

NORTH WEST PLANNING ADVISORY COMMITTEE

MINUTES

NOVEMBER 5, 2003

THOSE PRESENT: Ann Merritt, Chair
Delphis Roy
Karen Stadnyk
George Murphy
Councillor Goucher
Councillor Johns

ALSO PRESENT: Councillor Harvey
Andrew Bone, Planner
Jaime Smith, Planner
Gail Harnish, Admin/PAC Coordinator
Sandra Shute, Legislative Assistant

Regrets: Gloria Lowther
Tony Edwards
Jan Gerrow

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1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m. in the Nauss Room, LeBrun Centre, 36 Holland Avenue, Bedford.

2. **APPROVAL OF THE AGENDA**

MOVED by Delphis Roy, seconded by Councillor Goucher to adopt the Agenda as presented. MOTION PUT AND PASSED.

3. **APPROVAL OF MINUTES**

MOVED by Delphis Roy, seconded by Councillor Johns to approve the Minutes of meeting held on September 3, 2003 as circulated. MOTION PUT AND PASSED.

MOVED by Delphis Roy, seconded by Councillor Johns to approve the Minutes of meeting held on September 11, 2003 as circulated. MOTION PUT AND PASSED.

4. **BUSINESS ARISING FROM THE MINUTES** - None

5. **PRESENTATION - REGIONAL PLANNING - STATUS OF WORKBOOK**

Presentation not made as Andrew Whitemore, Planner had another commitment.

6. **CASE 00571 - AMENDMENTS TO THE SACKVILLE MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW - BP-1**

A Staff Report dated October 15, 2003 was before the Committee. Andrew Bone, Planner provided an overview of the application.

Ann Merritt referred to the Public Information Meeting held on July 2, 2003, Minutes of which were attached to the Staff Report, and advised that at the time there were no strong objections from the public. The only questions were with regard to the rest of the land in the back towards Sucker Brook and what would happen with the trees in that area. There was some support for a Development Agreement to control what would happen in the back part of the property.

Councillor Goucher asked where the services would come from. In response, Mr. Sooriyakumaraan, Annapolis Group advised that service would be off Glendale. The serviceable boundary is along the back of the BP-1 zone. The land in the back zoned R-6 is not serviced.

George Murphy asked what could be built on adjoining lots if the church application was approved. In response, Mr. Bone advised that the church would go in an area zoned for Business Park uses and the church can expect Business Park uses next to them.

Councillor Goucher asked how, without using a Development Agreement, the back part of the property would be protected. In response, Mr. Bone advised it would be no different than rights on the property now. It could be clear cut today. As to some support from the public for a Development Agreement, Mr. Bone said that if the only reason was to protect the trees and there is no credible threat, staff was of the opinion there was nothing that a Development Agreement could provide. At this time, the church intends to hold the back part in a natural state and staff does not believe there is a risk to the property. The use is in the front of the property, not the back.

MOVED by Karen Stadnyk, seconded by George Murphy to recommend that North West Community Council:

- 1. Recommend that Regional Council give First Reading to the proposed amendments to the Sackville Municipal Planning Strategy and Land Use By-law, as contained in Attachments "B" and "C" of the Staff Report dated October 15, 2003, and schedule a Public Hearing for December 16, 2003;**
- 2. Recommend that Regional Council approve the proposed amendments to the Sackville Municipal Planning Strategy and Land Use By-law, as contained in Attachments "B" and "C" of the Staff Report dated October 15, 2003.**

MOTION PUT AND PASSED.

7. CASE 00499 - AMENDMENTS TO THE LAND USE BY-LAWS TO ACCOMMODATE EXISTING CEMETERIES

A Staff Report dated October 23, 2003 was before the Committee. Ms. Jaime Smith, Planner provided an overview of the application. During the course of her presentation, she advised that the amendment would do two things: 1) add the definition of cemetery to a number of By-laws and 2) reduce the existing requirements so that cemeteries can be subdivided from larger parcels of land to protect cemeteries.

Additionally, Ms. Smith advised that the amendments for the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law will also have to be approved by Western Region Community Council. The Public Hearing is set for November 24, 2003.

Councillor Goucher asked how you physically determine what the size of a cemetery will be once you determine there are grave sites. Upon response from Ms. Smith that this is not dealt with through Land Use By-laws but through the provincial legislation, Councillor Goucher asked if a developer would have to come forward with certification from the province relative to the size of the site. In response, Ms. Smith advised that what is being proposed is enabling the subdivision to take place.

Councillor Goucher then referred to Attachment 1 and suggested including a reference to the provincial legislation regarding certification of the size of the cemetery.

Discussion took place on Councillor Goucher's suggestion re certification of the size of the burial area.

MOVED by Delphis Roy, seconded by George Murphy to recommend that North West Community Council:

- 1. Give First Reading to the proposed amendments to the Land Use By-law for Bedford as shown in Attachment 1 of the Staff Report dated October 23, 2003 and schedule the Public Hearing for December 18, 2003;**
- 2. Give First Reading to the proposed amendments to the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville as shown in Attachment 2 of the Staff Report dated October 23, 2003 and schedule the Public Hearing for December 18, 2003;**
- 3. Give First Reading to the proposed amendments to the Land Use By-law for Sackville as shown in Attachment 3 of the Staff Report dated October 23, 2003 and schedule the Public Hearing for December 18, 2003;**
- 4. Approve the proposed amendments to the Land Use By-law for Bedford as shown in Attachment 1 of the Staff Report dated October 23, 2003;**
- 5. Approve the proposed amendments to the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville as shown in Attachment 2 of the Staff Report dated October 23, 2003;**
- 6. Approve the proposed amendments to the Land Use By-law for Sackville as shown in Attachment 3 of the Staff Report dated October 23, 2003.**

Further, that staff consider a possible amendment that cross references the provincial legislation and/or requires certification to be provided at the time of subdivision to show that the meets and bounds of the cemetery are met.

MOTION PUT AND PASSED.

8. **DISCUSSION - PROPOSED AMENDMENTS TO THE SACKVILLE SECONDARY PLANNING STRATEGY AND LAND USE BY-LAW**

Proposed Amendment(s) to the Sackville Drive Secondary Planning Strategy dated September 1, 2003 was before the Committee for discussion. Andrew Bone, Planner explained the reason for amendments coming forward, reviewed each item and obtained input from the Committee on same.

The following notes encompass the discussion:

- Large scale commercial zone - Andrew Bone asked to find out the extent of provincial requirements.
- Pedestrian retail and Pinehill/Cobequid zone - Andrew Bone asked to investigate the controls in place.
- All zones - LSR-2 - accessory buildings should be defined; they should not be in the 1:100 floodplain if possible and never within the 1:20 floodplain. Address arcades and esplanades. Definition of low intensity public use.
- All zones - SS-4 - stabilization of the site in the winter needs to be addressed.
- Acadia Village Centre zone (AVC-2) - allowing an addition should be a one-time thing. Andrew Bone to look into ways of adding some sort of landscaping.
- Questions Being Explored by staff:
 - #1 - Look at the cost of renovations; there is a need for something substantial but there should be some give and take.
 - #3 - A motel/hotel would not be a problem but a drive-thru restaurant should not be allowed.

The Committee then went on to review Proposed Amendment(s) to the Sackville Drive Land Use By-law also dated September 1, 2003.

The following notes encompass this discussion:

- Downsview Complex zone (Part 7 Section 11) - need to include Beaver Bank Road.
- Pedestrian Retail zone (Part 2 Section 1) - do not want to include provision to permit cars to be sold at a pawn shop. Andrew Bone to follow up to see if a pawn shop is allowed.
- All Zones Architectural Requirements (Part 7 Section 11) - Clems is not a temporary use. The front part of the property could be improved.
- All Zones Architectural Requirements (Part 7 Section 11) - Is the U-haul operation on Memory Lane a permitted use.
- Not identified - there is no definition for Consulting Room (with regard to Doctors' Offices). Add definition of Consulting Room.

Following the review, Andrew Bone advised that he hoped to be able to draft the report on this issue within the next month or so and it would be coming back to the Committee.

9. **STATUS UPDATES**

9.1 **Monthly Status Sheet**

Provided for information purposes.

10. **NEW BUSINESS**

10.1 **Meadowlands Subdivision**

Karen Stadnyk updated the Committee on the effects of Hurricane Juan on the Meadowlands Subdivision in the area of the new construction.

11. **NEXT REGULAR MEETING DATE**

Wednesday, December 3, 2003

12. **ADJOURNMENT**

The meeting adjourned at 9:10 p.m.

Sandra M. Shute
Legislative Assistant