

**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES**

January 3, 2007

PRESENT:

**Ms. Barb Grant
Ms. Ann Merritt
Mr. Walter Regan
Mr. David Grace
Me. Jim Sullivan
Councillor Harvey
Councillor Martin**

REGRETS:

**Mr. Warren Hutt
Ms. Gloria Lowther**

STAFF:

**Ms. Thea Langille-Hanna, Planner
Ms. Gail Harnish, Admin/PAC Coordinator
Ms. Chrissy White, Legislative Assistant**

OTHER:

**Mr. Glen Boone, Sobeys Leased Properties Ltd.
Mr. David Wallace, ECL Properties Ltd.**

TABLE OF CONTENTS

1.	CALL TO ORDER	03
2.	ELECTION OF CHAIR AND VICE CHAIR	03
3.	APPROVAL OF THE ORDER OF BUSINESS	03
4.	APPROVAL OF THE MINUTES	03
5.	BUSINESS ARISING OUT OF THE MINUTES	03
6.	REPORTS	
6.1	Case 00948: Amendment to Mill Cove Plaza Development Agreement- Bedford	03
7.	STATUS UPDATES	
7.1	Monthly Status Sheet	06
7.2	Decisions of Community Council	06
8.	ADDED ITEMS	06
9.	NEXT MEETING DATE- February 7, 2007	06
10.	ADJOURNMENT	06

1. CALL TO ORDER

The meeting was called to order at 7:00 pm in the Fenerty Room, Sackville Library.

2. ELECTION OF CHAIR AND VICE CHAIR

The election of Chair and Vice- chair was deferred until the new committee members are appointed in March.

MOVED by Mr. Regan, seconded by Ms. Merritt that nominations for Chair and Vice-chair be deferred until the new committee members are appointed in March. MOTION PUT AND PASSED UNANIMOUSLY.

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

MOVED by Ms. Merritt, seconded by Mr. Sullivan that the Order of Business be approved. MOTION PUT AND PASSED UNANIMOUSLY.

4. APPROVAL OF THE MINUTES

In the minutes for December 6, 2006 there was a wording change on page 10. The word watts was replaced the word units.

MOVED by Mr. Regan, seconded by Mr. Sullivan that the minutes of December 6, 2006 be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.

5. BUSINESS ARISING OUT OF THE MINUTES- NONE

6. REPORTS

6.1 Case 00948: Amendment to Mill Cove Plaza Development Agreement-Bedford

After the report was presented, a letter submitted by Ms. Gloria Lowther was read by the Chair. Ms. Lowther was absent from the meeting due to illness. Some important points from the letter were as follows:

- Ms. Lowther expressed opposition to the 3,000 sq ft Needs Convenience Store and the take-out restaurant mentioned in 3.3 (b) of the Amending Agreement.
- Ms. Lowther is concerned that the design of the building will not represent the heritage of the area.
- Ms. Lowther expressed concern about the amount of parking spaces surrounding the new development, and questioned if there are an adequate amount of existing spaces to support the parking requirement.
- Ms. Lowther recommended that if this development goes forward to North West Community Council she would like the Public Hearing boundaries increased to include Paper Mill Lake and Hammonds Plains Road areas.

Some questions/comments arising out of the report were as follows:

Ms. Grant expressed concern about the wording “may contain a restaurant.” Ms. Grant feels that the true meaning of the wording seems hidden. Ms. Langille- Hanna informed the committee that restaurants are permitted in a CCDD zone with the exclusion of a drive through option. In this particular case, the definition of a restaurant would be a “take-out” restaurant, and some examples would be Subway, Tim Hortons, etc. The customer would not be able to eat their food in the restaurant, they would have to take it out. The restaurant would not include a drive through function. The wording was placed in the agreement to allow for the restaurant function to be considered as a future option. A full definition of a “take-out restaurant” can be found in the Bedford Land Use By-law.

Ms. Langille-Hanna informed the committee that architectural concerns have been addressed in the Development Agreement, and staff have been sensitive to the historical significance of the area in their planning.

Mr. Boone advised that the 24 hour usage will be based on customer demand. If the customers