



**NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES  
April 5, 2017**

**PRESENT:** Ms. Ann Merritt, Chair  
Mr. Ross Evans  
Mr. Joshua Levy  
Mr. Dave Haverstock  
Councillor Tim Outhit  
Councillor Lisa Blackburn  
Ms. Dianna Rievaj

**REGRETS:** Mr. Brian Murray,  
Mr. Paul Russell, Vice Chair  
Mr. Evan MacDonald

**STAFF:** Ms. Maggie Holm, Planner III  
Ms. Erin MacIntyre, Principal Planner  
Ms. Melissa Eavis, Planner II  
Ms. Alanna Stockley, Legislative Support

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, supporting documents, and information items circulated to the North West Planning Advisory Committee are available online: <http://www.halifax.ca/boardscom/NWPAC/170405nwpac-agenda.php>*

*The meeting was called to order at 7:00 p.m. and adjourned at 8:17 p.m.*

**1. CALL TO ORDER**

Ms. Ann Merritt, Chair called the meeting to order at 7:00 p.m.

**2. APPROVAL OF MINUTES – February 1, 2017**

MOVED by Councillor Outhit, seconded by Ms. Dianna Rievaj

**THAT the approval of the minutes of February 1, 2017 be deferred to the next meeting to seek clarity on the motion approved for Case 20211: Application by WSP Canada Inc. on behalf of Hamton Holdings Limited to amend the Bedford Municipal Planning Strategy and Land Use By-law to permit gas stations in the ILI (Light Industrial) Zone.**

**MOTION PUT AND PASSED.**

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

Deletion:

- 9.3.1 Case 21012: Application by WSP Canada Inc. on behalf of Hampton Holdings Limited to enter in to a development agreement to permit the reduction from 100' to 50' of the environmental setback from a wetland near the corner of Duke Street and Damascus Road, Bedford

MOVED by Councillor Blackburn, seconded by Councillor Outhit

**THAT the agenda be approved as amended.**

**MOTION PUT AND PASSED.**

- 4. BUSINESS ARISING OUT OF THE MINUTES – NONE**  
**5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE**  
**6. CONSIDERATION OF DEFERRED BUSINESS – NONE**  
**7. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE**  
**8. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**9. REPORTS**

**9.1 STAFF**

- 9.1.1 Case 20832 Application by West Bedford Holdings Limited to make non-substantive amendments to the Sub-area 2 Bedford West Development Agreement involving changes to the road layout and relocating single unit, townhouses, semi-detached and multiple unit dwellings within allowable densities**

The following was before the Planning Advisory Committee:

- A staff memorandum dated March 14, 2017

Ms. Erin Macintyre, Principal Planner presented the application by West Bedford Holdings Limited to make non-substantive amendments to the Sub-area 2 Bedford West Development Agreement involving changes to the road layout and relocating single unit, townhouses, semi-detached and multiple unit dwellings within allowable densities.

The Committee reviewed and discussed the application with the following clarification being provided in response to questions raised:

- moving the multi-unit buildings would not impede on yard space for the neighbouring single-family units
- staff needs to review the planned park further as that the park area would be too well hidden, with minimal street front posing potential security issues resulting in bylaws not being met
- the greenspace would end up being non-disturbance areas in the event the park does not get built
- there are no changes to the building's height and density as shown at the public information meetings
- the drawings shown at the meeting were not exact scale, and properties would follow current Parks of West Bedford standards

MOVED by Councillor Outhit, seconded by Mr. Haverstock

**THAT the North West Planning Advisory Committee has reviewed Case 20832 Application by West Bedford Holdings Limited to make non-substantive amendments to the Sub-area 2 Bedford West Development Agreement involving changes to the road layout and relocating single unit, townhouses, semi-detached and multiple unit dwellings within allowable densities and recommends approval with the following condition:**

1. **The issue with the park being suggested is addressed with further consideration by all parties involved in the planning of the Sub-area 2.**

**MOTION PUT AND PASSED.**

**9.1.2 Case No. 20996 - Application by Cresco Holdings Ltd. for non-substantive amendments to an existing development agreement within Sub-area 9 of the Bedford West Secondary Planning Strategy to allow for motel, hotel, and guest home uses**

The following was before the Planning Advisory Committee:

- A staff memorandum dated March 22, 2017

Ms. Melissa Eavis, Planner II presented application for non-substantive amendments to an existing development agreement to allow for motel, hotel, and guest home uses. Ms. Eavis explained that there was a minor omission made in original application missing Hotels/Motels & Guest Home uses on the list of permitted properties in the current commercial/residential zone. She noted that the original agreement was approved in 2012 by Regional Council.

The Committee reviewed and discussed the application with the following clarification being provided in response to questions raised:

- There were four (4) attendees at the public information meeting; the only concern brought forward was with the heights of the buildings; the proposed building is 5 storeys high, and the distance to the residential area near Kearney Lake Rd is far enough that there would be no shadows
- Access to the building would be from Hogan Court, not the roundabout
- Cresco and Clayton are partners in West Bedford and working together on this case; Clayton Developments originally acted as a consultant

MOVED by Ms. Rievaj, seconded by Mr. Evans

**THAT the North West Planning Advisory Committee has reviewed the application by Cresco Holdings Ltd. for non-substantive amendments to an existing development agreement within Sub-area 9 of the Bedford West Secondary Planning Strategy to allow for motel, hotel, and guest home uses and recommends approval.**

**MOTION PUT AND PASSED.**

- 9.1.3 Case 21012: Application by WSP Canada Inc. on behalf of Hampton Holdings Limited to enter in to a development agreement to permit the reduction from 100' to 50' of the environmental setback from a wetland near the corner of Duke Street and Damascus Road, Bedford**

This matter was deleted from the agenda during the approval of the order of business, see page 2.

**10. ADDED ITEMS – NONE**

- 11. DATE OF NEXT MEETING May 3, 2017 at 7:00 pm., Sackville Public Library Fenerty Room, 636 Sackville Drive, Lower Sackville**

**12. ADJOURNMENT**

The meeting adjourned at 8:17 p.m.

Alanna Stockley  
Legislative Support