

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

February 6, 2008

PRESENT: Ms. Ann Merritt, Chair
Mr. Walter Regan
Mr. Jim Sullivan
Mr. Lorne Piercey
Ms. Jessica Alexander
Councillor Bob Harvey

REGRETS: Ms. Gloria Lowther
Mr. Warren Hutt
Councillor Gary Martin

STAFF: Mr. Andrew Bone, Planner
Mr. Joseph Driscoll, Planner
Ms. Melody Campbell, Legislative Assistant

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1. CALL TO ORDER

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

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

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

3. APPROVAL OF THE MINUTES

Below are the noted changes to the minutes:

1. Councillor Harvey was in attendance
2. Page 4 Change Councillor Sullivan to Mr. Sullivan
3. Glendale Drive not Glendale Road
4. There are no driveways along the road with the exception of one

MOVED by Mr. Sullivan, seconded by Councillor Harvey, that the minutes of January 2, 2008, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. REPORTS

5.1 Case 01109: Discharge of Development Agreement, 209 Sackville Drive, Sackville

Mr. Andrew Bone, presented Case 01109: Discharge of Development Agreement, 209 Sackville Drive, Sackville.

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

Approve the discharge of the existing development agreement of May 21, 1991, between Sportwheels Limited and the former Municipality of the County of Halifax as outlined in the discharging agreement appended as Attachment A.

5.2 Case 00987: Townhouse Development Agreement, 156 Sackville Drive, Sackville

Mr. Joseph Driscoll presented Case 00987: Townhouse Development Agreement, 156 Sackville Drive, Sackville.

Concerns that were discussed after the presentation:

- Green bins - each home has its own green bin.
- Who owns the driveways. The driveways will be controlled through an association as it is done in a condo corp.
- There is a garage on each home, a driveway, and there is visitor parking.
- It was asked if there could be a possibility of a walking trail. There is no opportunity for a walking trail.
- Are there plans for any traffic lights, concern was raised with the amount of traffic coming in and out of the two driveways. There will probably be no traffic lights.
- Will there be sewer retention on site. The reply was no.
- Are oil grit separators going to be installed. The reply is no.
- Are additional bonds be required. The reply is no.
- Are the homes being built to green building code standards. The buildings will have an Energuide level 80.
- Members add that the plan is a better fit.
- The two driveways are a good plan.
- Traffic impact on the Beaverbank Road could be a concern.
- Residents must be made aware of the buffer. Protection of the buffer must be enforced.

Ms. Alexander added that she would like to see developments with greater density. The Committee members agreed that there is improvement in the design and they like the buffer.

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

- 1. Give Notice of Motion to consider the proposed development agreement set out in Attachment A of this report and schedule a public hearing;**
- 2. Approve the proposed development agreement, as contained in Attachment A of this report, to permit a 28 townhouse unit development on the subject property; and**
- 3. Require the agreement be signed and delivered 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 agreement by North**

West Community Council and any other bodies as necessary, whichever is later, including any appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

6. STATUS UPDATES

6.1 Status Sheet Updates

Mr. Driscoll provided an update to the status sheet.

6.2 Decisions of Community Council

Ms. Merritt provided an update of the approvals by North West Community Council.

7. ADDED ITEMS - NONE

8. NEXT REGULAR MEETING DATE

The next meeting is scheduled for Wednesday, March 5, 2008 at 7:00 pm.

9. ADJOURNMENT

The meeting was adjourned at 8:23 p.m.

Melody Campbell
Legislative Assistant