

# **HALIFAX REGIONAL MUNICIPALITY**

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## **NORTH WEST PLANNING ADVISORY COMMITTEE MINUTES**

**May 3, 2006**

**PRESENT:** Mr. David Grace  
Mr. George Murphy  
Ms. Barb Grant, Vice Chair  
Ms. Gloria Lowther  
Councillor Goucher

**REGRETS:** Councillor Harvey  
Mr. Joel Matheson, Chair  
Mr. Walter Regan  
Ms. Ann Merritt  
Mr. Warren Hutt

**STAFF:** Ms. Gail Harnish, Admin/PAC Coordinator  
Mr. Andrew Bone, Planner  
Ms. Stephanie Parsons, Legislative Assistant

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NORTH WEST PLANNING ADVISORY COMMITTEE**

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**1. CALL TO ORDER**

The Vice Chair called the meeting to order at 7:00 p.m. in the Program Room, Sackville Library, Sackville.

**2. APPROVAL OF MINUTES**

Corrections:

It was noted on the title page that Joel Matheson's name should appear under the regrets heading.

Page 4, paragraph three, should read, "staffs opinion is that the amount of parking spaces is adequate"

**MOVED by Councillor Goucher, seconded by Ms. Lowther that the minutes of the April 5, 2006 meeting be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.**

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

**MOVED by Councillor Goucher, seconded by Mr. Grace that the agenda be approved. MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT THE MINUTES**

**5. REPORTS**

**5.1 Case 00868 Bedford Land use by-law amendments - Signage**

- A report dated March 15, 2006 was before the Committee.

Mr. Andrew Bone provided an overview of the application as outlined in the staff report dated March 15, 2006 and noted the following:

- The development is "as of right."
- The request is to have specific sign standards for the Northgate site to allow for large signs plus the ability to have additional shared signs.
- The original proposal was for light industrial signs.

- Upon further analysis staff suggested that site specific regulation were more appropriate, as it was more consistent with the way other shopping malls were dealt with under the Land Use Bylaw.

Mr. Bone reviewed the proposed amendments as outlined in section six of Attachment “D” of the staff report and the existing sign provisions of the Bedford Land Use Bylaw as outlined in Attachment “C” of the staff report.

Councillor Goucher recommended that the exposed metal beam below the signage and above the ground be treated such that it will not be exposed.

Responding to Ms. Lowther, Mr. Bone advised of the following:

- The signs are shared, and that there will be two fixed signs, the size and number of the individual ground signs depend on who the tenants are.
- The 35 ft signs are HRM’s standard and based on the standard requirements a sign is permitted every 150 feet.
- Based on the concept plan it appears that there would be four major signs and the remainder would be 20 ft signs spread out through the complex.
- Residential development is not permitted.

Ms. Lowther commented that the intent of the Bedford MPS was to protect current and future land uses, if it was rezoned to a residential area, a separation distance of 40 ft would still be required.

Mr. Murphy raised concern regarding traffic visibility from the intersection. Mr. Bone advised that the developer is required to place the sign on his property. When a sign is adjacent to a series 100 highway, the Province has jurisdiction. The sign must be setback 60ft so that it would not impede visibility.

Ms. Lowther questioned whether or not architectural planning was required because it is an “as of right,” commercial and light industrial development. Mr. Bone advised that standard landscaping will apply.

Responding to Mr. Grace, Mr. Bone advised that HRM does not conduct market studies to ascertain the impact on existing malls in the surrounding communities.

Ms. Lowther pointed out that on page 20, item 6 C and D, that the word “not” is included. Mr. Bone advised that the words “not “ are an error and that they will be removed.

**MOVED by Councillor Goucher, seconded by Ms. Lowther that North West Planning Advisory Committee recommends that North West Community Council:**

- 1. Move first Reading to consider the proposed amendments to the Bedford Land Use By-law, and schedule a public hearing; and**
- 2. Approve the proposed amendments to the Bedford Land Use By-law as set out in Attachment “ D” of the March 15, 2006 staff report, to established site specific sign requirements for the Northgate Retail Complex (Duke Street/Highway 102) with an amendment to provide for treatment of the exposed metal beams on the proposed 35 and 40 foot signs.**

**MOTION PUT AND PASSED.**

**6. PERMITS- Sackville Drive Secondary Planning Strategy**

Mr. Bone advised of the following:

- The information requested is not readily available through standard reports.
- Planning and Development is currently working with IT to develop reports that will provide this information more easily then reviewing manual files.
- It will be possible to identify applications that were denied as well as those approved, however there maybe other proposals that did not progress to a formal application, but were influenced by the knowledge that an application would not be approved.
- Due to a change in the information systems for managing the permit process, the data captured prior to 2003 will be in a different format than that since 2003. This may create some challenges in interpreting the information for the intended purpose.

Responding to Councillor Goucher, Mr. Bone further advised that the purpose of the request was to gage the impact of the Sackville Drive Secondary Planning Strategy on Sackville Drive, through the number of permit applications that were issued and denied since implementation of the planning strategy. At the last North West Planning Advisory Committee a request was made to determine if the information was available, a staff report was not requested.

Mr. Grace noted for the record that he was disappointed that the Sackville members of the

Committee were not present to discuss this issue.

Councillor Goucher noted for the record that Councillor Harvey advised the Committee of his regrets at the last meeting as he was attending a community volunteer dinner.

Ms. Harnish also advised that the Sackville members gave regrets at the last meeting

Mr. Grace addressed the Committee and the following comments were noted:

- The zoning for Sackville was changed in 2002. He requested how many building permits have been issued since it was changed.
- At a previous meeting Councillor Harvey suggested that if this Committee was going to request a report that the report be generated from 1998.
- To his understanding no permits were issued in the following areas since the zoning has changed: from the bridge crossing over the Little Sackville River by the Downsview Motel, the Acadia, Pedestrian Retail areas and the Pine Hill Cobequid planning areas down to Cobequid Road.
- The property values have decreased and property owners are concerned.
- If no permits were issued in four years then there is something wrong.
- He asked if the height for buildings in the Pedestrian Retail Areas was three or four stories as outlined in the planing bylaw for the planning area. The Sackville Drive Business Association has been advocating for 6 or 7 stories.
- He expressed concerns from the public that the permitted uses are too restrictive as a result property owners have difficulty renting and or selling their buildings or property.

A discussion ensued and the Vice Chair advised the public on the rules of procedure. Councillor Goucher advised that the public may voice their concerns during public participation at a meeting of North West Community Council. Further that the public can contact the Councillors and staff via e-mail, telephone and in writing.

**MOVED by Mr. Grace, seconded by Ms. Lowther, that the North West Planning Advisory Committee request that staff provide a information report detailing the following information from 1998 to the present:**

- **the number of applications received**
- **the number of applications denied**
- **the type of application**

Ms. Lowther commented that there was an opportunity for the public to speak when the plan was being developed. The Committee's role is to ensure that the public has input into the process.

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Councillor Goucher advised the Committee that the information report may not have recommendations, however when the report is received and if the Committee determines it necessary they may make recommendations to North West Community Council.

**MOTION PUT AND PASSED.**

**7. STATUS UPDATES**

**7.1 Monthly status sheet**

Ms. Lowther advised that Case Number 00808 is an application by HRM to examine height provisions and that staff is in the process of preparing recommendations.

Councillor Goucher requested an update on Case 00889, an application by John Tolson to amend the Bedford Land use By-law to permit day care uses within the Highway Oriented Commercial zone. Mr. Bone advised that he is awaiting comment from the Department of Community Services.

In reference to Case number 00148, Ms. Lowther advised that on May 6, 2006 the Moirs Mill Pond will be transferred to HRM.

**7.2 Decisions of Community Council**

- A memo providing the decisions of the North West Community Council Meeting of April 12, 2006 was submitted for information.

No discussion.

**8. ADDED ITEMS**

**9. NEXT REGULAR MEETING DATE**

The next meeting date is June 4, Nauss Room, Lebrun Center, Bedford.

**10. ADJOURNMENT**

The meeting adjourned at 7:50 p.m.

Stephanie Parsons  
Legislative Assistant

