

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

January 8, 2014

PRESENT: Ms. Ann Merritt, Chair
Ms. Carrie Purcell, Vice Chair
Mr. Paul Russell
Mr. Brian Murray
Councillor Steve Craig
Councillor Tim Outhit
Mr. Michael Cogan

STAFF: Ms. Erin MacIntyre, Planner, Development Approvals
Mr. Shayne Vipond, Senior Planner, Planning Services
Ms. Thea Langille, Supervisor of Planning Applications
Ms. Melissa Eavis, Legislative Support

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1. CALL TO ORDER

The Chair called the meeting to order at 7:06 p.m. in the Fenerty Room, Sackville Public Library, 636 Sackville Drive, Sackville.

2. APPROVAL OF MINUTES – December 4, 2013

MOVED by Councillor Craig, seconded by Mr. Russell that the minutes of the December 4, 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. Russell, seconded by Ms. Purcell that the agenda be approved as presented. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – None

5. CONSIDERATION OF DEFERRED BUSINESS – None

6. MEMORANDUMS

6.1 Case 18704: Application by Genivar on behalf of Armco to rezone lands at McCabe Lake North, Upper Sackville.

A staff memorandum dated December 17, 2013 was before the Committee.

Mr. Shayne Vipond, Senior Planner made a presentation to the Committee outlining Case 18704 including the current zoning, the existing approvals on the site, and the proposed rezoning. He stated that the rezoning would see an increase from 385 to 491 lots due to a decrease in lot size from 80,000 square feet to 29,000 square feet. He asked the Committee to discuss and make comment on the distinction between the R-1 and R-6 zones and the effect this rezoning will have on adjacent lands.

Ms. Purcell declared a conflict of interest and excused herself from the discussion/vote.

In response to questions from the Committee, Mr. Vipond stated that the Department of Environment will decide the lot size based on site conditions and that maximum build out should be assumed.

Mr. Vipond also responded to Committee questions regarding water servicing and the implications with R-1 zoning. He stated that there is the potential for servicing in the area. He confirmed that if the area received water service, under an R-1 zoning, lot size could be reduced to 12,000 square feet. Ms. Thea Langille, Supervisor of Planning

Applications stated that alternatively, the R-6 zone would allow two unit dwellings which could also increase density.

In response to questions raised regarding the status of the lands surrounding the proposed rezoning, Mr. Vipond stated that there is no Secondary Planning Process scheduled for these areas. He also confirmed that unlike a Development Agreement, there is no opportunity to impose conditions when rezoning.

The Committee expressed concern regarding the potential conflict of uses between the surrounding MR-1 zone and the proposed R-1 or R-6 zones. It was confirmed that there is no possibility for a Development Agreement on this site. Mr. Vipond also clarified that there was no request to rezone the adjacent lands by the applicant.

Councillor Outhit entered the meeting at 7:28 p.m.

MOVED by Mr. Cogan, seconded by Mr. Murphy that the North West Planning Advisory Committee recommend to North West Community Council that R-6 zoning be applied to the subject property and that planning staff consider the density implications if the subject property is zoned R-1, which would allow 12,000 square foot lots if central water service is eventually provided to the area. MOTION PUT AND PASSED.

Ms. Purcell rejoined the discussion at this time.

6.2 Case 18973: Application by David Harrison for a non-substantive amendment to the development agreement for lands on the south-west side of the Bedford Highway between Southgate Drive and Glenmont Avenue, Bedford.

A staff memorandum dated December 30, 2013 was before the Committee.

Ms. Erin MacIntyre, Planner, Development Approvals presented Case 18973, outlining the existing Development Agreement, the subject properties, and the proposed non-substantive amendments to the agreement.

Mr. David Harrison, on behalf of the Developer, responded to questions raised by the Committee and outlined the proposed amendment. He stated that this amendment is due to reconfigurations of the original block layout. He also stated that the density of the site is unchanged.

In response questions raised, Ms. Thea Langille, Supervisor of Planning Applications stated that there is no impact on the green space or parkland contribution required.

MOVED by Mr. Russell, seconded by Ms. Purcell that the North West Planning Advisory Committee recommend to the North West Community Council that the non-substantive amendment to the development agreement for lands on the

south-west side of the Bedford Highway be granted which will see a reconfiguration of townhouses from three groupings of townhouses with four units per group to two groupings of townhouses with six units per group. MOTION PUT AND PASSED.

7. STATUS UPDATES

7.1 Status updates – Planning Applications

Ms. Thea Langille, Supervisor of Planning Applications updated the Committee on Case 18850, advising that it was confirmed that the five units in question were vacated but it is unknown as to whether this was done through eviction or attrition. She went on to state that staff is currently in the process of drafting their report to North West Community Council.

Ms. Langille also provided an update on Case 18514, requesting staff follow the public participation program as approved by Council in February 1997, and that the public participation program shall not commence until such time as the required blasting and mass earth works is completed for the remaining portion of Starboard Drive on the subject lands owned by Cresco.

7.2 Decisions of Council

Councillor Outhit discussed Regional Council's decision of December 10, 2013 respecting the Mainland Halifax North – Bedford Corridor Transportation and Wastewater Servicing Strategy:

That Halifax Regional Council:

1. Adopt the staff recommendation to accept the Bedford-Halifax Mainland North Corridor Traffic Study Report (MRC, October 2013) for consideration in planning future transportation improvements, and defer consultation processes and deliberations for the development proposals—other than the Motherhouse Lands and Transmitter Lands—of Birch Cove, Bedford Waterfront, and Paper Mill Lake until the completion of the Regional Plan 5 Year Review, the 5-Year Transit Review, and the Commuter Rail Study; and a decision is made on development charges for transit and transportation; and
2. That staff report back to Regional Council at the completion of these studies or within 2 years, whichever occurs first; and
3. That staff provide a written update from the Province in regard to the status and planned implementation schedule for the Highway 113 Project, the Burnside Expressway, and the Highway 102 Interchange Improvements at Hammonds Plains Road.

Ms. Thea Langille, Supervisor of Planning Applications provided an update on the appeal of a decision dated June 25, 2013 by a Development Officer which refused to issue a Development Permit for internal renovations to the Bedford Place Mall to convert existing leasehold space to a new retail concept for Rona. The Nova Scotia Utility and Review Board overturned the Development Officer's decision and allowed the issuance of the permit.

8. ADDED ITEMS - NONE

9. NEXT MEETING DATE – February 5, 2014

The next meeting of the North West Planning Advisory Committee will be held on Wednesday, February 5, 2014 at 7:00 p.m. at the BMO Centre, 61 Gary Martin Drive, Bedford.

10. ADJOURNMENT

The meeting was adjourned at 8:33 p.m.

Melissa Eavis
Legislative Assistant