

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

April 6, 2011

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

REGRETS: Ms. Gloria Lowther
Mr. David Merrigan
Mr. David MacLean

STAFF: Mr. Andrew Bone, Senior Planner, Planning Services
Ms. Thea Langille, Supervisor, Planning Services
Mr. Paul Sampson, Senior Planner, Planning Services
Ms. Donna Honeywell, Admin/PAC Coordinator
Ms. Jennifer Weagle, Legislative Assistant
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 Nauss Room, LeBrun Centre, 36 Holland Drive, Bedford.

2. APPROVAL OF THE MINUTES – March 2, 2011

MOVED by Councillor Harvey, seconded by Ms. Alexander, that the minutes of March 2, 2011 be approved as presented. MOTION PUT AND PASSED.

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

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

4. BUSINESS ARISING OUT OF THE MINUTES – None

5. CONSIDERATION OF DEFERED BUSINESS – None

6. REPORTS

6.1 Case 01311: Plan Amendment for Paper Mill Lake CCDD

A staff report dated March 22, 2011 was before the Committee

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

In response to questions regarding the development of Nine Mile Drive, staff advised that the road way does not have to be fully constructed before commercial development on the land can start. However it would have to be constructed before residential construction can start. Under the by-law a road way must have a second access once 100 units are constructed, but the number can be raised to 300 units if it is phase construction. Nine Mile Drive when fully constructed will be a length and width able to accommodate transit.

In response to questions regarding commercial and residential development, it was noted by United Gulf representative that the current policy states development on the site to be primarily commercial. Due to the nature of the majority of their developments being residential it is more favourable to have a residential/commercial mix. The current Bedford By-law states 25% can be multiuse and 25% can be town houses, the policy has very little on a site similar to the proposed. The new policy presented states the bottom/ground floor in a building must be commercial.

In response to concerns with building height and footprint, it was noted that the policy states the building can have a maximum of six floors. Staff added that a building over four floors is favourable due to the ability to have concrete construction versus under four floors must be wood framed construction. The reduction in height will not expand the footprint necessary for efficient use of the building.

Staff indicated that 70 persons per acre (ppa) for this site would be an optimal density. If the number was brought down to 50 ppa there could be either commercial development or residential development similar to site near by, but to have a combination of both 70 ppa would be needed.

With regard to the construction of a hotel on site, staff clarified that it has been determined that sewage and water capacity on the site could handle a hotel. When the hotel is proposed for construction a formula is used to convert liters used per room a day into person per acre formula so the footprint of the hotel will coincide with land development policy. When the final plan is presented to Council it must be presented as a complete project, but can be constructed in phases.

MOVED by Ms. Alexander, seconded by Mr. Parsons, 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 and Land Use By-law as set out in Attachments A and B of the March 22, 2011 report 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 March 22, 2011 report.**
- 3. And that staff review the definition of “habitable floors”.**

MOTION PUT AND PASSED.

6.2 Case 15894: MPS/LUB Amendments, Westwood Hill Subdivision, Upper Tantallon

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

Mr. Paul Sampson, Planner, presented the report to the Committee.

In response to questions regarding additional expansion of the site and the 30 metre setback, staff clarified that at the current time there are no plans to expand the area. It was also noted the area may fall into the subdivision by-law and be unable to expand further and the setback from the water line is increasing from 20m to 30m.

MOVED by Councillor Harvey, seconded by Mr. Regan, that North West Planning Advisory Committee recommend that North West Community Council recommend the Regional Council:

- 1. Give First Reading to the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as provided in Attachment C and D of the March 11, 2011 report, and schedule a Public Hearing;**
- 2. Approve the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as provided in Attachments C and D of the March 11, 2011 report.**

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 March 24, 2011 North West Community Council Action Summary was before the Committee for their information.

8. ADDED ITEMS

- 9. NEXT MEETING DATE – May 4/11, Fenerty Room (Sackville Library), 7:00pm**

10. ADJOURNMENT

The meeting was adjourned at 8:26 p.m.

Sarah Pellerine
Legislative Support