

**HALIFAX REGIONAL MUNICIPALITY**

---

**NORTH WEST PLANNING ADVISORY COMMITTEE  
Minutes**

**January 5, 2005**

**PRESENT:**

Ms. Ann Merritt, Chair  
Mr. George Murphy  
Ms. Karen Stadnyk  
Mr. Roddy Macdonald (7:15 p.m.)  
Ms. Jan Gerrow  
Ms. Gloria Lowther  
Councillor Brad Johns

**ABSENT:**

Councillor Len Goucher (regrets)  
Mr. Robert Morgan  
Mr. Tony Edwards

**STAFF AND OTHERS:**

Mr. Andrew Bone, Planner  
Ms. Gail Harnish, Admin./PAC Coordinator  
Ms. Sheilagh Edmonds, Legislative Assistant  
Councillor Robert Harvey (7:10 p.m.)

## TABLE OF CONTENTS

1.	Call to Order .....	3
2.	Approval of the Agenda .....	3
3.	Approval of the Minutes .....	3
4.	Business Arising from the Minutes .....	3
5.	Case 00676: Development Agreement - 10 Riverside Drive, Sackville .....	3
6.	Case 00639: Development Agreement - Lot JG-2, 11 Douglas Ave., Sackville ..	4
7.	Status Updates:	
	7.1 Monthly Status Sheet .....	7
	7.2 Decisions of community Council .....	8
8.	New Business:	
	8.1 Letter - Bedford Volunteer Recognition Committee .....	7
	8.2 Letter - Regional Planning Committee .....	7
9.	Next Regular Meeting Date .....	8
10.	Adjourn .....	8

**1. Call to Order**

The Chair called the meeting to order at 7:00 p.m. in the Nauss Room, Lebrun Centre, Bedford.

**2. Approval of the Agenda**

The following items were added to the agenda:

- 8.1 Letter - Bedford Volunteer Recognition Committee
- 8.2 Letter - Regional Planning Committee

**MOVED by Councillor Johns, seconded by Ms. Gerrow the agenda, as amended, be approved. MOTION CARRIED.**

The Chair noted that a memo and application form had been circulated in each member's agenda package pertaining to re-applying for membership on the Committee. She asked everyone to ensure they submit their application soon if they intend to serve on the Committee. She noted that North West Community Council would be making its appointments at its January meeting.

**3. Approval of the Minutes**

**MOVED by Ms. Lowther, seconded by Ms. Gerrow, the minutes of November 3, 2004 be approved as presented. MOTION CARRIED.**

**4. Business Arising from the Minutes**

None.

**5. Case 00676: Development Agreement - 10 Riverside Drive, Sackville**

- C A staff report dated December 20, 2004, prepared for the North West Planning Advisory Committee was submitted.

Mr. Andrew Bone, Planner, reviewed the application by Paul Roma to establish a single family dwelling within 100 feet of the Little Sackville River by development agreement, as outlined in the staff report dated December 20, 2004.

Highlights of Mr. Bone's presentation focussed on the size of the property, floodplain requirements, and zoning. He noted that the Municipal Plan restricts houses within 100 feet of the Sackville River as of right; therefore, this application requires a Development Agreement.

Councillor Harvey entered the meeting at 7:10 p.m.

Mr. Macdonald entered the meeting at 7:15 p.m.

Mr. Bone also noted that this application went before the Halifax Watershed Advisory Board for its review, and a copy of the Board's recommendations were attached to the staff report. He went on to note that particular issues staff identified for discussion were: setbacks from watercourses/flooding; scale of development; suitability of the site for development; and environmental protection. Mr. Bone elaborated on these issues, noting the recommendations by staff on how they be addressed.

Mr. Bone responded to questions from the Committee.

Councillor Harvey noted that he was not a member of the Committee and expressed his appreciation at being invited to sit in on this issue. Councillor Harvey indicated he did not have any difficulty with the proposal itself, but he was disappointed HRM chose to dispose of the flood plain property instead of retaining the land. He added that it was a missed opportunity for the Municipality, and was something to keep in mind for the next Plan review.

Following further questions it was **MOVED by Mr. Murphy, seconded by Ms. Lowther that North West Planning Advisory Committee recommend North West Community Council**

1. **Give Notice of Motion for the proposed development agreement, attached as Attachment D of the December 20, 2004 staff report, to permit the construction of a single unit dwelling within 100 feet of the Little Sackville River at 10 Riverside Drive and schedule a public hearing for January 27, 2005.**
2. **Approve the proposed development agreement for a single unit dwelling within 100 feet of the Little Sackville River as attached in Attachment D of the staff report dated December 20, 2004;**
3. **Require that the agreements be signed within 120 days, or any extension thereof granted by Council on the request of the applicant, from the date of final approval by Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods; otherwise, this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION CARRIED.**

**6. Case 00639: Development Agreement - Lot JG-2, 11 Douglas Avenue, Sackville**

---

- C A staff report dated December 20, 2004, prepared for the North West Planning Advisory Committee was submitted.

Mr. Andrew Bone, Planner, outlined the proposal by John Gardin to enter into a development

agreement to permit construction of a building less than 10,000 square feet in size at Lot JG-2, 11 Douglas Avenue, Sackville. Mr. Bone noted the property owner wants to establish an auto detailing outlet to provide washing and cleaning of vehicles for the Enterprise Car Rental Agency located on the adjacent parcel of land.

In addressing the lot in question, Mr. Bone advised that a portion is currently used as a parking lot. Other details he noted, were: serviced with sewer and water; access to the site is gained from an existing driveway from Douglas Avenue, and it is bounded on two sides by existing commercial land uses. He added that, at a public information meeting the general concerns expressed were related to adequate controls for access, shortcutting, landscaping, and lighting. Mr. Bone noted the issues that staff identified for discussion pertained to the size of the building, i.e. it is under 10,000 sq. ft.; landscaping; and driveway access and traffic generation. He reviewed these issues and explained how staff have recommended they be resolved. Mr. Bone concluded his remarks by advising that staff feel the proposal meets the requirements under the Secondary Planning Strategy for Sackville Drive and were recommending approval.

Mr. Bone responded to questions from the Committee.

Ms. Stadynek suggested this application was contrary to the intent of the Sackville Drive Plan. She added that the Plan was designed to keep auto-detailing businesses at the lower end of Sackville Drive. Noting that the application will establish a garage, she expressed concern about potential future uses. She also expressed concern regarding driveway access.

Mr. Bone clarified that the property entirely fronts on Douglas Drive; however the property behind it—833 Sackville Drive—is also owned by the same person and the intention is to have the clients drop off and pick up their vehicles from Sackville Drive; and then the traffic related to taking the vehicles to be cleaned will be through Douglas Drive. Mr. Bone noted that as-of-right, if the property owner wanted, he could put a much larger building on the site, and this would be a greater impact on the residential neighbourhood.

Mr. Bone responded to further questions.

Mr. Macdonald expressed concern that the developer did not want to permit deeded access over his other property.

At 8:00 p.m. Councillor Johns retired from the meeting.

The Chair indicated that she didn't support a driveway access on Douglas Drive and that any access should be from Sackville Drive. The Chair also advised that she would like to see some noise restrictions included in the agreement with regard to industrial vacuums that will be used in the business.

Councillor Harvey indicated he would like the garage doors to be facing Sackville Drive rather than at the ends of the building. As well, Councillor Harvey suggested the Development Agreement should limit the number of cars per day that the service can accommodate.

Following further discussion, the Committee generally agreed that the concerns raised with this application warrant inclusion in a motion to send to North West Community Council, and there was consensus to approve the staff recommendation with amendments.

**MOVED by Ms. Stadynek, seconded by Ms. Gerrow that North West Planning Advisory Committee recommend North West Community Council:**

1. **Give Notice of Motion for the proposed development agreement, attached as Attachment C of the staff report dated December 20, 2004, to permit the construction of building less than 10,000 square feet in size at Lot JG-2, 11 Douglas Avenue, and schedule a public hearing.**
2. **Approve the proposed development agreement for Lot JG-2, 11 Douglas Avenue, as attached in Attachment C of the staff report dated December 20, 2004, with the following amendments:**
  - **Add the following sentence in Clause 2.2(c) after the words “of this agreement.” “Notwithstanding the previous statement, access to the site shall meet the requirements of Section 2.5(e) of this agreement.”**
  - **Replace 2.5 (e) with the following: “Notwithstanding the site plan, Schedule “B”, all commercial access to the site shall be via a permanent access easement from Sackville Drive over 833 Sackville Drive to 11 Douglas Avenue. A copy of the easement shall be provided to HRM and approved by the Development Engineer prior to an Occupancy Permit being issued for the proposed building. Further, that access to Douglas Avenue shall be prohibited and that a combination of fencing, landscaping or bollards be provided that prevents access to Douglas Avenue and that all driveway cuts from Douglas Avenue be removed and reinstated as curb”. If Community Council wishes not to proceed with this and the previous amendments, then include a clause in the development agreement which places a restriction on the maximum number of cars per day to be detailed.**
  - **Replace the last sentence in 2.3 (d) with the following: “Garage doors shall face Sackville Drive and, furthermore, no windows which open shall face Douglas Avenue”.**
  - **Include a new 2.4 (b) to state: “That all vacuums used for automotive detailing shall have sound reduction mufflers”.**
  - **Clause 2.12 (g) shall be amended inserting the words “, cleaning and vacuuming” after the words “All vehicle washing”.**
3. **Require that the agreement be signed within 120 days, or any extension thereof granted by Council on the request of the applicant, from the date of**

**final approval by Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods; otherwise, this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION CARRIED.**

**8. New Business:**

**8.1 Letter - Bedford Volunteer Recognition Committee**

- C A letter dated December 29, 2004 from Peter Fredericks, Chairman, Bedford Volunteer Recognition Committee was circulated.

The Chair indicated that the Bedford Volunteer Recognition Committee asked the Committee to put forward nominations for Bedford Volunteer of the Year. She noted that last year the Committee agreed it wouldn't be appropriate to nominate someone because the Committee is comprised of members from Districts 19 and 20 as well as 21. It was felt it would be more appropriate to ask the Councillor for the district to provide a name for nomination, whereas, he would have a better appreciation of the overall volunteer work of the District 21 Committee members who sit on the Committee.

**IT WAS AGREED that this matter would be forwarded to Deputy Mayor Goucher.**

**8.2 Letter - Regional Planning Committee**

- C A letter dated December 21, 2004 from Susan Corser, HRM Regional Planning was circulated.

In reference to the letter, the Chair advised that representatives from Regional Planning would like to meet with the Committee, either at its next meeting or in a joint meeting with other committees, to provide an update on the Regional Plan.

A discussion ensued and the Committee was in agreement that it would like to attend a joint meeting with other committees.

**7. Status Updates:**

**7.1 Monthly Status Sheet**

An update on the status of planning applications was circulated for information.

**7.2 Decisions of Community Council**

Information regarding North West Community Council's decision pertaining to Case 00693 -

Amendments to Development Agreement - Atlantic Superstore, Bedford was circulated for information.

**8. Next Regular Meeting Date**

The next regular meeting is scheduled for February 2, 2005.

**9. Adjourn**

The meeting adjourned at 8:55 p.m.

Sheilagh Edmonds  
Legislative Assistant