



**NORTH WEST PLANNING ADVISORY COMMITTEE
SPECIAL MEETING
SEPTEMBER 1, 2021**

PRESENT: Ann Merritt, Chair
Nick Horne, Vice Chair
Councillor Cathy Deagle Gammon
Jacqueline LeVert
Jordan Foster
Donalda MacIsaac
Stacey Rudderham
Gina Jones-Wilson

REGRETS: Deputy Mayor Tim Outhit
Ryan Donato

OTHERS PRESENT: Councillor Lisa Blackburn

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 7:04 p.m., and the Committee adjourned at 9:03 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – August 4, 2021 and August 18, 2021 Public Information Meeting

MOVED by Councillor Deagle Gammon, seconded by Nick Horne

THAT the minutes of August 4, 2021 and August 18, 2021 Public Information Meeting 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 Nick Horne, 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 – NONE

6.1 Correspondence – None

6.2 Petitions – None

6.3 Delegations – None

7. REPORTS

7.1 STAFF

7.1.1 Case 21639: Middle Sackville Master Plan - Phase 1 Regional Subdivision By-law Amendment - a review of the Growth Management Area policies that restrict the limit of development of the Indigo Shores Subdivision to 25 lots per calendar year

The following was before the Committee:

- Staff presentation dated September 1, 2021

Shayne Vipond, Planner III, Rural Policy & Applications, presented case 21639 indicating the area has been identified as an urban local growth centre through the Regional Plan. Vipond asked for the Committee's recommendations regarding the removal of the growth management plan for Phase 1, which limits development in Indigo Shores Subdivision to 25 lots per calendar year.

The Public Information Meeting identified concerns around school capacity and housing stock. Vipond indicated that a letter has been sent to the Halifax Regional Centre for Education requesting a meeting to discuss the concerns brought forward. A copy of the staff presentation is on file.

Vipond answered questions of clarification from North West Planning Advisory Committee.

In response to the presentation, the Committee suggested possibly increasing the number of lots to be developed rather than removing the policies altogether. Concerns were expressed around school

capacity, impacts on traffic and the impacts of development on waterways in the area. The Committee also noted it would be nice to see better collaboration between the Municipality and the Province in order to achieve complete communities.

MOVED by Jacqueline LeVert, seconded by Donalda Maclsaac

THAT the North West Planning Advisory Committee has reviewed case 21639 and recommends not removing the growth management policies, that limit development of the Indigo Shores Subdivision to 25 lots per calendar year, at this time due to the lack of information provided around the impacts on schools and traffic, as well as the lack of valid reasoning to remove the growth management policies.

MOTION PUT AND PASSED.

7.1.2 Case 23213: Application by Clayton Developments to reduce the street frontage and lot area needed for lots with Municipal sewer and water services in the Beaver Bank, Hammonds Plains, and Upper Sackville Plan Area

The following was before the Committee:

- Staff presentation dated September 1, 2021
- Application Letter
- Municipal Planning Strategy Policy Review by Clayton Development Limited
- Concept subdivision plan for Carriagewood Estates expansion
- Traffic Impact Study for proposed Carriagewood Estates expansion under existing R-1 Zone regulations (2014)
- Updated Traffic Impact Information
- Analysis of Local Land Economics
- Review of Residential Character
- Lot Size Diversity Map within Serviced Area

Jennifer Chapman, Planner III, Urban Enabled Applications, presented case 23213 stating the applicant is seeking a reduction in the minimum lot size requirement from 6000 square feet to 4000 square feet, as well as a reduction in the minimum lot frontage requirement from 60 feet to 40 feet.

Public engagement was achieved through a mailout notification, webpage and a survey. Concerns from the public included increased traffic, stresses on existing infrastructure and services, impacts on water and sewer and negative impacts on the character of the neighborhood. A copy of the staff presentation is on file.

Chapman answered questions of clarification from North West Planning Advisory Committee.

The Committee denied a request to receive a submission from the applicant.

MOVED by Nick Horne, seconded by Donalda Maclsaac

THAT the North West Planning Advisory Committee has reviewed the application for case 23213 and recommends rejection of the application as the requested changes will put stresses on the existing infrastructure, do not protect the existing low-density residential development and will significantly change the community.

MOTION PUT AND PASSED.

7.1.3 Case 21826: Esquire and Travellers Motels, 771 & 773 Bedford Highway, Bedford

The following was before the Committee:

**North West Planning Advisory Committee Special Meeting
September 1, 2021**

- Staff presentation dated September 1, 2021
- Revised Site Plan
- Traffic Impact Statement
- Revised Application Letter
- Preliminary Site Plan
- Proposed Modular Concepts
- Site Servicing Schematic

Jennifer Chapman, Planner III, Urban Enabled Applications presented case 21826 and spoke to the application and the existing uses allowed under the current development agreement.

Public engagement was achieved through a webpage and a Public Information Meeting. One person attended the Public Information Meeting and they were in support of the application and happy to see the addition of retail. A copy of the staff presentation is on file.

Chapman answered questions of clarification from North West Planning Advisory Committee.

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

THAT North West Planning Advisory Committee has reviewed the application for case 21826 and recommends approval of the application with consideration given to excluding a recycling depot as a permitted use under the development agreement.

MOTION PUT AND PASSED.

8. DATE OF NEXT MEETING – October 6, 2021

9. ADJOURNMENT

The meeting adjourned at 9:03 p.m.

Alicia Wall
Legislative Support