



**NORTH WEST PLANNING ADVISORY COMMITTEE  
SPECIAL MEETING  
MARCH 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  
Gina Jones-Wilson  
Jordan Foster

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 6:59 p.m., and the Committee adjourned at 9:11 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:59 p.m.

**2. APPROVAL OF MINUTES – February 3, 2021**

MOVED by Nick Horne, seconded by Deputy Mayor Outhit

**THAT the minutes of February 3, 2021 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

MOVED by Donalda MacIsaac, seconded by Jacqueline LeVert

**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**

The Legislative Support noted that correspondence was received for item 7.1.1. This correspondence was circulated to the Committee.

For a detailed list of correspondence received refer to the specific agenda item.

**6.2 Petitions – none**

**6.3 Delegations - none**

**7. REPORTS**

**7.1 STAFF**

**7.1.1 Case 22547: Application by ZZap Consulting Inc. on behalf of Ramar Construction Ltd. for amendments to the Municipal Planning Strategies for Beaver Bank, Hammonds Plains and Upper Sackville and Planning District 1 & 3 (St Margarets Bay) and corresponding Land Use By-laws to enable the development of three commercial buildings at 445 Winslow Drive (PID 41277765); Lot 4B Winslow Drive (PID 41277773); and, Lot 3 Winslow Drive (PID 41249681), Upper Tantallon**

The following was before the Committee:

- Traffic Impact Study
- Applicant Letter
- Site Plan
- Initiation Report
- Minutes from the Virtual Public Information Meeting – December 9, 2020
- Correspondence from Jim Young, Simone Spence, Nicole Johnson-Morrison, Craig Morrison, Matt Pollard, Patricia Nicholson, Judy Beaton, Ron Shanks, Matthew Boland, Stephanie McDonald, Daniel McDonald, Barry Zwicker, Gordon S. Earle and Jane Earle

Jacqueline Belisle, Planner II, Rural Policy and Applications presented case 22547. The proposed development consists of three existing lots which are currently vacant. A two-storey building is being

proposed for each lot with onsite well and septic in accordance with the Nova Scotia Department of Environment's regulations. A Nova Scotia Power easement runs through all three lots. The lands are currently zoned R-1 and designated residential.

Public engagement was achieved through a webpage, mailout notification and a virtual North West Planning Advisory Committee hosted Public Information Meeting held on December 9, 2020. Approximately 15 pieces of correspondence were received. Feedback from the public included concerns regarding traffic, location of driveway, environmental impacts, solid waste issues, financial impacts on property values, noise during and post-construction, loss of privacy, increased crime and preferred access from Westwood Blvd. A copy of the staff presentation is on file.

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

- Members asked if the Village Plan applies to these lands
- Inquiries were made regarding efforts to mitigate environmental concerns and identify wetlands
- Traffic concerns were expressed

In response to the Committee, Connor Wallace, ZZap Consulting Inc. indicated that environmental matters will be more closely looked at during the permitting stage and will need to meet HRM and Nova Scotia Department of Environment's standards.

Jacqueline Belisle spoke to the secondary planning strategy in the Tantallon Crossroads area and indicated a Traffic Impact Study was obtained and is more in depth than a Traffic Impact Statement.

MOVED by Nick Horne, seconded by Ryan Donato

**THAT the North West Planning Advisory Committee has reviewed the application for Case 22547 and recommends rejection of the application due to the following:**

- **Lack of alternatives to moving the boundary line;**
- **Lack of wetland delineation report;**
- **Traffic study concerns;**
- **Lack of information with respect to commercial uses;**
- **Light pollution;**
- **Noise concerns; and**
- **Inappropriate zoning.**

**MOTION PUT AND PASSED.**

**7.1.2 Case 21946: Application by WSP Canada Inc. for amendments to the Bedford Municipal Planning Strategy and Bedford Land Use By-law to redistribute existing development rights and allow for development agreements on Site BH-1, which would enable a five-storey residential multiple-unit development, and Site BH-2, which would enable a one storey commercial building and 5 single family dwellings, on lands located at the corners of Southgate Drive and the Bedford Highway, Bedford.**

The following was before the Committee:

- Revised Submission Part One - April 23, 2019
- Revised Submission Part Two - April 23, 2019
- Minutes from the Virtual Public Information Meeting – January 20, 2021

Darrell Joudrey, Planner II, Current Planning presented case 21946. The proposed development consists of two lots located across the street from each other. The lands are currently vacant. A development agreement was previously approved but did not end up proceeding. The lands have since been sold to a new owner. The lands are zoned Bedford South Comprehensive Development District (BSCDD).

Public engagement was achieved through a virtual North West Planning Advisory Committee hosted Public Information Meeting held on January 20, 2021. Feedback from the public included concerns around the driveway location, garbage, view obstructions and insufficient surface parking. A copy of the staff presentation is on file.

MOVED by Deputy Mayor Outhit, seconded by Cathy Deagle Gammon

**THAT the North West Planning Advisory Committee has reviewed the application for Case 21946 and recommends approval of the application with consideration given to the following:**

- **Driveway location;**
- **Garbage enclosures;**
- **Types of business and hours of operation**
- **Delivery hours; and**
- **Limiting commercial uses to professional services.**

**MOTION PUT AND PASSED.**

**7.1.3 Case 20507: Sunrose Land Use Consulting, on behalf of United Gulf Developments LTD, is applying to amend their development agreement to allow for the construction of 214 residential units and one commercial parcel over 3 phases, prior to completing the road connection from Moirs Mill Road to Hammonds Plains Rd.**

The following was before the Committee:

- Public Information Meeting minutes of September 18, 2017
- Results of Shape your City survey
- Forum comments from Shape your City
- FAQ from virtual engagement
- Paper Mill Lake Traffic Impact Study
- Proposed Site Plan

MOVED by Nick Horne, seconded by Jacqueline LeVert

**THAT the North West Planning Advisory Committee defer consideration of item 7.1.3, Case 20507 to the next meeting of the Committee.**

**MOTION PUT AND PASSED.**

**8. DATE OF NEXT MEETING – April 7, 2021**

**9. ADJOURNMENT**

The meeting adjourned at 9:11 p.m.

Alicia Wall  
Legislative Support