

**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
May 5, 2004**

PRESENT: Ms. Ann Merritt, Chair
Ms. Jan Gerrow, Vice Chair
Mr. George Murphy
Ms. Gloria Lowther
Mr. Robert Morgan (7:15 p.m.)
Mr. Roddy Macdonald (7:20 p.m.)
Ms. Karen Stadnyk (7:25 p.m.)
Councillor Brad Johns (7:30 p.m.)

REGRETS: Mr. Tony Edwards
Mr. Delphis Roy
Councillor Len Goucher

STAFF: Jill Justason, Planner
Andrew Whittemore, Planner
Gail Harnish, Admin/PAC Coordinator
Sheilagh Edmonds, Legislative Assistant

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1. Call to Order

The Chair called the meeting to order at 7:00 p.m. in the Program Room, Sackville Library.

5. Regional Planning - Alternative Consultation

Mr. Andrew Whittemore, Planner, circulated brochures entitled, *Guidebook to HRM's Alternatives for Growth*. He addressed the Committee and provided an overview of the brochure, noting that it is a product of the Alternative Generation process which began in December. He added that this is Step 3 of Phase 2 of the Regional Planning Project. Mr. Whittemore explained that, using the goals and objectives, the Committee and staff have come up with three alternative concepts for growth. He pointed out that everything presented is at a concept stage and is meant to stimulate discussion as to how people would like to see the region grow.

Mr. Whittemore indicated the three alternatives are general concepts of an approach to growth, and he briefly reviewed each alternative, highlighted as follows:

- C Alternative A - the Regional and Major Centres Alternative - a small number of large major centres around a regional centre
- C Alternative B - the Transit Linked Community Hubs Alternative - a large number of smaller centres, or community hubs, along major transit routes that lead to the regional centre.
- C Alternative C - the Multiple Hub Centres Alternative - a variety of centres, with different levels of service, dispersed throughout the region. This is the most disbursed.

Mr. Whittemore made reference to the aspect of open space protection, noting that there were two levels and that each of the alternatives for growth could include either level 1 or 2. He added that level 2 focuses more on protection of habitat, coastal waters, and wetlands and which, currently, HRM is not able to protect so it would require partnerships with different government agencies, and perhaps amendments to the MGA that would enable HRM to protect the areas. In concluding his remarks, Mr. Whitmore advised that May 15 begins the public consultation exercise with a series of eleven open houses, followed by several stakeholders meetings.

Mr. Whittemore responded to questions and was thanked by the Chair for his presentation.

At 7:15 p.m. Robert Morgan entered the meeting.

At 7:20 p.m. Roddy Macdonald entered the meeting.

At 7:25 p.m. Karen Stadnyk entered the meeting.

2. Approval of the Agenda

The Chair advised that Councillor Goucher has requested that item 7 - Case 00660: Discussion on possible changes to the home occupation allowances in Bedford - be deleted because he cannot attend this meeting and would like to be present during the discussion.

MOVED by Jan Gerrow, seconded by Gloria Lowther, the agenda as amended be approved. **MOTION WAS PUT AND PASSED.**

3. Approval of the Minutes

MOVED by Karen Stadnyk, seconded by Jan Gerrow the minutes of the public meeting of January 28, 2004 be approved. **MOTION WAS PUT AND PASSED.**

In reference to the minutes of the public meeting, one the Committee members indicated that she had heard the issue involving the Lively Subdivision is no longer proceeding, and questioned if this was correct.

In response, Ms. Gail Harnish advised she would get a status report.

4. Business Arising from the Minutes - None.

6. Case 00622 - Development Agreement - Corner of Beaverbank Road and Stokil Drive

- C** a report submitted by Paul Dunphy, Director, Planning & Development Services to the North West Planning Advisory Committee regarding Case 00622 - Development Agreement - Corner of Beaverbank Road and Stokil Drive was submitted.

Ms. Jill Justason, Planner, addressed the Committee and, with the use of overhead slides, outlined the application by Ramar Developments Limited to enter into a development agreement to permit a fourteen-unit townhouse development at the northeast corner of Beaverbank Road and Stokil Drive in Sackville, as contained in the submitted staff report.

At 7:30 p.m. Councillor Brad Johns entered the meeting.

Ms. Jennifer Tsang, Terrain Group, and Mr. Kevin Marchand, Ramar Developments Limited, and Ms. Justason responded to questions from the Committee.

Ms. Karen Stadnyk expressed concerned about the possibility of Stokil Drive being used for additional parking once the townhouses are constructed. Ms. Justason advised that she would check with Traffic Services to see whether or not parking is permitted on Stokil Drive.

Noting that over the past few days there has been a significant amount of rainfall and the impact it is having on muddy areas, Councillor Johns pointed out the requirement for good sediment erosion controls to be put in place.

A brief discussion ensued with regard to ensuring that homeowners of the townhouses keep their properties to an acceptable standard of maintenance, particularly when they are sold to new owners. A suggestion was put forward to include a clause in the Development Agreement concerning this, however, Ms. Justason indicated she was certain that this would be something outside of a Development Agreement but would check with Legal Services. Ms. Justason added that it was likely that regulations that the condominium corporation would develop would address this matter. Mr. Marchand also indicated that from a marketing perspective, it will be in Ramar's best interest ensure the properties are held up to an acceptable standard.

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

- 1. Give Notice of Motion for the proposed development agreement, Attachment 2 of the staff report dated April 28, 2003 to permit a townhouse development at the corner of Beaverbank Road and Stokil Drive and schedule a public hearing for June 24, 2004.**
- 2. Discharge the existing development agreement registered against PID#s 40819435 and 40818718, by entering into the discharging agreement shown as Attachment 1 to staff report dated April 28, 2003.**
- 3. Approve the development agreement (Attachment 2 of the staff report dated April 28, 2003) to permit a fourteen (14) unit townhouse development at the corner of Beaverbank Road and Stokil Drive; and**
- 4. Require the development agreement be signed within 120 days, or any extension thereof granted by the North West Community Council on request of the applicant, from the date of final approval of said Agreement by the North East Community Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods. Otherwise this approval shall be void and obligations arising hereunder shall be at the end.**

MOTION PUT AND PASSED.

7. Case 00660 - Discussion on possible changes to the home occupation allowances in Bedford.

This matter was deleted at the approval of the agenda.

**8. Status Updates:
8.1 Monthly Status Sheet**

The monthly status sheet was circulated to the members.

Ms. Gerrow questioned the status of Case 00672 United Gulf Developments "The Courtyard at Paper Mill Lake"; specifically, how large the plot of land is that will be affected. Ms. Harnish advised that she would look into this.

9. New Business

There was no new business to discuss.

10. Next regular meeting date

The next regular meeting date is June 2, 2004

11. Adjourn

The meeting adjourned at 8:05 p.m.

Sheilagh Edmonds
Legislative Assistant