

# NORTH WEST PLANNING ADVISORY COMMITTEE MINUTES

April 2, 2008

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

REGRETS: Mr. Jim Sullivan  
Mr. Warren Hutt

STAFF: Mr. Andrew Bone, Senior Planner  
Mr. Joseph Driscoll, Planner  
Mr. Paul Morgan, Senior Planner  
Mr. Kurt Pyle, Supervisor, Planning Applications  
Ms. Thea Langille, Supervisor, Planning Applications  
Ms. Melody Campbell, Legislative Assistant  
Ms. Gail Harnish, Admin/PAC Coordinator

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**1. CALL TO ORDER**

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

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

Deletion

Item 5.3 has been deleted from the agenda.

**MOVED by Ms. Lowther, seconded by Mr. Regan, that the order of business, as amended, be approved. MOTION PUT AND PASSED.**

**3. APPROVAL OF THE MINUTES**

**MOVED by Ms. Alexander, seconded by Ms. Lowther, that the minutes of March 5, 2008, as amended, be approved. MOTION PUT AND PASSED.**

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

**5. REPORTS**

**5.1 Case 01027 - Development Agreement for Sunset Ridge Subdivision**

Mr. Paul Morgan, Planner, presented Case 01027 - Development Agreement for Sunset Ridge Subdivision. The Supplementary Report has been prepared and has been given to NWPAC for approval.

Ms. Alexander noted that there is no capacity for students. Students would have to travel to another jurisdiction. Mr. Morgan advised the Halifax Regional School Board is doing an assessment next year and would be looking at the school boundaries.

Ms. Lowther expressed concern that infrastructure is not keeping up with development in the area.

Mr. Regan noted that there will be traffic concerns. Developers have to step up and pay for some of the required infrastructure. Taxpayers will be paying for storm sewer. He expressed concern that the river will be polluted. Mr. Morgan advised that charges will

be imposed at the building stage. The Halifax Water Commission are doing upgrades to the trunk at the Sackville River.

Councillor Harvey advised that the supplementary report along with the original report should be seen before a motion is put forward.

Ms. Merritt expressed disappointment at the level of detail provided. More detail is needed on the sewer lines. Architectural guidelines have not been presented, this was requested at the previous meeting. Most residents advised they did not want apartment buildings in the area. The apartments and townhouses have large visual impact on a neighbourhood. Mr. Morgan advised that due to the landscape, many will not be able to see the apartment buildings.

Ms. Alexander added that she is concerned about the small area of greenspace. Mr. Morgan replied that the area is close to Millwood High and Sackville Heights facilities. HRM owns the parkland that is attached.

Mr. Piercey noted that with the influx of traffic there will be an increase in traffic congestion. He advised that this concern has not been properly addressed.

Mr. Regan brought forward the following points:

- Will there be LEED standards for apartments. Staff replied no.
- Will there be sewage outflow tanks. Staff replied no.
- Can HRM ask for storm sewer retention ponds. Mr. Morgan replied that the province requires this plan at the approval stage.
- Is there a bond for erosion or sedimentation leaving the site. Mr. Morgan replied that there is nothing in the agreement.

Councillor Harvey noted that this is Phase Two of the Development; he inquired as to whether there was any consideration given to incorporate first phase with second phase of the project. Mr. Morgan advised that these lands are outside of the service boundary, the applicant is hoping it will be brought into the service area. Councillor Harvey advised that doing this together would have spread the density and would take some of the pressure of Phase One.

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

- 1. Move Notice of Motion to consider the proposed development agreement presented as Attachment "A" to the report dated February 18, 2008, and schedule a public hearing; (comment - DA is attached to the original report only)**

2. **Approved the proposed development agreement presented as Attachment “A” of the staff report dated February 18, 2008, to permit a mix of residential uses and convenience commercial use in Middle Sackville, with consideration being given to the following concerns/amendments: consider holding tanks for retention of sewage and stormwater, consider implementing LEED standards for apartment buildings, requiring a \$5000 bond for each lot, and requiring architectural considerations for townhouses and apartment buildings.**
3. **Require that the agreement be signed within 120 days, or any exception thereof granted by Council on the request of the application, from the date of final approval by the Community Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods; otherwise, the approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**5.2 Case 01102: Ground Signs on Sackville Drive**

Mr. Andrew Bone, Planner, presented Case 01102: Ground Signs on Sackville Drive.

Councillor Harvey inquired if the Kingswood Court sign fits this proposal. Mr. Bone is not sure, he will look into this further and reply back to the Councillor.

Ms. Merritt asked if only one sign is permitted per strip mall. Mr. Bone replied that is correct, only one sign per strip mall. The sign would have the civic address and businesses listed that are located on the property.

Mr. Piercey requested clarification regarding the grandfathering policy. Mr. Bone advised that would be for existing signs only, and will not include mobile signs.

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

1. **Give First Reading to the proposed amendments to the Sackville Drive Land Use By-law to amend the ground sign provisions for the PR and PC Zones, as shown in Attachment “A”, and schedule a public hearing.**
2. **Approve the proposed amendments to the Sackville Drive Land Use By-law to amend the ground sign provisions for the PR and PC Zones, as shown in Attachment “A”.**

**MOTION PUT AND PASSED.**

**5.3 Case 00962 - Land Use By-law Amendment for Accessory Building Requirements on Steep Grades**

**Item deleted.**

**5.4 Case 01090 - Development Agreement - Neighbourhood D, Bedford South**

Mr. Joseph Driscoll, Planner, presented the report Case 01090, Development Agreement, Neighbourhood D, Bedford South.

It was noted that the supplementary report that was distributed has a correction to the survey.

Ms. Alexander asked what type of parkland is on the plan. Mr. Driscoll advised there is a wet parkland area. Once a new phase begins, parklands will be developed. She also had questions regarding school capacity. Mr. Driscoll advised that the Halifax Regional School Board will be doing visioning next year and are aware of anticipated numbers.

Mr. Piercey inquired about the parkland area. Mr. Driscoll added that the parkland received capital approval in 2002 for parkland to be developed between the neighbourhoods.

Ms. Lowther expressed concern about connecting of roads, she noted that neighbourhoods would be safer if the roads are not connected. Mr. Driscoll replied that Road 14 and 15 may be connected. There are no plans to connect Roads 15 and 19. She inquired if the Stormwater Master Plan for D had been approved by Bedford Waters. Mr. Driscoll advised that A, C, and D were approved together. In the Stormwater Master Plan it notes the ravines as retention pond, she questioned where will they be located. Mr. Driscoll advised that the wet area would be used. Ms. Lowther expressed concerns about safety relating to the retention area. Mr. Hanusak advised that this will not become an issue, water flow will be a natural replication.

Mr. Regan is impressed the with storm drainage. He noted that he was under the impression that the interchange would have to be built before the 59 homes are built. Mr. Driscoll clarified that permits can be issued after the announcement of the interchange for the 59 units. The next 100 could not be developed until the interchange is announced and a traffic study is completed.

Councilor Harvey added that the key to development is the interchange.

**MOVED BY Ms. Lowther, seconded by Mr. Piercey, that North West Planning Advisory Committee recommend that North West Community Council:**

- 1. Give Notice of Motion to consider the proposed development agreement set out in Attachment A of the report and schedule a public hearing;**
- 2. Approve the proposed development agreement for a mixed residential development on a portion of Neighbourhood D in Bedford South, as set out in Attachment A of this report; 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.**

**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. 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, May 7, 2008 at 7:00 pm.

**9. ADJOURNMENT**

The meeting was adjourned at 8:42 p.m.

Melody Campbell  
Legislative Assistant