

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

January 19, 2011

PRESENT: Ms. Ann Merritt
Mr. Marcel Parsons
Mr. Robert Wooden
Ms. Jessica Alexander
Councillor Tim Outhit
Councillor Robert Harvey

REGRETS: Mr. Walter Regan
Ms. Gloria Lowther
Mr. David Merrigan
Mr. David MacLean
Councillor Robert Harvey

STAFF: Mr. Andrew Bone, Senior Planner, Planning Services
Ms. Thea Langille, Supervisor, Planning Services
Ms. Gail Harnish, Admin/PAC Coordinator
Ms. Donna Honeywell, Admin/PAC Coordinator
Ms. Sarah Pellerine, Legislative Support

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1. CALL TO ORDER

The Chair called the meeting to order at 7:05 p.m. in the Nauss Room, LeBrun Centre, Bedford, NS.

2. APPROVAL OF MINUTES – July 15, 2010 and November 3, 2010

MOVED by Mr. Wooden, seconded by Councilor Outhit that the minutes of July 15, 2010 and November 3, 2010 be approved, as presented. MOTION PUT AND PASSED.

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

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

4. BUSINESS ARISING OUT OF THE MINUTES - None

5. CONSIDERATION OF DEFERRED BUSINESS

5.1 Supplementary Report – Case 01311: Papermill Lake CCDD MPS Amendment, Bedford.

A supplementary staff report dated December 6, 2010 was before the Committee.

Mr. Andrew Bone, Senior Planner, presented the report to the Committee.

Following the presentation, the following points of discussion ensued among Committee members:

- Concern raised regarding density, noting that 70 persons per acre is high
- The mix between commercial and residential and the effects on surrounding communities.
- Change in the quality of life of the current residences and how it will affect nature in the area (lakes, hiking trails, etc.)
- Public transit system in the area and surrounding areas.
- December 17th meeting with 3 current residents, discussing the environmental policy with regards to the lake, Municipal Policies, density and building height.

In response to a question by Council Outhit regarding density, Mr. Bone advised that in the Papermill and the Brookshire area there is a density of about 20 persons per acre in each. As well with the proposed 70 persons per acre there would be an estimated total of 1,610 people in the area.

In response to a question by Mr. Parsons regarding residential and commercial space, the Committee was advised that the Developer is aiming for a 50/50 split between the two hence the estimated 70 persons per acre.

In response to a question by Ms. Alexander regarding public transit around the site, it was noted there is a meeting taking place to discuss the best transit options for the area, be it bus, ferry or commuter rail. As well, it was noted that as Nine Mile Drive develops there could be the option to have a bike path put in place.

In response to questions by Mr. Wooden regarding structure size, parking and the gas station, Mr. Bone noted that there is a maximum height of eight floors, with anything greater having to go through Council. Regarding the parking, it is to be mainly underground parking, as well, there is room for a gas station.

MOVED by Ms. Alexander, seconded by Ms. Merritt, that North West Planning Advisory Committee recommends that North West Community Council recommend that Regional Council:

- 1. Give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report dated October 14, 2010, with the below noted amendments, and schedule a public hearing; and**
- 2. Approve the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report dated October 14, 2010.**

Upon further discussion, Councillor Outhit advised that he would consider putting an amendment forward on the motion.

MOVED by Councillor Outhit, seconded by Mr. Wooden that North West Planning Advisory Committee amend the motion to stipulate that the density not exceed 50 persons per acre and to remove gas bars as a permitted use. AMENDMENT TO MOTION PUT AND PASSED.

The motion now reads:

MOVED by Ms. Alexander, seconded by Ms. Merritt, that North West Planning Advisory Committee recommends that North West Community Council recommend that Regional Council:

- 1. Give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report dated October 14, 2010, with the below noted amendments, and schedule a public hearing; and**

2. **Approve the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report dated October 14, 2010, with the following amendments:**
 - **An amendment to stipulate that the density not exceed 50 persons per acre; and**
 - **An amendment to remove gas bars as a permitted use.**

MOTION PUT AND PASSED.

6. REPORTS

6.1 Case 16104/16106: Bedford West Sub Areas 5, 9 and 10

A staff report dated November 18, 2010 was before the Committee

Mr. Andrew Bone, Senior Planner, presented the report to the Committee.

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

1. **Give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy as set out in Attachment A, the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy as set out in Attachment B, and the Regional Subdivision By-law as set out in Attachment E of the staff report dated November 18, 2010, and schedule a public hearing; and**
2. **Approve the proposed amendments to the Bedford Municipal Planning Strategy as set out in Attachment A, and the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy as set out in Attachment B, and the Regional Subdivision By-law as set out in Attachment E of the staff report dated November 18, 2010.**

MOTION PUT AND PASSED.

6.2 Case 16622: Discharge of Development Agreement on Sackville Drive, Sackville

A staff report dated December 7, 2010 was before the Committee

Mr. Andrew Bone, Senior Planner presented the report to the Committee.

MOVED by Mr. Wooden, seconded by Ms. Alexander, that North West Planning Advisory Committee recommend that North West Community Council:

1. **Approve the discharge of the existing development agreement of June 19, 2006, between Realco Management Limited and the Halifax Regional Municipality as outlined in the discharging agreement appended as Attachment A of the December 7, 2010 staff report.**
2. **Require the discharging agreement be signed by the property owner within 120 days, or any extension thereof granted by council on request of the property owner, from the date of final approval by council and any other bodies as necessary, including applicable arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

6.3 Case 16643: MPS and LUB Amendments – 345 Kearney Lake Road, Bedford

A staff report dated December 7, 2010 was before the Committee

Mr. Andrew Bone, Senior Planner presented the report to the Committee.

MOVED by Councillor Outhit, seconded by Ms. Alexander, 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 Bedford Municipal Strategy and Land Use By-law as set out in Attachment A and B of the December 7, 2010 staff report, and schedule a public hearing; and**
2. **Recommend that Regional Council approve the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachment A and B of the December 7, 2010 staff report.**

MOTION PUT AND PASSED.

7. APPROVAL OF 2011 MEETING SCHEDULE

MOVED by Mr. Wooden, seconded by Mr. Parsons that the 2011 North West Planning Advisory Committee Meeting Schedule be approved, as presented.
MOTION PUT AND PASSED.

8. STATUS UPDATES

8.1 Monthly Status Updates

Ms. Gail Harnish and Ms. Thea Langille, Supervisor, Planning Services, provided an update of the status sheet to the Committee

9. ADDED ITEMS - NONE

10. NEXT MEETING DATE – February 2, 2011

11. ADJOURNMENT

The meeting was adjourned at 8:25 p.m.

Sarah Pellerine
Legislative Support