

NORTH WEST COMMUNITY COUNCIL
MINUTES

December 11, 2007

PRESENT: Councillor Gary Martin, Chair
Councillor Robert Harvey, Vice Chair
Councillor Brad Johns

STAFF: Ms. Sheilagh Edmonds, Legislative Assistant

TABLE OF CONTENTS

1. CALL TO ORDER 3

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

3. REPORTS:

3.1 January Meeting Date 3

3.2 Case 00762 - Amendments to the Bedford MPS/LUB
and Development Agreement (Southgate Village) 3

3.3 Councillor Harvey - Initiate Process for Land Use Bylaw
Amendment for Sackville - Signage 3

3.4 Councillor Harvey - Grant from the Sackville Landfill Fund
to the Sackville Community Development Association 5

3.5 Case 01044: Development Agreement - Church
and Residential Development 5

3.6 Case 01082: Non-substantial Amendment and Review
of Detailed Plans - Phase 1 of the Bedford Waterfront
Development Project 5

4. ADDED ITEMS 6

5. ADJOURNMENT 6

Information Items:

Information Report on Case 01067: Amendments to the
Beaver Bank, Hammonds Plains and Upper Sackville
Land Use By-law: Signage 7

Information Report on Case 01066: Extension of the
Mainstreet Commercial (CMC) Zone along Bedford Highway 7

1. **CALL TO ORDER**

The Vice Chair called the meeting to order at 11:55 a.m. in the Trophy Room, City Hall.

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

MOVED by Councillor Johns, seconded by Councillor Harvey that the agenda, as presented, be accepted. MOTION PUT AND PASSED.

3. **REPORTS:**

3.1 **January Meeting Date**

MOVED by Councillor Johns, seconded by Councillor Harvey that North West Community suspend the Rules of Procedure and schedule the January meeting for Wednesday, January 23, 2007. MOTION PUT AND PASSED.

At 11:57 a.m. Councillor Martin entered the meeting.

3.2 **Case 00762 - Amendments to the Bedford MPS/LUB and Development Agreement (Southgate Village)**

A report dated November 8, 2007 from the Chair of North West Planning Advisory Committee, with an attached staff report dated October 24, 2007, was submitted.

A supplementary staff report dated November 16, 2007 was submitted.

Mr. Andrew Bone, Senior Planner, addressed Community Council and advised that the North West Planning Advisory Committee report recommended amending the Development Agreement and Plan Policy to allow for greater than 2000 units, resulting in 44 additional units from the Southgate development being permitted prior to the construction of the interchange. Mr. Bone added that the supplementary staff report recommends against this proposal but suggests that if Council wanted to go forward, then it should be a separate planning process, and the process should be open to all applicants. Mr. Bone went on to explain that when staff looked at the 2000 unit cap, some of the anticipated growth when the cap was designed may not have happened. He noted, therefore, there may be some leeway for consideration of additional units, but it should be open to everyone, and involve a public planning process and the applications would be considered on a 'first come, first serve' basis as to who would get the additional capacity.

Mr. Kurt Pyle, Acting Supervisor, Planning Applications pointed out that, in any event, staff intend to initiate a Plan Amendment application early in the new year that will deal with this matter in a comprehensive manner. He added that staff believe that to go forward at this time with the Planning Advisory Committee recommendation is premature and considering it in a comprehensive manner would be the best approach.

Mr. Pyle and Mr. Bone responded to questions from Community Council.

Councillor Martin indicated that the reason he supported the recommendation at the Planning Advisory Committee was that, in conversation with Mayor Kelly, he understood during the time when Mayor Kelly was Councillor of Bedford, the 44 units in question had been approved, and that would have been prior to 2005.

Mr. Bone clarified that there had been a request to initiate the planning process to allow this site but that happened after the 2000 unit cap. He noted that the applicant never made a request prior to 2005.

Councillor Martin expressed concern with staff's recommendation not to proceed with the 44 units because the information he received from Mayor Kelly and other individuals involved was that it had been approved prior to 2005.

Mr. Pyle suggested that Mr. Bone meet with Councillor Martin to get background information from the Councillor and to review staff's information and get clarification on this point before it goes to Regional Council for First Reading. He added that staff still intend to come back early in the new year to look at the situation in a comprehensive way and study the impact of traffic and safety on the Bedford Highway.

In response to a question, Mr. Pyle advised that if Community Council does not proceed with the 44 units today, when it goes to Council for First Reading, Community Council could at that time add in the 44 units.

The Chair advised that in the interim, before this matter goes to Council for First Reading, staff and Councillor Martin will meet to determine if and when the 44 units were approved prior to 2005.

MOVED by Councillor Martin, seconded by Councillor Johns that North West Community Council recommend that Regional Council Give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as provided in Attachments A and B of the staff report dated October 24, 2007, and schedule a joint public hearing with North West Community Council. MOTION PUT AND PASSED.

MOVED by Councillor Martin, seconded by Councillor Johns that North West Community Council direct staff to initiate a Plan Amendment process that re-evaluates the amount of development that can occur near or within Bedford South and Royale Hemlocks Subdivision while protecting traffic capacity on the Bedford Highway. Further, as part of the process, staff will give high priority to permitting the 44 residential units within the Southgate development on the Bedford Highway. MOTION PUT AND PASSED.

Councillor Martin assumed the Chair.

3.3 Councillor Harvey - Initiate Process for Land Use Bylaw Amendment for Sackville - Signage

MOVED by Councillor Harvey, seconded by Councillor Johns that North West

Community Council request staff initiate a Land Use Bylaw Amendment process to review the ground sign provisions in the Pedestrian Retail Zone (PR) Pinehill/Cobequid Zone (PC), and Outdoor Display Court Zone (ODC) of the Sackville Drive Land Use Bylaw. MOTION PUT AND PASSED.

3.4 Councillor Harvey - Grant from the Sackville Landfill Fund to the Sackville Community Development Association

MOVED by Councillor Harvey, seconded by Councillor Johns that North West Community Council allocate \$1000 from the Sackville Landfill Fund to the Sackville Community Development association in support of upgrades to their website and in support of the Sackville Town Crier. MOTION PUT AND PASSED.

3.5 Case 01044: Development Agreement - Church and Residential Development

A report dated December 6, 2007 from the Chair of the North West Planning Advisory Committee with an attached staff report dated November 7, 2007 was submitted.

MOVED by Councillor Johns, seconded by Councillor Harvey that North West Community Council give Notice of Motion to consider a development agreement to permit a church and residential development at the corner of Melham and Sackville Drives, Sackville, as shown in Attachment "A" of the staff report dated November 7, 2007, and schedule a public hearing for Wednesday, January 23, 2008. MOTION PUT AND PASSED.

MOVED by Councillor Johns, seconded by Councillor Harvey that staff provide a report on whether there is an opportunity for the church component of this development to have a reduced rate on water and sewer frontage charges. MOTION PUT AND PASSED.

3.6 Case 01082: Non-substantial Amendment and Review of Detailed Plans - Phase 1 of the Bedford Waterfront Development Project

A report dated December 6, 2007 from the Chair of the North West Planning Advisory Committee with an attached staff report dated November 20, 2007 was submitted.

MOVED by Councillor Harvey, seconded by Councillor Johns that North West Community Council:

- 1. Approve the proposed amending development agreement, set out in Attachment A of the November 20, 2007 staff report, to permit a mix of residential and commercial uses and an increase to the maximum amount of wall openings devoted to windows and window glazing for the two undeveloped buildings on site 3.2 of the Bedford Waterfront lands;**

2. **Require the proposed amending development agreement be signed and delivered within 120 days, or any extension thereof granted by North West Community Council on request of the applicant, from the date of final approval of said agreement by North West Community Council and any other bodies as necessary, whichever is later, including any appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end; and**
3. **Upon expiration of the appeal period for the proposed amendments, approve the detailed plans submitted by Provident as being consistent with the intent of the development agreement, as set out in Attachment A of the November 20, 2007 staff report.**

MOTION PUT AND PASSED.

4. **ADDED ITEMS:** None

5. **ADJOURNMENT**

The meeting adjourned at 12:40 p.m.

Sheilagh Edmonds
Legislative Assistant

The following information items were submitted:

1. Information Report on Case 01067: Amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law: Signage
2. Information Report on Case 01066: Extension of the Mainstreet Commercial (CMC) Zone along Bedford Highway