

**NORTH WEST PLANNING ADVISORY COMMITTEE  
PUBLIC MEETING MINUTES**

**January 4, 2006**

**PRESENT:** Ms. Gloria Lowther  
Ms. Barb Grant, Vice Chair  
Mr. Walter Regan  
Mr. Joel Matheson, Chair  
Mr. George Murphy  
Mr. David Grace  
Councillor Len Goucher

**REGRETS:** Mr. Warren Hutt  
Ms. Ann Merritt

**STAFF:** Mr. Andrew Bone, Planner  
Ms. Stephanie Parsons, Legislative Assistant

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**1. CALL TO ORDER/OPENING REMARKS/PURPOSE OF MEETING**

With no members of the public present the Chair called the meeting to order at 7:00 p.m. in the cafeteria, Basinview Drive Community Elementary School, Bedford. The applicant Mr. Urquhart was in attendance and the Mr. Matheson, Chair introduced the members of the Committee.

**2. PUBLIC PARTICIPATION CASE 008321 - Proposed amendments to the Municipal Planning Strategy and Land Use By-law for Bedford to designate a portion of HRM owned land (PID #40698359) Residential Reserve and rezone it to Residential Single Unit Zone**

**Staff Presentation**

A staff report dated December 6, 2005 was submitted.

In reference to Map 3 of the staff report, Mr. Andrew Bone, Planner, advised that the Urquhart's acquired a residential property at 354/356 Hammonds Plains Road in Bedford. At the time of purchase the Urquhart's were aware that the garage and shed is partially located on HRM property. To resolve the issue the Urquhart's have negotiated the terms and conditions of an agreement of purchase and sale with HRM. However, the garage and shed are not permitted under the Land Use By-Law and the Bedford MPS does not allow any means of rezoning the land to a zone which permits the garage and shed. If approved by Council that portion of land will be zoned residential single unit. The applicants are requesting that the Bedford MPS be amended to allow for a rezoning of residential single unit.

Mr. Regan questioned if there were other lots similar to this property. Mr. Bone advised that there were none in the immediate area.

Mr. Grace asked if there was an opportunity to subdivide the lots. Mr. Bone advised that the rezoning does not allow for the subdividing of the lot as there is not enough frontage space.

The Chair asked the applicant if he had any comments, the applicant advised that he had no comments.

There were no further comments from the Committee or the applicant.

**3. CLOSING COMMENTS**

Mr. Bone advised that there is no staff recommendation, the intent of the meeting was to obtain public input.

**4. ADJOURNMENT - The meeting adjourned at 7:06 p.m.**

Stephanie Parsons  
Legislative Assistant