

NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES

June 1, 2011

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

REGRETS: Mr. Marcel Parsons  
Councillor Tim Outhit

STAFF: Mr. Andrew Bone, Senior Planner, Planning Services  
Mr. Tyson Symms, Planner, Planning Services  
Ms. Jennifer Chapman, Planner, Planning Services  
Ms. Thea Langille, Supervisor, 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 7:15 p.m. in the Nauss Room, Lebrun Centre, 36 Holland Avenue, Bedford.

**2. APPROVAL OF THE MINUTES – May 4, 2011**

A correction was noted to the May 4<sup>th</sup> minutes: to change None Mile River to Nine Mile River.

**MOVED by Mr. Regan, seconded by Ms. Alexander that the minutes of May 4, 2011 be approved. MOTION PUT AND PASSED.**

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

**MOVED by Councillor Harvey, seconded by Mr. Regan, 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 16877: Amendments to the Bedford South Development Agreement (Neighbourhoods D, E and Commercial Areas), Bedford**

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

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

In response to questions regarding garbage collection around the site, it was noted that this is not something that can be made mandatory by the Committee, but is something that can be recommended to the Condominium Organization. It was also noted that in similar dwellings constructed by the developer there are communal garbage disposal sites.

In response to questions regarding the proposed private driveway to the condominium complex, it was noted this was done because there is a movement towards people wanted to downsize but not move into an “apartment-like” complex. Potential buyers will be aware this is a private driveway and will not have the same conveniences of an HRM road, and the road will be clearly distinguished as a private road, not an HRM road.

In response to questions regarding the size of the potential private driveway, it was noted that where this is a private driveway there will be no need for sidewalks, although

this is something that could be put in by the developer. As well, the private driveway will be the same size as an HRM street, allowing for emergency vehicles and transportation vehicles to move around without interference. There will be a community parking lot, so that property owners or their visitors will not have to park along side the private driveway.

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

- 1. Give Notice of Motion to consider the proposed amending development agreement as provided in Attachment A of the May 18, 2011 report, and schedule a public hearing;**
- 2. Approve the proposed amending development agreement as set out in Attachment A of the May 18, 2011 report; and**
- 3. Require the proposed amending 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 16423: Plan Amendment for Monarch and Rivendale Subdivision, Beaver Bank**

A staff report dated April 5, 2011 was before the Committee.

Ms. Jennifer Chapman, Planner, presented the report to the Committee.

**MOVED by Mr. Regan, 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 consider amendments to the Municipal Planning Strategy and Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville as identified in Attachment A, B and C of the staff report dated April 5, 2011, and schedule a joint public hearing with North West Community Council; and**
- 2. Recommend that Regional Council approve the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville as identified in Attachment A, B and C of the staff report dated April 5, 2011;**

3. **Give First Reading to consider the proposed amending development agreement for the remaining phase of the Monarch subdivision as shown in Attachment D of the staff report dated April 5, 2011, and schedule a joint Public Hearing with Regional Council;**
4. **Following Ministerial approval for the Municipal Planning Strategy and Land Use By-law amendments, approve, by resolution, the discharge the existing development agreement for the completed phase of Monarch Subdivision as shown on Map 4 in Attachment E of the staff report dated April 5, 2011; and**
5. **Following Ministerial approval for the Municipal Planning Strategy and Land Use By-law amendment, approve the proposed amending development agreement for the incomplete phase as shown in Attachment D of the staff report dated April 5, 2011; and**
6. **Require the agreement be signed by the property owner within 120 days, or an 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**

#### **6.3 Case 16775: Development Agreement for Bedford West Sub Area 5**

A staff report dated May 17, 2011 was before the Committee.

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

In response to questions regarding the density transfer and building size, it was noted that if one area does not use its maximum density the remainder could be moved to another area at a rate of one unit per unused acre. The developer would still have to adhere to the Development Agreement and this transfer would have to go to a public hearing. The original plan proposed a building size of ten stories, but this since has been cut back to eight and it was noted in the plan presented to the public the building was seven stories. It was also noted that Block B, along side the Kearney Lake Road is intended to be commercial and can be no greater than four stories. The sidewalk along the road would be an HRM right of way and does not fall under the Development Agreement, but there is the intention of the developer to have a sidewalk constructed.

In response to questions regarding the possible over crowding of the nearby schools, it was noted that at the current time this site does not plan for a school to be included, but there is a Committee in the area working on rearranging the school zones and planning for schools in the area.

In response to questions regarding potential water and sewage issues, it was noted that at a public hearing regarding the proposal it was raised with the Halifax Water Commission to conduct a study to plan for funding and implementation. Once development commences it will most likely take two years for the majority to be completed with a five-year window for total completion. It was also noted that with the changes to the water and sewage system there would be an upgrade to the bridge, but not affect the Kearney Lake dam. Also the storm water will be managed on site and then released back slowly into the surrounding area.

In response to questions regarding trails and pedestrian access ways, it was noted that there will be a neighbourhood park as well as many trails around the area. Staff noted the topographical map shown is not a good representation of the park. If there are any issues with land grading they would be fixed to make the park useable by the public. There will be trails and numerous pedestrian access ways as per the Development Agreement. The development is looking to be an active, walk-able community, and some community or private organizations may construct trails throughout as well.

In response to questions regarding the nearby wetlands, it was noted there will be buffers in place to protect the wetland and there are no plans for infilling. The Developer has developed large buffer zones, the majority of which will be owned by HRM. Those that are privately owned will require a legal waiver of interference with the wetland.

**MOVED by Ms. Alexander, seconded by Councillor Harvey, 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 staff report dated May 17, 2011, and schedule a public hearing;**
- 2. Approve the proposed Development Agreement as set out in Attachment A of the staff report dated May 17, 2011 to permit a mixed use subdivision at Bedford West Sub Area 5, Kearney Lake Road, Bedford**
- 3. Require the Development Agreement be signed by the property owner within 240 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**

**8. ADDED ITEMS**

**8.1 Meeting Room Change**

Ms. Thea Langille would like to look into other options for meeting rooms with permission from the Committee.

**MOVED by Mr. Regan, seconded by Ms. Alexander, that staff has the approval from the Committee to look for alternative meeting spaces. MOTION PUT AND PASSED.**

**9. NEXT MEETING DATE – July 6, 2011, Fenerty Room (Sackville Library)**

**10. ADJOURNMENT**

The meeting was adjourned at 9:06 p.m.

Sarah Pellerine  
Legislative Support