



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

PRESENT: Ann Merritt, Chair
Dave Haverstock, Vice Chair
Councillor Lisa Blackburn
Ross Evans
Nick Horne
Donalda Maclsaac

REGRETS: Paul Russell
Councillor Tim Outhit
Joshua Levy

STAFF: Thea Langille, Principal Planner
Maria Jacobs, 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 8:18 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 – July 4, 2018

MOVED by Dave Haverstock, seconded Nick Horne

THAT the minutes of July 4, 2018 be approved.

MOTION PUT AND PASSED.

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

MOVED by Nick Horne, seconded by Dave Haverstock

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 21873: Application by Halifax Regional Municipality to consider a rezoning at 435 Hammonds Plains Road, Bedford from the US (Urban Settlement) Zone and RR (Residential Reserve) Zone to the SI (Institutional) Zone

The following was before the Committee:

- Map 1 - Designation Map
- Map 2 - Zoning Map
- SI Zone – Bedford LUB
- US Zone – Bedford LUB
- RR Zone – Bedford LUB
- Minutes from Public Information Meeting – September 17, 2018

The Chair invited Thea Langille, Principal Planner, to present Case 21873.

Thea Langille advised that this was the Sandy Lake Academy site and the first permits were received in 1973. In 2003 the property was rezoned to Institutional due to the fact it was subject to a development agreement under the old policy. In 2006 the Regional Plan was adopted and the lands were again rezoned to be Urban Settlement and Residential Reserve which appears to be erroneous. This possible error was discovered when an application for an expansion was received. Policy S-3 enables these lands to be considered for rezoning. A copy of the staff presentation is on file.

The Committee considered the application with staff responding to questions. Members did not see any issues with the rezoning.

MOVED by Dave Haverstock, seconded by Donalda MacIsaac

THAT the North West Planning Advisory Committee has reviewed the application for Case 21873 and recommends approval of the application as presented.

MOTION PUT AND PASSED.

9.1.2 Case 21812: Application by WSP Canada Inc., on behalf of PRO Real Estate Investment Trust (PRO REIT), to amend the Municipal Planning Strategy to enable non-substantive amendments to the existing development agreement for St. Margaret's Square (PIDs 41410010 and 40897118), Upper Tantallon

The following was before the Committee:

- Applicant Submission
- Summary of Public feedback
- Initiation Report to Regional Council – September 11, 2018

The Chair invited Maria Jacobs, Planner, to present Case 21812.

Maria Jacobs advised there is an existing commercial building on the site and displayed pictures of the site.

In 2012 the property was designated Mixed Use B and was Zoned MU-2. In 2014 the property was designated Tantallon Crossroads Coastal Village with a sub designation of Village Centre. The intent at that time was to encourage human scale, commercially focused developments and to limit parking between buildings and the street to maintain the village feel.

The development agreement was signed when the 2012 policy was in place and allowed for 8 non-substantive amendments to be permitted. The Applicant is requesting minor expansions to the gross floor area, minor exterior architectural appearance changes, changes to landscaping requirements and minor signage changes. The applicant was also looking to have the non-substantive amendments be considered under the 2012 policy rather than the 2014 policy, as the 2014 policy does not adequately define amendments.

A copy of the staff presentation is on file.

The Committee considered the application with staff responding to questions. It was suggested that the proposal was a good use of the land and that the development would not adversely affect the neighbors. Members supported the building's esthetic. Inquiries were made as to whether or not a requirement to install a sidewalk along the St. Margarets Bay Road could be imposed on the developer as one of the main goals of the Village Plan is to make St. Margarets Bay walkable. Thea Langille, Principal Planner explained that the Municipality could not impose a condition for sidewalks along the St. Margarets Bay Road as it was outside the development bounds.

In response to questions raised on the tenancy and sewage treatment, Christina Lovitt of WSP was unsure if there would be a single tenant or multiple tenants at this point, and confirmed that the sewage treatment was sufficient as per the study.

MOVED by Nick Horne, seconded by Lisa Blackburn

THAT the North West Planning Advisory Committee has reviewed the application for Case 21812 and recommends approval as presented, with consideration given to have significant landscaping between the parking lot and the St. Margarets Bay Road to provide a visual buffer to the parking lot.

MOTION PUT AND PASSED.

10. ADDED ITEMS – NONE

11. IN CAMERA (IN PRIVATE) – NONE

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

13. ADJOURNMENT

The meeting adjourned at 8:18 p.m.

Alicia Wall
Legislative Support