

HALIFAX REGIONAL MUNICIPALITY

NORTH WEST PLANNING ADVISORY COMMITTEE MINUTES

November 1, 2006

PRESENT: Ms. Barb Grant, Vice Chair
Mr. David Grace
Ms. Gloria Lowther
Mr. Walter Regan
Ms. Ann Merritt
Mr. Jim Sullivan
Councillor Harvey

ABSENT: Mr. Warren Hutt
Councillor Martin

STAFF: Ms. Gail Harnish, Admin/PAC Coordinator
Ms. Thea Langille-Hanna, Senior Planner
Mr. Miles Agar, Development Technician
Ms. Stephanie Parsons, Legislative Assistant

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1. **CALL TO ORDER**

The Vice Chair called the meeting to order at 7:00 p.m. in the Nauss Room, Lebrun Center, Bedford. The Vice Chair welcomed Mr. Jim Sullivan to the Committee and the Members introduced themselves.

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

Additions:

7.1 Bedford Waterfront Development

MOVED by Mr. Walter Reagan, seconded by Ms. Anne Merritt that the agenda be approved as amended. MOTION PUT AND PASSED.

3. **APPROVAL OF MINUTES** - September 14, 2006

MOVED BY Ms. Gloria Lowther, seconded by Mr. Jim Sullivan that the minutes of September 14, 2006 be approved. MOTION PUT AND PASSED.

4. **BUSINESS ARISING OUT THE MINUTES - NONE**

5. **REPORTS**

5.1 **Case 00753: Amendment to the Paper Mill Lake Development Agreement**

- A staff report dated October 17, 2006 was before the Committee.

Ms. Thea Langille-Hanna, Senior Planner, advised that a letter was received from the legal representative of the applicant. Ms. Langille-Hanna submitted and read the letter into the record. A copy of the letter is on file with the Clerks Office.

Responding to questions of the Committee, Ms. Langille-Hanna advised of the following:

- Staff reports are not released to the public until the report is signed by the Director and received by Committee Members;
- Staff advised the lawyer of the process and advised that it would be at the discretion of the Committee to permit him to speak;
- The Paper Mill Lake Public Participation Committee was created to specifically deal with this application;
- The staff report and recommendation is based on information received from the

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- applicant and the public meetings;
- If new information is submitted staff would have to review the information;
- There is an existing agreement which was in place prior to amalgamation;
- United Gulf Development is also required to build a portion of the road;
- The conditions of the agreement stipulate that no more than 100 lots could be developed until the collector road is built;
- The 100 lot limit has been reached.

A brief discussion ensued as to whether or not the Committee should defer review of the staff report until the December meeting.

MOVED BY Mr. Walter Regan, Seconded by Ms. Anne Merritt that North West Planning Advisory Committee proceed with the review of the staff report. MOTION PUT AND PASSED.

Councillor Harvey entered the meeting at 7:10 p.m.

Further discussion ensued and Councillor Harvey commented that this meeting is not a public hearing, the decision to hold a public hearing has not been made. The Committee is free to consider a recommendation to North West Council.

Ms. Langille-Hanna r advised that Councillor Martin has briefed on the contents of the letter.

During her presentation the following was noted:

- The Paper Mill Lake Public Participation Committee recommended against the request to amend the Paper Mill Lake Development Agreement;
- The existing development agreement prohibits the construction of more than 100 lots prior to the collector road from Hammonds Plains being constructed;
- Staff considered the following issues: traffic, safety, water supply, the existing development agreement, and the collector road.

In her concluding remarks she advised that the opinion of the Public Participation Committee and staff is that the proposed amendment does not comply with the intent of Policies T-13, R-16 and Z-3 of the Bedford Municipal Planning Strategy nor the original intent of the agreement.

Responding to questions of the Committee Ms. Langille - Hannah reiterated that United Gulf Development has the same restrictions. In order for them to build additional lots they have to construct their portion of the road. The development agreements are registered with the Registry of Deeds.

The Committee members agreed that given the current traffic issues, there is no reason why the current development agreement should not remain in effect.

The Vice Chair noted for the record that Mr. Louis De Montbrun, United Gulf Developments was in attendance.

MOVED BY Ms. Ann Merritt, seconded by Mr. Walter Regan that North West Planning Advisory Committee recommend that the North West Community Council reject the proposal by Olympic International Realty Limited as recommended by the Paper Mill Lake Public Participation Committee and staff, to amend the Paper Mill Lake Development Agreement as set out in Attachment “B” of the staff report dated October 17, 2006. MOTION PUT AND PASSED.

6. STATUS UPDATES

6.1 Monthly status sheet

- A copy of the Status Sheet was circulated to the Committee.

Responding to request for updates by the Committee Ms. Langille- Hannah provided the following updates.

Case 00360 - The status sheet will be updated in December.

Case 00418 - Staff is still awaiting confirmation that the pond has been transferred.

Case 00514 - Staff is reviewing the application as per the Regional Plan.

Case 00672- This case has been appealed

Case 00755-. This case has been appealed.

Case 00919 - Mr. Bone is preparing the staff report.

Case 00926 - This has been added to the status sheet as the property owner had expressed concern that they can get permits issued. Staff is reviewing the property in the context of the Regional Plan to determine if it is feasible or premature to change the designation.

Case 00948- The Public Information Meeting is schedule for Thursday, November 9, 2006. The proposal does include a convenience store.

Ms. Lowther expressed concern that the report that was circulated at the October 18, 2006

Public Information meeting was not the current plan.

Ms. Langille-Hannah advised that it was the initiation report. She went on to explain that there are three similar applications for development along the Bedford Highway with similar policies.

Councillor Harvey advised that there will be a public information meeting for Case 00955 on November 22, 2006.

Responding to Mr. Grace, Ms. Harnish advised that there will be a public information meeting for Case 958 on November 20, 2006.

Case 00914 - Ms. Langille- Hannah advised that the residents did not feel comfortable with discharging the agreement. Staff is exploring other alternatives.

6.2 Decisions of Community Council

Decisions passed at the October 10, 2005 meeting of Halifax Regional Council and the September 12, 18 and 28 meetings of North West Community Council Meeting were submitted for information purposes only. No discussion ensued.

7. ADDED ITEMS

7.1 Bedford Waterfront Development

Responding to Mr. Walter Regan Ms. Langille Hanna advised that HRM will be beginning a Community Visioning Process starting in January 2007. The Waterfront Development is a key stakeholder in this process and they cannot proceed with any planning process.

8. NEXT REGULAR MEETING DATE

The next meeting date is scheduled for December 6, 2006.

9. ADJOURNMENT

The meeting adjourned at 8:55 p.m.

Stephanie Parsons
Legislative Assistant

