



**NORTH WEST PLANNING ADVISORY COMMITTEE
MINUTES
May 1, 2019**

PRESENT: Ann Merritt, Chair
Dave Haverstock, Vice Chair
Councillor Tim Outhit
Ross Evans
J. Christopher Bewsher
Donalda Maclsaac
Robert Jarvis
Keith Boutilier

REGRETS: Councillor Lisa Blackburn
Nick Horne

STAFF: Cameron Robertson, Planner II
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 7:23 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. at the Sackville Heights Community Centre Silver and Gold Room, 45 Connolly Road, Middle Sackville.

2. APPROVAL OF MINUTES – March 6, 2019

MOVED by Councillor Outhit, seconded by Robert Jarvis

A formatting change was noted to bold the motion.

THAT the minutes of March 6, 2019 be approved as amended.

MOTION PUT AND PASSED.

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

MOVED by Councillor Outhit, seconded by Donalda Maclsaac

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 22113: Application by Lin Si requesting to enter into a development agreement for lands at 103 Dartmouth Road, Bedford to allow for a two-unit residential dwelling

The following was before the Committee:

- Generalized Future Land Use Map
- Current Zoning
- Bedford Policy Excerpt
- Summary of PIM comments
- Staff Presentation from the Public Information Meeting

The Chair invited Cameron Robertson, Planner II, to present Case 22113.

Robertson advised that a development agreement was being requested to allow a 654 square foot second unit in the single unit dwelling to provide a living space for parents. They indicated the property meets zoning requirements and that a site visit was conducted in March. During the site visit the property was being cleared and leveled and construction commenced in the early spring. Policy R-8 enables this development and the policy states that a second unit up to 700 square feet could be constructed with Council approval. The policy further states the unit could be anywhere in the building.

There would be no impact on the exterior of the building other than a civic address posted and an exhaust vent. The lot has been vacant for a substantial period of time and the as or right dwelling was approved in late 2018. A copy of the staff presentation is on file.

The Committee considered the application with staff responding to questions. Robertson advised that the basement unit would be accessed from inside and clarified the parking arrangement and indicated that the traffic department had no concerns.

MOVED by Keith Boutilier, seconded by Dave Haverstock

THAT the North West Planning Advisory Committee has reviewed the application for Case 22113 and recommends approval of the application as presented.

MOTION PUT AND PASSED.

10. ADDED ITEMS – NONE

11. IN CAMERA (IN PRIVATE) – NONE

12. DATE OF NEXT MEETING – June 5, 2019, at 7:00 p.m., at the BMO Centre Boardroom, 61 Gary Martin Drive, Bedford

13. ADJOURNMENT

The meeting adjourned at 7:23 p.m.

Alicia Wall
Legislative Support