



**NORTH WEST PLANNING ADVISORY COMMITTEE  
SPECIAL MEETING  
FEBRUARY 3, 2021**

PRESENT: Ann Merritt, Chair  
Nick Horne, Vice Chair  
Deputy Mayor Tim Outhit  
Councillor Cathy Deagle Gammon  
Jacqueline LeVert  
Stacey Rudderham  
Donalda Maclsaac  
Ryan Donato  
Jordan Foster

REGRETS: Gina Jones-Wilson

STAFF: 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](http://halifax.ca).*

*The meeting was called to order at 7:01 p.m., and the Committee adjourned at 8:19 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:01 p.m.

**2. APPROVAL OF MINUTES – January 6, 2021 and January 20, 2021 Public Information Meeting**

MOVED by Cathy Deagle Gammon, seconded by Donald Maclsaac

**THAT the minutes of January 6, 2021 and the January 20, 2021 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 Nick Horne, seconded by Deputy Mayor Outhit

**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 Case 22726: Application by 3143511 NS Limited to amend the Bedford Municipal Planning Strategy and Bedford Land Use By-law to rezone 16 Rutledge Street in Bedford from the Residential Two Unit (RTU) Zone to the Residential Multiple Unit (RMU) Zone.**

The following is before the Committee:

- Survey Map
- Proposed Development Plan
- Planning Rationale and Explanation of Proposal

Sean Gillis, Planner II, Regional Planning, presented case 22726. The applicant is requesting a change in zoning to enable the construction of a multi-unit residential building. The surrounding neighborhood consists of various uses including commercial, a church and different types of residential. The site is designated Residential under the Bedford Municipal Planning Strategy and zoned RTU. The RTU zone allows a maximum of two units in various forms. There is currently no enabling policy to permit the rezoning, therefore a plan amendment is required.

It was noted that the applicant also owns adjacent land containing the RMU zoning.

Public engagement was achieved through a mailout and survey to which 8 responses were received. Some of feedback received was in support of the proposal, there were concerns the building is too large and that approving this development could lead to other developments of this nature being approved in the area. The community also would like to see the existing Bed & Breakfast remain. A copy of the staff presentation is on file.

The Committee considered the application, the following points and clarifications were noted:

- Members asked if applicant owned the Bed & Breakfast as well as the land it sits on
- The Committee sought clarification on the intentions of the development
- Support was expressed for the proposal
- The Committee asked if the units will be built to an accessibility standard and if the community is walkable

In response to the Committee, the applicant, Anastacia Stergiadis stated they do own the land as well as the Bed & Breakfast and have no intentions of tearing it down at this point. They are exploring options to incorporate it into the overall development such as using it as clubhouse/amenity space. Two-bedroom units are being proposed as this is what the seniors in Bedford would like to have. The units will be designed with accessibility standards. Bringing people together is the overall vision and the community is walkable.

MOVED by Deputy Mayor Outhit, seconded by Donald Maclsaac

**THAT the North West Planning Advisory Committee has reviewed the application for Case 22726 and recommends approval of the application with consideration given to redirecting traffic away from Rutledge Street and Pleasant Street.**

**MOTION PUT AND PASSED.**

**7.1.2 Case 23061: Application by Tier Too Properties on behalf of the property owner has applied for a development agreement for an outdoor dog run as part of a Dog Day Care facility at Lot 2 Glen Harbour Way, Hammonds Plains.**

The following is before the Committee:

- Applicant Submission
- Revised Site Plan
- Notice to residents – November 2020

Peter Nightingale, Planner II, Rural Policy and Applications presented case 23061. The proposal is for the outdoor dog run portion of the dog daycare facility as the indoor portion is allowed as of right.

An application was previously before the Committee on November 4, 2020 and was rejected. As of result of the public feedback and the Committee feedback, the applicant has made significant revisions to mitigate concerns. The applicant owns three adjacent lots and is proposing to move the outdoor dog run from Lot 1 to Lot 2 allowing a greater separation distance from the residential homes. An increase in size from 4,500 square feet to 10,000 square feet is also be proposed to allow more space for the dogs. There will not be an increase in the number of dogs due to the increase in size.

The site is designated Mixed Use B under the Beaver Bank, Hammonds Plains, Upper Sackville Municipal Planning Strategy and there are various types of land uses in the surrounding area.

Public engagement was completed on the initial application by way of website, mailout, newspaper ad and signage on the site. The public has not been re-engaged on the amended proposal as it will be done as part of the Public Hearing. New signage is being posted on the site and the webpage will reflect the amended proposal. A copy of the staff presentation is on file.

The Committee considered the application, the following points and clarifications were noted:

- Members were pleased the applicant made revisions as a result of the feedback
- The Committee questioned whether or not the whole tree buffer would be lost when the third commercial building is constructed
- The importance of noise mitigation was noted

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In response to the Committee, staff indicated things such as hours of operation, buffering and the number of dogs could be regulated through the development agreement. The Animal By-law is also a tool that can be utilized to mitigate noise. There is a provision under the By-law specifically for barking dogs.

The applicant, Craig Duinck, spoke with the business owner and the maximum number of dogs outdoors would be during the main core business hours from 7:00 a.m. to 5 p.m. During the evening and overnight there would be a very small number of dogs permitted outside at any one time. With respect to the tree buffer, they plan to keep as many trees as possible when the third building is constructed.

MOVED by Stacey Rudderham, seconded by Jacqueline LeVert

**THAT the North West Planning Advisory Committee has reviewed the application for Case 23061 and recommends approval of the application with consideration given to the hours of operation, tree buffers, limits on the number of dogs, berms and that the development agreement consider limiting the number of dogs allowed outside to two between the hours of 9 p.m. and 7 a.m.**

**MOTION PUT AND PASSED.**

**8. DATE OF NEXT MEETING – March 3, 2021**

**9. ADJOURNMENT**

The meeting adjourned at 8:19 p.m.

Alicia Wall  
Legislative Support