

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

January 8, 2009

PRESENT: Ms. Ann Merritt, Chair
 Ms. Gloria Lowther
 Mr. Marc Keats
 Mr. Marcel Parsons
 Councillor Tim Outhit

ABSENT: Mr. Walter Regan
 Ms. Jessica Alexander
 Mr. Warren Hutt
 Councillor Robert Harvey

STAFF: Ms. Leticia Smillie, Planner, Planning Services
 Mr. Miles Agar, Planner, Planning Services
 Ms. Thea Langille, Supervisor, 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 Fenerty Room, Sackville Library in Sackville.

2. APPROVAL OF THE MINUTES

MOVED by Councillor Outhit seconded by Ms. Lowther that the minutes of November 5, 2008, as presented, be approved. MOTION PUT AND PASSED.

Ms. Merritt introduced Mr. Keats and Mr. Parsons to the Committee.

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

Additions:

- 8.1 Case 01223: Non-Substantial Amendment - Neighbourhood B Bedford South
- 8.2 Case 01147: Twin Brooks Development Agreement

The added items will be dealt with after #6 Reports.

MOVED by Councillor Outhit, seconded by Ms. Lowther that the Order of Business, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. APPROVAL OF 2009 MEETING SCHEDULE

MOVED by Ms. Lowther, seconded by Councillor Outhit that the 2009 meeting schedule be approved. MOTION PUT AND PASSED.

6. REPORTS

6.1 Case 01195 - Rezoning of Beaver Bank Road, Sackville

- A report dated December 9, 2008, on the above noted, was before the Committee.

Mr. Miles Agar, Planner, presented the above noted report to the Committee.

Following the presentation, the following concerns were brought forward by the Committee and addressed by staff:

- It was noted that there should be a right hand turning lane at this location. Staff advised that a traffic impact study was done and advised that the plan is fine as is.
- It was advised that this report should go to Halifax Watershed Advisory Board for review. Staff advised that the property is a considerable distance from the Little Sackville River, and it would not have to go through BWAB.
- Any issues regarding additional pavement and a holding retention pond will be addressed once the permit is issued.
- The sewage capacity has been evaluated as part of the rezoning and is deemed to meet capacity.
- Oil git separators cannot be requested as part of the process.
- The stormwater and drainage plan will be addressed at the permit stage.
- There is a sewage impact statement, and if a member of the Committee requests a copy, it will be provided
- Any contaminated soil issues will be addressed by the Nova Scotia Department of the Environment.

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

1. **Give First Reading to the proposed rezoning of 92 Beaver Bank Road from R-1 (Single Unity Residential) Zone to P-2 (Community Facility) Zone and schedule a public hearing; and**
2. **Approve the rezoning of 92 Beaver Bank Road from R-1 (Single Unity Residential) Zone to P-2 (Community Facility) Zone as illustrated in Attachment D.**

MOTION PUT AND PASSED.

6.2 Case 01193 - Bedford Land Use By-law Amendment

- A report dated December 8, 2008, on the above noted, was before the Committee.

Mr. Miles Agar, Senior Planner, presented the above noted report to the Committee.

Ms. Langille, Senior Planner, distributed a revised Schedule "A" to the Committee.

The following issues were brought forward by the Committee:

- The issue of the four lane highway construction was noted and its potential impact on these properties may be a concern.
- It was noted that this By-law amendment should go to the Bedford Watershed Advisory Board.

- A concern was raised that these properties may become commercial in the future.
- A question arose whether will these homes be hooked up to any future sewer lines.
- The Committee advised that if these properties come up for redevelopment, it should come back to the Committee for comment.

Councillor Outhit raised concern that no public information meeting was held. Mr. Agar advised that Mr. Andrew Bone, Senior Planner, was in contact with the area residents and it was determined that a public hearing would be sufficient.

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

1. **Give First Reading to the proposed amendment to the Bedford Land Use By-law to rezone PID#'s 00418145, 00418178, 40054678, 40648404, 40054587, 40054579, 00417873, 00417881 and 41055534 (Civic 337, 341, 343, 345, 353 and 357 Kearney Lake Road and Civic 36 to 54 Gem Lane) from BWCDD (Bedford West Comprehensive Development District) Zone to RR (Residential Reserve) Zone as shown in the revised Attachment A and schedule a public hearing.**
2. **Approve the proposed amendment to the Bedford Land Use By-law to rezone PID#'s 00418145, 00418178, 40054678, 40648404, 40054587, 40054579, 00417873, 00417881 and 41055534 (Civic 337, 341, 343, 345, 353 and 357 Kearney Lake Road and Civic 36 to 54 Gem Lane) from BWCDD (Bedford West Comprehensive Development District) Zone to RR (Residential Reserve) Zone as shown in the revised Attachment A.**

MOTION PUT AND PASSED.

8. ADDED ITEMS

Added Items were addressed at this time.

8.1 Case 01223: Non-Substantial Amendment - Neighbourhood B Bedford South

- A report dated December 18, 2008, on the above noted, was before the Committee.

Ms. Thea Langille, Supervisor, presented the above noted report to the Committee.

Mr. Mike Hanusak, Senior Vice President of Clayton Developments Limited, advised the Committee that Clayton Developments Limited is now requesting that consideration be given to 136 units rather than 110 units.

The Committee agreed that a supplementary report be presented to the North West

Community Council presenting staff's consideration to the request for 136 units.

Ms. Langille advised that the sewage has been precalculated and there is capacity to meet the needs of this development.

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

- 1. Approve, by resolution, the proposed amending agreement as set out in Attachment A of the staff report dated December 18, 2008, to permit the construction of two multiple dwellings on Larry Uteck Boulevard;**
- 1. a) As requested by Clayton Developments at the NWPAC meeting, give consideration to 136 units rather than 110 units, upon receipt of a supplementary report being tabled with North West Community Council which gives staff's consideration to the additional units.**
- 2. Require the proposed amending 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.

8.2 Case 01147: Twin Brooks Development Agreement

- A report dated December 12, 2008, on the above noted, was before the Committee.

Ms. Leticia Smillie, Planner, presented the above noted report to the Committee.

Ms. Lowther raised concern regarding bussing children to another area to attend school.

In response to a query by Mr. Keats, staff advised that a traffic impact statement has been done indicating a left turn is recommended and advising that a right turn lane is not required.

Ms. Smillie advised that a meeting was held with Councillor Johns to keep him apprised of the development's progression.

Ms. Langille advised that there is discussion that the stormwater management features become part of the parkland.

MOVED BY Mr. Keats , seconded by Mr. Parsons that North West Planning Advisory Committee recommend that North West Community Council:

- 1. Give First Reading and Notice of Motion to the proposed rezoning from P-1 (Open Space) to CDD (Comprehensive Development District) Zone and the development agreement for a 194 unit residential Development at 1409 Sackville Drive, Middle Sackville, and schedule a public hearing; and**
- 2. Approve the rezoning from P-1 (Open Space) to CDD (Comprehensive Development District) Zone as illustrated in Attachment A and the Development t Agreement as illustrated in Attachment B; and**
- 3. Require that the Agreement be signed within 120 days, or any extension thereof granted by Council on the request of the applicant, from the date of final approval by Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods; otherwise, this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

7. STATUS UPDATES

7.1 Status Sheet Updates

Ms. Harnish, Admin/PAC Coordinator, provided an update of the status sheet to the Committee.

7.2 Decisions of Community Council

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

8. ADDED ITEMS

Added items were dealt with after #6 Reports. See Page 5.

9. NEXT REGULAR MEETING DATE

The next meeting is scheduled for Wednesday, February 4, 2009 at 7:00 p.m.

10. ADJOURNMENT

The meeting was adjourned at 8:21 p.m.

Melody Campbell
Legislative Assistant