

NORTH WEST PLANNING ADVISORY COMMITTEE MINUTES

May 4, 2011

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

REGRETS: David Jackson

STAFF: Mr. Andrew Bone, Senior Planner, Planning Services
Ms. Thea Langille, Supervisor, Planning Services
Ms. Jacqueline Belisle, Planner, Planning Services
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, 636 Sackville Drive, Sackville,.

2. APPROVAL OF THE MINUTES – April 6, 2011

A correction was noted to the April 6th minutes: to change None Mile River to Nine Mile River on page 3.

MOVED by Mr. Wooden, seconded by Mr. Regan, that the minutes of April 6, 2011 be approved, as amended. MOTION PUT AND PASSED.

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

MOVED by Ms. Alexander, seconded by Councillor Harvey, that the Order of Business be approved, as circulated. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CONSIDERATION OF DEFERED BUSINESS – NONE

6. REPORTS

6.1 Case 16418: Development Agreement – 70 First Lake Drive, Sackville

A staff report dated April 18, 2011 was before the Committee

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

In response to questions regarding parking lot dimensions, walk ways and the need for the amount of parking spaces; staff advised there was a study performed by planning services to assess the need of current and potential developments. There is a need for 720 parking spaces, under Sobeys new parking spot dimensions, but could be increased by 40 spots, based on needs of the site, ie: a greenhouse in summer months.

It was also noted that the vast majority of walkways will be raised and if unable to be raised, the walkway will be constructed from a different material. With regards to the realignment of the driveways from both the arena and the site, it was noted that this will correct current traffic issues and is not known if there will be a 4-way stop put in place. Sobeys will be paying for the realignment of both driveways and if additional work is needed to the arena property it must go through the arena association before implementation. With in the parking lot the location of the proposed Tim Hortons was switched to allow for more efficient traffic flow.

In response to questions regarding green space and landscaping on the site, it was noted that there are policies set out in the Development Agreement outlining what must be done. The amount of green space lost with the relocation of the driveway will be replaced and relocated to various areas on the site. There will be one tree and three scrubs put in place for every six meters, maxing out the green space on site. It was also noted that the retaining wall along First Lake Drive will range from half a meter to three meters in height and will be constructed of a decorative pre-made concrete.

In regards storm water run off, it was noted by the developers that they are unable to eliminate the total amount but plan on reducing it by twenty percent. An oil and grit separator cannot be used on the site because there is not one currently developed to fit the site, but catch basins will be put in place to slow down the flow. The developers plan to flatten out the land to eliminate some of the run off going in to First Lake.

In response to questions regarding additional developments on site and the type of development, which can go on site, staff advised if the Call Centre or the proposed Sobeys closed the Development Agreement would reopen and the new developer would have to adhere to it. The only exception of a structure, which could be built on top of what is laid out in the Development Agreement, is a connection from the Call Centre to Sobeys. There is not a way to eliminate the liquor commission from opening a store within Sobeys because it is deemed a retail outlet, but an amendment can be made to eliminate entertained uses in the other buildings located on the site.

In response to questions raised regarding a possible closure to the main Sobeys in Sackville, staff noted that it can close, but this one is being built as a smaller store to help with the over population of the main store.

MOVED by Ms. Alexander, seconded by Councillor Outhit, that North West Planning Advisory Committee recommend that North West Community Council, with the following amendment:

- 1. Give Notice of Motion to consider the proposed development agreement as provided in Attachment A of the April 18, 2011 report, and schedule a public hearing;**
- 2. Approve the proposed development agreement as set out in Attachment A of the April 18, 2011 report to permit new commercial development in excess of the maximum size permitted in the C2 (Community Commercial) Zone at 70 First Lake Drive, Sackville with an amendment to remove “entertainment use” as a permitted use under Section 3.3.1 (a);**
- 3. Require the Development 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

6.2 Case 16763: Development Agreement at 137 Walker Avenue, Sackville

A staff report dated April 18, 2011 was before the Committee.

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

In response to a question posed by Ms. Merritt regarding the addition of a barrier free unit, it was noted that it would likely be a bathroom and kitchen conversion and would be left up to the property manager's discretion.

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

- 1. Give Notice of Motion to consider the proposed development agreement as provided in Attachment A of the April 18, 2011 report, and schedule a public hearing;**
- 2. Approve the proposed Development Agreement, set out in Attachment A of the April 18, 2011 report, to permit 2 additional dwelling units in an existing 34-unit multiple unit dwelling at 137 Walker Avenue.**
- 3. Require the Development 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.

8. ADDED ITEMS - NONE

9. NEXT MEETING DATE – June 1, 2011, Nauss Room (Lebrun Centre)

10. ADJOURNMENT

The meeting was adjourned at 8:20 p.m.

Sarah Pellerine
Legislative Support