

NORTH WEST PLANNING ADVISORY COMMITTEE

MINUTES

JUNE 5, 2002

THOSE PRESENT: Ann Merritt, Acting Chair
Gloria Lowther
George Murphy
Tony Edwards
Councillor Johns

ALSO PRESENT: Andrew Bone, Planner
Gail Harnish, Admin/PAC Coordinator
Sandra Shute, Assistant Municipal Clerk

Regrets: Delphis Roy
Jan Gerrow
Karen Stadnyk
Councillor Goucher

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1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by Ann Merritt, Acting Chair, in the Charles Fenerty Room, Sackville Library, 636 Sackville Drive, Lower Sackville.

2. **APPROVAL OF AGENDA**

Added Items: Request from Lake District Recreation Association

The Agenda was adopted as amended.

3. **APPROVAL OF MINUTES**

3.1 **March 4 , 2002**

MOVED by Gloria Lowther, seconded by George Murphy to approve the Minutes of meeting held on March 4, 2002 as circulated. MOTION PUT AND PASSED.

3.2 **March 6, 2002**

MOVED by Councillor Johns, seconded by Gloria Lowther to approve the Minutes of meeting held on March 6, 2002 as circulated. MOTION PUT AND PASSED.

3.3 **April 22, 2002**

Gloria Lowther referred to page 10 of the Minutes, second paragraph. CDDD should be changed to CCDD.

Ann Merritt referred to page 12, second paragraph. The word “evasive” should be “invasive”.

MOVED by Gloria Lowther, seconded by George Murphy to approve the Minutes of meeting held on April 22, 2002 as amended. MOTION PUT AND PASSED.

3.4 **May 1, 2002**

Ann Merritt referred to the last paragraph, page 6 which should read “there are approximately 400 dwelling units with access to Lakeview Avenue”.

MOVED by Gloria Lowther, seconded by Ann Merritt to approve the Minutes of meeting held on May 1, 2002 as amended. MOTION PUT AND PASSED.

4. **BUSINESS ARISING OUT OF THE MINUTES**

4.1 **Attendance - Terry Churney**

George Murphy advised he had contacted Terry Churney twice during the last month and also today. Mr. Churney indicated he was not aware of tonight's meeting.

Gail Harnish also indicated that about six months ago she contacted Mr. Churney regarding non-attendance and he subsequently came to one meeting.

After additional discussion, George Murphy recommended that Mr. Churney be replaced for non-attendance at meetings.

MOVED by George Murphy, seconded by Tony Edwards to recommend that North West Community Council begin the advertising process to replace Terry Churney as a member of the Committee. MOTION PUT AND PASSED.

5. **CASE 00474 - LAND USE BY-LAW AMENDMENTS - SHIPPING CONTAINERS AS ACCESSORY BUILDINGS**

A Staff Report dated May 22, 2002 was before the Committee. Andrew Bone, Planner provided an overview of the application. During the course of his presentation, he advised the following:

- The case was put forward by the Director of Planning and Development after Harbour East Community Council requested staff to initiate amendments within their jurisdiction. Proposed amendments are going forward for all urban areas throughout the region.
- There is no means at present for the Development Officer to turn down an accessory building that is a shipping container. They are being used in residential, commercial and industrial developments at present.
- Proposed amendments before the Committee are based on what Harbour East Community Council requested.
- There could be differences amongst communities as to what is considered acceptable.

There was considerable discussion on this matter. Some points raised during discussion were:

- Screening requirements would be part of a Development Agreement. If shipping containers are screened, however, they could be in worse shape than if they were visible. There is no distance specified for buffering.
- Concern re shipping containers being adjacent to residential uses.
- It is difficult to ensure maintenance. The idea behind them is that they are relatively low maintenance. Maintenance is an enforcement issue.

- Whether or not they should be permitted in commercial zone.
- Use of shipping containers as temporary storage for the duration of a project until occupancy.
- There is a shipping container in use at Springfield Lake for storage for recreation purposes.
- Harbour East Community Council might be deferring the application at its meeting on Thursday before making a decision. Shipping containers are beginning to be a problem in Dartmouth and Eastern Passage but it has not spread out Bedford/Sackville way that much yet. It was coming forward now to the other Community Councils in order to try to prevent future expansion of the use of shipping containers.
- The Committee could make a recommendation to Community Council now and could still review in six months to see what other areas have done.
- This matter has not gone to a Public Meeting because the Councillors did not feel it was necessary.
- In terms of Sackville, this does not include the Secondary Plan just approved. Andrew Bone indicated he would have to check and, if it is not addressed, it might have to come back.

After the discussion, the Committee dealt with the proposed amendments to the Land Use By-laws for Bedford and Sackville separately in order to make a recommendation.

MOVED by Tony Edwards, seconded by Gloria Lowther that North West Planning Advisory Committee recommend that North West Community Council:

1. **Give First Reading to the proposed amendments to the Land Use By-laws for Bedford and Sackville and schedule a Public Hearing for July 11, 2002.**
2. **Approve the proposed amendments as outlined in the Staff Report dated May 22, 2002 to the Land Use By-laws for Bedford and Sackville with the following amendments:**

Attachment I - Amendments to the Land Use By-law for Bedford

- **Amend 29A (a) to not allow shipping containers to be used as accessory buildings in a commercial zone;**
- **Amend 29A (a) to only allow shipping containers to be used as accessory buildings in the Heavy Industrial zone;**
- **Include a clause to allow the Development Officer to issue a permit to permit shipping containers to be used as accessory buildings in the Commercial and Industrial zones, but not residential zones, for construction purposes only until time of occupancy.**

Attachment 2 - Amendments to the Land Use By-law for Sackville

- **Amend 4.11A (a) to only allow shipping containers to be used as accessory buildings in a Business Park Zone and not a Commercial zone;**
- **Include a clause to allow the Development Officer to issue a permit to permit shipping containers to be used as accessory buildings in the Commercial and Industrial zones, but not residential zones, for construction purposes only until time of occupancy.**

MOTION PUT AND PASSED.

It was agreed that staff would come back in approximately six months advising of what has been approved in the various areas.

Councillor Johns acknowledged the fact that someone from senior staff has taken the initiative to come forward with shipping containers for other areas of HRM as well as the Harbour East area. He stated, however, that there are plenty of issues in the North West area which have been brought up, by himself and other Councillors, and they have been told there is no time to deal with them. In his opinion, there were concerns coming forward that were more pressing than shipping containers. He requested that his view be expressed to the senior staff member who brought this issue forward. He would also be expressing his concerns at the next meeting of North West Community Council. He stated that an important issue that still has not been dealt with, as far as he was concerned, is the issue of the watershed management for Springfield Lake.

Gail Harnish agreed to send Councillor Johns' concerns forward.

6. Status Updates

6.1 Monthly Status Sheet

Circulated for information purposes.

6.2 Decisions of Community Council

Circulated for information purposes.

7. NEW BUSINESS

7.1 Request from Lake District Recreation Association

A letter dated May 28, 2002 was before the Committee requesting that a representative from Planning Advisory Committee attend a Workshop regarding concept development for the proposed First and Second Lakes regional park.

MOVED by Gloria Lowther, seconded by Tony Edwards that Ann Merritt represent North West Planning Advisory Committee at the Workshop. MOTION PUT AND PASSED.

8. **MEETING DATES**

June 17, 2002 - Public Meeting in Bedford

Next Regular Meeting date - July 3, 2002 depending on whether or not items are ready.

9. **ADJOURNMENT**

The meeting adjourned at 8:50 p.m.

Sandra M. Shute
Assistant Municipal Clerk