

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

May 6, 2009

PRESENT: Ms. Ann Merritt, Chair
Ms. Gloria Lowther
Ms. Jessica Alexander
Mr. David MacLean
Mr. Walter Regan
Mr. John Zobaric
Mr. Marcel Parsons
Mr. Robert Wooden

REGRETS: Councillor Tim Outhit
Councillor Robert Harvey
Mr. Marc Keats

STAFF: Mr. Darrell Joudrey, Planner, Planning Services
Mr. Andrew Bone, 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 Mr. Regan seconded by Mr. Parsons that the minutes of April 1, 2009, as presented, be approved. MOTION PUT AND PASSED.

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

MOVED by Mr. Regan, seconded by Mr. Zobaric that the Order of Business, as presented, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. REPORTS

5.1 Case 01201: Amendments to the Beaver Bank, Hammonds Plains & Upper Sackville MPS & LUB - Signs for Home Based Business Uses

- A staff report dated April 1, 2009 was before the Committee.

Mr. Darrell Joudrey presented the report to the Committee.

Following the presentation, the following issues were brought forward for discussion:

Ms. Alexander raised concerns relating to the set backs of the signs on properties and that residential areas could start to resemble commercial properties. Mr. Bone, Planner, advised that there are tight restrictions on the types of home based businesses permitted, adding the business is usually 25% of the building, is self contained and is normally a home based office type business. He advised that the permitted size is a two foot square sign.

Mr. Zobaric raised concerns regarding sign locations and set backs, and maintenance of the signage. Mr. Joudrey, Planner, advised the sign can be mounted on one or two poles and must be well maintained.

In response to a query by Mr. MacLean, staff advised that HRM cannot stipulate whether the sign is home made or manufactured.

Ms. Merritt stated that it is important that signage is esthetically pleasing and fits well in the

neighbourhood.

MOVED BY Ms. Alexander, seconded by Mr. MacLean, 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 Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as set out in Attachment A and Attachment B of the staff report dated April 1, 2009, with an amendment to Attachment B to require that the height of the sign be restricted to 8' or less and not be attached to a home, and schedule a public hearing; and**
- 2. Recommend that Regional Council approve the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as set out in Attachment A and B of the staff report dated April 1, 2009, with an amendment to Attachment B to require that the height of the sign be restricted to 8' or less and not be attached to a home.**

MOTION PUT AND PASSED.

6. STATUS UPDATES

6.1 Monthly Status Sheet

Ms. Harnish, Admin/PAC Coordinator and Ms. Thea Langille, Supervisor, Planning Services, provided an update of the status sheet to the Committee.

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, June 3, 2009 at 7:00 p.m.

9. ADJOURNMENT

The meeting was adjourned at 7:28 p.m.

Melody Campbell
Legislative Assistant