

HALIFAX REGIONAL MUNICIPALITY

NORTH WEST PLANNING ADVISORY COMMITTEE MINUTES NOVEMBER 6, 2002

PRESENT: Ms. Jan Gerrow, Chair
 Ms. Gloria Lowther
 Ms. Ann Merritt
 Ms. Karen Stadnyk
 Mr. George Murphy
 Mr. Tony Edwards
 Councillor Len Goucher

ABSENT
WITH REGRETS: Mr. Delphis Roy

STAFF: Ms. Gail Harnish, Admin/PAC Coordinator
 Ms. Julia Horncastle, Assistant Municipal Clerk

TABLE OF CONTENTS

1.	CALL TO ORDER	03
2.	APPROVAL OF THE AGENDA	03
3.	APPROVAL OF THE MINUTES - September 30, 2002 (public meeting) and October 2, 2002 (regular meeting)	03
4.	BUSINESS ARISING FROM THE MINUTES	03
5.	CASE 00490: BEDFORD MPS AND LUB AMENDMENTS - LOT AB - HIGH STREET AND GENERAL HOUSEKEEPING AMENDMENTS	03
6.	CASE 00446 - DEVELOPMENT AGREEMENT FOR LANDS BETWEEN NOTTINGHAM AND BASINVIEW, BEDFORD	05
7.	STATUS UPDATES	
7.1	Monthly Status Sheet	07
7.2	Decisions of Community Council and Regional Council	
7.2.1	Case 00511 - Various Amendments to the MPS and LUB Bedford	08
8.	NEW BUSINESS	08
9.	NEXT MEETING	08
10.	ADJOURNMENT	08

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

Ms. Merritt requested an item be added to the agenda regarding the Second Lake Regional Park Committee.

Ms. Harnish requested "Future Meeting Dates" be added to the agenda.

MOVED by Councillor Goucher, seconded by Gloria Lowther, that the agenda be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.

3. APPROVAL OF THE MINUTES - September 30, 2002 (public meeting) and October 2, 2002 (regular meeting)

MOVED by Ann Merritt, seconded by Councillor Goucher, that the minutes of September 30, 2002, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

MOVED by Gloria Lowther, seconded by Karen Stadnyk, that the minutes of October 2, 2002, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING FROM THE MINUTES - NONE

5. CASE 00490: BEDFORD MPS AND LUB AMENDMENT - LOT AB - HIGH STREET AND GENERAL HOUSEKEEPING AMENDMENTS

- A report prepared for Mr. Paul Dunphy, Director of Planning and Development Services, dated October 28, 2002, on the above noted, was before the Committee.

Mr. Andrew Bone, Planner, with the aid of overheads, presented the staff report.

Councillor Goucher stated he does not agree with the proposal to put either one or the other zone on a property that is split zoned, the property should carry the most restrictive zoning of the properties that are adjacent to it.

Mr. Bone advised the zone would be the same as is on the adjacent property and the proposed use would have to be compatible with adjacent land uses.

Councillor Goucher stated he would like to see the most restrictive zone applied.

Ms. Lowther reiterated that the most restrictive zone should be placed on those lands that are split zoned as well as those lands that are not zoned currently which would give protection to those lands that are already developed.

Mr. Bone advised that if a property is split zoned there is some measure of protection, noting Council would make the final decision on the zone.

Ms. Merritt noted there are currently properties used as streets that are not zoned and these should be examined. In response to Ms. Merritt, Mr. Bone advised he did not have information on how many of these there were but if the amendments are put in place it would cover future occurrences.

Mr. Edwards noted that if there was a property abutting a residential as well as a commercial which had stood empty for many years and someone wanted to develop it commercially would this be possible. In response, Mr. Bone advised the final decision would rest with Community Council.

Mr. Bone noted the CN station in Bedford has been identified through this process and included in this application. It was intended to be Mainstreet Commercial and is clearly designated as such on the future land use map.

MOVED by Gloria Lowther, seconded by Tony Edwards that North West Planning Advisory Committee recommend the North West Community Council recommend that Halifax Regional Council:

- 1. Give First Reading to consider amendments to the Bedford Municipal Planning Strategy and Land Use By-Law and schedule a public hearing;**
- 2. Adopt amendments to the Bedford Municipal Planning Strategy and Land Use By-law provided in Attachment 4 of the staff report dated October 28, 2002 to designate Lot AB on High Street Residential and rezone it RSU (Residential Single Unit) Zone;**
- 3. Adopt amendments to the Bedford Municipal Planning Strategy and Land Use By-Law provided in Attachment 5 of the staff report dated October 28, 2002, to extend the land use designation and zone to lands rights-of-way identified on the Generalized Future Land Use Map with an amendment to apply the most restrictive zone of the adjacent properties;**
- 4. Adopt amendments to the Bedford Municipal Planning Strategy and Land Use By-Law as provided in Attachment 7 of the staff report dated October 28, 2002, to implement Policy C-19 and C-20 of the Bedford Municipal Planning Strategy for the site of the former Bedford CN Station.**

MOTION PUT AND PASSED UNANIMOUSLY.

6. CASE 00446 - DEVELOPMENT AGREEMENT FOR LANDS BETWEEN NOTTINGHAM AND BASINVIEW, BEDFORD

- A report prepared for Mr. Paul Dunphy, Director of Planning and Development, dated October 28, 2002, on the above noted, was before the Committee.

Mr. Angus Schaffenburg, Planner, with the aid of overheads, presented the staff report advising staff is recommending approval of the development agreement with 180 days for the signing of the agreement.

In response to Mr. Murphy as to whether the distance from the Bicentennial highway will be the same as the current development for the strip of land by the Bicentennial, Mr. Schaffenburg advised the houses would be the same distance and there would be a buffer provided between the development and the highway. He further advised people will be allowed to put sheds on the property between them and the highway.

In response to Ms. Stadnyk regarding land needed for interchange, Mr. Schaffenburg advised that if the municipality purchases land for the interchange it would only purchase those lots needed for the interchange noting, there would be no access from Basinview to the interchange and there has been no report on the interchange to date.

In response to Ms. Lowther, the developer advised he would develop the whole site at once as the sewer has to be brought down to Nottingham. On further question as to whether the lots are the same size, the Committee was advised they are a little deeper down by Nottingham.

Mr. Schaffenburg advised of what lot sizes were permitted, noting the development agreement indicates that six units per acre is the density and sewer and water will hook into the Nottingham system.

In response to Ms. Merritt as to whether there will be enough sewer and water capacity, Mr. Schaffenburg advised this area was already within the development boundary and would have been included in the initial estimates for sewer and water.

In response to Ms. Gerrow as to why the setback is a minimum of 15 feet, Mr. Schaffenburg advised the setback is from the lot line.

Ms. Gerrow expressed concern that most of the homes will have two cars and they may not be able to fit them both in the driveways.

Councillor Goucher stated he did not want to see a development where there is only enough room in the driveway for one car, there has to be room to have two cars off the street. The developer advised the homes will either have enough driveway space for two cars or there will be a garage attached to some which will be considered one parking space.

In response to Ms. Gerrow that the area designated as playground and play field is small, Mr. Schaffenburg advised it is not regulation size but rather is meant to be a field for use as a play field and fits the criteria for a neighbourhood park.

On further question, Mr. Schaffenburg advised the multi unit building would be four to five storeys with two side by side suites on the top floor. He advised the RCDD allows you to go higher for environmental reasons but it would not permit more than 36 units.

In response to Ms. Lowther as to whether the street will be the same width as Basinview, the committee was advised the pavement will be the same but the right-of-way will be a little less with a sidewalk on one side on all streets within the development.

Ms. Gerrow expressed concern that there would be no sidewalk for children going to school as there are no connecting sidewalks.

In response to Councillor Goucher, it was clarified that 60% of the development will be single dwelling units.

In response to Councillor Goucher, Mr. Schaffenburg advised there will be a tree retention plan as part of the development agreement.

Councillor Goucher referenced phasing and asked if there was an amount of money to be provided up front for the upgrade of Rutledge. In response, Mr. Schaffenburg advised Rutledge is a local street and most of the upgrade would be an HRM responsibility. The committee requested Mr. Schaffenburg ascertain what work is proposed for Rutledge as part of the upcoming Capital Budget.

Councillor Goucher stated he would like to see notification of blasting extended beyond the 500 meters and for the developer to have a pre blast meeting with the residents. He further stated there has to be a contact person that people can call to get answers to what is taking place.

In response to Ms. Gerrow as to how blasting at the petroglyphs will be monitored, Mr. Schaffenburg advised a geotechnical engineer will be retained to monitor the blasting to ensure they are not damaged.

Councillor Goucher requested the development agreement be amended to require a pre blast meeting with the residents who will be affected.

In response to Ms. Lowther, Mr. Schaffenburg advised the Storm Water Management Plan will be taken back to BWAC.

Councillor Goucher stated that BWAC should have input on the Storm Water Management Plan.

MOVED by Ann Merritt, seconded by George Murphy, that the North West Community Council:

- 1. Move Notice of Motion for the proposed development agreement, attached as Attachment "A" of the staff report dated October 28, 2002, to permit a mixed use residential development and schedule a public hearing for December 5, 2002;**
- 2. Approve the proposed development agreement with two amendments:**
 - Revise the wording of Clause 2.2.2 a) to state "A minimum of 60% of the total dwelling units shall be single dwelling units;**
 - Include a new clause under Section 2.14 Blasting to require a pre-blasting meeting with those affected in the area.**
- 3. Require the development agreement to be signed within 180 days, or any extension thereof granted by Council on the request of the applicant, from the date of final approval by Council and any other bodies as necessary, whichever is later, otherwise this approval will be void and obligations arising hereunder shall be at an end.**
- 4. Recommend that Regional Council urge the Province to complete the land purchase necessary to protect the Bedford Barrens Petroglyphs and establish a management committee.**

It was agreed that Mr. Schaffenburg would ascertain whether the Capital Budget includes an amount for the upgrade of Rutledge Street and provide a verbal update at the public hearing.

MOTION PUT AND PASSED UNANIMOUSLY.

7. STATUS UPDATES

7.1 Monthly Status Sheet

This was circulated for the information of the Committee.

7.2 Decisions of Community Council and Regional Council

7.2.1 Case 00511 - Various Amendments to the MPS and LUB, Bedford

This was circulated for the information of the Committee. Ms. Harnish advised that the public meeting has been confirmed for Monday, December 2, 2002, at 7:00 p.m. in the cafeteria of Basinview Drive Elementary School.

8. NEW BUSINESS

Ms. Merritt presented a copy of a letter regarding meeting held by the Second Lake Regional Park Committee and requested it be copied to the members of the committee.

Ms. Harnish advised there would be a PAC meeting on Wednesday, November 13, 2002 at 7:00 p.m. in the LeBrun Centre, Bedford, to review the proposed Bedford South development agreement.

9. NEXT MEETING

The committee agreed that the next regular meeting would be held on Monday, January 6th, 2003 at 7:00 p.m.

10. ADJOURNMENT

The meeting was adjourned at 8:50 p.m.

Julia Horncastle
Assistant Municipal Clerk