



**NORTH WEST PLANNING ADVISORY COMMITTEE
SPECIAL MEETING MINUTES
NOVEMBER 4, 2020**

PRESENT: Ann Merritt, Chair
Nick Horne, Vice Chair
Councillor Tim Outhit
Councillor Lisa Blackburn
J. Christopher Bewsher
Jordan Foster

REGRETS: Robert Jarvis
Ryan Donato
Donalda Maclsaac
Keith Boutilier

OTHERS PRESENT: Councillor Cathy Deagle-Gammon
Councillor Paul Russell

STAFF: Andrea Lovasi-Wood, 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 7:00 p.m., and the Committee adjourned at 9:01 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m.

2. APPROVAL OF MINUTES – September 2, 2020

MOVED by J. Christopher Bewsher, seconded by Councillor Outhit

THAT the minutes of September 2, 2020 be approved as circulated.

MOTION PUT AND PASSED.

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

MOVED by Councillor Outhit, seconded by Councillor Blackburn

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 - NONE

6.1 Correspondence - NONE

6.2 Petitions - NONE

7. REPORTS

7.1 STAFF

7.1.1 Case 22703: Application by WM Fares Architects to amend an existing development agreement at 26 Walker Service Road, Lower Sackville to change from 1 multi-unit residential building with 52 units and 34 townhouse units on a new public street to two multi-unit residential buildings and two existing single-unit dwellings, for a total of 114 units on the site.

The following was before the North West Planning Advisory Committee:

- Revised Site Plan
- Addendum to Traffic Impact Statement
- Applicant's Review of Planning Policies
- Original Development Agreement (Case 19056)

Paul Sampson, Planner II, Urban Enabled Applications, presented case 22703. This site consists of four properties and is a little over ten acres in size. There are currently two single-family dwellings and industrial buildings located on the site. The former industrial uses included a salvage yard and a gravel pit/quarry operation.

The existing development agreement approved 34 townhouses, one apartment building containing 52 units and one of the existing single-family dwellings to remain. The amended proposal includes two apartment buildings with 56 units each and both existing single-family dwellings to remain. The public park is also being reinstated as part of the revised proposal.

The site is designated Rural Residential (RR) under the Sackville Municipal Planning Strategy and zoned Comprehensive Development District (CDD).

Public engagement was achieved through a mailout, signage on the property and an HRM website. Feedback from the public included concerns around traffic, the fact that there is no driveway access at the rear connecting to Brian Drive, environmental issues and construction noise.

A copy of the staff presentation is on file.

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

- The Committee inquired as to why the applicant was seeking an amendment to the original development agreement
- Members questioned whether an environmental assessment had been completed given the previous industrial uses
- Traffic concerns were expressed

It was noted that the change in the proposal is due to a cost savings as a result of removing the cul-de-sac.

Staff noted an environmental assessment was completed and the site was cleaned up as required by provincial regulation, and that a traffic impact study was completed and revealed no concerns.

MOVED by J. Christopher Bewsher, seconded by Nick Horne

THAT the North West Planning Advisory Committee has reviewed the application for Case 22703 and recommends approval of the application as presented.

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 the outdoor dog run area of a Dog Day Care facility at Lot 1 Glen Arbour Way, Hammonds Plains.

The following was before the North West Planning Advisory Committee:

- Applicant Submission
- Notice to Residents
- Summary of Public Feedback

Maria Jacobs, Planner II, Rural Policy & Applications, presented case 23061. The proposed application includes an indoor dog daycare and an outdoor dog run. The indoor dog care facility is allowed as of right within the existing C-4 (Highway Commercial) zone. However, the outdoor dog run portion is not and requires a development agreement.

The property is designated Mixed Use B under the Beaver Bank, Hammonds Plains, Upper Sackville Municipal Planning Strategy. Policies P-26(A) and P-137 allow for development agreements for dog kennels.

Public engagement was achieved through an HRM website, newspaper ad, signage on the site and a mailout to 58 residents. In response, five emails were received. Public feedback included noise concerns, not enough buffer between the dog kennel and neighbouring residential properties and that there are already enough dog daycares in the area.

Jacobs indicated that there will be limits on the number of dogs depending on the time of day.

A copy of the staff presentation is on file.

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

- The Committee questioned what recourse neighbors would have under the Noise By-law

- Members stated this is not a good fit for the existing neighborhood
- The material of the fence was questioned

In response to the Committee, the applicant - Craig Duininck, Real Estate Manager, Tier Too Properties stated the fence would be eight feet tall and made of wood.

It was noted by staff that one of their primary concerns is the noise impacts on direct neighbors and that noise complaints could be addressed through the Noise By-law.

MOVED by Nick Horne, seconded by Councillor Outhit

THAT the North West Planning Advisory Committee has reviewed the application for Case 23061 and recommends rejection of the application as it interferes with the abutting owners' quiet enjoyment of their properties which cannot be mitigated.

MOTION PUT AND PASSED.

7.1.3 Case 20401: Application by Clayton Developments Limited on behalf of a variety of property owners to amend the Bedford West Secondary Planning Strategy (SPS) as contained in the Halifax and Bedford Municipal Planning Strategies (MPS's) to enable development of Bedford West Sub Area 10 by development agreement, Bedford and Halifax.

The following was before the North West Planning Advisory Committee:

- Application Letter
- Application Letter – Update
- Topo Map of Site
- Concept Plan
- Servicing Review

Andrew Bone, Planner III, Urban Plan Amendments presented case 20401. The North West Planning Advisory Committee only has jurisdiction over a small portion of the site consisting of about six or seven lots.

The site is designated Bedford West Secondary Planning Strategy and is zoned Urban Settlement (US), Residential Reserve (RR) and Institutional (SI). The US and RR zones are holding zones that permit some development but do not encourage it. Former industrial uses of this site include a quarry and concrete plant. The site is not serviced. Further consultation with the community would be done prior to development as per the policy.

A copy of the staff presentation is on file.

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

- Traffic concerns were expressed
- The Committee would like to see lot sizes increased
- Members asked if the site was subject to capital cost charges (CCC)
- Concerns were expressed around the existing Highway 102/Kearney Lake infrastructure

Staff confirmed that the area is subject to CCCs and that the Province would require upgrades to the Kearney Lake and Highway 102 interchange including roundabouts and exit ramp widening. Some development can be done prior to the interchange upgrades however the project will not go forward until the Province provides particulars about the highway interchange upgrades. Upgrades to active transportation in the area are also being looked at.

MOVED by Councillor Outhit, seconded by Councillor Blackburn

THAT the North West Planning Advisory Committee has reviewed the application for case 20401 and recommends approval of the application allowing the existing zones to remain and an option for subdivision of existing lots should water and sewage services be extended.

MOTION PUT AND PASSED.

8. DATE OF NEXT MEETING – December 2, 2020

9. ADJOURNMENT

The meeting adjourned at 9:01 p.m.

Alicia Wall
Legislative Support