

NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES

March 4, 2009

PRESENT: Ms. Ann Merritt, Chair  
Ms. Gloria Lowther  
Mr. Marc Keats  
Mr. Marcel Parsons  
Mr. David MacLean  
Ms. Jessica Alexander  
Mr. Walter Regan  
Councillor Tim Outhit  
Councillor Robert Harvey

STAFF: Ms. Leticia Smillie, Planner, Planning Services  
Mr. Miles Agar, Planner, Planning Services  
Mr. Joseph Driscoll, Planner, Planning Services  
Ms. Thea Langille, Supervisor, Planning Services  
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 CHAIR AND VICE-CHAIR**

The Legislative Assistant called for nominations for the Chair of the Committee.

**MOVED By Councillor Outhit, seconded by Ms. Alexander, that Ms. Merritt be nominated Chair of the North West Planning Advisory Committee. MOTION PUT AND PASSED.**

The Legislative Assistant called three times for further nominations, hearing none, nominations were closed.

Ms. Merritt accepted the appointment as Chair of the North West Planning Advisory Committee.

The Legislative Assistant called for nominations for the Vice-Chair of the Committee.

**MOVED By Ms. Lowther, seconded by Councillor Outhit, that Mr. Regan be nominated Vice-Chair of the North West Planning Advisory Committee. MOTION PUT AND PASSED.**

The Legislative Assistant called three times for further nominations, hearing none, nominations were closed.

Mr. Regan accepted the appointment as Vice-Chair of the North West Planning Advisory Committee.

**3. APPROVAL OF THE MINUTES - January 8, 2009**

**MOVED by Ms. Lowther seconded by Mr. Parsons that the minutes of January 8, 2009, as presented, be approved. MOTION PUT AND PASSED.**

Ms. Merritt introduced Mr. MacLean to the Committee.

**4. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

Addition:

8.1 Future of Planning Advisory Committees - Councillor Harvey

**MOVED by Mr. Keats, seconded by Mr. Marcel that the Order of Business be approved. MOTION PUT AND PASSED.**

**5. BUSINESS ARISING OUT OF THE MINUTES - NONE**

**6. REPORTS**

**6.1 Case 01239: Non-substantive Amendment - Bedford Waterfront Development**

- A report dated February 10, 2009, on the above noted, was before the Committee.

Ms. Leticia Smillie, 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 architectural appeal is important
- it was confirmed that the elevation is for windows only
- it was advised that this amendment requires a resolution of Council, a public hearing does not need to be held.

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

1. **Approve the proposed Amending Agreement, set out in Attachment A of the report dated February 10, 2009, for Site 3.2 of the Bedford Waterfront lands;**
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; and**
3. **Upon expiration of the appeal period for the proposed Amending Agreement, approve the building elevation contained in Map 2, as being consistent with the intent of the development agreement, as set out in the Existing Agreement.**

**MOTION PUT AND PASSED.**

## **6.2 Case 01226 - Amending Agreements - Bedford South**

- A report dated February 10, 2009, on the above noted, was before the Committee.

Mr. Joseph Driscoll, Planner, presented the above noted report to the Committee.

Following the presentation, the following issues were brought forward by the Committee:

- there are traffic concerns as it relates to a drive-thru, noting that this is close to a main road
- there will be noise concerns from a drive-thru PA system
- it was noted that this will be more of a coffee shop type of operation
- signage is fifteen feet in total height, this includes base to sign, it was noted that ground signage may be more suitable
- it was noted that increased landscaping is a benefit
- concern was raised over a 24-hour operation and it affects on the surrounding neighbourhood
- trees will be used to block sound
- it was advised that walkways be developed to ensure community access
- a traffic engineer will be used to identify traffic issues, ie. left hand turns, right turn only
- there is a concern of increased litter in the area
- oil grit separators will not be used
- the builder will determine the type of building, and will determine if a green roof will be built
- there should have a long driveway to the shop
- most concerns were related to the drive-thru, and it was noted that this may not be the best use for the area

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

- 1. Approve the proposed amending agreement which deals with the non-substantive matters of building siting and landscaping specifications, as set out in Attachment A of the report dated February 10, 2009.**
- 2. Give Notice of Motion to consider the proposed amending agreement which deals with the substantive matters of a reduced parking standard, provision for permitting drive-thru and take out restaurants and changes to the signage provisions as set out in Attachment B of the report dated February 10, 2009; and schedule a public hearing;**
- 3. Approve the proposed amending agreement for the substantive matters, as set out in Attachment B of the report dated February 10, 2009; and**

4. **Require the agreements 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.**

**6.3 Case 01159 - Bedford South Development Agreement**

- A report dated February 18, 2009, on the above noted, was before the Committee.

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

Following the presentation, the following issues were brought forward by the Committee:

- there is a requirement for a road connection to Nine Mile Drive, which will take place later on in the phasing plan in approximately four years
- there is no cash in lieu of parkland, as Clayton has exceeded its parkland contributions
- there are provisions for a playground, etc. on a flat area of ground
- it was suggested that trails could be developed through this terrain
- it was noted that as many trees as possible be retained and landscaping buffers be put in place
- it was noted that there is a fenced retention pond. There will be regular maintenance of the retention pond by the Developer, after a period of time HRM will take over its maintenance.
- the Larry Uteck Boulevard extension is slated for completion in 2013
- there is no money allocated for fishways over dams, it was advised that the land being noted is not owned by the developer and so is not part of the developers jurisdiction
- sidewalks to cross over Highway 102 are part of the agreement with Nova Scotia Department of Transportation & Infrastructure Renewal
- monitoring of the waterways is part of the Department of Environment mandate, there is monitoring of Kearney Lake and Paper Mill Lake, there is no monitoring of Sandy Lake
- the retention pond could not make an outdoor rink, as there is fluctuation in water levels
- there is a 36 hour storm retention
- the number of parking spaces can be reduced, dependant on use of lands
- Metro Transit services need to be put in place
- There are wetlands in the vicinity, they will go through a Nova Scotia Department

of Environment review

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

- 1. Give Notice of Motion to consider the proposed development agreement presented in Attachment A of the report dated February 18, 2009, and schedule a public hearing.**
- 2. Approve the proposed development agreement presented in Attachment A of the report dated February 18, 2009; and**
- 3. Require the development agreement be signed within 120 days, or any extension thereof granted by the Community Council on request of the applicant, from the date of final approval of said Agreement by the Community Council and any other bodies as necessary, whichever is later, including applicable appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

Mr. Mike Hanusak addressed the Committee advising this is the last phase of the development. He expressed his appreciation to the Committee for all its work and time spent on the Bedford South development.

**7. STATUS UPDATES**

**7.1 Status Sheet Updates**

Planning staff provided an update of the status sheet to the members of 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**

**8.1 Future of Planning Advisory Committees**

Councillor Harvey gave a brief overview of HRM's proposed plans regarding the role of the Planning Advisory Committee. The Committee raised concerns over the possibility of a limited role for the PACs and the possible reduction in the community's role in planning

issues.

**9. NEXT REGULAR MEETING DATE**

The next meeting is scheduled for Wednesday, April 1, 2009 at 7:00 p.m.

**10. ADJOURNMENT**

The meeting was adjourned at 9:15 p.m.

Melody Campbell  
Legislative Assistant