

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

March 2, 2011

PRESENT: Ms. Ann Merritt
Mr. Robert Wooden
Ms. Jessica Alexander
Mr. Walter Regan
Councillor Robert Harvey

REGRETS: Ms. Gloria Lowther
Mr. David Merrigan
Mr. Marcel Parsons
Mr. David MacLean
Councillor Tim Outhit

STAFF: Ms. Jacqueline Belisle, Planner, Planning Services
Ms. Thea Langille, Supervisor, Planning Services
Mr. Tyson Simms, Planner, Planning Services
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 7:02 p.m. in the Fenerty Room, Sackville Library, Sackville, NS.

2. APPROVAL OF THE MINUTES – January 19, 2011 and February 10, 2011

MOVED by Ms. Alexander, seconded by Councillor Harvey, that the minutes of January 19, 2011 and February 10, 2011 be approved as presented. MOTION PUT AND PASSED.

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

The following item was added to the agenda:

8.1 Planning Conference - Walter Regan

MOVED by Mr. Wooden, seconded by Ms. Alexander, that the Order of Business be approved, as amended. MOTION PUT AND PASSED.

4. CONSIDERATION OF DEFERRED BUSINESS – NONE

5. CONSIDERATION OF DEFERED BUSINESS – NONE

6. REPORTS

6.1 Case 16415: Development Agreement – 11 Bridle Path, Hammonds Plains

A staff report dated February 11, 2011 was before the Committee.

Ms. Jacqueline Belisle, Planner, presented the report to the Committee.

In response to a question posed by Mr. Wooden regarding the public information meeting, it was noted that the current tenants of the subject property attended the meeting.

In response to a question posed by Councillor Harvey, it was noted that there are not very many residents surrounding the building and that it is known to be an equestrian community. As well, Ms. Thea Langille informed the Committee that the area is zoned mixed use and if the kennel does not work out the space must revert back to its original state.

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

- 1. Give notice of motion to consider the proposed development agreement as provide in Attachment A of the February 11, 2011 staff report, and schedule a public hearing.**
- 2. Approve the proposed development agreement as set out in Attachment A of the February 11, 2011 staff report to permit a kennel at 11 Bridle Path, Hammonds Plains; and**
- 3. Require the 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 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

6.2 Case 16334: Development Agreement – 647 and 651 Sackville Drive

A staff report dated February 11, 2011 was before the Committee, along with an amended Schedule B.

Mr. Tyson Simms, Planner, presented the report to the Committee.

Following the presentation, the following points were raised during discussion:

- Concern with the concrete walkway leading from the sidewalk, whether it will be possible to drive over the walkway and how it will differ from the parking lot. If the size of the walkway will remain the same as the current sidewalk along Sackville Drive. Also, whether the walkway could be raised or a part of the sidewalk could be raised to avoid short cutting.
- What the relationship will be between Wilsons and Lawtons on the site.
- How much green space will remain or be created with the build. Also, if there will be measures put in place so the green space must be maintained.
- If any machinery located on top of the building will be visible from the street.
- Whether storm water could be collected so that there would be no run off from the site.
- Whether the Halifax Water Commission will be testing the ground water.
- What is the grade of the current land and if the grade must be changed, will this affect building on the land.

- Concern with the amount of parking spaces and if the 93 spots allocated is the lowest number possible for the parking lot. Also if there will be bike racks available for the public to use.
- How much area on the building will be taken up with signage and if this adheres to the current by-laws.

In response to questions regarding the concrete walkway, it was noted that the walkway would remain the same size as the sidewalk, which is normally five feet and that it can be driven over. There is the possibility of it being raised to help cut down on short-cutting.

In response to questions regarding green space, it was noted that one tree and three shrubs must be planted for every 15 feet or for every six parking spots. Also as per the land use by-law there must be a minimum of 20% green space on the property. The proposed development would offer 23% green space. Within the same land use by-law there are measures put in place so that the green space is maintained and there will be repercussions if the maintenance is not upheld.

In response to questions regarding the parking lot, it was noted that based on the current by-law, 104 parking spaces could be put in place. Staff lowered the number to 88 spaces, but after discussion with the developer raised the number of spaces to 93. Also for cyclists there will be seven bike parking spaces available.

In response to questions regarding the size of signage on the building, it was noted under the current land use by-law a 40ft sign on the building would be permitted. The building would have to adhere to the rule that the signage cannot exceed 10% of the square footage of the fascia of the building.

In response to questions regarding the collection of storm water, it was noted that Halifax Water Commission would not require 0% storm water run-off from the site. It was also noted that in the case of the senior's centre located within the same bi-law area, the collection of the storm water was a one-off situation. Regarding the testing of the water onsite this cannot be enforced, but has been recommended to the developers.

MOVED by Mr. Regan, that North West Planning Advisory Committee recommend that North West Community Council, with the following amendments:

- 1. Give Notice of Motion to consider the proposed development agreement as provided in Attachment A of the February 11, 2011 report, and schedule a public hearing;**
- 2. Approve the proposed development agreement as set out in Attachment A of the February 11, 2011 report to permit a commercial building exceeding a total building footprint of 464 m² (5,000 ft²) at 647 and 651 Sackville Drive, Sackville, with the following amendments:**

- (a) a provision be included for on-site storage of storm water with 0% run-off from the site;
 - (b) the sidewalk from Sackville Drive be raised to prevent short-cutting;
 - (c) the building be built to LEEDS standard.
3. Require the agreement be signed by the set out 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 appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

There being no seconder to the motion, the **MOTION WAS DEFEATED.**

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

- 1. Give Notice of Motion to consider the proposed development agreement as provided in Attachment A of the February 11, 2011, and schedule a public hearing;
- 2. Approve the proposed development agreement as set out in Attachment A of the February 11, 2011 report to permit a commercial building exceeding a total building footprint of 464 m² (5,000 ft²) at 647 and 651 Sackville Drive, Sackville; and
- 3. Require the 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 appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

MOTION PUT AND PASSED.

7. STATUS UPDATES

7.1 Monthly Status Updates

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

7.2 Decisions of Council

The January 27, 2011 North West Community Council Action Summary was before the Committee for their information.

8. ADDED ITEMS

8.1 Planning Conference – Walter Regan

Mr. Regan would like to find out additional information on the Planning Conference in May and if Committee members will be sponsored if they choose to attend.

9. NEXT MEETING DATE – April 6, 2011

The next meeting is scheduled for Wednesday, April 6, 2011.

10. ADJOURNMENT

The meeting was adjourned at 8:33 p.m.

Sarah Pellerine
Legislative Support