



**NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES  
May 3, 2017**

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

**REGRETS:** Paul Russell, Vice Chair

**LEAVE OF ABSENCE:** Brian Murray

**STAFF:** Andrew Bone, Planner III  
David Lane, Planner III  
Justin Preece, Planner II  
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/170503nwpac-agenda.php>*

*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 – February 1, 2017 & April 5, 2017**

MOVED by Councillor Outhit, seconded by Ross Evans

**THAT the minutes of February 1, 2017 be approved as circulated.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Outhit, seconded by Councillor Blackburn

**THAT the minutes of April 5, 2017 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

MOVED by Councillor Outhit, seconded by Evan MacDonald

**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**
- 7. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE**
- 8. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**9. REPORTS**

**9.1 STAFF**

- 9.1.1 Case 20907 - Application by Bowlin Farms Doggie Adventures, to amend the Sackville Land Use By-law to allow pet care facilities as a permitted use in the Rural Residential (R-6) Zone - David Lane, Planner III, Planning & Development**

The following was before the Planning Advisory Committee:

- A staff memorandum dated April 24, 2017

David Lane, Planner III presented amendments to the Sackville Land Use By-law to allow pet care facilities as permitted use in the Rural Residential R-6 Zone.

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

- The need for a further public information meeting, and better notifications be given to abutting R-6 Zone properties that qualify for amendment (3 acres+)
- Pet Care Facilities are relatively new; they have very specific guidelines and are not the same as Kennels; Pet Care Facilities do not allow breeding
- the setback amounts were approved at community councils for previous amendments similar in nature, and they are measured from the neighbouring dwellings to the property line

- Bowlin Farms Doggie Adventures is operating on a hobby farm that has many various types of animals; dog waste would go into a manure pile
- Concern raised over number of animals allowed (i.e. staff presentation indicated maximum 12 animals and the current operator has up to 40 per day); staff indicated a meeting between farm operations and planning staff on the number of animals permitted must occur
- Staff confirmed the amendment would not impact other pet care facilities currently operating

MOVED by Dianna Rievaj, seconded by Councillor Blackburn

**THAT the North West Planning Advisory Committee has reviewed the Application by Bowlin Farms Doggie Adventures, to amend the Sackville Land Use By-law to allow pet care facilities as a permitted use in the Rural Residential (R-6) Zone, and recommends approval with consideration to the following:**

- **Notification of a public hearing (when date and time decided) be given to all abutting properties and the qualifying properties over 3 acres, including the defined setbacks in presentation in the R-6 Zone in the Sackville jurisdiction.**
- **Further investigation and clarification on the number of animals cared for/boarded at a time be within reasonable limits for business operations.**

**MOTION PUT AND PASSED.**

**9.1.2 Case 21012: Application by WSP Canada Inc. on behalf of Hamton 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 – Andrew Bone, Planner III, Planning & Development**

The following was before the Planning Advisory Committee:

- A staff memorandum dated April 24, 2017

Mr. Andrew Bone, Planner III presented the application by WSP Canada Inc. on behalf of Hampton Holdings Limited to enter in to a development agreement reducing the environmental setback from 100' to 50' on a wetland near the corner of Duke Street and Damascus Road.

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

- The Province approved infill of wetlands; Transportation and Infrastructure Renewal approved secondary entrance on Duke St. use of land has not been permitted-this is the decision being sought
- The Municipality's agreement with Halifax Water has not been finalized; therefore, details around Halifax Water's responsibility for ownership and maintenance of the new container technology is not available at this time
- Members discussed that the underground filtering of water is not the same as a wetland environmentally; it was noted that Transportation and Infrastructure Renewal required the Duke St Entrance to be in the location that required the infill
- Questions were raised around snow pile placement and how the water filtration will happen; these will be addressed in staff's report to Community Council
- Concern raised if a car wash is permitted in current zoning as presentation drawing mock-up displayed car wash.
- Staff was unable to provide information around the frequency or cleaning of hydrostore, but noted that treatment access will be available and above ground
- A comment was made in regards to excess water during construction phase and after. Questions arising in regards to the swamp area spreading

MOVED by Dianna Rievaj, seconded by Dave Haverstock

**THAT the North West Planning Advisory Committee has reviewed the application by WSP Canada Inc. on behalf of Hamton 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, and recommends North West Community Council reject the application for the following reasons:**

- **Traffic concerns due to a busy intersection on Duke and Damascus and second entrance on Duke Street;**
- **Environmental impact of infilling the wetland; and**
- **Concerns over the role of Halifax Water in the ownership and maintenance of the hydro storage water and/or drainage technology.**

**MOTION PUT AND PASSED.**

**9.1.3 Case 20757: Application by T.A. Scott Architecture and Design Limited for a Development Agreement at 235 Beaver Bank Road**

The following was before the Planning Advisory Committee:

- A staff memorandum dated April 28, 2017

Justin Preece, Planner II presented the application by T.A. Scott Architecture and Design Limited to allow a two-storey commercial building for a pharmacy/medical clinic at 235 Beaver Bank Road by development agreement. A copy of the presentation is on file.

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

- Concern over left turning traffic, specifically at peak times was discussed, with the answer being the intersection at Stokil/Beaver Bank/Millwood would aid in control of traffic
- Staff clarified that the floor size varied because there is an open atrium over the pharmacy with smaller space upstairs
- Concern was raised that the lights in the parking lot would be too bright for neighbouring homes; various ways to address lighting include: angles of lights, time of day when they are switched on and off, usage times in peak hours, etc.
- Concern raised over environmental impact on waterways during construction
- The elevation and distance from waterways permits proper drainage

MOVED by Dianna Rievaj, seconded by Dave Haverstock

**THAT the North West Planning Advisory Committee has reviewed Application by T.A Scott Architecture and Design Limited for a Development Agreement at 235 Beaver Bank Road dated April 28, 2017 and recommends approval, with consideration to the following item identified by staff:**

- **Buffering between Haddad Drive residential properties**
- **Lighting and Noise pollution on neighboring uses**
- **Increased Pedestrian thoroughfare and Littering - Haddad Crescent**
- **Traffic Impact**
- **Excess parking (i.e. should the parking lot become full, any overflow must not result in customers/clients using adjacent streets for parking)**
- **Environmental impacts of construction of and ultimate drainage from the site into Little Sackville River**

**MOTION PUT AND PASSED.**

**10. ADDED ITEMS – NONE**

**11. DATE OF NEXT MEETING June 7, BMO Centre, 61 Gary Martin Drive, Bedford**

**12. ADJOURNMENT**

The meeting adjourned at 9:17 p.m.

Alanna Stockley  
Legislative Support