



**NORTH WEST COMMUNITY COUNCIL
MINUTES
September 15, 2014**

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

REGRETS: Councillor Brad Johns

STAFF: Ms. Kirby Grant, 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/September152014NorthWestCommunityCouncilagenda.php>

The meeting was called to order at 7:04 p.m., and Community Council adjourned at 8:18 p.m.

1. CALL TO ORDER

Councillor Craig called the meeting to order at 7:04 p.m. at Acadia Hall, 650 Sackville Drive, Lower Sackville.

2. APPROVAL OF MINUTES – June 16, July 21, 2014 and July 22, 2014 Special.

MOVED by Councillor Whitman, seconded by Councillor Dalrymple that the June 16, July 21, 2014 and the July 22, 2014 minutes be approved as presented. MOTION PUT AND PASSED.

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

Additions: 13.1 Councillor Outhit – Request for Staff Report: Jack Lake, Marsh Lake, and Sandy Lake Park Proposal

13.2 Councillor Appointment to Halifax Transit Ferry Naming Panel

MOVED by Councillor Dalrymple, seconded by Councilor Whitman that the agenda be approved as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

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 19041: Development Agreement for 527 and 533 Sackville Drive

The following was before Community Council:

- *A staff recommendation report dated July 9, 2014*
- *Memorandum from North West Planning Advisory Committee dated April 7, 2014*

The Chair read the rules of procedures with respect to public hearings and invited staff to come forward to present on Case 19041: Development Agreement for 527 and 533 Sackville Drive. Mr. Carl Purvis, Major Projects Planner, provided a presentation on Case 19041.

The Chair thanked Mr. Purvis for his presentation and requested questions of clarification from members of North West Community Council.

Councillor Dalrymple asked if there were any diverting measures in the plan to slow down the stormwater runoff. He also requested information on the type of fencing that would be used at the back of the property.

Mr. Purvis advised that the roof tops would be designed to hold some rain fall back from immediately entering the storm water system as well as greenery along and around the property would also retain a lot of water runoff. He noted that the topography at the back of the property is very steep and would likely

prevent any shortcutting to adjacent properties. He further clarified that the fence would be opaque and made of weather proof materials.

Councillor Whitman requested further clarification on how much of the trees would be retained on the site at the rear of the building.

Mr. Purvis advised that consultation was held with urban forestry but it was noted that the quality of trees at the back of the property were poor. The more trees that were saved the less parking would be and the higher the retaining wall would be. The applicant would be planting better quality trees to replace some of the trees having to be removed.

There being no further questions of clarification, the Chair requested the applicant to come forward to address Council. The applicant indicated that he did not wish to address Council at that time.

The Chair noted that there were names on the public sign-up sheet and asked for members of the public hearing to come forward and address Community Council.

Mr. Walter Regan, Sackville commented that the building would look like a good addition to Sackville Drive. He wondered if there was possibility of retaining sewage onsite through holding tanks. He also wondered if there would be an oil grit separator onsite. Siltation is an ongoing problem in Sackville and Mr. Regan questioned if it would be possible to have some kind of bond put in place to prevent runoff. He added that the building should be built to LEED standard.

Mr. Burton Shreenan, Sackville advised that he lived on the corner of the development and wondered if the same tree line would be left at the back of his property.

The Chair thanked the speakers for their comments and called three times for further speakers. As there were none, it was **MOVED by Councillor Outhit, seconded by Councillor Dalrymple that the public hearing be closed. MOTION PUT AND PASSED.**

The Chair provided the opportunity for staff to respond to some of the comments from the public. Mr. Purvis advised that there were no plans for onsite sewage retention. He added that it was not known that the buildings would be built to LEED standards and there was little in the policy to require the developer to do so. Zero stormwater drainage was not discussed but it could be something the developer could consider. The tree line for the back corner of the development would be retained and because of the development lay out there would be likely more property retained.

The Chair offered the applicant the opportunity to speak to the questions raised to which they declined.

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

1. **Approve the proposed development agreement as set out in attachment A of the July 9, 2014 staff report to permit a commercial building exceeding a total building footprint of 464 square meters (5000 square feet) at 527 and 533 Sackville Drive.**
2. **Require the agreement to be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the final date of 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 19218/19303: Amendment to Bedford Land Use Bylaw to identify 23 Olive Avenue and 165 and 167 High Street Bedford, as existing two unit dwellings in the RSU Zone**

The following was before Community Council:

- *A staff recommendation report dated June 20, 2014*
- *Memorandum from North West Planning Advisory Committee dated May 8, 2014.*

The Chair read the rules of procedures with respect to public hearings and invited staff to come forward to present on Case 19218/19303: Amendment to Bedford Land Use By-law to identify 23 Olive Avenue and 165 & 167 High Street, Bedford, as existing two unit dwellings in the RSU Zone. Ms. Erin MacIntyre, Planner, provided a presentation on Case 18721.

The Chair thanked Ms. MacIntyre for her presentation and requested questions of clarification from members of North West Community Council. There being no questions from Council, the Chair called three times for any speakers. As there were none, it was **MOVED by Councillor Outhit, seconded by Councillor Dalrymple that the public hearing be closed. MOTION PUT AND PASSED.**

MOVED by Councillor Outhit, seconded by Councillor Dalrymple that North West Community Council approve the proposed amendment to the Bedford Land Use By-law as provided in Attachment A of the June 20, 2014 report. MOTION PUT AND PASSED.

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence - None

9.2 Petitions

9.2.1 Councillor Outhit

Councillor Outhit presented a petition containing 250 signatures seeking HRM to fund the study, development and expansion of the existing Sandy Lake Park with and for the Community.

Councillor Outhit requested the Clerk to forward the petition to appropriate staff and he would speak on the matter later in the meeting as an added item.

9.3 Presentation - None

10. REPORTS

10.1 STAFF

10.1.1 **Case 19111: Application by United Gulf to rezone lands at the intersection of Voyageur Way and Hammonds Plains Road (PID 41127564 and a portion of PID 41351669) from MU-1 (Mixed Use 1) to C-4 (Highway Commercial), Hammonds Plains Road.**

The following was before Community Council:

- *A staff recommendation report dated August 26, 2014*
- *Memorandum from North West Planning Advisory Committee dated May 8, 2014*

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

1. **Give First Reading of the proposed rezoning of lands at the intersection of Voyageur Way and Hammonds Plains Road (PID 41127564) and a portion of (PID 41351669) from the MU-1 (Mixed Use 1) Zone to the C-4 (Highway Commercial) Zone, as contained in Attachment A of the August 26, 2014 staff report and schedule a public hearing.**

MOTION PUT AND PASSED.

10.1.2 Case 18514 - Case 18514 - Amendments to the Bedford South, Wentworth and Bedford West Secondary Planning Strategies for Sub Area 9 of Bedford West and Wentworth (Cresco Lands) Bedford and Halifax

The following was before Community Council:

- *A staff recommendation report dated July 14, 2014*

MOVED by Councilor Outhit, seconded by Councilor Whitman that North West Community Council recommends that Halifax Regional Council:

1. **Give First Reading to the proposed amendments to the Bedford West Secondary Planning Strategy, Bedford South Secondary Planning Strategy and Wentworth Secondary Planning Strategy as contained in the Bedford Municipal Planning Strategy as set out in Attachments A, B and C of the staff report dated July 14, 2014; and schedule a joint public hearing with North West Community Council and Halifax and West Community Council.**

MOTION PUT AND PASSED.

10.2 Members of Council

10.2.1 Councillor Craig – Fixed Locations for NWCC meetings

Councillor Craig advised that the other Community Councils meet at a fixed location. He added that staff was inquiring if Members of North West Community Council wished to find a centralized meeting location.

Councillor Outhit stated that he felt the Council moving to the location where the public hearings were held was the best practice and he enjoyed the current traveling Community Council.

Councillor Dalrymple expressed opposition to the idea of having a centralized meeting space for NWCC. He added that because of the vast size of the NWCC, it was important that the residents in their area were able to have the Community Council go to the residents.

Councillor Whitman also agreed that he felt the Community Council should continue the current practice of travelling around the Community Council boundary.

Councillor Craig also stated that he felt it was appropriate to continue the Community Council travel around the NWCC area.

MOVED by Councillor Dalrymple, seconded by Councillor Outhit that North West Community Council maintain the current alternating meeting locations throughout the North West Community Council boundaries. MOTION PUT AND PASSED.

11. MOTIONS - NONE

12. IN CAMERA

12.1 In Camera Minutes – April 28 and July 22, 2014

MOVED by Councillor Whitman, seconded by Councillor Outhit that the In Camera minutes of April 28, 2014 and July 22, 2014 be approved as circulated. MOTION PUT AND PASSED.

13. ADDED ITEMS

13.1 Councillor Outhit – Request for staff report on Jack Lake, Marsh Lake and Sandy Lake Park Proposal

Councillor Outhit advised that he would like a staff report to respond to the petition that he submitted earlier in the meeting.

MOVED by Councillor Outhit, seconded by Councillor Whitman that North West Community Council request a staff report in response to the Sandy Lake Park petition that was received on September 15, 2014 and include an update on all previous studies in the area.

MOTION PUT AND PASSED.

13.2 Councillor Appointment to the Ferry Naming Panel

MOVED by Councillor Outhit, seconded by Councillor Dalrymple that North West Community Council appoint Councillor Whitman to the Halifax Transit Ferry Naming Panel. MOTION PUT AND PASSED.

14. NOTICES OF MOTION

15. PUBLIC PARTICIPATION

Mr. Ross Evans, Pockwock Road, raised concern about the crosswalks on the Hammonds Plains Road and the motorists obeying the traffic signs and lights.

Councillor Craig suggested that anytime there is non-emergency enforcement issues, residents should call the 311 service.

Mr. Walter Regan, Sackville, requested an update on the floodplain study for Sackville River and wondered if it would include all of the Sackville River and the feeder brooks. He also wanted an update to the top soil bylaw. He wondered if there was any detail on Halifax Water upgrades on Sackville Drive.

Councillor Craig suggested Mr. Regan forward him an email containing the areas that he suggested should also be covered for the floodplain study.

Councillor Dalrymple stated that he believed that an update should be coming shortly on the topsoil bylaw.

16. DATE OF NEXT MEETING – October 20, 2014

17. ADJOURNMENT

The meeting was adjourned at 8:18 p.m.

Quentin Hill
Legislative Assistant