



**NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES  
January 3, 2018**

**PRESENT:** Ann Merritt, Chair  
Dave Haverstock, Vice Chair  
Ross Evans  
Nick Horne  
Donalda MacIsaac  
Joshua Levy  
Paul Russell

**REGRETS:** Councillor Lisa Blackburn  
Councillor Tim Outhit  
Evan MacDonald

**OTHERS PRESENT:** Mickey MacDonald, Clearwater  
Jenifer Tsang, Sunrose Land Use Consulting  
Alberto Berardinelli, Forma Designers

**STAFF:** Miles Agar, Planner  
Leah Perrin, Planner II  
Alicia Wall, Legislative Support  
Krista Vining, Legislative Assistant

*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 7:59 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m. at the Sackville Heights Community Centre, 45 Connolly Road, Middle Sackville.

**2. APPROVAL OF MINUTES – December 6, 2017**

MOVED by Dave Haverstock, seconded by Ross Evans

**THAT the minutes of December 6, 2017 be approved.**

**MOTION PUT AND PASSED.**

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

MOVED by Paul Russell, 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 Planning Advisory Committee Orientation**

The following was before the Committee:

- Planning Advisory Committee Orientation Tool
- NWPAC Terms of Reference

The Chair invited Krista Vining, Legislative Assistant to present the Planning Advisory Committee Orientation. The orientation covered the planning application process, duties of the planning advisory committee, committee meetings, public information meetings, the role of the Legislative Assistant, the planning process, and declarations of conflict of interest.

Members inquired as to the expectation of Councillors responding to questions at PAC hosted public meetings. It was noted that the role of the members is to observe and hear from the public. The Chair's role is to facilitate the meeting and decorum. In the case of a member of Council speaking during a public meeting, it was to provide clarification to a specific question.

The Chair advised members that they could seek information regarding staff hosted public meetings by checking online and in the newspaper.

**9.1.2 Case 21094 - Application by Sunrose Land Use Consulting, on behalf of Clearwater Seafoods, to discharge a development agreement and apply zoning which permits the existing commercial development at 757 Bedford Highway, Bedford – Leah Perrin, Planner II, Regional Planning**

The following was before the Committee:

- Site information and proposal details
- Correspondence from Sunrose Land Use Consulting dated November 15, 2017

The Chair invited Leah Perrin, Planner II, to present Case 21094.

The Planner advised that the applicant is seeking a discharge of the current Development Agreement and to apply zoning to allow for the construction of a parking garage.

Currently the employee overflow parking is located across the street and people are crossing the Bedford Highway with no crosswalk which is a huge safety concern.

Perrin indicated that the building and portion of property the applicant would like to construct the parking garage on are one lot, however, the lot is intersected by the boundary line of the old Town of Bedford and the City of Halifax, thus making the property subject to two Land Use By-laws and two zones.

The Planner explained that a sign was placed on the property, a fact sheet was mailed to 42 people, a staff hosted Public Information Meeting was held on December 7, 2017, and there was one attendee.

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

- Members agreed the current parking arrangement poses safety concerns
- Members questioned the how the proposal would impact traffic
- Members would have liked to have seen information regarding the existing loading bays on the property and how the parking garage would coincide with those

The Planner advised there is a 35-foot height restriction.

In response to a question raised, the planner advised the Clearwater has made attempts to have a crosswalk or traffic lights installed.

Members questioned whether any controls would be lost by discharging the Development Agreement. It was noted that it is not uncommon to discharge a development agreement.

Perrin indicated that the applicant will have to provide a traffic impact study at the permitting stage.

MOVED by Nick Horne, seconded by Dave Haverstock

**THAT the North West Planning Advisory Committee has reviewed the application for Case 21094 and recommends approval of the application as outlined in the site information and proposal details, and correspondence from Sunrose Land Use Consulting dated November 15, 2017.**

**MOTION PUT AND PASSED.**

**10. ADDED ITEMS – NONE**

**11. IN CAMERA (IN PRIVATE) – NONE**

**12. DATE OF NEXT MEETING – February 7, 2018 at 7:00 p.m., BMO Centre Board Room, 612 Gary Martin Drive, Bedford**

**13. ADJOURNMENT**

The meeting adjourned at 7:59 p.m.

Alicia Wall  
Legislative Support