



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
June 6, 2018**

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

REGRETS: Evan MacDonald
Joshua Levy
Donalda MacIsaac

STAFF: Jesse Morton, Planner II
Thea Langille, Principal Planner
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 8:03 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. at the BMO Centre Boardroom, 61 Gary Martin Drive, Bedford.

2. APPROVAL OF MINUTES – April 30, 2018 & Public Information Meeting May 2, 2018

MOVED by Nick Horne, seconded by Ross Evans

THAT the minutes of April 30, 2018 and public information meeting minutes May 2, 2018 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 Paul Russell

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 21212: Application by WM Fares Architects, on behalf of Oceanstone Seaside Resort, to amend the Municipal Planning Strategy and Land Use By-law for Planning Districts 1 and 3 for 8646 and 8650 Peggys Cove Road, Indian Harbour in order to recognize the existing tourist industry use and permit its future expansion

The following was before the Committee:

- Applicant's Letter
- Site Plan

The Chair invited Jesse Morton, Planner II, to present Case 21212.

The Planner displayed aerial photos of the property together with photos of buildings located on the property. They advised that the objective of the proposal is to bring the property into compliance as the biggest issue the applicant is facing is the non-compliance. The applicant is requesting that the property be rezoned to a C-3, a tourist industry zone, from the current MU-1 designation. The commercial usage on the property is currently exceeding the allowance of 7,500 square feet and the applicant would like to have some room for possible expansion down the road. Morton indicated it is their plan to clearly define "resort" with the new legislation.

With respect to engagement, 22 mailouts were sent, an ad was placed in the newspaper, there were approximately 15 attendees at the Public Information Meeting held on April 30, 2018 and 1 piece of correspondence was received after the Public Information Meeting seeking clarification.

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

- Members feel this business is a good fit for the community and that the members of the community were in support of the business
- Members questioned what the applicant would need to do to bring the property into compliance and whether or not there are any other businesses of this nature operating under a C-3 Zone
- Members questioned why some buildings were constructed without permits and whether or not HRM would be inspecting the buildings without permits to ensure they are up to code

The Planner indicated they did some mapping in the area and there appears to be less than 10 properties operating under a C-3 Zone and that more thorough inspections will be completed on the buildings by HRM should the applicant be successful.

Morton indicated the applicant would need to remove commercial uses on the property and that there would be some further inspections.

MOVED by Dave Haverstock, seconded by Nick Horne

THAT the North West Planning Advisory Committee has reviewed the application for Case 21212 and recommends approval of the application as outlined in the Applicant's Letter and Site Plan with HRM taking due consideration to minimally interrupting the operation of the existing business.

MOTION PUT AND PASSED.

9.1.2 Case 21564: Application has been submitted by Nicolette Nicholas to rezone 65 Halfway Lake Drive from the R-1 (Single Unit Dwelling) Zone to the R-1A (Auxiliary Dwelling) Zone in order to permit an auxiliary dwelling unit within the dwelling

The following was before the Committee:

- Designation Map
- Zoning Map
- R-1 Zone
- R-1A Zone
- Minutes from May 7, 2018 Public Information Meeting

The Chair invited Jesse Morton, Planner II, to present Case 21564.

The Planner advised that the applicant recently purchased the property and was unaware that a permit was never issued for the auxiliary dwelling unit which is about 750 square feet in size. The property is currently zoned R-1 under the Beaver Bank, Hammonds Plains, and Upper Sackville Land Use By-law and Municipal Planning Strategy.

Morton stated that new developments are limited to single units, however, Policy P-137 allows for rezoning from R-1 to R-1A with consideration given to the following key points being:

1. the maximum gross floor area of any auxiliary dwelling unit shall not exceed (40) per cent of the gross floor area of the dwelling;
2. there shall be no more than one (1) entrance along the front wall of the dwelling;
3. the power meter for the auxiliary dwelling unit shall not be located on the front facade of the dwelling;
4. one (1) off-street parking space shall be provided for any auxiliary dwelling unit; and
5. the provisions of Policy P-137.

The Planner stated that 36 mailouts were sent, an ad was placed in the newspaper and a Public Information Meeting was held on May 7, 2018 with 5 attendees. They further indicated one (1) email comment was received concerning potential use.

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

- Members supported that the R-1A Zone is an option as it increases density without further construction
- Members questioned whether or not HRM has carried out an inspection of the auxiliary unit

Morton confirmed that HRM had attended the property.

MOVED by Councillor Lisa Blackburn, seconded by Paul Russell.

THAT the North West Planning Advisory Committee has reviewed the application for Case 21564 and recommends approval to rezone 65 Halfway Lake Drive from R-1 to R-1A.

MOTION PUT AND PASSED.

10. ADDED ITEMS – NONE

11. IN CAMERA (IN PRIVATE) – NONE

12. DATE OF NEXT MEETING – July 4, 2018, at 7:00 p.m., at Sackville Heights Community Centre Gym, 45 Connolly Road, Middle Sackville.

13. ADJOURNMENT

The meeting adjourned at 8:03 p.m.

Alicia Wall
Legislative Support