



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
December 6, 2017**

PRESENT: Ann Merritt, Chair
Councillor Lisa Blackburn
Councillor Tim Outhit
Ross Evans
Dave Haverstock
Nick Horne
Donalda MacIsaac

REGRETS: Paul Russell, Vice Chair
Evan MacDonald
Joshua Levy

OTHERS PRESENT: Marc Ouellet, Boris Holdings
Cesar Saleh, W.M. Fares Group
Kathleen O'Donovan, 44 North Development Consulting
Kevin Neatt, Clayton Developments Limited

STAFF: Laurie Lewis, Program Manager, Solid Waste
Maggie Holm, Principal Planner, Planning and Development
Jennifer Chapman, Planner III, Planning and Development
Tyson Simms, Planner III, Planning and Development
T. Scott Low, Planner II, Planning and Development
Alicia Wall, 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.

The meeting was called to order at 7:00 p.m. the Committee adjourned at 9:20 p.m.

1. CALL TO ORDER

The chair called the meeting to order at 7:00 p.m. at the BMO Centre Boardroom, 60 Gary Martin Drive, Bedford.

2. APPROVAL OF MINUTES – November 1, 2017

MOVED by Councillor Outhit, seconded by Ross Evans

THAT the minutes of November 1, 2017 be approved as presented.

MOTION PUT AND PASSED.

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

MOVED by Councillor Outhit, seconded by Nick Horne

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 21169: Application by West Bedford Holdings Ltd. for a non-substantive amendment to the development agreement governing the lands at Broad Street and Larry Uteck Boulevard, Bedford. – T. Scott Low, Planner II, Current Planning

The following was before the North West Planning Advisory Committee:

- A staff Memorandum dated November 28, 2017

The Chair invited T. Scott Lowe, Planner II, to present Case 21169.

T. Scott Lowe stated they are seeking an amendment to the Development Agreement to allow a carwash as a permitted use.

The Planner advised that currently under the Bedford Land Use By-law a car wash is permitted, however needs to be an accessory use to a gas bar on the same property and cannot be standalone.

Lowe indicated an existing traffic study was used when reviewing this application. They further stated that 5 mailouts were sent, no responses were received and that nobody attended the public meeting.

A copy of the staff presentation is on file.

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

- Members would have liked to see more public consultation
- They wanted to ensure there was enough room for the gas bar and car wash to be that close and that the traffic would flow smoothly
- That there is adequate water pressure
- That the proper environmental controls are in place

Lowe stated they did not check water function.

Nick Horne inquired as to whether or not an independent entity would own the lot or if it would be associated with another company.

Kevin Neatt indicated that the site functions well from an internal traffic perspective, and that it was designed using stacking lanes to avoid traffic congestion. They further indicated Irving owns one lot and West Bedford owns the other.

Maggie Holm provided clarification around zoning.

MOVED by Dave Haverstock, seconded by Councillor Outhit

THAT the North West Planning Advisory Committee has reviewed the application for Case 21169 and recommends approval of the application as outlined in the Memorandum and attached package dated November 28, 2017.

MOTION PUT AND PASSED.

9.1.2 Case 20975: Application by Boris Holdings Inc. to substantively amend the existing development agreement for the subject site to permit a 6 foot by 6 foot ground sign on the Larry Uteck Boulevard street frontage for the benefit of commercial tenants – T. Scott Low, Planner II, Current Planning

The following was before the North West Planning Advisory Committee:

- A staff Memorandum dated November 17, 2017

The Chair invited the T. Scott Low, Planner II, to present case 20975.

Lowe stated the applicant is requesting this amendment because they feel they do not have enough commercial exposure/advertising and the current development agreement only allows a 20-square foot sign.

The Planner advised a traffic impact study has been completed and the sign was redesigned to meet safety concerns identified in the study.

Lowe indicated the proposal was advertised in the newspaper, 27 notifications were mailed out and the boundary was extended to capture a few more buildings. They received no responses and there were no attendees at the public information meeting.

A copy of the staff presentation is on file.

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

- Some members had concerns with setting a precedent for allowing size amendments

- There were concerns around the size of the sign and that it could cause sight issues
- Members questioned the purpose of the sign and possibly having two signs instead of one

Low stated the sign is for advertising purposes.

Maggie Holm advised this application has been through engineering and adding more signs could pose additional sight issues.

MOVED by Nick Horne, seconded by Ross Evans

THAT the North West Planning Advisory Committee has reviewed the application for Case 20975 and recommends approval of the application as outlined in the Memorandum and attached package dated November 17, 2017.

MOTION PUT AND PASSED

9.1.3 Case 20634: WM Fares on behalf of Old Fashioned Woodworkers Developments Ltd. is applying to rezone lands at 130 and 148 Mann St from Heavy Industrial (IHI) Zone to C&D Materials Process Facilities (CD-2) Zone – Jennifer Chapman, Planner III, Urban Enabled Applications

The following was before the North West Planning Advisory Committee:

- A staff Memorandum dated November 27, 2017

The Chair invited Jennifer Chapman, Planner III, to present Case 20634.

The Planner gave a general overview of the site, including pictures and the permitted uses within the zoning.

Chapman spoke to the required setbacks from residential properties and watercourses, etc.

The Planner indicated 19 mailouts were sent, they received 3 letters and there were 9 attendees at the public information meeting held on November 23, 2017. One of the top concerns was the impact on watercourses.

A copy of the staff presentation is on file.

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

- There were overall concerns regarding the size of the lot and if it was large enough to support an operation of this nature
- Inquiries were made with respect to stormwater management and oil grid separation
- Members had environmental concerns, in particular, effects on Rocky Lake

Laurie Lewis responded by stating the Applicant needs to submit a business plan showing how they meet all requirements.

Councillor Lisa Blackburn joined the meeting at 7:52 p.m.

Dave Haverstock questioned the accuracy of the comments made by Kim MacNeil as contained in the minutes of the public information meeting on November 23, 2017.

Chapman responded by stating those are their own personal comments and concerns and cannot speak to that.

Further points and suggestions made by members included:

- Concerns expressed around blasting
- There were no traffic concerns
- Inquiries as to the types of materials that would come to this site
- Questions regarding how hazardous materials would be handled, i.e., asbestos
- That the materials being ground-up do not end up in the watercourses and that plans are in place to prevent this
- Members feel this is a convenient location for residents

Lewis responded by saying hazardous materials as such are identified on the worksite, segregated and handled separately from the other materials that would come to this location. They stated the types of material that would come to this site include wood, gyprock and shingles, etc.

Councillor Outhit feels he does not have enough information to vote.

Jennifer Chapman spoke to the processing that would be done on this site and indicated there is a requirement for 75% of the material to be recycled and the remaining 25% cannot go to Otter Lake. The remaining material needs to be disposed of at a CD3 Facility.

Cesar Saleh stated the material will be processed and sent to marketplace.

Additional concerns raised by members include:

- Licensing requirements
- Whether or not the site is monitored
- Dust control

Laurie Lewis advised that if the diversion targets were not met, the license would not be renewed the following year and HRM would require a bond secured and liability insurance in the event HRM needed to enforce cleanup. They further stated monthly reconciliations are done to monitor the intake and outtake of the materials, as well as conducting quarterly inspections of the site including, taking pictures and measurements of the piles. Lewis also stated the applicant is expected to identify nuisances such as dust in their plan and how they plan to manage these.

Cesar Saleh responded that their environmental management plan speaks to dust.

MOVED by Donald Maclsaac, seconded by Ross Evans

THAT the North West Planning Advisory Committee has reviewed the application for Case 20634 and recommends rejection of the application as outlined in the Memorandum and attached package dated November 27, 2017 for the following reasons:

- **Concerns for protection of watercourses**
- **Lot size**
- **Lack of impermeable liner**

MOTION PUT AND PASSED.

9.1.4 Case 20976: Application by Kathleen O'Donovan, on behalf of Bedford Bay Limited, to amend the Bedford Municipal Planning Strategy and Land Use By-law to re-designate and rezone the lands at 65 and 79 Shore Drive, and PID 40018079 to allow for residential single unit dwelling development on an extension to Shore Drive – Tyson Simms, Planner III, Planning and Development

The following was before the North West Planning Advisory Committee:

- A staff Memorandum dated November 24, 2017

The Chair invited Tyson Simms, Planner III, to present Case 20976.

The Planner advised this proposal was advertised in the newspaper, 135 mailouts were sent, 5 letters were received and there were roughly 20 attendees at the public information meeting on September 26, 2017.

Simms indicated the Applicant is seeking this zoning amendment as the current zoning is incompatible with the neighborhood.

A copy of the staff presentation is on file.

The Chair noted the biggest concerns heard at the public information meeting were around the water lot and the fact it is owned by the crown as well as residents not wanting a permanent connection between Waterfront Drive and Shore Drive for vehicular traffic.

The Chair asked the Committee if there were any objections to extending the meeting to complete the Order of Business, all members were in favour of extending.

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

- Members wanted to ensure that Shore Drive and Waterfront Drive will not be permanently connected
- They would like to see a connection to the foot path owned by HRM so that CN land is not being used to access this path

Simms responded that HRM Planning is in favour of establishing a path off CN land.

Councillor Blackburn sought clarification on rights of way over crown land.

MOVED by Councillor Outhit, seconded by Councillor Blackburn

THAT the North West Planning Advisory Committee has reviewed the application for Case 20976 and recommends approval of the application as outlined in the Memorandum and attached package dated November 24, 2017.

MOTION PUT AND PASSED

9.1.5 Proposed 2018 Meeting Schedule

The following was before the North West Planning Advisory Committee:

- Staff recommendation report dated November 28, 2017

MOVED by Councillor Outhit, seconded by Dave Haverstock

THAT the North West Planning Advisory Committee approve the proposed 2018 meeting schedule as outlined in Attachment 1 to the staff report dated November 28, 2017.

MOTION PUT AND PASSED

10. ADDED ITEMS – Election of Chair and Vice Chair for North West Planning Advisory Committee

10.1 Election of Chair and Vice Chair for North West Planning Advisory Committee

The Legislative Support called for nominations for the position of Chair and Vice Chair of the North West Planning Advisory Committee

MOVED by Councillor Outhit, seconded by Councillor Blackburn

That Ann Merritt be nominated as Chair of the North West Planning Advisory Committee and Dave Haverstock be nominated as Vice Chair of the North West Planning Advisory Committee.

Ann Merritt accepted the nomination of Chair and Dave Haverstock accepted the nomination of Vice Chair.

The Legislative Support called three times for any further nominations. There being none, Ann Merritt was declared Chair of the North West Planning Advisory Committee and Dave Haverstock was declared Vice Chair of the North West Planning Advisory Committee

MOTION PUT AND PASSED.

11. IN CAMERA (IN PRIVATE) - NONE

12. DATE OF NEXT MEETING – January 3, 2018, at 7:00 p.m., Acadia Hall, 650 Sackville Drive, Lower Sackville

13. ADJOURNMENT

The meeting adjourned at 9:20 p.m.

Alicia Wall
Legislative Assistant