

PRESENT: Ms. Ann Merritt
Ms. Carrie Purcell
Mr. Paul Russell
Mr. Brian Murray
Councilor Steve Craig
Councilor Tim Outhit

REGRETS: Mr. Michael Cogan

STAFF: Mr. Andrew Bone, Senior Planner, Planning Services
Mr. Shayne Vipond, Senior Planner, Planning Services
Ms. Melissa Eavis, Legislative Support

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1. CALL TO ORDER

The Chair called the meeting to order at 7:04 PM.

2. APPROVAL OF MINUTES – November 4th Public Meeting and November 6, 2013

A typographical error was noted on page 4 and 5 of the November 4, 2013 public meeting minutes.

MOVED by Mr. Russell, seconded by Mr. Murray, that the minutes of the November 4, 2013 Public Meeting be approved as amended. MOTION PUT AND PASSED.

MOVED by Mr. Russell, seconded by Ms. Purcell, that minutes of the November 6, 2013 meeting be approved as presented. MOTION PUT AND PASSED.

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

MOVED by Councilor Outhit, seconded by Councilor Craig, that the agenda be approved as presented. MOTION PUT AND PASSED

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Case 17227 – Status of time extension

Planning staff informed the Committee that the request for a time extension for Case 17227 has been withdrawn by the developer as it is no longer needed.

5. CONSIDERATION OF DEFERRED BUSINESS – None

6. MEMORANDUMS

6.1 Case 18686 - Application by the HRM to extend the water service boundary from Lucasville Road to the McCabe Lake North, Upper Sackville.

A staff memorandum dated November 15, 2013 was before the Committee.

Mr. Shayne Vipond, Senior Planner, made a presentation to the Committee outlining Case 18686 including applicable policies, the area being considered and two possible servicing options.

In response to questions raised, Mr. Vipond clarified the two options presented to the Committee. He stated that the Committee is being asked to recommend whether the

service boundary be extended to the entire boundary westward to service the McCabe Lake North Lands or to extend the boundary only the width of the Class L Crown Reserve service road. Mr. Vipond clarified that if the service boundary is extended to the entirety of the McCabe Lake North Lands, the opportunity for a Secondary Planning Process would be lost. Mr. Vipond also outlined the benefits and challenges of a Secondary Planning Process.

The Committee raised concerns as to whether extending the service boundary would negatively impact the existing water service in the area. Mr. Vipond stated that it would not have any negative impacts.

MOVED by Councillor Outhit that the North West Planning Advisory Committee recommend Option 1 as presented in the staff memorandum dated November 15, 2013.

Mr. Vipond clarified that Option 1 would circumvent any future Secondary Planning Process.

There being no seconder the **MOTION WAS LOST.**

Mr. Vipond also clarified that because Option 2 extends the service boundary to the width of a Class L Crown Reserve service road it would not provide frontage for development.

MOVED by Councilor Craig, and seconded by Mr. Russell, that the North West Planning Advisory Committee recommend that the service boundary be amended according to Option 2: Extend a single lined water service boundary through the area along the crown road and restrict the service boundary to that line on the condition that this does not reduce the service level along Lucasville Road. MOTION PUT AND PASSED.

6.2 Case 17272 – Application by North West Community Council to review the Cushing Hill Commercial Comprehensive Development District policies to consider changes to the policies to enable new policy which will enable commercial and/or residential development of the site.

A staff memorandum dated November 13, 2013 was before the Committee.

Mr. Andrew Bone, Senior Planner, made a presentation to the Committee outlining Case 17272 including the site, surrounding uses, applicable policies, access issues and land-uses being considered for the site.

In response to questions regarding current use, Mr. Bone stated that there are currently six property owners and there has been some consolidation happening in recent years. In response to a question raised, Mr. Bone clarified that the current zoning is restrictive and some policy changes may be necessary to mitigate those challenges. Mr. Bone

also noted that the Municipality will need to conduct a traffic study to further understand the access issues that may become apparent in developing the site.

Mr. Bone also noted the policy mechanisms that could be applied to the site including rezoning and development agreements.

The Committee expressed concerns about commercial uses on Oakmount Drive to which Mr. Bone agreed. He stated that the zoning for this area only allows access for existing residential uses and that using this street for commercial access would not be appropriate.

In response to Committee concerns regarding potential traffic and access issues from large scale residential developments, Mr. Bone stated that a developer would also need to conduct a traffic study to identify any potential issues.

Members of the Committee reiterated that commercial access along Oakmount Drive would not be appropriate or desirable.

The Committee discussed potential traffic issues the development of this site could pose and the Committee felt that further study would be needed to understand the implications. Mr. Bone also noted that if studies show that commercial access will not be a safe option then other options will be explored.

MOVED by Councilor Craig, seconded by Councilor Outhit, that the North West Planning Advisory Committee recommend to North West Community Council that staff continue to explore appropriate policy and zoning options for this area. MOTION PUT AND PASSED.

6.3 Case 18514 – Amendments to the Bedford South, Wentworth and Bedford West SPS's to enable reallocation of residential density around the Larry Uteck Boulevard Interchange, Bedford and Halifax.

A staff memorandum dated November 13, 2013 was before the Committee.

Mr. Andrew Bone, Senior Planner, made a presentation to the Committee regarding Case 18514. He outlined the properties under consideration, the applicable policies, and the proposed amendments to the Secondary Planning Strategy. He noted that there is a request to amend the Development Agreement associated with this project to implement the changes being requested.

In response to questions from the Committee, Mr. Bone clarified that once the units were removed from the western parcel the agreement would be amended and they would not be reinstated at a later time.

The Committee noted their support for using the western parcel for parkland dedication due to the close proximity to a multi-use trail. In response, Mr. Bone stated this would be reviewed sometime in early January. Mr. Bone also stated that parkland dedications must be dry and suitable to use as park space.

MOVED by Mr. Russell, seconded by Councilor Outhit, that the North West Planning Advisory Committee recommend amending the Bedford South, Wentworth and Bedford West SPS's to enable reallocation of 118 residential units from the Bedford West parcel to the Bedford South parcel and to keep the area in Bedford West as parkland dedication. MOTION PUT AND PASSED.

7. STATUS UPDATES

Councillor Craig posed a question to staff regarding Case 18850 which was before the Committee during the November 6th meeting. He asked whether the residents had been forced to vacate their units. It was noted that staff would look into this issue and forward the information to the Clerk's Office for distribution to the Committee.

7.1 Status updates – Planning Applications

No updates were provided at this time.

7.2 Decisions of Council

No updates were provided at this time.

8. ADDED ITEMS – None

9. NEXT MEETING DATE – January 8th, 2013

9.1 Proposed 2014 Meeting Schedule

The Committee reviewed their proposed meeting schedule for 2014.

Ms. Merritt asked members to provide their regrets no later than noon of the day of the meeting.

MOVED by Mr. Russell, seconded by Ms. Purcell, that the North West Planning Advisory Committee approve the Proposed 2014 Meeting Schedule as presented. MOTION PUT AND PASSED

10. ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

Melissa Eavis
Legislative Assistant