



**NORTH WEST PLANNING ADVISORY COMMITTEE  
MINUTES  
September 4, 2019**

**PRESENT:** Ann Merritt, Chair  
Dave Haverstock, Vice Chair  
Councillor Tim Outhit  
Councillor Lisa Blackburn  
Ross Evans  
Nick Horne  
Robert Jarvis  
Keith Boutilier

**REGRETS:** J. Christopher Bewsher  
Donalda Maclsaac

**STAFF:** Dean MacDougall, Planner  
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 7:03 p.m. the Committee adjourned at 7:57 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:03 p.m., at the BMO Centre Boardroom, 61 Gary Martin Drive, Bedford.

**2. APPROVAL OF MINUTES – May 1, 2019**

MOVED by Councillor Tim Outhit, seconded by Rob Jarvis

**THAT the minutes of May 1, 2019 be approved**

**MOTION PUT AND PASSED.**

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

Additions:

10.1 Keith Boutilier - Cancellations, Meeting Time Limits and Orientation

MOVED by Councillor Tim Outhit, seconded by Keith Boutilier

**THAT the agenda be approved as amended.**

**Two third majority required**

**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 22334: Application by WM Fares requesting to enter into a development agreement to allow for a one storey commercial building at 1401 Sackville Drive, Middle Sackville**

The Chair invited Dean MacDougall, Planner, to present Case 22334.

MacDougall displayed pictures of the site and confirmed the property contains 7000 square feet. The current zoning is R-6, Rural Residential with an Urban Residential designation. It is an existing single use dwelling and currently meets the requirements under the Land Use By-law. Any new commercial development must be done by Development Agreement.

A Public Information Meeting was held and there were four attendees, two letters were received, and community feedback included traffic concerns and permitted uses. Support was also shown for the proposal.

The Committee considered the application with staff responding to questions. The following points and clarification were noted:

- Members feel the development is a good fit with the existing neighborhood;

- Inquiries were made as to the parking lot lighting and the number of accessible parking spots
- Concerns were expressed regarding the viewplane turning out of the parking lot

MacDougall responded that they have not received a lot of information with respect to the lighting and that conditions can be written into the Development Agreement.

Members questioned whether or not the commercial space would all be leased out as they would not like to see vacant space unable to be leased.

MacDougall confirmed that the Applicant has completed a market analysis and feels there is a market for the space.

A copy of the staff presentation is on file.

The following was before the Committee:

- Project Brief
- Building Plans
- Traffic Impact Statement

MOVED by Nick Horne, seconded by Keith Boutilier

**THAT the North West Planning Advisory Committee has reviewed the application for Case 22334 and recommends approval of the application with consideration given to the following points:**

- **that the parking lot lights shine towards the parking lot and not towards the houses along the back**
- **that the maximum sightline is available for turning left out of the parking lot onto Executive Drive**
- **that additional accessible parking spots be added**
- **that the roof be sloped to enhance the look of the building and to blend with existing the neighborhood**
- **that the commercial uses be limited to neighborhood services and uses**

**MOTION PUT AND PASSED.**

## **10. ADDED ITEMS**

### **10.1 Keith Boutilier - Cancellations, Meeting Time Limits, and Orientation**

The Committee discussed whether a meeting gets cancelled if there is only one item on the agenda.

The Chair clarified that is not the case and that sometimes matters get pulled at the last minute for various reasons.

With respect to a matter of orientation, the Committee discussed whether mileage expenses could be claimed as indicated in the Terms of the Reference. The Chair advised mileage claims may be made by filling out the expense form. Arrangements were made to have the expense form emailed to the members. The Committee further discussed meeting time limits and the possibility of extending times to not feel rushed while reviewing cases.

The Chair advised that the Committee can go over the allotted time but should try to respect the timeframes. The Chair further noted that matters may also be deferred if additional review time is required.

### **11. IN CAMERA (IN PRIVATE) - NONE**

**12. DATE OF NEXT MEETING – October 2, 2019, at 7:00 p.m., at the Sackville Heights Community Centre Silver and Gold Room, 45 Connolly Road, Middle Sackville.**

**13. ADJOURNMENT**

The meeting adjourned at 7:57 p.m.

Alicia Wall  
Legislative Support