

# HALIFAX REGIONAL MUNICIPALITY

---

## NORTH WEST PLANNING ADVISORY COMMITTEE MINUTES NOVEMBER 13, 2002

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

ABSENT:                Ms. Ann Merritt (regrets)  
                              Mr. Tony Edwards

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

TABLE OF CONTENTS

1.	CALL TO ORDER .....	03
2.	APPROVAL OF THE AGENDA .....	03
3.	APPROVAL OF THE MINUTES OF NOVEMBER 6, 2002 .....	03
4.	BUSINESS ARISING FROM THE MINUTES .....	03
5.	CASE 00492 - DEVELOPMENT AGREEMENT APPLICATION FOR NEIGHBOURHOOD A AND C OF THE WENTWORTH/BEDFORD SOUTH PLAN AREA, BEDFORD .....	03
6.	NEW BUSINESS .....	04
7.	NEXT MEETING .....	04
8.	ADJOURNMENT .....	04

**1. CALL TO ORDER**

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

**2. APPROVAL OF THE AGENDA**

The agenda was adopted as circulated.

**3. APPROVAL OF THE MINUTES OF NOVEMBER 6, 2002**

**MOVED by Jan Gerrow, seconded by Gloria Lowther, that the minutes of November 6, 2002 be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

**4. BUSINESS ARISING FROM THE MINUTES - NONE**

**5. CASE 00492: DEVELOPMENT AGREEMENT APPLICATION FOR NEIGHBOURHOOD A AND C OF THE WENTWORTH/BEDFORD SOUTH PLAN AREA, BEDFORD**

- A report prepared for Mr. Paul Dunphy, Director of Planning and Development Services, dated November 8, 2002, on the above noted, was before the Committee.

Ms. Thea Langille-Hanna, with the aid of overheads, presented the staff report. Ms. Langille-Hanna advised Section 2.4.2.4 of the development agreement should read "350 units".

In response to Mr. Murphy regarding the bond amount required to be posted, Ms. Langille-Hanna advised the amount quoted in the report is the standard amount used.

On further question regarding whether or not there has been anything received in writing regarding the requirement for schools, Mr. Langille-Hanna advised there is a letter and documentation from the School Board in support of this development.

Mr. Mike Hanusiak, Clayton Developments, advised that students from the A and C site will go to the Bedford South school noting, a determination will be made on the other portions as the development of these takes place.

Ms. Gerrow questioned whether there is a walkway into the school from the cul-de-sac. Ms. Langille-Hanna advised it is a turning circle and it would have a walkway from the school and indicated on the map where the sidewalk would be located.

In response to Ms. Gerrow regarding the hours of operation for the temporary rock crusher, Ms. Langille-Hanna stated the hours noted are the standard hours of operation but advised

the operation would only be on six days per week.

Ms. Gerrow noted that in a townhouse development there is a problem with the placement of green bins and requested placement of the bins be looked at as part of the development agreement.

In response to Councillor Goucher, the committee was advised that the standard type curb and gutter would be installed. On further question, the committee was advised there would be two parking spaces per unit. The Councillor expressed concern with the lack of parkland and requested Clayton examine the possibility of perhaps providing a piece of property in an undeveloped portion of the property in the interim.

Ms. Lowther expressed concern that the trees along the Bedford Highway may be removed.

In response to Ms. Stadnyk, Mr. Langille-Hanna advised the lot frontage is 60 feet.

**MOVED by Jan Gerrow, seconded by Gloria Lowther that the North West Community Council**

- (a) Give Notice of Motion for the proposed development agreement, attached as Attachment A to the staff report, to permit the development of Nieghbourhood A and C of the Wentworth/Bedford South Master Plan area (a mixed use residential and commercial development) and to schedule a joint public hearing of the North West Community Council and the Chebucto Community Council for December 9, 2002.**
- (b) Approve the development agreement as detailed in Attachment A of this report, with amendments, subject to approval by Regional Council of amendments to the Subdivision By-law to specify Capital Cost Contribution charges for the Wentworth/Bedford South Master Plan Area;**
  - include provision(s) for addressing green bins for townhouses, similar to wording used for multiple unit dwellings;**
  - the reference to 300 units in Clause 2.4.2.4 of the development agreement is to be changed to 350 units;**
  - revise the provisions respecting park and open space dedication based on correspondence received from Clayton Developments dated November 14, 2002 and a revised Schedule J.**
- (c) Require the development agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval of said agreement by Council and any other bodies as necessary, whichever is later, including applicable appeal periods. Otherwise**

**this approval shall be void and any obligations arising hereunder shall be at an end. MOTION PUT AND PASSED UNANIMOUSLY.**

**6. NEW BUSINESS - NONE**

**7. NEXT MEETING**

The next regular meeting is scheduled for January 6, 2003.

**8. ADJOURNMENT**

The meeting was adjourned at 8:15 p.m.

Julia Horncastle  
Assistant Municipal Clerk