

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
MAY 1, 2002

PRESENT: Mr. Delphis Roy, Chair
 Mr. George Murphy
 Ms. Ann Merritt
 Ms. Jan Gerrow
 Ms. Karen Stadnyk
 Ms. Gloria Lowther
 Mr. Tony Edwards
 Councillor Len Goucher

ABSENT: Councillor Brad Johns
 Mr. Terry Churney
 Mr. David Perrier

STAFF: Ms. Gail Foisy, PAC/Admin Coordinator
 Ms. Julia Horncastle, Assistant Municipal Clerk

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1. CALL TO ORDER

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

2. ELECTION OF CHAIR AND VICE CHAIR

The election of chair and vice-chair was deferred to a later point in the meeting at which time the following motions were made.

3. APPROVAL OF THE AGENDA

The agenda was adopted.

4. CONSIDERATION OF DEFERRED BUSINESS

4.1 Case 00406 - Plan Amendment to the Bedford Municipal Planning Strategy and Land Use By-law - 961 Bedford Highway

Ms. Thea Langille-Hanna advised this was an application requesting Regional Council initiate a plan amendment process to enable drive through restaurants in the Mill Cove Plaza area. The report went to Regional Council on March 19th and Regional Council passed a motion requesting comments from the PAC prior to proceeding with a decision as to whether or not to initiate the process.

Mr. George Murphy noted that if there was a sidewalk provided along the pond to the entrance to Sobeys it would be a contained area where pedestrians would not interfere with traffic. He stated he does not feel this proposal would generate more traffic.

Ms. Ann Merritt noted this would not generate a lot of pedestrian traffic noting, there would be more concern with traffic congestion at the shopping centre entrance where the flow will be from one part of the shopping centre to that facility.

Mr. Glen Boone, Sobeys, advised this would be a stand alone project which would connect with the sidewalk.

Ms. Gloria Lowther stated that the request is for development that is not permitted in the CCDD zone. The intent of Bedford MPS and LUB is to restrict commercial highway uses such as drive through restaurants to the area from the northern boundary of Bedford to the Sackville River and to not allow them any CCDD zones. She stated that until the MPS and LUB are reviewed, objectives and policies within these documents should be enforced and not continually amended or the cumulative effect of the plan amendment will undermine the ability of the document to preserve, create and maintain an interesting livable area developed in an orderly fashion at a scale and density which preserves and enhances the

quality of life of the residents.

Mr. Tony Edwards stated this is another piece meal amendment and change to the MPS. He stated the zoning is not compatible with the use that is proposed.

Mr. George Murphy stated he feels the proposal should be taken as far as public meetings.

Mr. Karen Stadnyk expressed concern that presently there is a proposal for one drive through restaurant but, if Community Council approves the proposal, there is the potential for the development of two.

Mr. Glen Boone, Sobeys, advised the HRM Traffic staff do not have concerns with regards to traffic and he stated that this would not generate new traffic.

MOVED by Gloria Lowther, seconded by Tony Edwards, that the North West Planning Advisory Committee recommend to North West Community Council that they not initiate the plan amendment process. MOTION DEFEATED.

MOVED by Gloria Lowther, seconded by Jan Gerrow, that the Committee's comments be forwarded to the Community Council. MOTION PUT AND PASSED.

5. PRESENTATION - REGIONAL PLANNING

Ms. Anne Muecke, Manager, Regional Planning, addressed the Planning Advisory Committee outlining the Regional Planning initiative noting:

- Regional Planning is mainly concerned with pressing issues in the urban and semi-rural area, and their interconnection;
- Rural issues need to be examined;
- It is a two phase, three year project;
- It will examine growth patterns that best reflect the needs and resources of HRM;
- It will examine a transportation/transit plan to support preferred growth pattern;
- It will determine the amount and location of serviced land needed in the next 25 years;
- It will provide policies to support and enhance existing communities;
- It will examine design and management of future development on septic systems;
- It will examine measures to enhance community safety and identify and conserve valued open space and environmentally sensitive areas.

Mr. Roy thanked Ms. Muecke for her presentation.

6. ITEM REFERRED FROM NORTH WEST COMMUNITY COUNCIL - POLICIES R-2A AND R-3 OF THE BEDFORD MUNICIPAL PLANNING STRATEGY (IN

RELATION TO SECONDARY PLANNING STRATEGY

Mr. Austin French advised the plan amendments were referred to the Community Council by PAC regarding Wentworth Estates/Bedford South. Community Council was requested to remove two policies from the Bedford Plan noting, staff viewed this as a housekeeping matter. He advised they are not suggesting changes to Policy R-2.

He advised Policy R2-A speaks to the intention of commencing a study to determine where residential growth would go in the Town of Bedford nothing, this was written prior to amalgamation. He stated this was deemed by staff as no longer being relevant given that it speaks to a study to be taken within the town boundaries. He stated it is not unusual for policies such as this to be in an MPS but it is not crucial that it be removed. He stated Policy R-3 speaks to the Jacks Lake Land Assembly noting, these policies are no longer relevant and should be removed.

Ms. Gloria Lowther stated that it is her opinion that R2 and R3-A are integral parts of the Bedford MPS and they should remain in the document.

Councillor Goucher stated that the policies are talking about the planning boundary which is the former Town of Bedford. The Councillor stated in his opinion this is still relevant and should not be taken out.

In response to Mr. George Murphy, Mr. French advised there would be no effect on the project if these clauses are left in.

Mr. Tony Edwards advised he did not support taking the policies out of the MPS and does not support amendments to the MPS the removal of these would take away from the intent of the MPS.

Ms. Ann Merritt noted Policy R2-A has no legal standing in the MPS. It does not have any effect on development that is going to take place and it does not force anyone to do anything and does not feel there would be any problem with leaving it as is.

Councillor Goucher stated there still is relevance with regards to what is going to take place on the Jacks Lake Lands and expressed concern with removing Policy R-3.

MOVED by Ann Merritt, seconded by Tony Edwards, that the North West Planning Advisory Committee recommend to North West Community Council that Policies R2-A and R-3 of the Bedford MPS remain. MOTION PUT AND PASSED UNANIMOUSLY.

7. STATUS SHEET

7.1 Monthly Status Sheet

This was circulated for the information of the Committee.

7.2 Decisions of Community Council

This was circulated for the information of the Committee.

2. ELECTION OF CHAIR AND VICE-CHAIR

MOVED by Karen Stadnyk, seconded by Gloria Lowther, that Delphis Roy be nominated as Chair of the Committee.

MOVED by Councillor Goucher, seconded by Tony Edwards, that nominations cease. MOTION PUT AND PASSED.

MOVED by Tony Edwards, seconded by Gloria Lowther, that Jan Gerrow be nominated as Vice-Chair of the Committee.

MOVED by Councillor Goucher, seconded by Tony Edwards, that nominations cease. MOTION PUT AND PASSED.

8. NEW BUSINESS

8.1 Attendance - Terry Churney

It was agreed that Mr. Murphy would contact Mr. Churney to ascertain whether he wished to remain a member of the Committee.

8.2 Ann Merritt - Number of Accesses Required in a Subdivision

Ms. Merritt noted that current regulations require every lot in a subdivision to have two accesses to the existing street network noting, it states that up to 100 dwelling units may be approved with a single access if there is a phasing plan in place to provide the second access. Ms. Merritt noted there are approximately 400 dwelling units with access to Lakeview Avenue and there is only one access. She expressed concern with access to the subdivision is there is an accident and the road was blocked or if there was a fire.

MOVED by Anne Merritt, seconded by Councillor Goucher that staff be requested to examine the possibility of connecting Lakeview Avenue to Fenerty Road. MOTION PUT AND PASSED.

9. NEXT MEETING

The next meeting is scheduled for June 5, 2002.

10. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Julia Horncastle
Assistant Municipal Clerk