

**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES**

November 4, 2009

PRESENT: Ms. Ann Merritt
Ms. Jessica Alexander
Mr. Walter Regan
Ms. Gloria Lowther
Mr. John Zobaric
Mr. Marcel Parsons
Councillor Tim Outhit
Councillor Robert Harvey

REGRETS: Mr. Robert Wooden

ABSENT: Mr. Marc Keats
Mr. David MacLean

STAFF: Ms. Thea Langille, Supervisor, Planning Services
Mr. Andrew Bone, Senior Planner, Planning Services
Ms. Jillian MacLellan, Planner, Planning Services
Mr. Tyson Simms, Planner, Planning Services
Mr. Miles Agar, Planner, Planning Services
Ms. Gail Harnish, Admin/PAC Coordinator
Ms. Melody Campbell, Legislative Assistant
Ms. Paulette Campbell, Legislative Support

TABLE OF CONTENTS

1.	CALL TO ORDER	3
2.	APPROVAL OF THE MINUTES - September 2, 2009 and September 23, 2009	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	3
4.	BUSINESS ARISING OUT OF THE MINUTES	3
5.	CASE 01340 - Rezoning of 70 Torrington Drive, Bedford	3
6.	CASE 01186 - Amendments to the Beaver Bank, Hammonds Plains & Upper Sackville MPS and LUB	4
7.	CASE 01344 - Bedford South Non-substantive Amendments - Neighbourhoods D, E, and Commercial Area	6
8.	CASE 01343 - Bedford South Non-substantive Amendments - Neighbourhood B	7
9.	STATUS UPDATES 9.1 Monthly Status Sheet	8
10.	ADDED ITEMS	8
11.	NEXT REGULAR MEETING DATE - WEDNESDAY, DECEMBER 2, 2009 ...	8
12.	ADJOURNMENT	8

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. at the Fenerty Room, Sackville Library in Lower Sackville.

2. APPROVAL OF MINUTES - September 2, 2009 and September 23, 2009

MOVED by Councillor Outhit, seconded by Mr. Regan that the minutes of September 2, 2009 and September 23, 2009, as presented, be approved. MOTION PUT AND PASSED.

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

MOVED by Mr. Regan, seconded by Councillor Outhit that the Order of Business, as presented, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. Case 01340 - Rezoning of 70 Torrington Drive, Bedford

- A report dated October 14, 2009 was before the Committee.

Ms. Jillian MacLellan, Planner, presented the report to the Committee.

MOVED BY Mr. Zobaric and seconded by Ms. Lowther that the North West Planning Advisory Committee recommend that North West Community Council:

- 1. Give First Reading to the proposed rezoning of 70 Torrington Drive from RSU (Residential Single Dwelling Unit) Zone to POS (Park Open Space) Zone as shown in Attachment A of the staff report dated October 14, 2009, and schedule a public hearing; and**
- 2. Approve the proposed rezoning of 70 Torrington Drive in Bedford from RSU (Residential Single Dwelling Unit) Zone to the POS (Park Open Space) Zone as shown in Attachment A of the report dated October 14, 2009.**

MOTION PUT AND PASSED.

6. Case 01186 - Amendments to the Beaver Bank, Hammonds Plains, & Upper Sackville MPS

- A report dated October 14, 2009 was before the Committee.

Mr. Miles Agar, Planner, presented the report to the committee.

Following the presentation, the following points were made:

- the individual lots will not come back to HRM at a later date as they go through the site plan approval process
- the lots will have access to city water
- the lots will not have access to sewer, they have to supply own septic
- the reason the nearby sewage treatment facility cannot be utilized is that the facility was built for Uplands Park and does not have capacity and it was noted that the facility cannot be upgraded
- a public corridor must be established to tie in with a corridor on the adjacent property, HRM is working with the Province to use the corridor owned by the Province
- consideration will be given for public park areas
- zoning does permit future community facilities
- in regard to traffic, options are being considered, ie. longer cue length lane for lights,
- zoning limits driveway access to the road, Committee members noted that traffic is a concern
- it was noted that if residents are within 200 metres of the land, they will be notified and have the opportunity to appeal through the site plan approval process
- there is no requirement for a master storm water plan for the nine lots
- the setback from the building is 9.1 metres, approximately 30 feet from the property line which leaves room for a pathway
- HRM does not have ability to address storm water management

MOVED BY Councillor Outhit, seconded by Mr. Parsons that North West Planning Advisory Committee recommend that Northwest 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 (MPS) and Land Use By-law (LUB) as provided in Attachments A and B of the report dated October 14, 2009, and schedule a public hearing; and**
2. **Recommend that Regional Council approve the proposed amendments to the Beaver Bank, Hammonds Plains, and Upper Sackville MPS and LUB as provided in Attachments A and B of the report dated October 14, 2009.**

MOTION PUT AND PASSED.

7. **Case 01344 - Bedford South Non-substantive Amendments - Neighbourhoods D, E, and Commercial Area**

- A report dated October 15, 2009 was before the Committee.

Mr. Andrew Bone, Senior Planner, presented Case 01344 and Case 01343 to the Committee at this time.

Following the presentation, the following discussion ensued:

- It was noted that a Master Traffic Study has been done and two thousand properties was set as a limit, anything above that would affect the traffic on the Bedford Highway;
- Lots can be sold and building permits can be applied for; although occupancy permits will not be issued until the new interchange and Larry Uteck Boulevard is connected and physically open;
- The school is scheduled to open soon.

MOVED BY Ms. Lowther, seconded by Councillor Outhit that the North West Planning Advisory Committee recommend that North West Community Council:

1. **Approve, by resolution, the proposed amending agreement as set out in Attachment A of the report dated October 14, 2009, to permit the issuance of Development and Building permits for the residential dwellings units with Clayton Developments' lands in Neighbourhoods D, E, and Commercial Lands prior to the interchange at Highway 102 and Larry Uteck Boulevard being connected to Larry Uteck Boulevard and open to vehicular traffic; and**
2. **Require the agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

8. Case 01343 - Bedford South Non-Substantive Amendments - Neighbourhood B

- A report dated October 15, 2009 was before the Committee.

This item was addressed with Item # 7. See page 6.

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

1. **Approve, by resolution, the proposed amending agreement as set out in Attachment A of the report dated October 15, 2009; to permit the issuance of Development and Building permits for the remaining multiple unit dwellings within Clayton Developments' lands in Neighbourhood B prior to the interchange at Highway 102 and Larry Uteck Boulevard being connected to Larry Uteck Boulevard and open to vehicular traffic; and**
2. **Require the agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

9. STATUS UPDATES

9.1 MONTHLY STATUS UPDATES

Ms. Gail Harnish, PAC/ Admin Coordinator, Ms. Thea Langille, Supervisor, Planning and Mr. Andrew Bone, Senior Planner, provided status sheet updates to the Committee.

10. ADDED ITEMS - NONE

11. NEXT REGULAR MEETING DATE - Wednesday, December 2, 2009

12. ADJOURNMENT

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

Paulette Campbell
Legislative Support