

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

November 5, 2008

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

ABSENT: Mr. Lorne Piercy
 Mr. Jim Sullivan

STAFF: Ms. Leticia Smillie, Planner, Planning Services
 Mr. Andrew Bone, Senior Planner, Planning Services
 Ms. Gail Harnish, Admin/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. at the Nauss Room, Lebrun Centre in Bedford.

2. APPROVAL OF THE MINUTES

Page 6 of the October 1, 2008 minutes, Ms. Lowther's comments were regarding the lack of trails at Kearney Lake Run.

MOVED by Mr. Regan seconded by Mr. Hutt, that the minutes of October 1, 2008, as amended, be approved. MOTION PUT AND PASSED.

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

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

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Supplementary Report - Case 00908: Development Agreement - Expansion of Timber Trails Mobile Home Park, Lucasville Road, Hammonds Plains

- A supplementary information report dated October 7, 2008, on the above noted, was before the Committee.

Ms. Leticia Smillie, Planner, provided the Supplementary Information Report to the Committee.

Following the presentation of the report, members of the Committee expressed disappointment over the staff recommendation that no further water testing is required.

5. REPORTS

5.1 Case 01141: Development Agreement - 84 Golf Links Road, Bedford

- A report dated October 10, 2008, on the above noted, was before the Committee.

Ms. Leticia Smillie, Planner, presented Case 01141: Development Agreement - 84 Golf Links Road, Bedford to the Committee.

Following the presentation of the report, the following points were brought forward by the

Committee:

Mr. Hutt advised that this area needs sidewalks and street widening if this plan is to be considered.

Mr. Regan questioned what was meant by the term "impacted soil". Staff advised that impacted soil is ground where contamination has not yet been determined, adding that no soil testing has been done. Mr. Regan advised that the impacted soil either be studied or removed. He advised that there should be a 20 metre setback from the brook, and he requested that HRM take over this zone.

Councillor Outhit expressed concern over the increased traffic impact on Golf Links Road, adding that this could be a danger.

Ms. Lowther expressed concern that flag lots could change the character of the area.

Ms. Alexander noted that the streets are narrow and street widening and sidewalks should be a priority.

Councillor Harvey noted on Page 3 that Flag Lot a2 should read Flag Lot a1.

In response to a query by Mr. Hutt, staff advised that a Development Engineer studied the site line and determined it to be safe. Ms. Smillie added that only one driveway would be used to access the existing house and the flag lot.

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

- 1. Give Notice of Motion to consider the proposed development agreement, enclosed as Attachment A of the report dated October 10, 2008, to enable the subdivision of 84 Golf Links Road, Bedford for a flag lot with a dwelling containing an apartment unit, and schedule a public hearing.**
- 2. Approve the proposed development agreement provided as Attachment A; 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 necessary bodies, whichever is later, including any appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.**

4. Add the revised site plan as distributed.

MOTION DEFEATED.

Mr. Hutt advised that he would prefer that the apartment building not be permitted in the Development Agreement.

MOVED BY Ms. Lowther, seconded by Mr. Regan that the North West Planning Advisory Committee forward the staff report, dated October 10, 2008, and the North West Planning Advisory Committee's negative recommendation to North West Community Council for their consideration. MOTION PUT AND PASSED.

5.2 Case 00790: Flag Lot Development - Bedford

- A report dated October 24, 2008, on the above noted, was before the Committee.

Mr. Andrew Bone, Senior Planner, presented the above noted report to the Committee.

Following the presentation of the report, the following points were brought forward by the Committee:

In response to a query by Mr. Hutt, staff advised the Committee that the old option would not be taken away, the flag lot option has been added.

Councillor Harvey clarified the point that if a lot is zoned, for example, RS2, then the flag lot must be zoned the same.

Mr. Regan advised that HRM is moving in the right direction although he noted that HRM should not have flag lots in this area. Mr. Bone advised that this policy only applies to Bedford. Mr. Bone stated that flag lots provide an efficient use of land, and the process provides greater control and minimizes impact.

Councillor Outhit questioned whether increasing the lots from 6000 to 7000 square feet would reduce the number of lots. Mr. Bone advised he would look into this issue. The Councillor questioned if this policy is in place in other areas of HRM. Mr. Bone advised there are 40 foot lots in other areas as-of-right. This is not done in other areas as a development agreement option.

Ms. Lowther raised concern over the 27A area and the number of lots that can be developed. She added that she prefers the minimum 7000 square foot lot size option. Mr. Bone advised the Committee that building behind is not always considered ideal, adding that the 27A policy gives an option for building along side. Ms. Lowther raised concern that the Public Information Meeting was held in 2006 and HRM should have additional public

input. Mr. Bone advised that staff held the PIM and developed the policy as a result of studying older cases in conjunction with information received from public feedback. He noted that this is policy, having the PIM, developing the policy and then going to Regional Council for a Public Hearing. Mr. Bone added that this policy addresses issues as well as tightens up regulations.

Ms. Alexander raised concern of emergency vehicle accessibility to flag lots. Mr. Bone advised that this is often an issue in rural areas, but not in the urban, suburban areas, as there is usually room for vehicles to move around or the fire department hoses can reach a back property. Ms. Alexander advised that this option should not be used in the Sackville area or have restrictions. She noted that Bedford is a unique area and flag lots will work in the Bedford area.

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

- 1. Recommend that Regional Council give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachment A of the report dated October 24, 2008, and schedule a public hearing; and**
- 2. Recommend that Regional Council approve the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachment A of the report dated October 24, 2008.**

MOTION PUT AND PASSED.

6. STATUS UPDATES

6.1 Status Sheet Updates

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

Committee members advised that staff should be using the large master plan approach to development as this would be more beneficial to development in HRM. Staff advised that much of the development taking place is now being processed using the master plan approach.

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

Mr. Regan invited the Committee members to the Sackville Rivers Association Christmas Party to be held at the Community Hall in Sackville on November 29th.

8. NEXT REGULAR MEETING DATE

The next meeting is scheduled for Wednesday, December 3, 2008 at 7:00 p.m.

9. ADJOURNMENT

The meeting was adjourned at 8:34 p.m.

Melody Campbell
Legislative Assistant