



**NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES  
February 1, 2017**

**PRESENT:** Ms. Ann Merritt, Chair  
Mr. Paul Russell, Vice Chair  
Mr. Ross Evans  
Mr. Evan MacDonald  
Mr. Dave Haverstock  
Councillor Tim Outhit  
Councillor Lisa Blackburn  
Ms. Dianna Rievaj

**REGRETS:** Mr. Brian Murray

**STAFF:** Mr. Andrew Bone, Planner III  
Mr. Darrell Joudrey, Planner I  
Ms. Thea Langille, Supervisor Planning Applications  
Ms. Krista Vining, Legislative Assistant  
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/170201nwpac-agenda.php>*

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

**1. CALL TO ORDER**

Ms. Krista Vining, Legislative Assistant called the meeting to order at 7:00 p.m.

**ELECTION OF CHAIR AND VICE CHAIR**

Ms. Krista Vining, Legislative Assistant called for nominations for the position of Chair of the North West Planning Advisory Committee.

MOVED by Mr. Russell, seconded by Councillor Outhit

**THAT Ann Merritt be nominated Chair of the North West Planning Advisory Committee.**

Ms. Merritt accepted the nomination.

**MOTION PUT AND PASSED.**

Ms. Vining called three times for any further nominations. There being none, Ms. Merritt was declared Chair of the North West Planning Advisory Committee.

Ms. Merritt assumed the Chair and called for nominations for the position of Vice Chair of the North West Planning Advisory Committee.

MOVED by Councillor Outhit, seconded by Mr. Haverstock

**THAT Evan MacDonald be nominated Vice Chair of the North West Planning Advisory Committee.**

Mr. MacDonald declined the nomination.

**MOTION PUT AND DEFEATED.**

MOVED by Councillor Outhit, seconded by Mr. Haverstock

**THAT Paul Russell be nominated Vice Chair of the North West Planning Advisory Committee.**

Mr. Russell accepted the nomination.

**MOTION PUT AND PASSED.**

The Chair called three times for any further nominations. There being none, Mr. Russell was declared the Vice Chair of the North West Planning Advisory Committee.

**2. APPROVAL OF MINUTES – September 7, 2016**

MOVED by Councillor Outhit, seconded by Mr. Evan MacDonald

**THAT the minutes of September 7, 2016 be approved as presented.**

**MOTION PUT AND PASSED.**

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

Ms. Rievaj asked to address Item 11.1 Proposed 2017 Meeting Schedule prior to Item 9.1.1 Case 20506.

MOVED by Ms. Rievaj, seconded by Councillor Blackburn

**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**

Item 11.1 was addressed at this time.

#### **11.1 Proposed 2017 Meeting Schedule**

The following was before the Committee:

- Proposed 2017 meeting schedule

The Committee reviewed the proposed 2017 meeting schedule and discussed where to hold their meetings, meeting during the summer months and in December. The Committee agreed to the following:

- Meetings will be held the first Wednesday of each month from 7:30 p.m. to 9:30 p.m.
- Meeting locations will alternative between the Bedford BMO Centre and Sackville Public Library (availability to be confirmed)
- Amend the schedule to have meetings on August 2, 2017 and December 6, 2017

MOVED by Councillor Outhit, seconded by Mr. Russell

**THAT the North West Planning Advisory Committee approved the Proposed 2017 Meeting Schedule as amended.**

**MOTION PUT AND PASSED.**

#### **9. REPORTS**

##### **9.1 STAFF**

##### **9.1.1 Case 20506: Application by AMADESCO Ltd. to rezone lands of Sackawa Canoe Club at 159 First Lake Drive, Lower Sackville, from R-1 (Single Unit Dwelling) Zone to P-2 (Community Facility) zone**

The following was before the Planning Advisory Committee:

- A staff memorandum dated February 1, 2017

Mr. Darrell Joudrey, Planner I presented the application by AMADESCO Ltd. to rezone the lands at 159 Frist Lake Drive, Lower Sackville from R-1 to P2 to allow for the construction of a new building.

Members discussed the application with staff responding to questions on the currently zoning and how the current building was grandfathered. Mr. Joudrey was unable to confirm whether the Sackawa Canoe Club would still be partnering with Friends of First Lake. Members also raised concern with sight lines from driveways and questioned whether there was enough parking based proposed building`s person capacity. A comment was also made that if allowing this application encouraged more development of

this kind, it might put a strain on the septic system and traffic flow in this area. In response, Mr. Joudrey advised that they were still awaiting the engineer's report and would expect that the report would outline sight lines. Mr. Joudrey also spoke to nearby parking (e.g. Sobeyes) if overflow parking was needed.

The Committee also discussed impacts on local community and preservation of the waterfront.

MOVED by Ms. Raivaj, seconded by Councillor Blackburn

**THAT the North West Planning Advisory Committee has reviewed the application by AMADESCO Ltd. for Case 20506 to consider rezoning the lands of the Sackawa Canoe Club at 159 First Lake Drive, Lower Sackville, from R-1 (Single Unit Dwelling) Zone to P-2 (Community Facility) zone and recommends approval with the following considerations:**

- 1. that sightlines from driveways to the roadway be addressed or explored and confirmed that there are no concerns; and**
- 2. that parking is adequate.**

**MOTION PUT AND PASSED.**

**9.1.2 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.**

The following was before the Planning Advisory Committee:

- A staff memorandum and attachments package dated February 1, 2017.

Mr. Andrew Bone, Planner III presented the application by WSP Canada Inc. on behalf of Hamton Holdings Limited to amend the provided a brief presentation amend the Bedford Municipal Planning Strategy and Land Use By-law to permit gas stations in the ILI (Light Industrial) Zone. Mr. Bone explained that staffs' recommendation would be to allow gas stations/bars in a very specific area of the Bedford Commons Development Area at the corner of Damascus Road and Duke Street, Bedford, as described in the February 1, 2017 staff memorandum.

In response to questions raised, Mr. Bone providing the following information:

- The current ILI zoning was done pre-amalgamation and the original Bedford area was zoned to specifically have gas stations/bars on just the small portion of Bedford Highway where there is a current cluster
- An advertisement was put in the newspaper and a mail out was sent to residents within 500 feet radios of the proposed site outlining the details of the application; staff received two responses, one in favour and one not
- An allowance was made for a proposed gas station on Gary Martin Drive, but staff didn't expect to debate other areas in the ILI zone
- Environmental concerns would be addressed in staff's report to North West Community Council
- The application is to look at allowing a gas station/bar at the corner of Damascus Road and Duke Street, Bedford

The Committee discussed gas stations/bars on Lower Sackville and the Bedford highway with concerns being expressed that there were too many within a reasonable radius. Members expressed the importance of addressing any environmental concerns and considered whether gas stations/bars should be permitted in ILI zone, not just specifically to the proposed site. Members indicated that to broaden the scope to the entire ILI zone would require further public consultation.

MOVED by Councillor Blackburn, seconded by Mr. Evans

**THAT the North West Planning Advisory Committee has reviewed the application by WSP Canada Inc. on behalf of Hamton Holdings Limited for Case 20211 to amend the Bedford Municipal Planning Strategy and Land Use By-law to permit gas stations in the ILI (Light**

Industrial) Zone and has identified no concern with a gas bar at the corner of Damascus Road and Duke Street in Bedford (subject site) or the larger Damascus Road commercial area but to broaden the scope to the entire ILI zone within the Bedford Municipal Planning Strategy would require further public consultation.

**MOTION PUT AND PASSED.**

**10. ADDED ITEMS – NONE**

**11. DATE OF NEXT MEETING**

**11.1 Proposed 2017 Meeting Schedule**

This matter was addressed earlier in the meeting, see page 3.

**12. ADJOURNMENT**

The meeting adjourned at 9:00 p.m.

Alanna Stockley  
Legislative Support