

**NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES**

**January 6, 2010**

**PRESENT:** Ms. Ann Merritt  
Ms. Jessica Alexander  
Mr. Walter Regan  
Ms. Gloria Lowther  
Mr. Marcel Parsons  
Councillor Robert Harvey  
Mr. David MacLean  
Mr. Robert Wooden

**REGRETS:** Councillor Tim Outhit  
Mr. Marc Keats  
Mr. John Zobaric

**STAFF:** Ms. Thea Langille, Supervisor, Planning Services  
Mr. Andrew Bone, Senior Planner, Planning Services  
Ms. Mackenzie Stonehocker, Planner, Planning Services  
Mr. Tyson Simms, Planner, Planning Services  
Ms. Leticia Smillie, Planning Services  
Ms. Gail Harnish, Admin/PAC Coordinator  
Ms. Paulette Campbell, Legislative Support

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**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. at the Morrison Room, LeBrun Centre, Bedford, Nova Scotia.

**2. APPROVAL OF MINUTES - November 4, 2009 and December 10, 2009**

**MOVED by Mr. MacLean, seconded by Mr. Regan that the minutes of November 4, 2009 and December 10, 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. Parsons, seconded by Mr. Regan, that the Order of Business, as presented, be approved. MOTION PUT AND PASSED.**

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

**5. APPROVAL OF 2010 MEETING SCHEDULE**

The 2010 meeting schedule was approved.

**6. Case 01154 - Walkway from Centre Street to Union Street, Bedford**

- A report dated December 7, 2009 was before the Committee.

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

After the presentation, the following points were discussed:

- that the current walkway remains in place and ensure the access is not blocked
- that the Halifax Regional Municipality consider buying a strip of the land
- it was noted that the public have been using this parcel of land for over fifty years
- consider restructuring the sewer line to a natural pathway

**MOVED BY Ms. Alexander, seconded by Ms. Lowther that the North West Planning Advisory Committee recommend that North West Community Council instruct staff to defer any action on the existing walkway easement between 26 Centre Street and 24 & 26 Union Street until future sewer upgrades and/or presentation of an opportunity for land acquisition. MOTION PUT AND PASSED.**

**7. Case 01326 - LUB Amendments and Rezoning - Oakridge Memorial Gardens, 1078 Old Sackville Road, Sackville**

- A report dated December 16, 2009 was before the Committee.

Ms. MacKenzie Stonehocker, Planner, presented the report to the Committee.

After the presentation, the following points were discussed:

- the parking lot will not link on to Sackville Drive
- some trees will be lost, however, there is a requirement for a thirty foot strip of landscaping between the road and the parking lot
- with respect to the water runoff problems, it will be required that runoff issues be resolved during the building permit process
- this is strictly a administrative and sales office building
- regarding further development, the building is approved for five thousand square feet, anything above that square footage will require going through the process again

**MOVED BY Councillor Harvey, seconded by Mr. Regan that the Northwest Planning Advisory Committee recommend that Northwest Community Council:**

- 1. Give First Reading to consider the proposed amendments to the Land Use By-law for Sackville and the rezoning of a portion of 1078 Old Sackville Road, as identified in Attachment A of the report dated December 16, 2009, and schedule a public hearing; and**
- 2. Approve the proposed amendments to the Land Use By-law for Sackville and the rezoning of a portion of 1078 Old Sackville Road, as identified in Attachment A of the report dated December 16, 2009.**

**MOTION PUT AND PASSED.**

**8. Case 01324 - Substantive DA Amendment - 51 Old Beaver Bank Road, Sackville**

- A report dated December 8, 2009 was before the Committee.

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

After the presentation, the following points were discussed:

- no provisions have been made to construct a sidewalk

- only two or three of the twenty-six units are planning to be wheelchair accessible
- it was suggested that more units be made wheelchair accessible, noting that some units could be retrofitted to support accessibility
- a landscaper will be utilized on the development
- the new part of the building will be within the one hundred foot clearance from the water slope
- the new section will be joined on by a very narrow section of the current building thus not displacing any of the current tenants
- HRM does not have jurisdiction when it comes to the interior of the building

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

1. **Move notice of motion to consider the proposed amending agreement as set out in Attachment A of the report dated December 8, 2009, with additional amendments, and schedule a public hearing.**
2. **Approve the proposed amending agreement as set out in Attachment A of the report dated December 8, 2009, to amend the existing development agreement for a senior citizen multiple unit dwelling at 51 Old Beaver Bank Road to permit an additional 26 units, with additional amendments as follows:**
  - **require that 50% of the additional units be wheelchair accessible;**
  - **for safety reasons, require them to construct a sidewalk from the property to Sackville Drive;**
  - **require there to be safety fencing at the back of the property;**
  - **require there to be better architectural treatment and better integration of the proposed addition to the building; and**
  - **require better signage (it was felt the existing signage was inadequate, out of date, and ugly).**
3. **Require the agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**9. Case 15783 - Time Extension to Development Agreement for 10 Riverside Drive, Sackville**

- A report dated December 7, 2009 was before the Committee.

Mr. Tyson Simms, Planner, presented the report to the Committee.

After the presentation, the following points were discussed:

- the deadline for commencement of construction is January 27, 2010
- the property owner now wants to sell the property and is requesting a time extension
- these lands do not fall within the flood plain
- limited development is permitted on this land

**MOVED BY Ms. Lowther, seconded by Ms. Alexander that the North West Planning Advisory Committee recommend that North West Community Council refuse to grant the time extension, in which case Council may, by resolution, discharge the agreement.**

**MOTION PUT AND PASSED.**

**10. STATUS UPDATES**

**10.1 Monthly Status Sheet**

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

**10.2 Decisions of Community Council**

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

**11. ADDED ITEMS - NONE**

**12. NEXT REGULAR MEETING DATE - Wednesday, February 3, 2010**

**13. ADJOURNMENT**

The meeting was adjourned at 8:48 p.m.

Paulette Campbell  
Legislative Support