



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
May 2, 2018**

PRESENT: Ann Merritt, Chair
Dave Haverstock, Vice Chair
Councillor Tim Outhit
Ross Evans
Nick Horne

REGRETS: Councillor Lisa Blackburn
Joshua Levy
Donalda MacIsaac
Paul Russell
Evan MacDonald

STAFF: Melissa Eavis, Planner II
Tyson Simms, Planner III
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 8:08 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – April 4, 2018

MOVED by Nick Horne, seconded by Dave Haverstock

THAT the minutes of April 4, 2018 be approved.

MOTION PUT AND PASSED.

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

MOVED by Councillor Tim 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 21099: An Application by Lydon Lynch Architects to consider a residential building by development agreement at Fourth Street, Bedford

The following was before the Committee:

- Development agreement application dated November 30, 2017

The Chair invited Melissa Eavis, Planner II, to present Case 21099.

Eavis provided some history regarding the site and indicated the applicant is seeking a development agreement to construct a 4-story, 18 unit building. They further advised the property is currently designated MC (Mainstreet Commercial) under the Bedford Land Use By-law and can contain a maximum of 36 units with no more than 50% being residential.

Eavis indicated a Public Information Meeting was held on April 12, 2018 and advised there were a lot of questions seeking clarification. The main concerns were landscaping, blasting and tree retention.

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

- Members expressed concerns with respect to parking, in particular visitor parking
- Members feel it is a good fit with the existing neighborhood and like the appearance

Eugene Pieczonka, Principal, Lydon Lynch answered that more parking may cut into the green space.

MOVED by Nick Horne, seconded by Dave Haverstock

THAT the North West Planning Advisory Committee has reviewed the application for Case 21099 and recommends approval of the application as outlined in the development agreement application dated November 30, 2017 with the following condition:

- Investigate visitor parking

MOTION PUT AND PASSED.

9.1.2 Case 21648: Coastal Inundation - HRM Initiated request to correct errors to the Land Use by-laws

The following was before the Committee:

- Staff memorandum dated April 25, 2018

The Chair invited Tyson Simms, Planner III, to present Case 21648.

Simms explained that in 2014 Regional Council changed the elevation requirement on properties designated "Harbour" from having to construct 2.5 meters above the ordinary high water mark to 3.8 meters above the ordinary high water mark. They further indicated that prior to this change there was an exception in the by-law allowing property owners to build below the 2.5 meter elevation requirement. When the change was passed in 2014 this exception was to be removed from the by-law, however the exception erroneously failed to be removed when the new by-law was drafted.

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

- Members questioned whether or not the Regional Plan would supersede the By-law

Simms responded by stating the more stringent applies.

MOVED by Councillor Outhit, seconded by Dave Haverstock

THAT the North West Planning Advisory Committee has reviewed the application for Case 21648 and recommends approval to correct errors to the Land Use by-law as outlined in the staff memorandum dated April 25, 2018.

MOTION PUT AND PASSED.

10. ADDED ITEMS – NONE

11. IN CAMERA (IN PRIVATE) - NONE

12. DATE OF NEXT MEETING – June 6, 2018, at 7:00 p.m., at the BMO Centre Boardroom, 61 Gary Martin Drive, Bedford.

13. ADJOURNMENT

The meeting adjourned at 8:08 p.m.

Alicia Wall
Legislative Assistant