

**NORTH WEST PLANNING ADVISORY COMMITTEE  
Minutes**

**March 3, 2005**

**PRESENT:** Ms. Ann Merritt, Chair  
Ms. Gloria Lowther  
Mr. George Murphy  
Deputy Mayor Len Goucher  
Mr. Warren Hutt  
Mr. John Carnaghan  
Mr. Rob Batherson

**REGRETS:** Mr. Walter Regan  
Councillor Brad Johns  
Ms. Barb Grant

**STAFF AND OTHERS:** Ms. Thea Langille Hanna, Planner II  
Ms. Gail Harnish, Admin./PAC Coordinator  
Ms. Sheilagh Edmonds, Legislative Assistant

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**1. Call to Order**

The Chair called the meeting to order at 8:05 p.m. in the Cafeteria, Basinview Community School, Bedford.

**2. Approval of the Agenda**

**MOVED by Mr. Batherson, seconded by Deputy Mayor Len Goucher the agenda as presented be approved. MOTION PASSED.**

**3. Case 00603: Amendments to the Sackville Drive Secondary Planning Strategy and Land Use Bylaw**

- C A copy of a staff report dated February 22, 2005, submitted at the March 2, 2005 North West Planning Advisory Committee meeting was before the Committee for consideration.

Ms. Thea Langille-Hanna, Planner II outlined the proposed amendments to the Sackville Drive Secondary Planning Strategy and Land Use Bylaw as contained in the February 22, 2005 report.

In her presentation, she advised there were amendments that would require Regional Council approval, and other amendments requiring North West Community Council approval. Ms. Langille-Hanna reviewed the amendments. She noted that as a result of feedback at the Public Meeting on February 17, 2005, she made a revision to the amendment pertaining to the parking requirements for self storage facilities.

With regard to sign provisions, Ms. Langille-Hanna pointed out there were two items that were not included in the report, and she suggested these be included as a part of the motion. She explained that the provisions ensure size restriction is provided for ground signs and that institutional uses are also included in the height restrictions. Ms. Langille-Hanna added that, also as a result of the public meeting, staff is recommending height restrictions be placed on all buildings along Sackville Drive and noted that this has been broken down into *commercial* and *residential*, and she was adding *institutional*. Also, main commercial buildings and multiple unit dwellings are to be no more than three stories with maximum height of 45 ft. from established grade and that all main residential buildings excluding multiple unit dwellings are three stories to a maximum of height of 40 ft. Ms. Langille-Hanna added that the report explains to Council that this is an interim measure for height restriction and if the amendments are approved, staff would go forward and over the next year, carry out further analyses of the height issue on Sackville Drive in a more detailed manner.

Ms. Langille-Hanna responded to questions.

In response to a question, Ms. Langille-Hanna advised that planning staff had created a list of members of the public who have been involved and continue to be involved in Sackville Drive Secondary Planning Strategy, and staff were able to notify all but one person of this evening's meeting. She noted that the person who couldn't be reached had a voice-mail message box that was full.

With regard to the report itself, Ms. Langille-Hanna advised there has not been a controversial issue other than the individual requests by property owners to have their property zoned 'Outdoor Display Court' without a specific project in mind. She pointed out, however, there is the ability through the document to enable that rezoning to occur if there is a specific project in mind.

Mr. Batherson referred to the proposed change RE service stations and questioned why, if no one has requested this change, is staff recommending the amendment. He indicated that he didn't see any benefit in the change and, therefore, suggested it be left as stated. A brief discussion ensued on this point and the Committee concurred with the suggestion of exempting service stations from the proposed amendments.

**MOVED by Mr. Batherson, seconded by Mr. Murphy that North West Planning Advisory Committee recommend that North West Community Council:**

- 1. Give First Reading to consider proposed amendments to the Sackville Drive Land Use By-law, provided in Attachment C of the staff report dated February 22, 2005, with an amendment to ensure that the size restriction is provided for ground signs, and schedule a joint public hearing with Regional Council.**
- 2. Approve the proposed amendments to the Sackville Drive Land Use By-law.**

**And further,**

**That the North West Planning Advisory Committee recommend North West Community Council recommend that Regional Council:**

- 1. Give First Reading to consider proposed amendments to the Sackville Drive Secondary Planning Strategy and Land Use By-law, provided in Attachment B of the staff report dated February 22, 2005, with amendments to not exempt service stations from the development agreement provision of Policy DB-3 and to include institutional uses in terms of the height provisions, and schedule a joint public hearing with North West Community Council;**
- 2. Approve the proposed amendments to the Sackville Drive Secondary Planning strategy and Land Use By-law.**

**MOTION PASSED.**

**4. New Business:**

**4.1 Election of Vice Chair**

**MOVED by Deputy Mayor Goucher, seconded by Mr. Batherson that Mrs. Gloria Lowther be nominated as Vice Chair.**

The Chair asked Mrs. Lowther if she accepted the nomination, to which she indicated she would.

Mrs. Lowther nominated Mr. Murphy as Vice Chair, however he declined.

There being no further nominations, the nominations were declared closed

The **MOTION WAS PASSED** and the Chair declared Mrs. Gloria Lowther as Vice Chair.

**5. Adjournment**

The meeting adjourned at 8:40 p.m.

Sheilagh Edmonds  
Legislative Assistant