelines for development agreement applications. Ms. Miller reviewed the checklist with the Committee. The Committee agreed at a future meeting to test a past development using the checklist.

7.4 Demolition Permit Applications

The Committee reviewed the Demolition Permit Application spread sheet, with no action required.

8. ADDED ITEMS

8.1 Information on Regional Plan - Parkland Amendment - Chair

The Chair noted that a public hearing is scheduled on July 3, 2007 for proposed Regional Plan amendments with regard to Parkland Planning. She indicated that the parkland dedication was increased to 10% for subdivisions of three or more lots; however, this is creating issues with Developers wanting to subdivide and family property transfer issues.

She also noted that meetings are being held on the Regional Parking Strategy, and members can contact Roxane McInnis for more info, or look on the HRM website under Regional Transportation Planning.

8.2 "Big Ideas" Public Forum - Chair

The Chair advised that a public forum discussion on planning and design will be held on July 28, 2007 at 7:00 p.m. at the Music Room, 6181 Lady Hammond Road, Halifax.

8.3 Cogswell Street Interchange - Clary Kempton

Councillor Sloane indicated that a staff report has been generated on this matter, but has not yet made it to Regional Council. She clarified that the site covers about 25 acres.

The Committee discussed ideas for the site and street alignment.

9. NEXT REGULAR MEETING DATE

The next regular meeting of the District 12 PAC is scheduled for August 27, 2007 at 7:00 p.m. in the Trophy Room, City Hall.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 9:08 p.m.

Jennifer Weagle
Legislative Assistant