

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

September 5, 2007

PRESENT: Ms. Ann Merritt, Chair
Ms. Gloria Lowther
Mr. Warren Hutt
Mr. Walter Regan
Ms. Jessica Alexander
Councillor Martin

REGRETS: Councillor Harvey
Mr. Lorne Piercy
Mr. Mike Gray
Mr. Dave Grace
Mr. Jim Sullivan

STAFF: Ms. Leticia Smillie, Planner
Mr. Joseph Driscoll, Planner
Mr. Caylum Evong, Sackville Drive Business Association
Ms. Gail Harnish, PAC Coordinator
Ms. Chris Newson, legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 6:58 p.m. in the Nauss Room, LeBrun Centre, 36 Holland Avenue, Bedford.

Mr. Caylum Evong, Sackville Drive Business Association, introduced himself and informed the Committee that he had been advised Mr. Dave Grace had resigned from the North West Planning Advisory Committee. Ms. Gail Harnish, Coordinator, Planning Advisory Committees, responded that Mr. Grace should forward his resignation in writing to either the Municipal Clerk's Office or Councillor Harvey.

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

Addition: 7.1 Bedford South - Ms. Gloria Lowther

MOVED by Mr. Walter Regan, seconded by Mr. Warren Hutt, that the order of business, as amended, be approved. MOTION PUT AND PASSED.

3. APPROVAL OF THE MINUTES

MOVED by Ms. Gloria Lowther, seconded by Councillor Gary Martin, that the minutes of August 1, 2007, as presented, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - None

5. REPORTS

5.1 Case 01035: Amendment to Mill Cove Plaza Development Agreement

- A staff report dated August 21, 2007 was before the Committee.

Mr. Joseph Driscoll, Planner, presented the report.

The following comments/concerns were raised by members of the Committee during the ensuing discussion:

Mr. Water Regan requested that his previous comments in regard to a gas station application also be considered for this application. He further requested that a walkway be constructed over the railway tracks to the water. Mr. Regan advised that he was disappointed the back portion of the site and roof run-off would not be directed to an oil grid

separator.

- The entrance sign should be aesthetically pleasing to draw customers into Sobey's Plaza and should maintain the historic significance of the area since. The site is the "entrance" to Bedford and should be reflective of the residents' pride in their area.
- Architectural landscaping of the site is important.
- In regard to public safety, issues with the slip lane should be addressed immediately as it is a heavy pedestrian area. The vegetation has to be trimmed as it blocks the drivers view when exiting the site.
- Expressing concern for pedestrian safety, numerous Committee members requested the sidewalk be extended to connect to the Nova Scotia Liquor Commission (NSLC) entrance.
- Due to deliveries being directed to the rear, more commercial traffic will be travelling in the heavy pedestrian areas. It was suggested that the intersection be designed with a commercial traffic lane and a sign directing all commercial traffic to that route.
- There should be a connecting sidewalk from the bus stop all the way to the NSLC. The sidewalks in the parking lot do not match up. The sidewalks should connect as you do not want to make it necessary for people to use their vehicles to visit the Plaza.
- It was requested that the landscaping done at the Sackville Sobey's be repeated at this location.
- Traffic flow to and from the gas bar was noted as a concern as it is the busiest area with most of the traffic trying to exit the intersection in the direction of Bedford.
- There should be major storm water retention walls built around Moirs Pond due to potential run-off from the site.
- It was suggested that the number of parking spaces be reduced to accommodate sidewalks/safer pedestrian walkway areas.
- The proposed 15' buffer, from the renovated bus stop area, should be 20'.
- The bond, noted on page 16 of the staff report, should be 10% of the total project..

Mr. Walter Regan requested a full set of blueprints for this project.

MOVED by Ms. Gloria Lowther, seconded by Councillor Gary Martin, that the North West Planning Advisory Committee recommend that the North West Community Council:

1. **Give Notice of Motion to consider the amending development agreement set out in Attachment A of the staff report dated August 21, 2007 and schedule a public hearing;**
2. **Approve the proposed amending development agreement, as contained in Attachment A of the staff report dated August 21, 2007, to permit a new two**

storey building for office and retail use on the former Empire 6 Cinemas Location; and

3. Require the agreement be signed and delivered within 120 days, or any extension thereof granted by North West Community Council on request of the applicant, from the date of final approval of said agreement by North West Community Council and any other bodies as necessary, whichever is later, including any appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

Due to a tie vote the **MOTION WAS DEFEATED.**

MOVED BY Councillor Gary Martin, seconded by Ms. Gloria Lowther that the North West Planning Advisory Committee recommend the matter be forwarded to the North West Community Council without a positive recommendation on the merits of the proposal. The Committee's comments and minutes are also to be forwarded to the Community Council. **MOTION PUT AND PASSED.**

5.2 Case 00928: Development Agreement - 199 Rocky Lake Drive, Bedford

- A staff report dated August 13, 2007 was before the Committee.

Ms. Leticia Smillie, Planner, presented the report.

In response to the Committee's concern with sewage capacity, Ms. Smillie advised that HRM Engineering staff have reviewed the proposal and responded that the project would not have a significant impact on sewage capacity as the area is already zoned R-2.

Ms. Smillie responded to Mr. Hutt that the provincial mapping did not show the swamp area as a designated wetland.

MOVED BY Mr. Warren Hutt, seconded by Councillor Gary Martin that the North West Planning Advisory Committee recommend that the North West Community Council:

1. Give Notice of Motion to consider the proposed development agreement, enclosed as Attachment A of the report dated August 13, 2007, to enable the creation of a flag lot at 199 Rocky Lake Road (PID 00416073), Bedford, and schedule a public hearing;
2. Approve the proposed development agreement provided as Attachment A in the staff report dated August 13, 2007; and

3. Require the agreement be signed and delivered within 120 days, or any extension thereof granted by North West Community Council on request of the applicant, from the date of final approval of said agreement by North West Community Council and any other bodies as necessary, whichever is later, including any appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

MOTION PUT AND PASSED.

6. STATUS UPDATES

6.1 Monthly Status Sheet

Ms. Gloria Lowther requested an update on Case 00723: Paper Mill Lake Development Agreement, in regard to density and whether more than 100 homes have been constructed, and where they have been constructed, as there was to be a connector road from the Hammonds Plains Road once the 100 home limit had been reached.

6.2 Decisions of Community Council

Councillor Martin assured the Committee that he would, and does, bring forward their comments/concerns to the Community Council and their voice will be, and is, heard in regard to these developments.

7. ADDED ITEMS

7.1 Bedford South

Ms. Gloria Lowther requested a number count in regard to building permits to date for Bedford South/Hemlock Ravine and the numbers required to justify an interchange.

8. NEXT REGULAR MEETING DATE - October 3, 2007.

9. ADJOURNMENT

The meeting adjourned at 8:15 p.m.

Chris Newson
Legislative Assistant