

NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES

January 9, 2013

PRESENT: Ms. Ann Merritt
Mr. Walter Regan
Ms. Jessica Alexander
Mr. Robert Wooden
Mr. Michael Cogan
Councillor Tim Outhit
Councillor Steve Craig

REGRETS: Ms. Pamela Lovelace
Ms. Carrie Purcell

STAFF: Ms. Jacqueline Belisle, 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 7:10 p.m. in the Community Room, First Lake Sobeys, 80 First Lake Drive, Lower Sackville.

2. APPROVAL OF THE MINUTES – November 7, 2012

MOVED by Mr. Regan, seconded by Ms. Alexander that the minutes of November 7, 2012 be approved as presented. MOTION PUT AND PASSED.

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

Addition:

8.1 Watershed Advisory Boards – Walter Regan

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

Mr. Regan would like to note about the water advisory boards.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CONSIDERATION OF DEFERED BUSINESS – NONE

6. REPORTS

6.1 Case 17531: MPS Amendment & Development Agreement for a Fraternal Centre at 40 Sandy Lake Road, Beaver Bank

A staff report dated December 14, 2012 was before the Committee.

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

Ms. Thea Langille noted that the centre has been operating for a few years now and there have not been any complaints from area residents. The Fraternal Centre was not penalized because staff were aware of the proposal coming forward.

Ms. Merritt noted that at the public hearing there was no one opposed to this case, in fact all the residents were very much in support of the Fraternal Centre.

In response to questions regarding the compliance of the building currently on the site, Ms. Belisle noted that the building will have to go through some upgrades to comply with the Development Agreement (DA) and that HRM staff are working closely with the Lions Club to have the building in compliance and to be able to apply for a permit. Ms.

Belisle also noted that if they would like to extend onto the existing building, they would have to make it compliant with the DA.

In response to questions regarding on-site parking, Ms. Belisle noted that the amount of spaces on site adhere to what is required. She also noted that no complaints have been placed regarding parking issues from residents.

In response to questions regarding a possible extension to hours of operation, Ms. Belisle noted that an extension to the hours of operation would require an amendment to the Development Agreement that they cannot simply go to the municipality and ask for an extension.

In response to questions regarding the septic system, Ms. Belisle noted that requirements for pumping the septic system every three years cannot be included in the Development Agreement, but the Lions Club could be made aware of the benefits of this.

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

- 1. Schedule a joint public hearing with Halifax Regional Council to give First Reading to consider the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as set out in Attachment A and B of this report and the proposed development agreement as set out in Attachment C of the December 14, 2012 report; and**
- 2. Recommend that Halifax Regional Council approve the proposed amendments to the Beaver Bank, Hammond Plains and Upper Sackville Municipal Strategy and Land Use By-law as set out in Attachments A and B of the December 14, 2012 report.**

Contingent upon the adoption by Halifax Regional Council of the above Municipal Planning Strategy and Land Use By-law amendments and those becoming effective under the *Halifax Regional Municipality Charter*, it is further recommended that North West Planning Advisory Committee recommend that Central Community Council:

- 3. Approve the proposed development agreement as set out in Attachment C of the December 14, 2012 report; and**
- 4. 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 period, 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 18083: Non-Substantive Amendment to the Development Agreement for the northwest corner of Larry Uteck Blvd. and Southgate Drive, Bedford

A staff report dated December 14, 2012 was before the Committee.

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

Councillor Outhit noted that he had received one question from a resident in the community.

In response to questions regarding the proposed change, Ms. Belisle noted that this is a non-substantive agreement because it is dealing with building siting. She also noted that the amendment in 2009 was changing the proposed “L” shaped building to two buildings with the same overall footprint.

In response to questions regarding total building footprint size and the building on the site, Ms. Belisle noted that the parking approved for the site currently is approved for the total footprint including the new building. She also noted that even though the first building is 10,000 square feet less than originally proposed that all the calculations for parking remain the same.

In response to questions regarding leaseholds in the building, Ms. Belisle noted that there could be two different leaseholds in the building and believes that a coffee shop is proposed for one leasehold.

In response to questions regarding handicap parking spaces or lack thereof, Ms. Belisle noted that the rendering shown in the presentation is not an exact representation of the parking spaces, but the appropriate number of handicap spaces will be included.

In response to questions regarding green spaces, Ms. Belisle noted that this would not infringe on any green space laid out in the original Development Agreement.

In response to questions regarding the building being built to LEED standards, Ms. Belisle noted that this cannot be done.

In response to questions regarding an oil and grit separator on site, Ms. Belisle noted that this could be put on site now but believes there may have been one in the original Development Agreement and will look into this.

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

- 1. Approve the proposed Amending Agreement as set out in Attachment A of the December 14, 2012 report to permit an increase to the building footprint for the approved commercial building at northwest corner of Larry Uteck Blvd. and Southgate Drive, Bedford; and**
- 2. Require the Amending Agreement be signed by the property owners 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

8.1 Watershed Advisory Boards – Walter Regan

Mr. Regan noted that HRM Watershed Advisory Boards will be disbanded, but there is talk of a Regional Water Advisory Board. Councilor Outhit noted that HRM is currently looking into the future of the watershed advisory boards.

9. NEXT MEETING DATE – February 6, 2013

The next meeting of the North West Planning Advisory Committee will be held on Wednesday, February 6, 2013 at 7:00 p.m. at the BMO Centre (Boardroom), 61 Gary Martin Drive, Bedford, Nova Scotia.

10. ADJOURNMENT

The meeting was adjourned at 8:07 p.m.

Sarah Pellerine
Legislative Support