

PRESENT: Ms. Ann Merritt  
Mr. Walter Regan  
Ms. Jessica Alexander  
Mr. Michael Cogan  
Ms. Pamela Lovelace  
Councillor Robert Harvey  
Councillor Tim Outhit

REGRETS: Mr. Robert Wooden  
Ms. Carrie Purcell

STAFF: Ms. Jacqueline Belisle, Planner, Planning Services  
Mr. Tyson Simms, Planner, Planning Services  
Ms. Thea Langille, Supervisor, Planning Services  
Ms. Sarah Pellerine, Legislative Support

## TABLE OF CONTENTS

1.	CALL TO ORDER.....	3
2.	APPROVAL OF THE MINUTES – August 1, 2012 .....	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.....	3
4.	BUSINESS ARISING OUT OF THE MINUTES – NONE.....	3
5.	CONSIDERATION OF DEFERED BUSINESS.....	3
5.1	Case17424: Land Use By-Law Amendments to the Bedford West Business Campus Zone, Bedford .....	3
6.	REPORTS .....	4
6.1	Case 16416: Development Agreement for a Multiple Unit Dwelling exceeding 50ft in height at 249 Sackville Drive, Sackville.....	4
7.	STATUS UPDATES .....	5
7.1	Monthly Status Updates .....	5
7.2	Decisions of Council – None.....	5
8.	ADDED ITEMS - None .....	5
9.	NEXT MEETING DATE – September 26, 2012 BMO Centre, 61 Gary Martin Drive, Bedford, NS.....	5
10.	ADJOURNMENT .....	6

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:05PM in the Fenerty Room, Sackville Public Library, Lower Sackville, NS

**2. APPROVAL OF THE MINUTES – August 1, 2012**

**MOVED by Mr. Regan, seconded by Ms. Alexander that the minutes of August 1, 2012 be approved as presented. MOTION PUT AND PASSED.**

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

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

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

**5. CONSIDERATION OF DEFERED BUSINESS**

**5.1 Case17424: Land Use By-Law Amendments to the Bedford West Business Campus Zone, Bedford**

A staff report dated July 17, 2012 was before the Committee.

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

In response to questions regarding building and set back ratio, it was noted that this is consistent with the planning strategy.

In response to questions regarding sidewalks, it was noted that there will be sidewalks in the plan; there have been discussions around public trails.

In response to questions regarding the reduction from one (1) acre to one half (0.5) acres, it was noted that this will increase the number of businesses allowed but will not change the maximum persons per acre density which will remain at 40. This will also allow for smaller footprints of the buildings and increase the amount of landscaping in the area. The Halifax Water Commission is in agreement with the lot size change.

In response to questions regarding strip malls, it was noted that strip malls are permitted as per the current plan, but each unit would have its own owner.

In response to questions regarding an increase in traffic in the area, it was noted that studies have been conducted and determined that traffic patterns should not change, mainly because the type of businesses permitted are limited.

Responding to questions from the Committee regarding the possibility of a gas bar on the site, the developer responded that their interpretation of the BW-36 zone would allow the possibility of a gas bar, but they were told by HRM staff that a gas bar is not permitted in the BW-36 zone. The developer noted that they had held a public meeting, during which the topic of a gas bar in the area was discussed and would provide minutes to the Committee.

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

- 1. Give First Reading to consider the proposed amendments to the Bedford Land Use By-law as set out in Attachment A of the July 17, 2012 report, and schedule a public hearing; and**
- 2. Approve the proposed amendments to the Bedford Land Use By-law as set out in Attachment A of the July 17, 2012 report.**

**MOTION PUT AND PASSED.**

## **6. REPORTS**

### **6.1 Case 16416: Development Agreement for a Multiple Unit Dwelling exceeding 50ft in height at 249 Sackville Drive, Sackville**

A staff report dated August 8, 2012 was before the Committee.

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

In response to questions regarding blasting on the site, it was noted that there is not a lot of blasting proposed because the developer is trying to build with the lay of the land and there are no wells in the area that could be affected by blasting.

In response to questions regarding building height, it was noted that the building itself will a maximum height of 60 feet but due to the elevation of the land the total height above Sackville Drive would be closer to 90 feet. The way the building will be set back, it will not have a strong presence on Sackville Drive, but more-so on Hillcrest Avenue.

In response to questions regarding additional traffic, it was noted that the HRM Traffic Engineer does not see this as being an issue which would affect the current traffic on Sackville Drive.

In response to how close the building will be to the existing home in the area, it was noted that the building will have a 24 foot set back from the property line of the closest house. It was also noted that the rear landscape portion must start at a grade level zero and this has been well documented and the developer must follow this.

In response to questions regarding the small portion that connects to Hillcrest Avenue, it was noted that the developer is not considering this small part to be part of the building plans and will keep it as closed off as possible to cut down on potential “short cutting”.

The Committee noted they were pleased to see a green roof coming to a building in Sackville and also that the developer wants to build to LEED silver standards and have an oil grit separator on site. Committee members were pleased that the developer was attempting to retain as much green space as possible and that they will replant trees which were lost during construction on the north side of the property.

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

- 1. Give Notice of Motion to consider the proposed development as provided in Attachment A of the August 8, 2012 report and Schedule a public hearing;**
- 2. Approve the proposed development agreement as provided in Attachment A of the August 8, 2012 report at 249 Sackville Drive, Sackville; and**
- 3. Require the agreement be signed by the property owner within 365 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.**

**7. STATUS UPDATES**

**7.1 Monthly Status Updates**

The Planning Applications Status Update sheet was before the Committee.

**7.2 Decisions of Council – None**

**8. ADDED ITEMS - None**

**9. NEXT MEETING DATE – September 26, 2012**

The next meeting of the North West Planning Advisory Committee will be held on Wednesday, September 26, 2012 at 7:00 p.m. at the BMO Centre, 61 Gary Martin Drive, Bedford, Nova Scotia.

**10. ADJOURNMENT**

The meeting was adjourned at 8:53 p.m.

Sarah Pellerine  
Legislative Support