

**NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES**

**April 5, 2006**

**PRESENT:**

Mr. David Grace  
Mr. Walter Regan  
Mr. George Murphy  
Ms. Ann Merritt  
Ms. Gloria Lowther  
Councillor Harvey  
Councillor Goucher

**REGRETS:**

Mr. Warren Hutt  
Mr. Joel Matheson, Chair  
Ms. Barb Grant, Vice Chair

**STAFF:**

Ms. Gail Harnish, Admin/PAC Coordinator  
Mr. Andrew Bone, Planner  
Mr. Angus Schaffenburg, Planner  
Ms. Stephanie Parsons, Legislative Assistant

## TABLE OF CONTENTS

1.	CALL TO ORDER .....	3
2.	APPROVAL OF THE ORDER OF BUSINESS .....	3
3.	APPROVAL OF THE MINUTES of February 6, 2006 .....	3
4.	BUSINESS ARISING OUT OF THE MINUTES .....	3
5.	REPORTS .....	3
5.1	Case 00832: Bedford MPS and LUB Amendment - 356 Hammonds Plains Road .....	3
5.2	Case 00829: Development Agreement for commercial uses on the south side of Sackville Drive between Civic 1156 and 1100, Middle Sackville ..	3
5.3	Case 00838: Rezoning - Portion of PID 40014870 (Sackville Golf Course), Sackville .....	5
6.	Status updates .....	5
6.1	Monthly status sheet .....	5
6.2	Decision of Community Council .....	6
7.	ADDED ITEMS .....	6
8.	NEXT MEETING DATE .....	6
9.	ADJOURNMENT .....	6

**1. CALL TO ORDER**

Ms. Merritt, Acting Chair, called the meeting to order at 7:01 p.m. in the Nasus Room, Lebrun Centre, Bedford.

**2. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

**MOVED** by Mr. Regan, seconded by Ms. Lowther that the order of business be approved. **MOTION PUT AND PASSED.**

**3. APPROVAL OF THE MINUTES**

**MOVED** by Mr. Regan, seconded by Councillor Goucher, that the minutes of January 12, 2006 Public Meeting and the minutes of the March 1, 2006 North West Planning Advisory Committee be approved as circulated. **MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES - NONE**

**5. REPORTS**

**5.1 Case 00832: Bedford MPS and LUB Amendment - 356 Hammonds Plains Road**

- A report dated March 17, 2006 was before the Committee.

Mr. Andrew Bone provided an overview of the application as outlined in the staff report.

**MOVED** by Ms. Lowther, seconded by Councillor Goucher, that North West Planning Advisory Committee recommend that North West Community Council recommend that Regional Council:

- S **Give First reading to the proposed amendments to the Bedford Municipal Planning Strategy and Land Use Bylaw as contained in Attachment “D” of the staff report and schedule a public hearing.**
- S **Approve the proposed amendments to the Bedford Municipal Planning Strategy and Land Use Bylaw as contained in Attachment “ D” of the staff report.**

**MOTION PUT AND PASSED.**

**5.2 Case 00829: Development Agreement for commercial uses on the south side of Sackville Drive between Civic 1156 and 1100, Middle Sackville**

. A report dated March 22, 2006 was before the Committee.

Mr. Angus Schaffenburg provided an overview of the proposal as presented in the staff report. He advised that drive thru's, service stations, gas bars, car washes and automotive repair outlets have been restricted as a permitted use as they were not considered to be compatible with the adjacent residential area.

Councillor Harvey arrived at 7:12 p.m.

The following concerns were noted by the Committee:

- the dollar value of the bond may be inadequate to ensure that all stormwater controls and maintenance plans are in place
- the parking lot is too large
- a holding tank should be installed
- there will be a significant impact on traffic
- access to the site may be difficult and that a walkway would be preferable rather than having the public short cut through the non disturbance area (parkland)

In response to concerns raised by the Committee Mr. Bone advised of the following:

- staffs opinion is that the amount of parking spaces is adequate
- staff does not support the installation of a holding tank on the site
- the traffic study indicates that the development will not result in additional traffic on Sackville Drive

After further discussion regarding the dollar value of the bond Mr. Bone commented that staff has determined the size of the bond to be adequate. Further, that the intent of the bond is to provide an emergency fund to cover maintenance cost in the event that HRM needs to remedy a situation quickly.

Councillor Goucher added that if the actual cost to remedy a situation exceeded more than the bond, HRM has the ability to recover those additional cost.

**MOVED by Mr. Regan, seconded by Councillor Goucher, that North West Planning Advisory Committee recommend that North West Community Council:**

- 1. Give Notice of Motion to consider the development agreement as set out in Attachment "A" of the staff report dated March 22, 2006 and schedule a public hearing;**
- 2. Approve the development agreement for commercial uses on the south side of Sackville Drive as set out in Attachment "A" of the staff report dated March 22, 2006 with the following amendments:**
  - **Include Laundromats as a use not permitted in Section 4.3.1**

- **Amend Section 6.11 to clarify that it is “the delineation” of the non disturbance areas that can be removed upon the issuance of an occupancy permit.**
- 3. **Require that the amending agreements be signed and delivered within 120 days or any extension thereof granted by North West Community Council or request of the applicant, from the date of final approval of said agreement by North West Community Council and another bodies as necessary, whichever isolate, including any appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**5.3 Case 00838: Rezoning - Portion of PID 40014870 (Sackville Golf Course), Sackville**

- A report dated March 9, 2006 was before the Committee.

Mr. Andrew Bone provided an overview of the application as outlined in the staff report. He noted that there is no specific policy in this area to allow for the rezoning. However, there have been several legal precedents set. The Courts have stated that specific policies are not required if R-1 is the base zone and further that the Urban Residential Designation states that the minimum standard is the R-1 zone.

In response to questions from the Committee Mr. Bone advised of the following:

- The intersection is an existing problem and is not a result of this application.
- The Water Commission has advised that the development would not impact the water pressure, the current low water pressure is a result of the elevation of the homes
- There would be no impact on sewer capacity with the P1 use. Recreational uses create more sewage flow than a residential development

Ms. Lowther raised concern regarding the impact on the schools in the area. Mr. Bone advised that the school boards mandate is to provide education. The school board is aware of the proposal and have not indicated any concerns. Regional Planning staff also reviewed the proposal and expressed no concerns.

Mr. Bone further clarified the following:

- The development is “as of - right” and restrictions and controls cannot be placed by HRM. The issue for consideration is rezoning.
- The application complies with the draft Regional Plan.
- The school board is aware that there is the potential of a larger development.
- The traffic impact study was accepted by staff.

**MOVED by Mr. Murphy, seconded by Ms. Lowther that North West Planning Advisory Committee recommend that North West Community Council:**

- 1. Give First reading to consider an application by Twin Brooks Developments Limited to rezone a portion PID #40014870 from P-1 ( open space) Zone to R-1 (Single Unit Residential ) Zone and schedule a public hearing.**
- 2. Approve the Rezoning of a portion of PID # 4014870 (Sackville Golf Course) from P-1 ( Open Space) Zone to R-1 ( Single Unit Residential ) Zone as illustrated in Attachment "F."**

**MOTION PUT AND PASSED.**

Councillor Goucher left the meeting at 8:15.

**6. Status updates**

**6.1 Monthly Status Sheet**

- C A copy of Central Region status updates for planning applications were submitted for information.

**6.2 Decisions of Community Council**

- C A note providing the decisions of the North West Community Council Meeting of March 30, 2006 was submitted for information.

**7. ADDED ITEMS**

Mr. Grace requested that a "Review of the Sackville Drive Plan" be added to the agenda of May 3, 2006. He advised that he will be requesting a report on how many permits were issued and denied. Councillor Harvey suggested that if the Committee is going to request a report that the report be generated from 1998 until the present and include the type of permit requested.

**8. NEXT REGULAR MEETING DATE - May 3, 2006**

**9. ADJOURNMENT**

The meeting adjourned at 8:27 p.m.

Stephanie Parsons

Legislative Assistant