

NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES

October 2, 2013

PRESENT: Ms. Ann Merritt, Chair  
Mr. Michael Cogan  
Councillor Tim Outhit

REGRETS: Ms. Carrie Purcell  
Mr. Paul Russell  
Councillor Steve Craig

STAFF: Mr. Andrew Bone, Senior Planner, Planning Services  
Ms. Jennifer Chapman, Planner, Planning Services  
Ms. Sarah Pellerine, Legislative Support

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**1. CALL TO ORDER**

The Chair called the meeting to order at 7:02 p.m. in the Boardroom, BMO Centre, 61 Gary Martin Drive, Bedford.

**2. APPROVAL OF THE MINUTES – September 4, 2013**

**MOVED by Councillor Outhit, seconded by Mr. Cogan that the minutes of September 4, 2013 be approved as presented. MOTION PUT AND PASSED.**

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

The Committee agreed to deal with the agenda items in the following order:

- 6.3 Case 18710: Development Agreement for dog day care and boarding facility at 3188 Sackville Drive, Upper Sackville
- 6.1 Case 18721: Amendment to the Development Agreement for 827 Bedford Highway, Bedford
- 6.2 Case 18423: Amendment to the Bedford West Secondary Planning Strategy and amendment to the Development Agreement for Bedford West Sub-Area 2

**MOVED by Councillor Outhit, seconded by Ms. Merritt that the agenda be approved as amended. MOTION PUT AND PASSED.**

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

**5. CONSIDERATION OF DEFERED BUSINESS – NONE**

**6. REPORTS**

**6.3 Case 18710: Application by Vanessa Roop for dog daycare and boarding facility at 3188 Sackville Drive, (PID #41197625), Upper Sackville**

A staff memorandum dated September 19, 2013 was before the Committee.

Ms. Jennifer Chapman, Planner, presented the report to the Committee and noted that the applicants Vanessa and Justin Roop were in attendance. It was also noted that there was a PIM held and the only concerns voiced were those of possible noise levels and at large dogs.

**Ms. Vanessa Roop, the applicant,** explained to the committee that there is only one other dog day care located within the Sackville area and the proposal is a good option.

In response to questions regarding the septic system, Ms. Roop noted that the system on the site is for her home. The proposal is to bring piping from the dog day care building into the existing system. The additional piping will **not** adversely affect the septic system as per a professional plumber and will be used solely for drainage and waste from the public washroom not that of the dogs.

**MOVED by Ms. Merritt, seconded by Mr. Cogan that the North West Planning Advisory Committee recommend to the North West Community Council that the Department of Environment inspect the septic system and make sure it is appropriate for the proposed dog day care. MOTION PUT AND PASSED.**

**6.1 Case 18721: Amendment to the Development Agreement for 827 Bedford Highway, Bedford.**

A staff memorandum dated September 19, 2013 was before the Committee.

Mr. Andrew Bone, Senior Planner presented the report to the Committee and noted this case will be going to a public information meeting due to requirements in the development agreement process for Bedford. Mr. Bone also noted there will not be an adjustment to the height to provide for a lower level of parking to be added.

In response to questions regarding the building height, Mr. Bone noted that the applicant is not able to change the height of the building; it is set to a maximum as not to block the view from Southgate.

In response to questions regarding the possibility of sidewalks and additional landscaping, Mr. Bone noted these two topics have been addressed. With regards to sidewalks being added, HRM looked into the cost and deemed it too costly to request a small developer to undertake and consequently they were not included in the Development Agreement. Mr. Bone also noted that there is a bike lane that has been added along the Bedford Highway to make for a better flow. Regarding the additional landscaping on site, Mr. Bone noted that there will be additional greenery added to the site. Mr. Bone commented that as there will be only one driveway rather than the two originally planned, he will speak to the developer about possibly adding better pathways through the site.

In response to questions regarding the handicap accessible parking spaces, Mr. Bone noted that these spots will be relocated in the outside parking. Mr. Bone noted there will be an accessible walkway and terrace in front of the building. The suggestion to make these walkways and terrace open to the public will be brought forward to the developer on behalf of the Committee.

**MOVED by Mr. Cogan, seconded by Councillor Outhit that the North West Planning Advisory Committee recommend to North West Community Council that:**

- 1. With the decrease in ground level parking, green space on the site be increased.**
- 2. The developer consider the potential of additional accessible walkways or sidewalks being open to the general public.**
- 3. There be no increase to the building height from the original Development Agreement.**

**MOTION PUT AND PASSED.**

**6.2 Case 18423: Amendment to the Bedford West Secondary Planning Strategy and amendment to the Development Agreement for Bedford West Sub-Area 2.**

A staff memorandum dated September 18, 2013 was before the Committee.

Mr. Andrew Bone, Senior Planner, presented the report to the Committee and noted that Kevin Neatt from West Bedford Holdings is at the meeting should there be points of clarification.

Councillor Outhit provided feedback from the community to the Committee based on the PIM held on September 11, 2013 and another meeting he attended on October 1, 2013. He noted that the community was not as concerned with the 34' single family lots proposed in Sub-Area 2, in fact, the community understands they are a good option. Councillor Outhit noted that with regards to gas bars, the community is divided regarding the proposed gas bar located on Gary Martin Drive. He went on to note that the community does not see a need for gas bars located in any of the other Sub-Areas with the exception of Sub-Area 6. The community feels that the gas bars are being placed in their community not based on their need but in preparation for the proposed Highway 113. Mr. Bone noted that staff is looking at the project for future needs, which is currently a gas bar for every 3,000 persons, and not looking to build a gas bar to service traffic from proposed Highway 113.

Mr. Neatt clarified that a man-made water drainage hole is being proposed as part of the landscaping.

In response to questions regarding the 34' single family lots and where can they be placed, Mr. Bone noted that, if approved, the 34' lots will be an option in the housing style mix in all of Sub-Area 2. The 34' lots will be added to the mix but the developer will still have to stay within the maximum density allowed in the area.

Mr. Neatt added that by allowing 34' lots, 36' lots will also be developed as of right. At the present time lots have to be a minimum for 40'. Mr. Bone noted that there is a certain percentage of lots allowed for each type in the Sub-Areas so not all the lots could be 34' lots. One reason for allowing various lot sizes is a Development Agreement is created long before construction and gives the developer some flexibility based on market conditions when in the construction phase.

Ms. Merritt conveyed that she understands the reasoning for a policy for future growth and use and believes that the commercial core in Sub-Area 6 is where a gas bar should be located. She expressed concern regarding policy that allows gas bars to be placed anywhere within the developable area.

Mr. Bone noted that the commercial zone allows many other businesses outside of gas bars and noted that the Development Agreement can place a cap on the number of gas bars permitted. He also provided clarification to the committee stating that a proposal has not yet been written for these Sub-Areas and when it is, staff may not see a need for gas bars in the area.

In response to questions regarding the locations for the gas bars in the Sub-Areas, Mr. Bone noted that gas bars will be developed in specific areas only.

In response to questions regarding whether the community was in favor of the proposed gas bars at the PIM, Mr. Bone noted that the community does not want to see gas bars in the area.

Mr. Neatt responded to concerns regarding the gas bars reconfirming that the addition of the gas bars has to do with community growth and not the proposed Highway 113. The gas bars will for the most part have a convenience store attached, which will benefit the community. The Sub-Areas suggested were picked for a specific reason; Sub-Area 6 due its commercial nature, Sub-Area 2 due to the flow of traffic and Sub-Area 8 due to the proximity to the industrial zone.

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

- 1. 34' single family home lot sizes be permitted in Sub-Area 2 as part of the proposed mixed housing styles.**
- 2. A policy be drafted for gas bars in Sub-Area 6 & 8 to a maximum shown in the amended map and that Sub-Area 2 not be considered for gas bars at this time and further that the gas bar be limited to the sale of gas and no service station attached.**
- 3. The area on Gary Martin Drive allotted for a gas bar be reduced as per schedule B of the September 18, 2013 staff report (cloud area).**

**MOTION PUT AND PASSED.**

**7. STATUS UPDATES**

**7.1 Monthly Status Updates**

**7.2 Decisions of Council – None**

**8. ADDED ITEMS**

**9. NEXT MEETING DATE – November 6, 2013**

The next meeting of the North West Planning Advisory Committee will be held on Wednesday, November 6, 2013 at 7:00 p.m. at the Fenerty Room, Sackville Public Library, 636 Sackville Drive, Sackville, Nova Scotia.

**10. ADJOURNMENT**

The meeting was adjourned at 9:14 p.m.

Sarah Pellerine  
Legislative Support