

HALIFAX REGIONAL MUNICIPALITY

NORTH WEST PLANNING ADVISORY COMMITTEE PUBLIC INFORMATION MEETING MINUTES September 30, 2002

PRESENT: Ms. Ann Merritt, Acting Chair
Ms. Gloria Lowther
Ms. Karen Stadnyk
Councillor Len Goucher

ABSENT: Mr. Delphis Roy
Mr. George Murphy
Mr. Tony Edwards
Mr. David Perrier
Ms. Jan Gerrow

STAFF: Mr. Andrew Bone, Planner
Ms. Julia Horncastle, Assistant Municipal Clerk

HALIFAX REGIONAL MUNICIPALITY

NORTH WEST PAC

PUBLIC INFORMATION MEETING

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SEPTEMBER 30, 2002

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1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. with seven members of the public in attendance.

2. PUBLIC PARTICIPATION - CASE 00490 - BEDFORD MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW AMENDMENT - LOT AB - HIGH STREET

- A report prepared for Mr. Dan English, Acting Chief Administrative Officer, dated July 26, 2002, was before the Committee.

Mr. Andrew Bone, Planner, with the aid of overheads, presented the report advising the meeting was to address a zoning error. He advised that the property did not have any zoning placed on it in the Municipal Planning Strategy and Land Use By-law.

Mr. Bone advised the property is privately owned and a house is currently being built on it. He stated it is being recommended that the property be designated residential and zoned for a single residential unit. He advised that a staff report will be developed as a result of this meeting as to appropriate use of the property which will then be forwarded to the North West Planning Advisory Committee who will then make a recommendation to Regional Council.

Councillor Goucher advised that if a property does not have a zone assigned to it then any type of development can occur on that piece of property because there are no provisions or restrictions for use.

In response to Gloria Lowther, Mr. Bone advised that the adjacent land is privately owned by Annapolis Basin Group. On further question, the Committee was advised the property has a depth of 60 feet.

In response to Councillor Goucher regarding snow clearing of Locke Street, the Committee was advised that a ten foot easement has been granted to HRM for snow clearing purposes.

Mr. Bill Miller, High Street, stated the house was very large and seemed to fill the whole lot and questioned whether it was built to code. In response, Mr. Bone advised the house meets the all codes and setback requirements.

Councillor Goucher reiterated that because the property was not zoned, the Development Officer had to issue the permits.

Mr. Bone noted there were a number of properties located throughout Bedford that were

in the same situation of not having any zone applied. Following discussion, the Committee directed staff to examine the possibility of applying the most restrictive zone to those unzoned.

3. CLOSING COMMENTS

Ms. Merritt thanked the members of the Committee and public for their input into the process.

4. ADJOURNMENT

There being no other business, the meeting was adjourned at 7:50 p.m.

Julia Horncastle
Assistant Municipal Clerk