



**NORTH WEST COMMUNITY COUNCIL
MINUTES
July 20, 2015**

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

STAFF: Ms. Kirby Grant, Solicitor
Mr. Liam MacSween, 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/150720nwcc-agenda.php>

The meeting was called to order at 7:00 p.m., and recessed at 7:22 p.m. Community Council reconvened in at 7:28 p.m. and adjourned at 8:37 p.m.

1. CALL TO ORDER

Councillor Craig, Chair called the meeting to order in Meeting Rooms 1 & 2, St. Margaret's Centre, 12 Westwood Boulevard, Upper Tantallon.

2. APPROVAL OF MINUTES – May 25, June 15 & June 23, 2015 (Special Meeting)

MOVED by Councillor Dalrymple, seconded by Councillor Whitman

THAT the minutes of May 25, June 15 & June 23, 2015 (Special Meeting) be approved as circulated.

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

Additions:

Councillor Craig suggested that Item No. 10.1.2 - Presentation - Halifax Regional Police Strategic Plan 2015-2025 be moved up on the agenda to the first order of business.

MOVED by Councillor Johns, seconded by Councillor Whitman

THAT the agenda be approved as amended.

Councillor Outhit advised that he would like add Information Item No. 1 – Memorandum from the Director of Planning & Development dated July 9, 2015 re: Bedford Water Quality for discussion on the September 21, 2015 agenda.

Two-third majority vote required.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

5. MOTIONS OF RECONSIDERATION – NONE

6. MOTIONS OF RESCISSION – NONE

10.1.1 Presentation - Halifax Regional Police Strategic Plan 2015-2025

The following was before Community Council:

- *A staff information report dated June 11, 2015*

Chief Jean Michel Blais, Halifax Regional Police introduced Inspector Julia Cecchetto, Halifax Regional Police and provided an overview of the Halifax Regional Police Strategic Plan 2015-2025.

Councillor Craig thanked Chief Blais and Inspector Cecchetto for the presentation and requested questions of clarification from members of North West Community Council.

Councillor Dalrymple commended Chief Blais and members of Halifax Regional Police along with their partners in the RCMP for the constant and consistent reduction in crime trends over the past several years. He noted his support for the goals outlined in the strategic plan.

In response to a follow up question pertaining to police resources, Chief Blais commented that HRP would like to direct more resources toward crime analysis. He provided commentary with respect to the cost of policing and the considerations that must be taken into account with respect to taxpayers to provide policing services.

Councillor Johns thanked Chief Blais for his presentation and noted the HRM is well served by both the HRP and the RCMP.

7. CONSIDERATION OF DEFERRED BUSINESS

7.1.1 June 15, 2015 – Case 01192: Halifax Stanfield International Airport: Regulation of Adjacent Development

The following was before Community Council:

- *A supplementary staff report dated June 24, 2015*
- *A staff recommendation report dated May 11, 2015*
- *Correspondence from Douglas Ledwidge, President Ledwidge Lumber dated July 13, 2015*

Councillor Dalrymple noted his intention to suggest an amendment to the staff recommendation to provide notice on deed disclosure and reduce lot frontage sizes. He inquired if HRM would be responsible for providing deed disclosure if the amendment were to be passed.

Mr. Carl Purvis, Supervisor of Community Planning commented that staff will examine the aspect of deed disclosure before the matter is brought forward to Regional Council if North West Community Council provided that direction.

North West Community Council took a short break at 7:22 p.m.

MOVED by Councillor Dalrymple, seconded by Councillor Outhit

THAT North West Community Council recommend that Halifax Regional Council

- 1. Give first reading to the amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law, to amend the Transportation Map and Zoning Map as set out in Attachments A and B of the staff report dated May 11, 2015, and schedule a public hearing;**
- 2. Approve the amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law, to amend the Transportation Map and Zoning Map as set out in Attachments A and B of the staff report dated May 11, 2015;**
- 3. Give first reading to the amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law, and the Regional Subdivision By-law to restrict the establishment of new noise sensitive developments located in the NEF 30 (Noise Exposure Forecast) Contour around the Halifax Stanfield International Airport, Enfield as set out in Attachments C, D, and E of the staff report dated May 11, 2015 and schedule a public hearing; and**
- 4. Approve the amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law, and the Regional Subdivision By-law to restrict the establishment of new noise sensitive developments located in the NEF 30 (Noise Exposure Forecast) Contour around the Halifax Stanfield International Airport, Enfield as set out in Attachments C, D, and E of the staff report dated May 11, 2015.**

Councillor Dalrymple suggested the following amended motion:

MOVED by Councillor Dalrymple, seconded by Councillor Johns

THAT North West Community Council further recommend to Halifax Regional Council that the proposed amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law include conditions which reduce minimum frontage requirements from 300 feet to 200 feet and provisions for Notice on Deed/Noise Disclosure.

MOTION TO AMEND PUT AND PASSED.

The motion before North West Community Council now reads:

MOVED by Councillor Dalrymple, seconded by Councillor Outhit

THAT North West Community Council recommend that Halifax Regional Council

- 1. Give first reading to the amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law, to amend the Transportation Map and Zoning Map as set out in Attachments A and B of the staff report dated May 11, 2015, and schedule a public hearing;**
- 2. Approve the amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law, to amend the Transportation Map and Zoning Map as set out in Attachments A and B of the staff report dated May 11, 2015;**
- 3. Give first reading to the amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law, and the Regional Subdivision By-law to restrict the establishment of new noise sensitive developments located in the NEF 30 (Noise Exposure Forecast) Contour around the Halifax Stanfield International Airport, Enfield as set out in Attachments C, D, and E of the staff report dated May 11, 2015 and schedule a public hearing; and**
- 4. Approve the amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law, and the Regional Subdivision By-law to restrict the establishment of new noise sensitive developments located in the NEF 30 (Noise Exposure Forecast) Contour around the Halifax Stanfield International Airport, Enfield as set out in Attachments C, D, and E of the staff report dated May 11, 2015.**
- 5. It is further recommend to Halifax Regional Council that the proposed amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law include conditions which reduce minimum frontage requirements from 300 feet to 200 feet and provisions for Notice on Deed/Noise Disclosure.**

MOTION PUT AND PASSED UNANIMOUSLY.

8. HEARINGS

8.1 PUBLIC HEARINGS

8.1.1 Case 19172: Rezoning to permit a drive-in restaurant at 2074, 2090 and 2092 Hammonds Plains Road, Hammonds Plains

The following was before Community Council:

- *A staff recommendation report dated May 25, 2015*
- *A memorandum from the North West Planning Advisory Committee dated August 7, 2014*

Councillor Craig invited Ms. Erin McIntyre, Planner present on Case 19172. Ms. McIntyre provided a presentation on Case 19172.

Councillor Craig thanked Ms. McIntyre for her presentation and requested questions of clarification from members of North West Community Council. There were no questions of clarification from members of North West Community Council.

Councillor Craig read the rules of procedure with respect to public hearings and invited the applicant to come forward and address North West Community Council.

Mr. Randy Jones, Applicant, noted that the project has been going on for quite some time and advised that it will add to the community in a positive way. He thanked North West Community Council, staff, and the community for the support that has been provided over the course of the application process.

Councillor Craig thanked the Mr. Jones for his comments and requested questions of clarification from members of Community Council. There were no questions of clarification from members of North West Community Council.

Councillor Craig reiterated the rules of procedure with respect to public hearings and invited members of the public to come forward and address members of North West Community Council.

Mr. Walter Reagan of the Sackville Rivers Association commented that the Sackville Rivers Association would like to see a litter abatement program in place with respect to the proposed development, citing a high propensity of litter that is common to drive through establishments. He advised that the Sackville Rivers Association would also like to see a septic pump out program in place as well a proper stormwater run-off system installed on the subject property.

Councillor Craig thanked Mr. Regan for his comments. He called three times for further speakers to come forward. There were no further speakers present.

Councillor Craig invited the applicant to come forward to address the concern raised by the public. The Applicant did not wish come forward.

MOVED by Councillor Johns, seconded by Councillor Whitman

THAT the public hearing close. MOTION PUT AND PASSED.

MOVED by Councillor Whitman, seconded by Councillor Johns

THAT North West Community Council approve the proposed rezoning of 2074, 2090 and 2092 Hammonds Plains Road from MU-1 (Mixed Use 1), I-1 (Mixed Industrial) and P-2 (Community Facility) to the C-4 (Highway Commercial) Zone, as contained in Attachment A of the staff report dated May 25, 2015.

MOTION PUT AND PASSED.

8.1.2 Case 19430: Development Agreement, 215 Conrad's Road, Hubbards

The following was before Community Council:

- *A staff recommendation report dated May 21, 2015*
- *Memorandum from the St. Margaret's Bay Planning Advisory Committee dated March 27, 2015*

Councillor Craig invited Mr. Miles Agar, Planner to present on Case 19430. Mr. Agar provided a presentation on Case 19430. Councillor Craig thanked Mr. Agar for the presentation and requested questions of clarification from members of Community Council. There were no questions of clarification from members of North West Community Council.

Councillor Craig invited the applicant to come forward and address North West Community Council.

Mr. Iain Jack, Applicant and resident of 215 Conrad Road, Hubbards noted that he has owned the property since 1998 and advised that he and his Partner have invested heavily in the property over the years. He commented of his intention to begin a mail order nursery business which specializes in hearty garden ferns. He commented that the business will help contribute to the local economy and stated his opinion that the proposal fits with in the current planning and zoning guidelines, and will be beneficial to the surrounding community.

Councillor Craig thanked the Applicant for his comments and requested questions of clarification from members of North West Community Council. There were no questions of clarification from members of North West Community Council.

Councillor Craig read the rules of procedure with respect to public hearings and invited members of the public to come forward and address Community Council.

Councillor Craig called three times speakers to come forward, there were no speakers present.

MOVED by Councillor Johns, seconded by Councillor Whitman

THAT the public hearing close. MOTION PUT AND PASSED.

MOVED by Councillor Whitman, seconded by Councillor Dalrymple

THAT North West Community Council:

- 1. Approve the proposed Development Agreement, as contained in Attachment A of the staff report May 21, 2015; and**
- 2. Require the Development 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.**

Councillor Johns commended and thanked the applicant for choosing to go through the proper development agreement process.

MOTION PUT AND PASSED.

8.1.3 Case 19384: Application by Crombie Property Holdings Limited to permit an expansion to the Tantallon Plaza by development agreement at 3650 Hammonds Plains Road, Upper Tantallon

The following was before Community Council:

- *A staff recommendation report dated May 11, 2015*

Councillor Craig invited Mr. Andrew Bone, Senior Planner to present on Case 19384. Mr. Andrew Bone, Planner provided a presentation on Case 19384.

Councillor Craig thanked Mr. Bone for the presentation and requested questions of clarification from members of North West Community Council. There were no questions of clarification from members of North West Community Council.

Councillor Craig read the rules of procedure with respect to public hearings and invited the applicant to come forward and address North West Community Council.

Mr. Joseph Driscoll, of Crombie Property Holdings advised that the proposal is an extension of Crombie's existing investments in the area and has been ongoing for the past year or two. He commented that the project is an extensive exterior renovation of the existing buildings. He advised that the project will comply with the permitted uses within the existing Municipal Planning Strategy. He noted that the renovations are esthetically pleasing and will continue to provide necessary services to the community.

Councillor Craig thanked the Applicant for their comments and requested questions of clarification from members of Community Council. There were no questions of clarification from members of North West Community Council.

Councillor Craig read the rules of procedure with respect to public hearings and invited members of the public to come forward and address Community Council.

Mr. Brian Murray, Hammonds Plains advised that the parking lot on the subject property is used extensively by the library and expressed concern that new businesses in the area will take away some of the parking available for community events at the library. He further advised that there may be issues with traffic at the subject property due to increased parking demands.

Councillor Craig called three times for further speakers to come forward. There were no further speakers present. He invited the applicant to briefly respond to points made during the public hearing.

Mr. Driscoll noted his opinion that there is ample parking available on the subject property.

MOVED by Councillor Johns, seconded by Councillor Dalrymple

THAT the public hearing close. MOTION PUT AND PASSED.

Mr. Bone advised that staff has reviewed the proposal extensively and noted that the parking ratio adequate to sustain the parking needs for the area.

MOVED by Councillor Whitman, seconded by Councillor Johns

THAT North West Community Council:

- 1. Approve the proposed Development Agreement as contained in Attachment A of the staff report dated May 11, 2015 to permit the construction of a new commercial building and the continuation of the lounge and existing uses at 3650 Hammonds Plains Road, Hammonds Plains;**
- 2. Require the proposed Development 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;**
- 3. Approve by resolution of Council the proposed Discharging Agreement, as set out in Attachment A of the staff report dated May 11, 2015, for 3650 Hammonds Plains Road, Hammonds Plains following registration of the new development agreement as per recommendation 2; and**
- 4. Require the Discharging Agreement be signed by the property owner within 120 days, or any extension therefore 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;

Councillor Johns noted his support for the staff recommendation but advised that the current parking lot on which the subject property is located is quite busy. He advised that the traffic situation on the subject property should be reviewed by the developer in the future.

Councillor Dalrymple noted that similar signage, as proposed in the application, was constructed on a commercial property in Fall River in recent years. He advised that a small town clock was installed at the top of the sign which was very well received by the community and stated that an opportunity may exist to include a similar feature as part of the proposed development.

MOTION PUT AND PASSED.

8.2 VARIANCE APPEAL HEARINGS – NONE

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence

The Legislative Assistant noted correspondence received by the Municipal Clerk's Office in relation to agenda items 7.1.1, 8.1.2 and 10.2.1 which were previously distributed to members of North West Community Council.

9.2 Petitions – NONE

9.3 Presentation – NONE

10. REPORTS

10.1 STAFF

10.1.1 Presentation - Halifax Regional Police Strategic Plan 2015-2025

The following was before Community Council:

- *A staff information report dated June 11, 2015*

This matter was dealt with earlier in the meeting. Please refer to pages 2 & 3.

10.1.2 Amendment to the River-lakes Secondary Plan to allow the use of a wider range of development techniques to control and treat phosphorus to carry out the no-net phosphorus Policy RL-22

The following was before Community Council:

- *A staff recommendation report dated May 11, 2015*

MOVED by Councillor Dalrymple, seconded by Johns

THAT North West Community Council recommend that Halifax Regional Council:

- 1. Initiate a process to consider amending the Shubenacadie Lakes (Planning District 14/17) Municipal Planning Strategy with a focus on Policy RL-22 to enable the use of all types of stormwater management systems for the reduction of phosphorus emissions in large scale residential and commercial developments that may be considered by development agreement within the River-lakes Secondary Plan Area; and**

2. Request staff to follow the public participation program as approved by Council in February 1997.

MOTION PUT AND PASSED.

10.2 MEMBERS OF COMMUNITY COUNCIL

10.2.1 Councillor Whitman - Hammonds Plains Lucasville Memorial Committee Veterans Memorial Project

The following was before Community Council:

- *A Councillor request form dated July 20, 2015*
- *Correspondence from Ms. Pamela Lovelace, Chair Hammonds Plains Lucasville Memorial Committee dated July 3, 2015*

MOVED by Councillor Whitman, seconded by Councillor Johns

THAT North West Community Council:

1. Request a staff report regarding the allocation of \$75,000 from the Hammonds Plains Common Area Rate to the Hammonds Plains Lucasville Memorial Committee to facilitate the construction of a Veterans Monument in Uplands Park, Hammonds Plains for recommendation to Halifax Regional Council.

Councillor Whitman noted his support for the project and advised of the great deal of community involvement and support that it has garnered. He advised that Hammonds Plains and Lucasville requires a project such as this to properly commemorate those who have served their country.

Councillor Johns commented that it would be beneficial to have a presentation form the Hammonds Plains Lucasville Memorial Committee with respect to the project. He noted his support for the Veterans Memorial project and the motion to provide funding to assist with its completion.

Councillor Whitman advised that staff is working diligently on the project to try with the goal of moving it forward in time for Remembrance Day.

Councillor Craig noted his support for the motion and the Veteran's Memorial Project. He commented that it will be very beneficial for the community.

MOTION PUT AND PASSED UNANIMOUSLY.

11. MOTIONS – NONE

12. IN CAMERA – NONE

13. ADDED ITEMS – NONE

14. NOTICES OF MOTION – NONE

15. PUBLIC PARTICIPATION

Ms. Pamela Lovelace, Chair of the Hammonds Plains Lucasville Memorial Committee spoke on behalf of the Veteran's Memorial Project. She provided commentary with respect to the various community groups and individuals who have come forward to help make the project a reality through organizational skills and financial support. She advised that the proposed location for the proposed monument in Uplands

Park will be accessible to the neighbouring communities and will properly commemorate those who have served their country.

Mr. Peter Lund, of Dartmouth, noted his support for the Veteran's Memorial Project and advised that it will be a positive addition to the area. He commented that he is a member of the Regional Watershed Advisory Committee and stated that the Bedford Water Quality Report was not presented to the committee as they were unable to achieve quorum for the last meeting. He further advised that the committee will discuss the report at its next meeting.

Mr. Walter Reagan, of Lower Sackville, noted the 12th annual Sackville Rivers Association Salmon Dinner and Auction on September 11, 2015 and encouraged members of Community Council to buy a ticket to the event and submit items for donation. He provided commentary with respect to increased funding for tree planting on the Old Sackville Road as well as higher levels of funding for trails groups in HRM. He advised that funding for trails groups over the past few years has been diverted to strategic projects as opposed to supporting trails groups who require additional resources to maintain and build trails for the community.

Mr. Brain Murray, Hammonds Plains noted his opinion that the Hammonds Plains Area should have a secondary planning area established.

16. DATE OF NEXT MEETING – September 21, 2015

17. ADJOURNMENT

The meeting was adjourned at 8:37 p.m.

Liam MacSween
Legislative Assistant