

HALIFAX REGIONAL MUNICIPALITY

NORTH WEST PLANNING ADVISORY COMMITTEE MINUTES OCTOBER 2, 2002

PRESENT: Mr. Delphis Roy, Chair
Ms. Karen Stadnyk
Ms. Gloria Lowther
Mr. George Murphy
Ms. Jan Gerrow
Councillor Len Goucher
Councillor Brad Johns

ABSENT: Ms. Ann Merritt (regrets)
Mr. Tony Edwards

STAFF: Ms. Thea Langille-Hanna, Planner
Ms. Gail Harnish, Admin/PAC Coordinator
Ms. Julia Horncastle, Assistant Municipal Clerk

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1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. APPROVAL OF THE AGENDA

Additions

Case 00508: Rezoning of Cobequid Road/33 Memory Lane, Sackville was added to the agenda (Item 5.1)

The Committee agreed to discuss the following under New Business:

- 7.1 Volunteer Conference - Councillor Goucher
- 7.2 Water - Delphis Roy
- 7.3 Land - Karen Stadnyk
- 7.4 Unzoned Land in Bedford - Gloria Lowther

The agenda was adopted with noted additions.

3. APPROVAL OF THE MINUTES OF JUNE 17, 2002 (PUBLIC MEETING) AND JULY 3, 2002 (REGULAR MEETING)

MOVED by Councillor Goucher, seconded by Gloria Lowther, that the minutes of June 17, 2002 (public meeting) and July 3, 2002 (regular meeting) be approved. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING FROM THE MINUTES - NONE

5. NOVA SCOTIA POWER PRESENTATION - INTEGRATED VEGETATION MANAGEMENT

Mr. Alan Sullivan and Mr. Alan Eddy, of Nova Scotia Power, with the aid of a PowerPoint presentation outlined the Integrated Vegetation Management system outlining:

- The right tree in the right place approach to public education and information to facilitate grass roots planning;
- The key issues which are:
 - Safety
 - Amenity values
 - Communications
- Aesthetics;
- Microclimate;

- Environment;
- Financial;
- Public Information;
- Access to Professional Advice;
- Assist with Individual Property Decisions;
- Influence Streetscape Development;
- Planning - Maintain Options, Minimize Conflict

Following the presentation, Mr. Roy thanked Mr. Sullivan and Mr. Eddy for their presentation.

5.1 CASE 00508: REZONING OF 25 COBEQUID ROAD/33 MEMORY LANE, SACKVILLE

- A report prepared for Mr. Paul Dunphy, Director of Planning and Development Services, dated September 26, 2002, on the above noted, was before the Committee.

Ms. Thea Langille-Hanna, Planner, outlined the staff report advising it has be brought to staff's attention that John Cordiner Auto Sales located at 25 Cobequid Road/33 Memory Lane was zoned PC (Pinehill-Cobequid) and not ODC (Outdoor Display Court) in accordance with plan policy. It is being recommended that the property be rezoned to reflect the use and intent of the plan policy.

MOVED by Karen Stadnyk, seconded by Jan Gerrow, that the North West Planning Advisory Committee recommend that the North West Community Council:

- 1. Give First Reading to consider the proposed rezoning of 25 Cobequid Road/33 Memory Lane and to schedule a public hearing for October 24, 2002;**
- 2. Approve the application by HRM Planning Development Services to rezone 25 Cobequid Road/33 Memory Lane from PC (Pinehill-Cobequid) zone to ODC (Outdoor Display) zone as shown on Map 1 of the staff report dated September 26, 2002.**

MOTION PUT AND PASSED UNANIMOUSLY.

6. STATUS UPDATES

6.1 Monthly Status Sheet

The monthly status sheet for circulated for information of the Committee.

6.2 Decisions of Community Council and Regional Council

The decisions of Community Council and Regional Council was circulated for information of the Committee.

7. NEW BUSINESS

7.1 Volunteer Conference

Councillor Goucher circulated information on the HRM Volunteer Conference and requested Committee members interested in going advise him in order that arrangements can be made.

7.2 Water - Delphis Roy

The Committee discussed the issue of Water Service Districts and the extension of water services to areas outside the Service Boundaries within HRM. It was suggested that Mr. Tony Blouin and a representative of the Water Commission be requested to attend some future meeting to discuss this issue.

7.3 Land - Karen Stadnyk

Ms. Stadnyk expressed concern with new development and the fact that when trees are cut and not replaced there can be resulting problems such as erosion and sedimentation flowing into watercourses. She requested staff look at a possible plan amendment to deal with erosion, buffer around water courses, the replacement of trees where appropriate and ditching behind houses. As an example of her concern, she referenced the application by the Parish of St. Johns Church to rezone a portion of their lands for single unit dwellings.

7.4 Zoning of Non-Zoned Lands

Discussion was held regarding lands that have been identified as not having any specific zoning in Bedford. It was noted there is a potential for any form of development to take place on these non-zoned lands. As a result of the plan amendment application for High Street, the Committee had requested that staff look at applying the most restrictive zoning to any of these parcels of land that have been identified.

8. NEXT MEETING

The next meeting is scheduled for Wednesday, November 6, 2002.

9. ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Julia Horncastle
Assistant Municipal Clerk