

NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES

September 26, 2012

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

REGRETS: Mr. Michael Cogan  
Ms. Pamela Lovelace

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

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**1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m. in the Boardroom, BMO Centre, 61 Gary Martin Drive, Bedford.

**2. APPROVAL OF THE MINUTES – September 5, 2012**

**MOVED by Mr. Regan, seconded by Ms. Alexander that the minutes of September 5, 2012 be approved as presented. MOTION PUT AND PASSED.**

With regard to agenda item 5.1 from the September 5, 2012 meeting, Case 17424 “Land Use By-law Amendments to the Bedford West Business Campus Zone”, the Committee would like noted that they understand and support staffs’ recommendation that a gas bar is not permitted in the BW-36 zone and that this issue was discussed in length at that meeting.

**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 presented. MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES – NONE**

**5. CONSIDERATION OF DEFERED BUSINESS – NONE**

**6. REPORTS**

**6.1 Case 17847: Development Agreement Amendments for Bedford West Sub Area 3 and 4, Bedford**

A staff report dated September 17, 2012 was before the Committee.

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

In response to questions regarding the small lot size, Mr. Kevin Neatt, West Bedford Holdings Ltd., noted that the new proposed lot size would be 34 feet wide as opposed to the 40 foot wide size of the existing lots. He also noted that this would not affect the persons per acre and the change is to reflect the current market demand and is still considered to be a low density housing type.

In response to questions about the newly proposed 360 unit and their affect on the original plan, Mr. Bone advised that they are equivalent to the proposed persons per acre. There may be an increase in traffic seen at peak times but not enough to cause concern. Mr. Neatt noted that in the original plan the area was allotted 6 persons per acre and with the new proposed plan there would be 4.5 persons per acre.

Mr. Wooden noted concerns with increased residential development in the area, and the effect that this will have on already overcrowded schools. Mr. Bone advised that the School Board is aware of development in the area so they can account for additional students, although HRM staff have been having some difficulty reaching the School Board to discuss.

Ms. Alexander shared Mr. Wooden's concerns with overcrowding in area schools, in particular she was concerned with the non-responsiveness of the School Board to this issue.

In response to questions regarding storm water management, Mr. Bone advised that HRM staff as well as the Bedford Watershed Advisory Board reviewed the plan and none of the proposed changes will affect the original proposed storm water management plan. Mr. Neatt noted that the storm water will run along Gary Martin Drive, then to the storm water retention holding tank then will make its way to Papermill Lake and the change to more residential uses will be beneficial to the wastewater system. It was also noted that the stormwater would not be stored on site, to the best of HRM staffs' and the West Bedford Holdings' representatives, although this will be clarified with the engineers.

In response to questions regarding parking at the proposed new multi-unit dwellings, Mr. Bone clarified that 50% of the parking is required to be underground and this requirement has been achieved.

In response to questions regarding the trail inspections, it was noted by Mr. Bone that he is unsure if HRM Trails staff had been out to inspect the trails, but would look into this and get back to the Committee.

In response to questions regarding a walkway under Highway 102, Mr. Bone advised that at the current time none of the proposed changes nor funds allocated to these changes include a walkway.

In response to questions regarding the play structures, Mr. Bone clarified that \$30,000 will be allocated to one play structure and \$20,000 for the other. He also noted that the developer added a green field, plus an extra 4,000 square feet of green activity space at each newly proposed multi-unit dwelling and constructed a trail in the area, which was over and above requirements.

Mr. Mike Hanusiak, Clayton Developments, commented that the proposed changes were not taken lightly and it has taken almost six years to get the plan where it is today. When the plan was first proposed Gary Martin Drive and Innovation Drive were not yet constructed. With the creation of these two streets the developers saw there was a fair amount of dead space between the streets, and in public consultation it was determined that residential units would be the best use for the space. That being said there is still plenty of land allotted for the Business Campus use. He also noted that there are two

schools being proposed for the area and they are going to be pushing for the second school to be brought forth quicker than previously anticipated.

**MOVED by Mr. Regan, seconded by Ms. Purcell that the North West Planning Advisory Committee recommends that North West Community Council:**

1. **Give Notice of Motion to consider the proposed development agreement as provided in Attachment A of the September 17, 2012 report and schedule a public hearing;**
2. **Approve the proposed development agreement as provided in Attachment A of the September 17, 2012 report to permit amendments to the existing development agreement for Sub Area 3 and 4 of Bedford West, Bedford; 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**

The Planning Applications Status Update sheet was reviewed with the Committee.

**7.2 Decisions of Council – None**

**8. ADDED ITEMS - None**

**9. NEXT MEETING DATE – November 7, 2012**

The next meeting of the North West Planning Advisory Committee will be held on Wednesday, November 7, 2012 at 7:00 p.m. at the Sackville Public Library, 636 Sackville Drive, Sackville, Nova Scotia.

**10. ADJOURNMENT**

The meeting was adjourned at 8:11 p.m.

Sarah Pellerine  
Legislative Support