

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

November 7, 2007

PRESENT: Ms. Ann Merritt, Chair
Mr. Walter Regan
Mr. Jim Sullivan
Mr. Warren Hutt
Councillor Gary Martin
Councillor Bob Harvey

REGRETS: Ms. Gloria Lowther
Ms. Jessica Alexander

ABSENT: Mr. Lorne Piercey
Mr. Caylum Evong

STAFF: Mr. Andrew Bone, Planner
Ms. Gail Harnish, PAC Coordinator
Ms. Melody Campbell, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. in the Nauss Room, LeBrun Centre, Bedford, NS.

Introductions were made around the table.

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

MOVED by Mr. Sullivan, seconded by Councillor Martin, that the order of business be approved. MOTION PUT AND PASSED.

3. APPROVAL OF THE MINUTES

MOVED by Councillor Martin, seconded by Mr. Regan, that the minutes of October 3, 2007 as presented, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. REPORTS

5.1 Case 00762 - Amendment to the Bedford MPS/LUB and Development Agreement (Southgate Village)

Mr. Andrew Bone, Planner, presented Case 00762: Amendment to the Bedford MPS/LUB and Development Agreement:

The following issues were brought forward after the presentation:

Mr. Sullivan inquired as to the percentage of buildings relative to the property. Mr. Bone replied that is normally 35%. When this development was discussed in during the planning stages this was not brought forward as an issue.

Mr. Regan had a few concerns:

1. In regard to oil grit separators, are they required, and if so how many. Mr. Bone replied that this had not been specified in the agreement, although the Developer is willing to ensure they are added.
2. He inquired to the 5%-10% parkland dedication. Mr. Bone discussed the difficulty in making this possible is the corner lot which is the most feasible area cannot be designated because of the piping of the watercourse. It will more than likely be 10% cash equivalent.

3. He inquired, due to driveway, how there would be fish passage in the brook. Mr. Bone indicated that this is the mandate of DOE.
4. Another concern was sewage capacity. Mr. Bone indicated that this would not be an issue.
5. He requested information on the restoration (landscape) of the brook. Mr. Bone replied that the developer is only permitted to do dead tree removal.

Councillor Martin expressed how pleased he was that the developer met with residents who had view concerns, and offered to lower the building to accommodate their concerns. He raised concerns on Page 16 of the report, indicating that “a” and “b” phasing should contain the same wording. He would like Council to consider that this development go forward before the development of the interchange. Councillor Martin added that an additional 44 units would not add a lot of new traffic to the Bedford Highway. He added that this development has been in process for years, and he would like to see it go forward soon.

Councillor Harvey expressed concern with changing the context of “a” and “b”. This may set a precedent for other developers to come forward and request the exception.

Mr. Sullivan inquired as the projected date on the development of the interchange. Mr. Bone replied that there is no firm date, discussions are indicating 2009-2010.

Ms. Merrick inquired if in the future, could the 16,000 square foot for the plaza be increased. Mr. Bone replied that if the developer wanted an increase, they could ask for an amendment, although that would be a difficult proposition due to sewer capacity and limited area for parking. Ms. Merrick also expressed concerns in regard to Councillor Martin’s request to change the “a” and “b” phasing. Other developers have been waiting for the development of the interchange. Andrew Bone indicated that the changes requested to “a” and “b” would be contingent on the Council’s decision.

Kevin Riles indicated that the developer received a lot of public input, which indicated that most residents would use the Hammonds Plains Road or Magazine Hill as their main route. He discussed a projected timeline of the project: public hearing February/March 2008; fifteen month building phase through to June 2009; residents on site late fall 2009.

MOVED BY Councillor Martin, seconded by Mr. Regan that the North West Planning Advisory Committee recommend that the North West Community Council:

1. **Recommend that Regional Council give First Reading to the proposed amendments to the Bedford MPS and LUB as provided in Attachments A and B, and schedule a joint public hearing with North West Community Council.**

With the following amendments:

1. **Policy be added to permit all units in the development prior to the**

- interchange;
2. The Development Agreement be amended to permit all units in the development prior to the interchange;
 3. Addition of three oil grit separators.
-
2. Recommend that Regional Council approve the proposed amendments to the Bedford MPS and LUB as provided in Attachments A and B; and
 3. Move Notice of Motion to consider the proposed development agreement and discharging agreement as provided in Attachments C and D and schedule a joint public hearing with Regional Council.

Contingent upon the adoption by Regional Council of the above Municipal Planning Strategy and Land Use By-law amendments and those becoming effective under the Municipal Government Act, it is further recommended that North West Community Council:

1. Approve the proposed development agreement and discharging agreement as provided in Attachments C and D; and
2. Require the development agreements be signed within 120 days, or any extension thereof granted by North West Community Council on request of the applicant, from the date of final approval of said agreements by North West Community Council and other bodies as necessary, whichever is later, including applicable appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

MOTION PUT AND PASSED.

6. STATUS UPDATES

6.1 Status Sheet Updates

Ms. Harnish provided an update to the status sheet.

6.2 Decisions of Community Council

Ms. Harnish provided an update of the approvals as noted in the North West Community Council Action Summary.

7. ADDED ITEMS - NONE

8. NEXT REGULAR MEETING DATE

The next meeting is scheduled for Wednesday, December 5, 2007 at 7:00 pm.

9. ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Melody Campbell
Legislative Assistant