



**NORTH WEST PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
DRAFT MINUTES
JANUARY 6, 2021**

PRESENT: Ann Merritt, Chair
Nick Horne, Vice Chair
Councillor Cathy Deagle Gammon
Gina Jones-Wilson
Jacqueline LeVert
Stacey Rudderham

REGRETS: Deputy Mayor Tim Outhit
Donalda Maclsaac
Ryan Donato
Jordan Foster

STAFF: Andrea Lovasi-Wood, Legislative Assistant
Alicia Wall, Legislative Support

These minutes are considered draft and will require approval by the North West Planning Advisory Committee at a future meeting.

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.

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The meeting was called to order at 7:06 p.m., and the Committee adjourned at 8:13 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:06 p.m.

2. APPROVAL OF MINUTES – December 2, 2020 and December 9, 2020 Public Information Meeting

MOVED by Nick Horne, seconded Councillor Deagle Gammon

THAT the minutes of December 2, 2020 and December 9, 2020 Public Information Meeting be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Jacqueline LeVert, seconded by Councillor Deagle Gammon

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence - none

6.2 Petitions – none

6.3 Delegations - none

7. REPORTS

7.1 STAFF

7.1.1 Planning Advisory Committee Orientation

Andrea Lovasi-Wood, Legislative Assistant took the floor to present the Committee an orientation regarding Planning Advisory Committees and walked the Committee through accessing the orientation toolbox online. The North West Planning Advisory Committee provides recommendations to the North West Community Council, which provides recommendations to Regional Council with respect to planning matters. The three main responsibilities of the North West Planning Advisory Committee is to advise the North West Community Council on planning documents, planning matters and to hold Public Information Meetings for planning applications which propose amendments to municipal planning strategies.

Lovasi-Wood further spoke to the application process, PAC hosted Public Information Meetings, quorum, drafting recommendations and the role of the Legislative Assistant. A copy of the staff presentation is on file.

7.1.2 Case 22980: An application by West Bedford Holdings Limited requesting changes to an existing development agreement for vacant lands off Amesbury Court with PID 41470741 in Bedford, to replace an apartment building already permitted by the existing development agreement with a townhouse development.

The following is before the Committee:

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- Applicant Submission
- Summary of Public Information Meeting (PIM) Minutes dated December 10, 2020

Jamy-Ellen Klenavic, Planner II, Urban Enabled Applications, presented case 22980 and indicated the proposal includes substantive and non-substantive amendments to the existing development agreement. The requested amendments include substituting one of the approved apartment buildings for 21 townhouses and removing the requirement for individual driveways and garages, as well as reducing the minimum permitted width for each townhouse from 20 feet to 16 feet.

The site is zoned Bedford West Comprehensive Development District (BWCCD), and as such requires a comprehensive development agreement (CDA) rather than the typical development agreement (DA). The CDA for this site was approved in 2012.

Public engagement was achieved through a virtual Public Information Meeting held December 10, 2020, a mailout and a newspaper ad. Five people attended the Public Information Meeting and feedback included ensuring sufficient parking be provided and retaining as many trees as possible on the site. A copy of the staff presentation is on file.

The Committee questioned parking and traffic.

In response to the Committee, staff indicated there would be a common parking lot and no traffic concerns were brought forward by HRM engineers.

MOVED by Nick Horne, seconded by Jacqueline LeVert

THAT the North West Planning Advisory Committee has reviewed the application for Case 22980 and recommends approval of the application with consideration given to retaining as many trees as possible on the site.

MOTION PUT AND PASSED.

8. ELECTION OF CHAIR AND VICE CHAIR

Andrea Lovasi-Wood, Legislative Assistant called for nominations for the position of Chair of the North West Planning Advisory Committee.

MOVED by Nick Horne, seconded by Councillor Deagle Gammon

THAT Ann Merritt be nominated Chair of the North West Planning Advisory Committee.

Ann Merritt accepted the nomination.

MOTION PUT AND PASSED.

MOVED by Gina Jones-Wilson, seconded by Nick Horne

That nominations cease.

MOTION PUT AND PASSED.

Andrea Lovasi-Wood called three times for any further nominations. There being none, Ann Merritt was declared Chair of the North West Planning Advisory Committee.

Ann Merritt assumed the position of Chair.

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**North West Planning Advisory
Committee Special Meeting
Draft Minutes
January 6, 2021**

Ann Merritt called for nominations for the position of Vice Chair of the North West Planning Advisory Committee.

MOVED by Stacey Rudderham, seconded by Councillor Deagle Gammon

THAT Nick Horne be nominated Vice Chair of the North West Planning Advisory Committee.

Nick Horne accepted the nomination.

MOTION PUT AND PASSED.

MOVED by Stacey Rudderham, seconded Jacqueline LeVert

That nominations cease.

MOTION PUT AND PASSED.

The Chair called three times for any further nominations. There being none Nick Horne was declared Vice Chair of the North West Planning Advisory Committee.

9. DATE OF NEXT MEETING – February 3, 2021

10. ADJOURNMENT

The meeting adjourned at 8:13 p.m.

Alicia Wall
Legislative Support