



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

**PRESENT:** Ann Merritt, Chair  
Ross Evans  
Dave Haverstock  
Councilor Lisa Blackburn  
Brian Murray  
Paul Russell, Vice Chair

**REGRETS:** Dianna Rievaj  
Joshua Levy  
Evan MacDonald  
Councilor Tim Outhit

**STAFF:** Stephanie Salloum, Planner II  
Maggie Holm, Supervisor Planning Applications  
Alanna Stockley, Legislative Support

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

*The agenda, reports, supporting documents, and information items circulated are online at [halifax.ca](http://halifax.ca).*

*The meeting was called to order at 7:00 p.m. and adjourned at 9:14 p.m.*

## **1. CALL TO ORDER**

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

## **2. APPROVAL OF MINUTES –June 7, 2017**

MOVED by Dave Haverstock Seconded by Councilor Blackburn

**THAT the minutes of June 7, 2017 be approved with the following amendments: Paul Russell be added to the attendee list for the June 7 meeting, and Ross Evans be marked as giving regrets.**

**MOTION PUT AND PASSED.**

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

MOVED by Councilor Blackburn and seconded by Ross Evans

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

**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 21084: Application for a development agreement to permit the sale and installation of automotive accessories at 429 Cobequid Rd., Lower Sackville—Stephanie Salloum, Planner II**

The following was before the Planning Advisory Committee:

- A staff memorandum dated June 26, 2017

Stephanie Salloum, Planner II, presented the application for a development agreement to permit the sale and installation of automotive accessories at 429 Cobequid Rd., Lower Sackville.

The Committee reviewed and considered the application, with staff responding to questions. The following points were noted:

- The change in use designation would mean currently change from a P2 designation under a development agreement, it would not be an entire area re-zoning. The development agreement would indicate business use of the land, etc.
- There was concern raised of clear cutting the entire property. Staff indicated that there can be a suggestion made to put in a buffer, or non-disturbance zone to ensure vegetation and buffer area is maintained in the case of future development.
- The property is serviced by Halifax Water but not septic, so the property developers must install septic bed. Questions arose over a proper septic bed being installed. Staff indicated the application included an engineer-designed septic bed that has previously been approved by the Nova Scotia Department of Environment.

- In response to questions over traffic of heavy vehicles etc., staff indicated that there has been a traffic study completed, and there will be only around 20-30 vehicles a day entering and/or exiting the business driveway. There will not be any car carriers, as the applicant's business deals primarily with fleet vehicles.
- In response to questions over what items would be stored in the open storage area, it was indicated that the truck caps, vehicles and commercial vehicle accessories will be stored in the lot. There will be no automotive repair or items that may have oils, etc. leaking on to the ground.
- Questions over signage arose due to the minimal street frontage of the lot. Staff indicated that the development agreement will stipulate signage must adhere to signage by laws and other businesses in the area.
- Staff indicated any concern over future development of adjacent abutting property owned by the church would have to be addressed in a future development agreement for that property.

MOVED by Brian Murray seconded by Paul Russell

**THAT the North West Planning Advisory Committee has reviewed the application for a development agreement to permit the sale and installation of automotive accessories at 429 Cobequid Road, Lower Sackville and recommends approval with the following consideration: That a negotiated vegetative buffer be installed/maintained around the property boundaries where possible and that this matter be included as a provision within the development agreement.**

**MOTION PUT AND PASSED.**

**10. ADDED ITEMS – NONE**

**11. DATE OF NEXT MEETING August 2, 2017 at 7:00 p.m., BMO Centre Boardroom, 60 Gary Marin Drive, Bedford**

**12. ADJOURNMENT**

The meeting adjourned at 8:12 p.m.

Alanna Stockley  
Legislative Support