

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

July 2, 2008

PRESENT: Ms. Ann Merritt, Chair
Mr. Walter Regan
Ms. Jessica Alexander
Mr. Lorne Piercey
Mr. Warren Hutt
Councillor Tim Outhit

REGRETS: Mr. Jim Sullivan
Ms. Gloria Lowther
Councillor Robert Harvey

STAFF: Ms. Leticia Smillie, Planner
Ms. Gail Harnish, Admin/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. at the Fenerty Room, Sackville Library, Lower Sackville.

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

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

3. APPROVAL OF THE MINUTES

Page Change Mr. Merritt to Ms. Merritt

MOVED BY Councillor Outhit, seconded by Mr. Regan, that the minutes of June 12, 2008, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. REPORTS

5.1 Case 01076: MPS Amendments - Beaverbank, Hammonds Plains and Upper Sackville and Development Agreement - 1725 Hammonds Plains Road

Ms. Leticia Smillie, Planner, presented Case 01076: MPS Amendments - Beaverbank, Hammonds Plains and Upper Sackville and Development Agreement - 1725 Hammonds Plains Road to the Committee.

After the presentation, the following concerns were brought forward by the Committee:

- it was noted that there is a demand for pet care
- there may be a noise issue with dogs barking
- it is suggested that there be an increased buffer
- there should be testing of surrounding drinking water
- it was questioned whether there is there a limit to the number of dogs on the facility
- a four foot fence may not be adequate
- cage size and how dogs are kept should be addressed
- there should be regulation of the number of dogs to number of employees on site
- there should be a policy regarding kennel cleaning, handling of waste and emptying of containers
- there is concern that urine and feces would seep into the ground
- there was concern over the use of disinfectants, how much is used and its potential

run offs

Ms Smillie advised that there was overwhelming support for the business at the public meeting held regarding this proposal.

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

- 1. Recommend that Regional Council give First Reading to the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as provided in Attachments A and B of the staff report dated May 29, 2008, with an amendment to proposed Policy P-26A of Attachment A to include wording to address the number of dogs that can be at a facility at any given time, and schedule a joint public hearing with Western Region Community Council; and**
- 2. Recommend that Regional Council approve the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as provided in Attachments A and B of the staff report dated May 29, 2008, with an amendment to proposed Policy P-26A of Attachment A to include wording to address the number of dogs that can be at a facility at any given time.**

The North West Planning Advisory Committee also recommend that North West Community Council suggest Western Region Community Council give consideration to the following concerns when considering approval of the development agreement:

- require there to be more details in terms of landscaping;**
- require there to be follow-up/investigation regarding the vent pipes shown on the site plan believed to be from abandoned gas tanks;**
- stipulate the time period which dogs are allowed to stay at the facility;**
- is a 4' high fence adequate;**
- should the agreement allow for expansion as opposed to restricting the facility to within the existing footprint of the main building;**
- stipulate how often the dog waste is removed from the property;**
- stipulate the type of ground material in the dog runs;**
- address the containment of disinfectants from the washing of the pens.**

MOTION PUT AND PASSED.

5.2 Case 01029: Amendments to the Sackville MPS and LUB - C-1 Zone

Ms. Leticia Smillie, Planner, presented Case 01029: Amendments to the Sackville MPS and LUB - C-1 Zone to the Committee.

After the presentation, the following concerns were brought forward by the Committee:

- architectural concerns need to be addressed, business should be compatible with the community
- it was noted that it is one building per lot
- there is a gaming concern, but it is noted that gaming is a provincial issue
- garages or autobody shops are not permitted under this use
- the type of businesses permitted under this amendment is very restrictive
- landscaping will be 25% of lot
- litter and maintenance is addressed in the development agreement. It was noted that this requirement will need to be enforced
- this amendment is for food service and personal services only
- it was noted that 5000 square feet is the top limit of square footage

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

- 1. Recommend that Regional Council give First Reading to the proposed amendments to the Sackville Municipal Planning Strategy and the Land Use By-law as provided in Attachments A and B of the staff report dated June 17, 2008 with an amendment to proposed clause (m) in Attachment A to state that “the architectural design is compatible with the surrounding residential neighbourhood”, and schedule a public hearing; and**
- 2. Recommend that Regional Council approve the proposed amendments to the Sackville Municipal Planning Strategy and the Land Use By-law as provided in Attachments A and B of the staff report dated June 17, 2008 with an amendment to proposed clause (m) in Attachment A to state that “the architectural design is compatible with the surrounding residential neighbourhood”.**

MOTION PUT AND PASSED.

6. STATUS UPDATES

6.1 Status Sheet Updates

Ms. Harnish, Admin/PAC Coordinator provided an update to the Committee regarding the status sheet.

6.2 Decisions of Community Council

Ms. Harnish provided a report advising the Committee of the approvals by North West Community Council.

7. ADDED ITEMS - NONE

8. NEXT REGULAR MEETING DATE

The next meeting is scheduled for Wednesday, September 3, 2008 at 7:00 p.m.

9. ADJOURNMENT

The meeting was adjourned at 8:22 p.m.

Melody Campbell
Legislative Assistant