



**NORTH WEST COMMUNITY COUNCIL
MINUTES
June 16, 2014**

PRESENT: Councillor Steve Craig, Chair
Councillor Matt Whitman, Vice - Chair
Councillor Barry Dalrymple
Councillor Brad Johns
Councillor Tim Outhit

STAFF: Ms. Roxanne Maclaurin, Solicitor
Mr. Quentin Hill, Legislative Assistant

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, supporting documents, and information items circulated to Community Council are available online: <http://www.halifax.ca/commcoun/central/140616NWCCagenda.php>

The meeting was called to order at 7:00 p.m., and adjourned at 9:04p.m.

1. CALL TO ORDER

Councilor Craig called the meeting to order at 7:00 p.m at the Wallace Lucas Community Centre.

2. APPROVAL OF MINUTES – None

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

Council agreed to move information item 2, Tantallon Crossroads immediately after the public hearings were dealt with.

MOVED by Councillor Johns, seconded by Councillor Outhit that the agenda be approved as presented. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

5. MOTIONS OF RECONSIDERATION – NONE

6. MOTIONS OF RESCISSION – NONE

7. CONSIDERATION OF DEFERRED BUSINESS – NONE

8. HEARINGS

8.1 PUBLIC HEARINGS

8.1.1 Case 18710 – Development Agreement – 3188 Sackville Drive, Upper Sackville

The following was before Community Council:

- *A staff recommendation/information report dated May 14, 2014*

Ms. Jennifer Chapman, Planner presented the application of Ms. Vanessa Roop outlining the proposed development agreement to operate a dog daycare and boarding operation from her property located at 3188 Sackville Drive, Upper Sackville.

In response to questions raised, Ms. Chapman provided an overview of the site plan and identified the distances between neighbouring properties.

The Chair called for the Applicant to come forward and speak at this time. **Ms. Vanessa Roop** stated that she was the property owner and this project was her dream of operating a small business in the area. She advised that there is a real market need for the dog care business. She noted that all the dogs will be pre-screened before they will be permitted on the site. She added

that all dogs will be contained in the building and inside the fenced in area of the property. Ms. Roop requested Council support her application.

The Chair reviewed the rules of procedure for public hearings and opened the hearing for anyone wishing to speak.

The Chair called three times for any further speakers. There being none, it was **MOVED by Councillor Johns, seconded by Councillor Outhit the Public Hearing be closed.**

MOTION PUT AND PASSED.

Councillor Johns advised that he is familiar with the property as he grew up in the area and felt that this was an ideal location for a dog care facility.

MOVED by Councillor Johns, seconded by Councillor Dalrymple that North West Community Council:

- 1. Approve the proposed development agreement as contained in attachment A of the May 14, 2014 staff report to permit a kennel at 3188 Sackville Drive and;**
- 2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

8.1.2 Case 18710 – Development Agreement – 3188 Sackville Drive, Upper Sackville

The following was before Community Council:

- *A staff recommendation/information report dated April 23, 2014*

Mr. Shayne Vipond, Senior Planner presented the application of the rezoning of McCabes Lake North Lands. The application is requesting rezoning from MR-1 (Mixed Resource) zone to the R-1 (Single Unit Dwelling) zone or to the R-6 (Rural Residential) zone.

In response to questions, Mr. Vipond outlined the difference between the zones and noted that the purpose of the rezoning request was to allow for more lots on the proposed development.

In response to Councillor Johns, Mr. Vipond advised that the addition of a boat launch in any parkland could not be considered for the rezoning application but could be considered through the subdivision application.

Councilor Whitman wanted to know what the additional number of lots would be on McCabes Lake if the rezoning was approved.

Mr. Vipond advised that it is currently at a concept stage and not a clear answer as to how many lots could be constructed on. He noted the developer could come back with a revised plan to add additional lots.

The Chair called for the Applicant to speak at this time. **Mr. Rad Kouroush, Planner with Genivar representing Twin Brooks Development** addressed Council. He outlined that the development was considered “as of right”. He noted that there is currently 1500 acres of property to be considered for development. Mr. Karoush advised that the area has seen significant growth over the past number of years and that they would be seeking to add additional lots to the development. He continued by stating that the increase in lots would also increase revenue for HRM. He advised that they would be dedicating 53 acres of parkland for the site.

Mr. Glen Woodford advised that he is the engineer for the project. He explained that the design for this development would be similar to the developments in Waterstone, Kingswood and Glen Arbour. He stated that hydrogeological testing had been done and the lots would be serviced with well water and there is currently enough water to sustain the development. He added that for this development, the Margeson Drive extensions or water service extensions are not required for the development to be approved.

The Chair reviewed the rules of procedure for public hearings and opened the hearing for anyone wishing to speak.

Mr. Brian Murray, Hammonds Plains, stated he is concerned that if the development is changed to R-1 zone, HRM is giving up its ability to make any changes. He felt it is possible that 1000 lots could be developed. He noted none of the studies supported more than 400 lots.

Mr. Ross Evans, Hammonds Plains, advised his biggest concern was the protection of McCabe Lake and the Sackville River. He raised concern on the lot sizes and felt the proposed lots were too small.

Mr. Nick Antoff, Lucasville, he questioned the setbacks and buffers of the watershed would include the new regulations or would they be as of the date of the application. He wanted to know what type of protection would be given to the riparian buffers. He also requested that a permanent more controllable damn be put in place to have permanent easement or access that could enhance flood water protection in the Union Street area in Bedford. He hoped that the area would be bike and pedestrian friendly.

Ms. Cathy Kiley echoed the comments about the protection of McCabe Lake, she was concerned that the approval might go forward without all questions answered.

Mr. Jeff Thomson, Salmon Drive stated he was a small business owner who was not originally from the area. He stated that he felt McCabe Lake was a special lake and it experiences life and natural resources in one area. He was surprised about the amount of nature that exists around the

lake. He hoped that Council considered the safety of the lake and the amount of wildlife around the lake when making their decision.

The Chair called three times for any further speakers. There being none, it was **MOVED by Councillor Johns, seconded by Councillor Outhit the Public Hearing be closed.**

MOTION PUT AND PASSED

In response to Councillor Johns, Mr. Vipond explained that the developer could come back and request that the land behind the development be changed. Further, he added that staff had looked at Policy P 47 and determined that retaining it as MR-1 lands and would pose substantial compatibility concerns.

Councillor Whitman questioned how many lots the any of the completed studies were based on including traffic and environmental studies. He also wondered if the application would be cyclist friendly and be part of the Sackville Greenway.

Mr. Vipond advised that the traffic study was based on a maximum amount of 491 lots. He clarified that from a rezoning perspective; staff is constrained in their rezoning evaluation and it is a very straightforward process. As of right development still requires studies to be completed and those would come forward as the subdivision is developed.

Councillor Johns raised concern about the location of the current dam. The proposed parkland at the mouth of McCabes and Sackville is adjacent to where the current dam located. He questioned if there was possibility of making an amendment to include the dam as part of the parkland.

Mr. Vipond advised that because this was a rezoning application, Council could not add conditions under the rezoning application.

MOVED by Councillor Johns, seconded by Councillor Dalrymple that North West Community Council approve the proposed rezoning of the McCabe Lake North lands from MR-1 (Mixed Resource) Zone to R-1 (Single Unit Dwelling) Zone as contained in Attachment A of the April 23, 2014 staff report.

MOTION PUT AND PASSED.

13.1 Tantallon Crossroads (Case 16424)

The following items were before Community Council:

- Tantallon Crossroads MPS and LUB Review

This item was added during the approval of the agenda and was requested to be dealt with after the Public Hearings.

Mr. Marcus Garnet, Senior Planner provided the presentation to Community Council and responded to questions of clarification.

In response to questions of Council, Mr. Garnet advised that the Regional Plan (RP+5) process and would not affect this review and this process actually had some influence on the Regional Plan. The RP+5 allows for more sensitivity in some of the rural growth centres.

Councillor Whitman thanked staff for the work on this project and noted it would be at Regional Council on June 24, 2014. He expressed a special thanks to Mr. John Leon for his hard work and dedication to seeing the project through.

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence - None

9.2 Petitions - None

9.3 Presentation - None

10. REPORTS

10.1 STAFF

10.1.1 Case 18306: Development Agreement to enable personal service use at 932, 938 and 940 Sackville Drive, Middle Sackville

The following was before Community Council:

- *A staff recommendation/information report dated May 21, 2014*

MOVED by Councillor Johns, seconded by Councillor Whitman that North West Community Council:

- 1. Give Notice of Motion to consider the proposed development agreement as contain in Attachment A of the May 21, 2014 staff report, to permit a personal service use at 932, 938 and 940 Sackville Drive, Middle Sackville, and to schedule a public hearing.**

MOTION PUT AND PASSED.

10.1.2 Case 18721: Substantive Amendments to the Development Agreement for 827 Bedford Highway, Bedford

The following was before Community Council:

- *A staff recommendation/information report dated June 2, 2014*

MOVED by Councillor Outhit, seconded by Councillor Dalrymple that North West Community Council:

1. **Give Notice of Motion to consider the proposed amending development agreement as contained in Attachment A of the June 2, 2014 staff report, to allow additional commercial space, two additional residential units and reconfigure the parking lot and access to the site at 827 Bedford Highway and to schedule a public hearing.**

MOTION PUT AND PASSED.

11. **MOTIONS**
12. **IN CAMERA - NONE**
13. **ADDED ITEMS – NONE**
14. **NOTICES OF MOTION - NONE**
15. **PUBLIC PARTICIPATION**

Mr. Peter Lund, encouraged Community Council to support the Tantallon Crossroads MPS and LUB amendments when it went to Regional Council.

Mr.Keith Ayling Tantallon, requested clarification if the Tantallon Crossroads MPS and LUB passed at Regional Council if it would immediately take effect.

Mr. Garnett advised that a public hearing date would first be set and the changes would take effect after the public hearing provided there were no changes from Regional Council.

Mr. Nick Antoff , stated that he is aware that By-law T400 had been amended but he expressed frustration that it has not lowered the quantity of trucks on the Hammonds Plains Road. He wondered if there has been any educational component to the change before enforcement begins.

Councillor Whitman advised that he has seen increased truck traffic on the road as well. He stated that he has not heard anything back from the police on the enforcement issue but noted with the road construction ongoing there is no room for police to pull the trucks over.

16. **DATE OF NEXT MEETING – July 21, 2014**
17. **ADJOURNMENT**

The meeting was adjourned at 9:01 p.m.

Quentin Hill
Legislative Assistant