



**NORTH WEST PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
AUGUST 4, 2021**

PRESENT: Ann Merritt, Chair
Nick Horne, Vice Chair
Deputy Mayor Tim Outhit
Councillor Cathy Deagle Gammon
Jacqueline LeVert
Gina Jones-Wilson
Jordan Foster
Stacey Rudderham

REGRETS: Donalda MacIsaac
Ryan Donato

STAFF: Krista Vining, Legislative Assistant
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 7:04 p.m., and the Committee adjourned at 8:59 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:04 p.m.

2. APPROVAL OF MINUTES – July 7, 2021

MOVED by Deputy Mayor Outhit, seconded by Jacqueline LeVert

THAT the minutes of July 7, 2021 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

Deletions: None

MOVED by Councillor Deagle Gammon, seconded by Gina Jones-Wilson

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 Assistant noted that correspondence was received for item 7.1.2., and 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 23512 - Application by FBM Ltd. to amend the development agreement for the property at Civic 27 and 65 Dellridge Lane, Bedford to define and add "Indoor Commercial Dog Care Facility' to the list of permitted uses in the General Commercial area.

The following was before the Committee:

- Staff presentation dated August 4, 2021

Paul Sampson, Planner II, Current Planning, presented case 23512. The existing development agreement was approved in 2009 and allows for general commercial development such as retail, office space and commercial space. A dog daycare is not a permitted use under the existing development agreement. A Public Information Meeting was held on June 16, 2021 and 16 people attended.

Members commented on this service benefitting the community.

MOVED by Deputy Mayor Outhit, seconded by Nick Horne

THAT the North West Planning Advisory Committee has reviewed the application for case 23512 and recommends approval of the application as presented.

MOTION PUT AND PASSED.

7.1.2 Case 22267 – Dartmouth Road and Wardour Street, Bedford

The following was before the Committee:

- Staff presentation dated August 4, 2021
- Correspondence from Robert Evong, Dionysia Mack, Kathleen Kieley, Keith Jackson, Nancie Theakston, Lois Whitehead and Donald Abbott

Sean Gillis, Planner II, Regional Planning, presented case 22267, indicating Council has directed staff to consider amendments to the Bedford Land Use By-law and Municipal Planning Strategy to enable the development of low to mid-rise buildings and mixed-use development in the study area. Residents in the area are opposed to the proposals and have expressed concerns around parking, traffic, loss of neighborhood character and the amount of density. Gillis further spoke to the traffic impact/trip generation numbers.

In response to the presentation, the Committee noted the following:

- townhouses may be more suited to the area;
- the area has heritage value;
- the Fort Sackville School property should be considered and zoned separately; and
- the complaints of the residents are valid.

MOVED by Deputy Mayor Outhit, seconded by Councillor Deagle Gammon

THAT the North West Planning Advisory Committee has reviewed the proposals for case 22267 and recommends rejection of the proposals to change the zoning in the study area, with the exception of the Fort Sackville School property due to the lack of infrastructure to support the proposed density, the incompatibility with the existing neighborhood character and that the study area is not fully considerate of the whole area.

MOTION PUT AND PASSED.

8. DATE OF NEXT MEETING – NWPAC Public Information Meeting on August 18, 2021 and NWPAC Meeting on September 1, 2021

9. ADJOURNMENT

The meeting adjourned at 8:59 p.m.

Alicia Wall
Legislative Support