

**NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES**

**April 4, 2007**

**PRESENT:**

**Ms. Ann Merritt  
Mr. Michael Gray  
Ms. Jessica Alexander  
Mr. David Grace  
Mr. Walter Regan  
Mr. Jim Sullivan  
Ms. Gloria Lowther  
Councillor Harvey**

**REGRETS:**

**Mr. Warren Hutt  
Mr. Lorne Piercey  
Councillor Martin**

**STAFF:**

**Ms. Gail Harnish, Admin/PAC Coordinator**

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**1. CALL TO ORDER**

The meeting was called to order at 7:05 p.m. in the Program Room, Sackville Library.

**2. ELECTION OF CHAIR AND VICE-CHAIR**

The Clerk Called for nominations for the position of Chair.

**Moved by Ms. Gloria Lowther, seconded by Mr. Walter Regan, that Ms. Ann Merritt be nominated for the position of Chair. MOTION PUT AND PASSED UNANIMOUSLY.**

The Chair called for nominations for the position of Vice-Chair.

**MOVED by Ms. Gloria Lowther, seconded by Mr. Walter Regan, that Mr. Jim Sullivan be nominated for the position of Vice-Chair. MOTION PUT AND PASSED UNANIMOUSLY.**

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

**MOVED by Mr. Jim Sullivan, seconded by Mr. Walter Regan, that the Order of Business be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

**4. APPROVAL OF THE MINUTES- November 20, 2006 and January 3, 2007**

**MOVED by Mr. Walter Regan, seconded by Ms. Gloria Lowther, that the minutes of November 20, 2006 and January 3, 2007 be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

**5. BUSINESS ARISING OUT OF THE MINUTES**

Case 00929- A report is being drafted. There is no update at this time.

- Minimal office use is already permitted in this area.
- Office uses would be permitted as long as they do not become the prominent highway commercial use.
- The office use would not be permitted on the ground level. The ground level will be reserved for more appropriate highway commercial use.

In response to questions from Members of the Committee, Mr. Bone advised:

- The mandate of the recommendation is to exclude the use of the first floor for office uses, and reserve that space for commercial use.
- This is not a site specific proposal.
- The land owner was not considered in the proposal process.
- This is not a president setting recommendation. All proposals are examined individually.
- The land owner would be satisfied with this recommendation.
- This proposal will not effect the existing traffic flow.
- Modest building types will be permitted in the zone.
- The change in use does not change the Land Use By- Law regarding sediments.
- Parking is not included in the proposal. Parking requirements for offices are a standard requirement depending on the size of the office. Adequate parking must be provided but there would be no restriction on where office staff park.
- It is not uncommon to see amendment requests for the Land Use By Law that are not site specific.

**MOVED by Ms. Gloria Lowther, seconded by Mr. Jim Sullivan, that the North West Planning Advisory Committee recommend that the North West Community Council:**

- 1. Give first reading to the proposed amendment to the Bedford Land Use By-law to add office uses as a permitted use in CHWY (Highway Commercial) zone as shown in Attachment A, and schedule a public hearing.**
- 2. Approve the proposed amendment to the Bedford Land Use By- Law to add office uses as a permitted use in the CHWY (Highway Commercial) zone as**

Ms. Leticia Smillie, Planner presented the report.

In response to questions from Committee Members, Ms. Smillie advised:

- An example of a service use would be a bank or a video store.
- A personal service would be intimate like a launder or a barber shop.
- The Owner will be able to have the choice if they would like to switch to a service/personal service use.
- An Owner only has to follow the Sackville Street Scape Plan if there is a physical change to the building. A change in tenancy would not require an owner to follow the Street Scape Plan.
- A condominium could be made into a service or personal service shop.
- HRM's planning department has no involvement in the Tenancy Act.

**MOVED by Mr. Jim Sullivan, seconded by Michael Gray, that the North West Planning Advisory Committee recommend that the North West Community Council:**

- 1. Give first reading to consider the proposed amendments to the Sackville Drive Land Use By-law to permit service and personal service shops in existing multi- unit dwellings in the Large Scale Commercial Zone, as shown in Attachment "A," and schedule a public hearing.**
- 2. Approve the proposed amendment to the Sackville Drive Land Use By-law to permit service and personal service shops in existing multi-unit dwellings in the Large Scale Commercial Zone, as shown in Attachment "A."**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**6.3 Case 01021 - Amendment to the BP (Business Park) and BP-1 (Business Park-1) Zones in the Sackville Land Use By-law**

- A report dated March 13, 2007 was before the Committee.

- determination on what is an acceptable equivalent.
- Any material that does not qualify as an acceptable equivalent will be reviewed and brought back to the NWPAC.

**MOVED by Mr. Walter Regan, seconded by Ms. Jessica Alexander, that the North West Planning Advisory Committee recommend that the North West Community Council:**

- 1. Give first reading to the proposed amendment to the Sackville Land Use By-law to add stone and acceptable equivalents as cladding in the Business Park and Business Park 1 Zones as shown in attachment “A” and schedule a public hearing.**
- 2. Approve the proposed amendment to the Sackville Land Use By-law to add stone and acceptable equivalents as cladding options in the Business Park and Business park 1 Zones as shown in Attachment “A.”**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**6.4 Case 00994 - Sackville Drive Land Use By-law Amendment - Residential Care Facilities in the Pinehill/Cobequid Zone**

- A report dated March 14, 2007 was before the Committee.

Ms. Latakia Smillie, Planner presented the report.

In response to questions from Members of the Committee, Ms. Smillie advised:

- According to provincial research, the proposal to renovate instead of re-build is cost effective.
- The amendment represents the entire zone.
- Another residential care facility could be proposed for the Sackville Drive area, but it is unlikely as the provincial application process would have to be considered.

- permits commercial and other types.
- The other option is a site specific zone amendment, which is not recommended.
- There may be other opportunities on Sackville drive to have more provincially funded residential care facilities.
- All of these uses are subject to provincial funding.
- No physical additions will be made to the building therefore the owner is not obligated to follow the Sackville Street Scape Plan.
- Another Mental health facility could be considered for the zone as long at it meets the requirements under the LUB.
- There is a difference between a residential care facility and some being cared for under the Justice Act.
- At the Public Information meeting the Developers advised that they would follow the requirements.
- Concern was expressed that this use will give Sackville Drive a negative feel.
- The province could decide to change the Municipal Land Use By-law and permit other types of residents for the area.
- The goal for the facility was outlined by the Province as a transition facility.

Councillor Harvey advised that a Correctional Facility existed on Sackville Drive for 40 years and no one was harmed. He further advised that he believes that the proposed residential care facility will not pose a threat.

**MOVED by Mr. Walter Regan, seconded by Ms. Jessica Alexander, that the North West Planning Advisory Committee recommend that the North West Community Council:**

- 1. Give First Reading to the proposed amendment to the Sackville Drive Land Use By-law to add residential care facilities as a permitted use within the Pinehill/Cobequid Zone as shown in Attachment "A," and schedule a public hearing.**
- 2. Approve the proposed amendment to the Sackville Drive Land Use By-law to allow residential care facilities in the PC Zone, as shown in Attachment "A."**

Mr. Joseph Driscoll, Planner presented the report.

In response to questions from Committee Members, Mr. Driscoll advised:

- Most units in the area are not semis they are over/under.
- If an over/under unit is destroyed by fire, the owner may lose the rental unit option when re-building.
- The dwellings are a house with a legal basement apartment.
- The legal apartments would become legal non-conforming if the zoning went to R-1.

**MOVED by Ms. Jessica Alexander, seconded by Ms. Gloria Lowther, that the North West Planning Advisory Committee recommend that the North West Community Council reject the proposed re-zoning of properties at 43, 47, 51, 55, 50, 63, 67, 67A, 71, 75, 79, 88 and 87 Nordic Crescent, Sackville from the R-2 (Two Unit Dwelling) Zone to the R-1 (Single Unit Dwelling ) Zone. MOTION PUT AND PASSED UNANIMOUSLY.**

## **7. STATUS UPDATES**

### **7.1 Monthly Status Sheet**

This item was deferred due to time constraints.

### **7.2 Decisions of Community Council**

Provided for information.

## **8. ADDED ITEMS- None**

## **9. NEXT REGULAR MEETING DATE**

The next meeting of the NWPAC will be Wednesday, May 2, 2007 in Program Room, Sackville Library from 7:00-9:00 p.m.



