

**NORTH WEST PLANNING ADVISORY COMMITTEE
PUBLIC MEETING
MINUTES**

October 15, 2007

PRESENT: Ms. Ann Merritt, Chair
Mr. Walter Regan
Ms. Jessica Alexander
Mr. Caylum Evong
Councillor Gary Martin
Councillor Brad Johns
Councillor Bob Harvey

REGRETS: Mr. Jim Sullivan
Ms. Gloria Lowther

ABSENT: Mr. Lorne Piercey
Mr. Warren Hutt

STAFF: Mr. Joseph Driscoll, Planner
Ms. Gail Harnish, PAC Coordinator
Ms. Melody Campbell, Legislative Assistant

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1. **CALL TO ORDER**

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

The Chair welcomed HRM staff and Members of the Public to the meeting and reviewed the ground rules.

2. **Case 01029 - Application by North West Community Council to consider amending the Sackville Municipal Planning Strategy and Land Use By-law to increase the maximum gross floor area of a building within the C-1 (Local Business) Zone from 2,000 square feet to a maximum of 5,000 square feet**

Mr. Joseph Driscoll, Planner, presented Case 01029 - Application by North West Community Council to consider amending the Sackville Municipal Planning Strategy and Land Use By-law to increase the maximum gross floor area of a building within the C-1 (Local Business) Zone from 2,000 square feet to a maximum of 5,000 square feet.

Mr. Driscoll advised that there will be no decision made this evening, this is for information purposes only. This public meeting is the first step. The report will then go forward to North West Planning Advisory Committee, on to North West Community Council and then to Regional Council for approval.

The following discussion was held after the presentation.

Ms. Denise Cooke, Middle Sackville agrees with the proposal to increase, the 2000 square feet is not large enough, 5000 is needed. With the growth of the community, it would promote growth of business.

Mr. Terry Panopalis does not agree with the increase. Many of the businesses on Sackville Drive will lose business. Businesses on Sackville Drive depend on clients from the surrounding districts. He noted that beauty salons and small restaurants do not have to be larger than 2000 square feet.

Ms. Michelle Champness, Sackville Drive Business Association asked if all new buildings could automatically be 5000 square feet. Mr. Driscoll advised that if this is approved, they will be able to build up to 5000 square feet although you will still require a development agreement. If you want to expand, it would go through a development agreement.

Ms. Merritt clarified that these development agreements would not be required for the businesses on Sackville Drive, it is for the residential areas to build business in their areas. Mr. Driscoll added that the C1 areas have a very limited use compared to businesses on

Sackville Drive. This proposal does not address a change of permitted uses, as permitted in C1. It only addresses building business size.

Mr. Panopolis is concerned that up to 4-5 stores in an area could increase sizes causing too much competition. Mr. Driscoll added that due to the larger retailers in the area, and increased business hours, this has not been the case.

Mr. Regan inquired as to the percentage of a lot can be used. Mr. Driscoll advised that a building can be 25% of the property lot, this is the preferred scenario.

Ms. Alexander requested clarification to the dimensions currently in place in a strip mall. Is the 2000 square feet for the whole mall or for each unit. Mr. Driscoll noted that the 2000 square feet is for the whole building. Normally, in a residential area, there are no strip malls, which are normally in a commercial area.

Mr. Evong supports the decision to increase the square footage through a development agreement. This will develop prosperity in the community.

Mrs. Cooke, Sackville, supports the proposal. She owns a business in the community and would like the opportunity to expand. She has received support from the community for the expansion. As it is now, 2-3 business cannot build together due to the 2000 square feet restriction.

Councillor Johns added that under a C1 zone any development is approved by a development agreement. Mr. Driscoll concurred that any new businesses in a C1 zone still have to go through the development agreement process.

3. CLOSING COMMENTS

Ms. Merritt, Chair, thanked the public for their participation.

4. ADJOURNMENT

The meeting adjourned at 7:45 pm.

Melody Campbell
Legislative Assistant