

NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES

September 3, 2008

PRESENT: Ms. Ann Merritt, Chair  
Mr. Walter Regan  
Ms. Gloria Lowther  
Mr. Warren Hutt  
Councillor Robert Harvey  
Councillor Tim Outhit

REGRETS: Ms. Jessica Alexander

ABSENT: Mr. Jim Sullivan  
Mr. Lorne Piercey

STAFF: Mr. Miles Agar, Planner, Planning Services  
Ms. Thea Langille, Supervisor, Planning Applications  
Ms. Gail Harnish, Admin/PAC Coordinator  
Ms. Melody Campbell, Legislative Assistant

## TABLE OF CONTENTS

1.	CALL TO ORDER .....	3
2.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS .....	3
3.	APPROVAL OF THE MINUTES - July 2, 2008 & July 3, 2008 .....	3
4.	BUSINESS ARISING OUT OF THE MINUTES .....	3
5.	REPORTS	
5.1	Case 01153 - Amendment to the Sackville Drive Land Use By-law - Pedestrian Retail (PR) Zone .....	3
6.	STATUS UPDATES	
6.1	Monthly Status Sheet .....	5
6.2	Decisions of Community Council .....	5
7.	ADDED ITEMS .....	5
8.	NEXT MEETING .....	5
9.	ADJOURNMENT .....	5

**1. CALL TO ORDER**

The meeting was called to order at 7:05 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 Councillor Outhit, seconded by Mr. Hutt, that the Order of Business be approved. MOTION PUT AND PASSED.**

**3. APPROVAL OF THE MINUTES**

July 3, 2008 minutes - Page 3, The "Bedford Visioning Process" is in the implementation stage.

**MOVED by Mr. Regan seconded by Ms. Lowther, that the minutes of July 2, 2008 and July 3, 2008, as amended, be approved. MOTION PUT AND PASSED.**

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

**5. REPORTS**

**5.1 Case 01153: Amendment to the Sackville Drive Land Use By-law - Pedestrian Retail (PR) Zone**

- A staff report dated July 28, 2008 was before the Committee.

Mr. Miles Agar, Planner, presented Case 01153: Amendment to the Sackville Drive Land Use By-law - Pedestrian Retail (PR) to the Committee.

Mr. Hutt questioned why the whole area is being considered, when it involved one property asking for an amendment. In response, staff advised that after looking at the area and upon further investigation, there was merit in looking at other properties along Sackville Drive.

Ms. Lowther asked about the abutting properties that are toward the back of the business and their proximity to the Coach's Pub and Grill. Mr. Agar advised that the abutters to the back are residential properties. He noted that the south is separated by a river and the north area is separated by changes to the topography noting that there are physical dividers. Ms. Lowther questioned whether a larger square footage would provide the option of an increase in VLT machines. Mr. Agar replied that the VLT

machines are a provincial issue, he noted that this may have been one of the issues the property owner was dealing with. The owner's main issue was the use of the building as it relates to beverage and food service.

Mr. Agar advised that if a property owner wants to have a lounge, 25% is used as an eating establishment.

Ms. Merritt advised that the larger a lounge area the smaller the area for food service and added that a lounge is not really productive for day use. She expressed concern that this amendment encompasses a large stretch of Sackville Drive which could lead to more lounges along this street. Mr. Agar advised that this amendment would provide function for commercial entertainment, auditoriums, theatres and billiard halls. He stated that by looking at creating a pedestrian retail zone, it would ensure that smaller use buildings were included as well. In response to a question by Ms. Merritt, the Committee was advised that Bedford has such zoning and the only area in Halifax to have Pedestrian Retail Zone is Quinpool Road. If this amendment is approved it would be as-of-right zoning.

In response to a question by Mr. Regan, staff advised that there would be no increase to the footprint of this building. Mr. Regan stated his concern regarding the regulation that floor plans cannot be made public. Mr. Agar advised that due to FOIPOP regulations, the only plans that HRM can release are site plans and elevation drawings. Mr. Regan advised that he is not comfortable voting on issues when he does not have the whole picture.

Councillor Harvey advised that the footprint for the building is approximately 2000 square feet. He stated that the property owner was having issues with his current square footage which was impeding his business with invisible barriers. He advised that he has not received any other feedback in regard to this issue other than what feedback was received during the Public Information Meeting.

Councillor Outhit added that he has not received any feedback on this issue.

Mr. Hutt raised concern that the owners may buy adjacent properties and expand their building. Ms. Langille advised that there are restrictions in place, that could prevent such a scenario. She added that this would not be a cabaret as a cabaret has a larger space and longer business hours.

Councillor Harvey advised the Committee that the 2500 square foot is small in comparison to another business in the area that is approximately 10,000 square feet.

Ms. Lowther noted that she does not want this building to infringe on area residents. Mr. Agar advised that any increase to the building area would have to go through the development agreement process.

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

- 1. Give First Reading to the proposed amendments to the Sackville Drive Land Use By-law to amend the commercial entertainment size provisions for the PR Zone, as shown in Attachment "A" of the staff report dated July 28, 2008, and schedule a public hearing:**
- 2. Approve the proposed amendment to the Sackville Drive Land Use By-law to amend the commercial entertainment size provisions for the PR zone, as shown in Attachment "A" of the staff report dated July, 28, 2008.**

**MOTION PUT AND PASSED.**

**6. STATUS UPDATES**

**6.1 Status Sheet Updates**

Ms. Harnish, Admin/PAC Coordinator, and Ms. Thea Langille, Supervisor, Planning Applications, provided an update to the status sheet.

**6.2 Decisions of Community Council**

A report was provided 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, October 1, 2008 at 7:00 p.m.

**9. ADJOURNMENT**

The meeting was adjourned at 8:16 p.m.

Melody Campbell  
Legislative Assistant