

NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES

May 1, 2013

PRESENT:

Ms. Ann Merritt  
Mr. Michael Cogan  
Ms. Carrie Purcell

REGRETS:

Mr. Paul Russell  
Councillor Steve Craig

STAFF:

Mr. Tyson Simms, Planner, Planning Services  
Ms. Sarah Pellerine, Legislative Support

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**1. CALL TO ORDER**

The Chair called the meeting to order at 7:09 p.m. in the Fenerty Room, Sackville Public Library, 636 Sackville Drive, Lower Sackville.

**2. APPROVAL OF THE MINUTES – January 9, 2013**

**MOVED by Mr. Cogan, seconded by Ms. Purcell that the minutes of January 9, 2013 be approved as presented. MOTION PUT AND PASSED.**

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

**MOVED by Mr. Cogan, seconded by Ms. Purcell 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 – NONE**

**6. REPORTS**

**6.1 Case 18400: Time Extension to Development Agreement at 1024 Riverside Drive, Lower Sackville**

A staff report dated March 12, 2013 was before the Committee.

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

In response to questions regarding what is the definition of a site permit, Mr. Simms noted that it does not mean that ground has to be broken and construction commenced, but simply the land owner has been approved for the permit to do so. The landowner would have one year to have construction started after being issued the permit or it will become null.

In response to questions regarding what can be built on site, Mr. Simms noted that the land is zoned R1 and a single unit dwelling can be built on the land and as a secondary building a small shed could be built as well. There would be a fair amount of regulations for the landowner where it is along the flood plain or the Little Sackville River as to where the shed could be built.

**MOVED by Mr. Cogan, seconded by Ms. Purcell that the North West Planning Advisory Committee recommend that Community Council:**

1. **Approve, by resolution, the proposed Amending Agreement as contained in Attachment A of this report to extend the construction commencement date for the development at 1024 Riverside Drive Lower Sackville, by an additional one year to January 27, 2014; and**
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.**

**6.2 Case 18304: Amendment to the Bedford Land Use By-law to permit Banks and Financial Institutions in the CBG (General Business District) Zone, Bedford**

A staff report dated April 9, 2013 was before the Committee.

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

Mr. Simms noted that this change will allow for Banks and Financial Institutions in any CGB Zone in Bedford, not just the land in the case.

In response to questions regarding traffic flow, Mr. Simms noted that staff looked into the flow of traffic and did not foresee any issues, but this would be addressed in the Development Agreement once the site has approval to find the best flow for traffic.

In response to questions regarding why Banks and Financial Institutions are not currently allowed in the CGB Zone, Mr. Simms noted staff could not find an exact reason for this. He noted the one possibility could be when the zone was created those type of uses may have increased traffic more so than they would today, therefore leaving them out of this zone.

In response to questions regarding the adjacent property, Mr. Simms noted that it appears to be two different properties that would share one parking lot.

Mr. Simms noted that this land has had two different past uses one of which being a gas station.

**MOVED by Ms. Purcell, seconded by Mr. Cogan that the North West Planning Advisory Committee recommend that Community Council:**

1. **Give First Reading to the proposed amendment to the Bedford Land Use By-law, as contained in Attachment A, and schedule a public hearing; and**
2. **Approve the proposed amendment to the Bedford Land Use By-law, as contained in Attachment A.**

**MOTION PUT AND PASSED.**

**7. STATUS UPDATES**

**7.1 Monthly Status Updates**

The Planning Applications Status Update sheet was reviewed with the Committee.

**7.2 Decisions of Council – None**

**8. ADDED ITEMS**

**8.1 Terms of Reference**

This was deferred until next month's meeting.

**9. NEXT MEETING DATE – June 5, 2013**

The next meeting of the North West Planning Advisory Committee will be held on Wednesday, June 5, 2013 at 7:00 p.m. at the BMO Centre (Boardroom), 61 Gary Martin Drive, Bedford, Nova Scotia.

**10. ADJOURNMENT**

The meeting was adjourned at 8:05 p.m.

Sarah Pellerine  
Legislative Support