

North West Community Council
November 21, 2007

TO: North West Community Council

SUBMITTED BY: Gail Harnish / for
Ann Merritt, Chair
North West Planning Advisory Committee

RE: Case 00762 - Amendments to the Bedford MPS and LUB and Development Agreement (Southgate Village)

DATE: November 8, 2007

ORIGIN

North West Planning Advisory Committee meeting - November 7, 2007

RECOMMENDATION

The North West Planning Advisory Committee recommend that North West Community Council:

1. **Recommend that Regional Council** give First Reading to the proposed amendments to the Bedford MPS and LUB as provided in Attachments A and B of the staff report dated October 24, 2007, with amendments to add policy that would permit all units within this development to be constructed prior to the interchange, and schedule a joint public hearing with North West Community Council;
2. **Recommend that Regional Council** approve the proposed amendments to the Bedford MPS and LUB as provided in Attachments A and B of the staff report dated October 24, 2007, as amended above; and
3. **Move Notice of Motion** to consider the proposed development agreement and discharging agreement as provided in Attachments C and D, with amendments to Section 3.4 of the development agreement (Attachment C) that would permit all units within this development to be constructed prior to the interchange, and to require three oil and grit separators, and schedule a joint public hearing with Regional Council.

Contingent upon the adoption by Regional Council of the above Municipal Planning Strategy and Land Use By-law amendments and those becoming effective under the *Municipal Government Act*, it is further recommended that North West Community Council:

1. Approve the proposed development agreement and discharging agreement as provided in Attachments C and D, with amendments to Section 3.4 of the development agreement (Attachment C) that would permit all units within this development to be constructed prior to the interchange, and to require three oil and grit separators; and

2. Require the development agreements be signed within 120 days, or any extension thereof granted by North West Community Council on request of the applicant, from the date of final approval of said agreements by North West Community Council and any other bodies as necessary, whichever is later, including applicable appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

ATTACHMENTS

Staff report dated October 24, 2007

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report prepared by: Gail Hamish, Admin/PAC Coordinator, 490-4937

Report reviewed by: Ann Merritt, Chair, North West PAC