

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

November 3, 2010

PRESENT: Ms. Ann Merritt
Mr. Walter Regan
Mr. Marcel Parsons
Mr. Robert Wooden
Councillor Tim Outhit
Councillor Robert Harvey

REGRETS: Ms. Jessica Alexander
Ms. Gloria Lowther
Mr. David Merrigan

ABSENT: Mr. David MacLean

STAFF: Ms. Jacqueline Belisle, Planner, Planning Services
Mr. Andrew Bone, Senior 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 the Nauss Room, Lebrun Centre, Bedford, NS at 7:02 p.m.

2. APPROVAL OF MINUTES – September 1, 2010 & September 30, 2010

MOVED by Mr. Regan, seconded by Mr. Parsons, the minutes of September 1, 2010, and September 30, 2010 as presented, be approved. MOTION PUT AND PASSED.

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

Addition:

8.1 Status of the Board/Committee review

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

4. BUSINESS ARISING OUT OF THE MINUTES - None

5. CONSIDERATION OF DEFERRED BUSINESS - None

6. REPORTS

6.1 CASE 16196: BEDFORD LUB AMENDMENT – CAT BOARDING IN ASSOCIATION WITH VETERINARY CLINICS

- A staff report dated September 20, 2010 was before the Committee.

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

Following the presentation, the following points of discussion ensued among Committee members:

In response to a question by Mr. Wooden, Ms. Belisle advised that this amendment is for one room in the upstairs area.

Councillor Outhit advised that he attended the public information meeting and he noted that all questions were answered and that the residents in attendance were satisfied. He added that he is pleased that term 'indoor' was added to the report.

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

- 1. Give First Reading to consider the proposed amendments to the Land Use By-law for Bedford, as identified in Attachments A and B of the report dated September 20, 2010, and schedule a public hearing; and**
- 2. Approve the proposed amendments to the Bedford Land Use By-law as identified in Attachments A and B of the report dated September 20, 2010.**

MOTION PUT AND PASSED.

6.2 CASE 01311: PAPERMILL LAKE CCDD MPS AMENDMENT, BEDFORD

- A staff report dated October 14, 2010 was before the Committee.

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

Following the presentation, the following points of discussion ensued among Committee members:

- This case is for mixed use development
- Concern was raised regarding density, noting that 70 is a high density count
- Excess traffic is a concern; staff noted that the HRM Traffic Authority is working with the Developer
- The development will be a phased-in project
- The Department of Transportation & Infrastructure Renewal is responsible for the road development in the area, the road will be a major collector and will be developed for transit use;
- 22% of the property will be park land
- Sewage flows will be reviewed by Halifax Water; and flows will be allocated to the Mill Cove Plant
- Staff advised that it would not be beneficial for HRM to purchase the lands
- Stormwater will be located on site
- HRM can encourage LEED standards, however, HRM cannot require LEED standards
- The intent is to have a transit friendly environment and to minimize parking requirements
- Much of the parking will be underground parking
- The intent is to have a walkable, easily accessible community

- The proposed lake policy is similar to policies in place for Bedford West
- Funds are not allocated for fishways over the dam
- Committee members requested a copy of the environmental sensitivities map

Councillor Outhit requested that staff set up another public meeting with residents to receive additional input on the proposed amendments for Case 01311.

MOVED by Councillor Outhit, seconded by Mr. Wooden that North West Planning Advisory Committee defer Case 01311 to enable staff to provide additional information and discussion relating to density, that staff meet with area residents and the District Councillor, and that the Committee receive of a copy of the environmental sensitivity map. MOTION PUT AND PASSED.

7. STATUS UPDATES

7.1 Monthly Status Updates - Planning Applications

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

7.2 Decisions of Council

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

8. ADDED ITEMS

8.1 Status Board/Committee Review

The Legislative Assistant provided an update of the status of the Board and Committee Review. A letter by Ms. Cathy Mellett will be sent to Committee members by the end of the week providing an update. A link to the October 12, 2010 Committee of the Whole reports will be sent to Committee members as part of the above mentioned email.

9. NEXT REGULAR MEETING DATE – December 1, 2010

10. ADJOURN

The meeting was adjourned at 8:36 p.m.