

Halifax Regional Municipality

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

April 1, 2009

PRESENT: Ms. Ann Merritt, Chair
 Ms. Gloria Lowther
 Mr. David MacLean
 Mr. Walter Regan
 Mr. Robert Wooden
 Mr. John Zobaric
 Councillor Tim Outhit

ABSENT: Mr. Marcel Parsons
 Ms. Jessica Alexander
 Mr. Marc Keats
 Councillor Tim Outhit

STAFF: Mr. Darrell Joudrey, Planner, Planning Services
 Ms. Thea Langille, Supervisor, Planning Services
 Ms. Gail Harnish, Administration/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 Nauss Room, Lebrun Centre, Bedford.

The Committee members made introductions around the table.

2. APPROVAL OF THE MINUTES - March 4, 2009

Mr. Zobaric did not receive notification of the last meeting, he will not be marked as absent.

MOVED by Councillor Harvey, seconded by Mr. Regan, that the minutes of March 4, 2009, as presented, be approved. MOTION PUT AND PASSED.

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

MOVED by Ms. Lowther, seconded by Mr. Zobaric that the Order of Business be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. REPORTS

5.1 Case 01216: Amending Agreements - 950 Bedford Highway, Bedford

- A report dated March 17, 2009, on the above noted, was before the Committee.

Mr. Darrell Joudrey, Planner, presented the above noted report to the Committee.

The following is a correction changed in the report: i2) the sign shall not exceed 15 feet.

Following the amendment presentation, the following concerns were brought forward by the Committee and addressed by staff:

- it is anticipated the only tree to be removed is the damaged tree on the property
- once the tree is removed, will its chips be left on site
- there is a possibility that missing trees could be replanted
- site presently has the minimal amount of parking
- there may be an oil grit separator already on the site
- concern was raised that an illuminated sign may disturb adjacent residential properties, this point was not raised at the public information meeting
- it was requested that the light be turned off overnight
- how is the light energized

Ms. Lowther advised that she is against the proposal. She stated that there is enough signage for the area, adding that there is a large sign as part of the property on the Bedford Highway. She stated that too much signage is unattractive in an area. She noted that in 1993 when the development agreement was signed for the property, the building was designed to have a certain character; more signs only take away from that character. She raised concern that there will be more trees than anticipated removed to accommodate the five foot setback. She advised that signage in this spot would be dangerous to traffic, as sightlines from the road and driveways will be impacted.

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

- 1. Approve the proposed Amending Agreement which deals with the non-substantive matter of a second sign, as set out in Attachment A of the report dated March 17, 2009;**
- 2. Give Notice of Motion to consider the proposed amending agreement which deals with the substantive matters of further intrusion into the natural wooded area along the Hammonds Plains Road side of the property, as set out in Attachment B of the report dated March 17, 2009, and schedule a public hearing;**
- 3. Approve the proposed amending agreement for the substantive matter as set out in Attachment B of the report dated March 17, 2009;**
- 4. Require the proposed amending agreements 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.**
- 5. Preparation of a supplementary report to North West Community Council at the time of the public hearing addressing the following issues:**
 - a) How many trees have to be removed to install the sign**
 - b) Can HRM require that new trees be planted to replace any trees removed from the site**
 - c) Can HRM require that the chips from any trees being removed be left on the site**
 - d) Is there an oil grit separator on the site**
 - e) Can HRM require the owner to turn off the sign at night**
 - f) How will the sign be energized, ie., how will the power get to it and will trees have to be removed to get power to the sign.**

MOTION PUT AND PASSED.

6. STATUS UPDATES

6.1 Status Sheet Updates

Planning staff provided an update of the status sheet to the members of the Committee.

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, May 6, 2009 at 7:00 p.m.

9. ADJOURNMENT

The meeting was adjourned at 7:52 p.m.

Melody Campbell
Legislative Assistant