

NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES

September 1, 2010

PRESENT: Ms. Ann Merritt  
Mr. Walter Regan  
Ms. Gloria Lowther  
Mr. Marcel Parsons  
Mr. Robert Wooden  
Mr. David Merrigan  
Councillor Tim Outhit

REGRETS: Councillor Robert Harvey  
Ms. Jessica Alexander  
Mr. David MacLean

ABSENT: Mr. Marc Keats

STAFF: Ms. Thea Langille, Supervisor, Planning Services  
Mr. Andrew Bone, Senior Planner, Planning Services  
Mr. Tyson Simms, Planner, Planning Services  
Ms. Jacqueline Belisle, 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 at the Lebrun Centre in Bedford.

**2. APPROVAL OF MINUTES - July 7, 2010**

**MOVED by Mr. Regan, seconded by Ms. Lowther that the minutes of July 7, 2010, as presented, be approved. MOTION PUT AND PASSED.**

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

**MOVED by Councillor Outhit, 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. REPORTS**

**5.1 Supplementary Report - Case 01250: Development Agreement - 827 Bedford Highway, Bedford**

- A supplementary report dated July 26, 2010 was before the Committee.

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

Following the report summary, the following comments were brought forward by the Committee:

Councillor Outhit advised the Committee that he requested that the supplementary report be forwarded to the North West Planning Advisory Committee for information and any additional comment.

Mr. Bone advised the Committee that the sidewalk is not recommended because the cost of installing the sidewalk and the required storm drainage and curb would be very expensive for the property owner.

In response to a question by Ms. Merritt, Mr. Bone advised that the Developer has agreed to North West Planning Advisory's landscaping request.

In response to a question by Ms. Lowther, Mr. Bone stated that the area is zoned

CCDD (Commercial Comprehensive Development District). Ms. Lowther expressed concern that 53% lot coverage is too much for the size of the property.

A number of members of the Committee expressed their disappointment that a sidewalk is not recommended. Committee members noted that the area is a high traffic area and this area will be the entrance into the Bedford Waterfront.

**MOVED by Mr. Regan, seconded by Mr. Parsons that the North West Planning Committee recommend that North West Community Council reiterate the request for a sidewalk for Case 01250. MOTION DEFEATED.**

Staff advised that an Information Report will be prepared for North West Community Council as a followup to the September 1, 2010 North West Planning Meeting's discussion regarding Case 01250.

## **5.2 Case 15853: Development Agreement - 1727 Sackville Drive, Sackville**

- A staff report dated August 17, 2010 was before the Committee.

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

Following the presentation, the following comments and points of clarification were discussed among the Committee:

- a storm water treatment device will be required
- it was suggested that the driveway should be located away from the intersection
- water/sewer services is not accessible on this site
- increased traffic is a concern
- a drive-thru business is not permitted on the site
- committee members added a preference for sand instead of salt for ice control, although that is not a provision in the development agreement
- a landscaping plan is required
- there is no requirement for water testing of the brook
- there is buffer protection and non-disturbance area in place
- LEED standards are not specified
- a surety bond is required

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

- 1. Give Notice of Motion to consider the proposed development agreement as provided in Attachment A of the staff report dated August 17, 2010, and schedule a public hearing.**

2. **Approve the proposed development agreement to permit a commercial development including a convenience store and up to three additional commercial units at 1727 Sackville Drive as provided in Attachment A of the staff report dated August 17, 2010.**
3. **Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, 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.**

**5.3 Case 16212: Non-substantive Amendment for 6, 8, 10, 12, 14, 16 and 18 Meadowbrook Drive, Bedford**

- A staff report dated August 17, 2010 was before the Committee.

Ms. Jacqueline Belisle, Planner, Planning Services, presented the report to the Committee.

Following the presentation, staff advised the building will be faced with alternative materials such as hardy plank or shingle as it is more durable than wood.

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

1. **Approve, by resolution, the proposed Amending Agreement, set out in Attachment A of August 17, 2010 report, for 6, 8 10, 12, 14, 16 and 18 Meadowbrook Drive, Bedford, as being consistent with the intent of the existing development agreement.**
2. **Require the Amending Agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, 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.**

**5.4 Case 16026: Development Agreement and Discharging Agreement -**

**Crossfield Subdivision, Sackville**

- A staff report dated August 18, 2010 was before the Committee.

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

Following the presentation, the following comments and points of clarification were discussed among the Committee:

- the project meets density requirements
- a stormwater management plan is required
- the pocket park land use has not been determined
- the majority of parking is underground
- undisturbed areas will be maintained, however, they will not be turned over to HRM
- LEED standards are not required
- it was suggested a sidewalk be placed on Melham going to the Sackville Heights Elementary School, however, staff advised this was not noted as an issue
- increased traffic is a concern.

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

- 1. Give Notice of Motion to consider the proposed agreement as provided in Attachment A of the staff report dated August 18, 2010, and schedule a public hearing.**
- 2. Approve the proposed development agreement which enables 88 residential units at the north corner of Sackville and Melham Drive as provided in Attachment A of the staff report dated August 18, 2010.**
- 3. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request to the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise the approval will be void and obligations arising hereunder shall be at an end.**
- 4. Discharge, by resolution of Council, the discharging agreement, as set out in Attachment D, following registration of the new development agreement.**

**MOTION PUT AND PASSED.**

**6. STATUS UPDATES**

**6.1 Decisions of Council**

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

**6.2 Monthly status sheet**

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

**7. ADDED ITEMS - NONE**

**8. NEXT REGULAR MEETING DATE - Wednesday, October 6, 2010**

**9. ADJOURN**

The meeting was adjourned at 8:46 p.m.

Melody Campbell  
Legislative Assistant