

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

June 12, 2008

PRESENT: Ms. Ann Merritt, Chair
Mr. Walter Regan
Ms. Gloria Lowther
Ms. Jessica Alexander
Councillor Robert Harvey
Councillor Tim Outhit

REGRETS: Mr. Jim Sullivan
Mr. Warren Hutt
Mr. Lorne Piercey

STAFF: Mr. Andrew Bone, Senior Planner
Ms. Gail Harnish, Admin/PAC Coordinator
Ms. Melody Campbell, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER	3
2.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	3
3.	APPROVAL OF THE MINUTES - April 28, 2008 & May 7, 2008	3
4.	BUSINESS ARISING OUT OF THE MINUTES	3
5.	REPORTS	
5.1	Case 01136 - Amendments to the Sackville MPS and LUB and Regional Subdivision By-law Service Requirement	3
5.2	Case 01118 - Sackville Drive LUB - Watercourse Setbacks	4
6.	STATUS UPDATES	
6.1	Monthly Status Sheet	5
6.2	Decisions of Community Council	5
7.	ADDED ITEMS	5
8.	NEXT MEETING	5
9.	ADJOURNMENT	5

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. at the LeBrun Centre in Bedford.

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

MOVED by Mr. Regan, seconded by Councillor Harvey, that the order of business be approved. MOTION PUT AND PASSED.

3. APPROVAL OF THE MINUTES

MOVED BY Mr. Regan, seconded by Ms. Lowther, that the minutes of April 28, 2008, and May 7, 2008, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. REPORTS

5.1 Case 01136 - Amendments to the Sackville MPS and LUB and Regional Subdivision By-law Service Requirement Map

Mr. Andrew Bone, Planner, presented Case 01136 - Amendments to the Sackville MPS and LUB and Regional Subdivision By-law Service Requirement Map to the Committee.

After the presentation, the following concerns were brought forward by the Committee:

- There will need to be increased sewage capacity and the need for retention sewage tanks.
- There is some concern over an increase in traffic in the area.
- Sidewalks will need to be built for accessibility. There will be a requirement for sidewalks on the side of the street where the facility will be located.
- The developer stated that as long as they own the land, an assisted living facility is the plan for the site. The Committee did express concern that if the land is sold or if the developer changed intentions, that another type of facility may be built.
- The Committee agrees that this area needs an assisted living facility.

MOVED BY Mr. Regan, seconded by Ms. Alexander, that North West Planning Advisory Committee recommend that Regional Council:

- 1. Give First Reading to the proposed amendments to the Sackville Municipal Planning and Land Use By-law, and the Regional Subdivision By-law as**

provided in Attachments A, B, and C, of the staff report dated May 20, 2008, and schedule a public hearing; and

- 2. Approve the proposed amendments to the Sackville Municipal Planning Strategy and Land Use By-law, and the Regional Subdivision By-law as provided in Attachments A, B and C of the staff report dated May 20, 2008.**

MOTION PUT AND PASSED.

5.2 Case 01118: Sackville Drive LUB - Watercourse Setbacks

Mr. Andrew Bone, Planner, presented Case 01118: Sackville Drive LUB - Watercourse Setbacks.

After the presentation, the following concerns were brought forward by the Committee:

Mr. Regan advised he does not see any reason for the change.

Ms. Lowther expressed concern about reducing areas from the watercourse.

Councillor Harvey stated he approves of the changes as some lots on Sackville Drive are unfair to the land owners. Inaccurate mapping is confounding development on some lots. The Councillor advised that nobody can go below the Regional Plan setback.

Ms. Alexander added that she does not see any reason to change Land Use By-law. She suggests that staff should wait until new, accurate data is complete.

Mr. Bone addressed the Committee advising that the floodplain is a different issue. The floodplain is an issue that needs to be addressed but it is not part of the setback issue.

Ms. Merritt advised that the floodplain areas have been filled in the past. There have been few floods over the past few years, although he still has concern about future flooding. Ms. Merritt advised that watercourse setbacks have been put in place to keep waterways clean and for the good of habitat.

Ms. Lowther raised concern that if there is a reduction in watercourse setbacks that more silt will travel toward Bedford, noting that as it is now silt travels after a heavy rain.

Councillor Harvey provided clarification on the requested changes to the setback adding that the 100 foot setback remains. Only under certain circumstances it can be reduced as the Regional Plan allows. There are defined circumstances for reduction, but not more than 66 feet. A property owner cannot develop on the flood plain

MOVED BY Councillor Harvey, seconded by Councillor Outhit , that North West Planning Advisory Committee recommend that North West Community Council:

- 1. Give First Reading to consider the proposed amendments to the Sackville Drive Land Use By-law as set out in Attachment A of the report dated May 20, 2008, and schedule a public hearing;**
- 2. Approve the proposed amendments to the Sackville Drive Land Use By-law to identify situations where the 30 metre (100 foot) setback from watercourses may be reduced as set out in Attachment A of the report dated May 20, 2008.**

MOTION PUT AND PASSED.

6. STATUS UPDATES

6.1 Status Sheet Updates

Ms. Harnish, Admin/PAC Coordinator, and Mr. Andrew Bone, Planner, provided an update to the status sheet.

6.2 Decisions of Community Council

A report was provided advising the Committee of the approvals by North West Community Council.

7. ADDED ITEMS - NONE

8. NEXT REGULAR MEETING DATE

The next meeting is scheduled for Wednesday, July 2, 2008 at 7:00 p.m.

9. ADJOURNMENT

The meeting was adjourned at 8:17 p.m.

Melody Campbell
Legislative Assistant