



**NORTH WEST COMMUNITY COUNCIL
MINUTES
April 11, 2016**

PRESENT: Councillor Steve Craig, Chair
Deputy Mayor Matt Whitman
Councillor Barry Dalrymple

REGRETS: Councillor Tim Outhit, Vice-Chair
Councillor Brad Johns

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/160411nwcc-agenda.php>

The meeting was called to order at 7:00 p.m. and adjourned at 9:14 p.m.

1. CALL TO ORDER

Councillor Craig, Chair called the meeting to order in the Waverley Fire Hall, 2433 Highway #2, Waverley.

2. APPROVAL OF MINUTES – February 29, 2016

MOVED by Deputy Mayor Whitman, seconded by Councillor Dalrymple

THAT the minutes of February 29, 2016 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

MOVED by Councillor Dalrymple, seconded by Deputy Mayor Whitman

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. NOTICES OF TABLED MATTERS – NONE

10. HEARINGS

10.1 PUBLIC HEARINGS

10.1.1 Case 19768: Rezoning - Lands on Montague Road, Montague Gold Mines

The following was before Community Council:

- *A staff recommendation report dated February 26, 2016*

Councillor Craig, Chair invited Mr. Darrell Joudrey, Planner to provide a presentation on Case 19768. Mr. Joudrey provided a presentation on Case 19768.

Councillor Craig thanked Mr. Joudrey for his presentation and requested questions of clarification from members of Council. There were no questions of clarification.

Councillor Craig read the rules of procedure with respect to public hearings and invited the applicant to provide a presentation on Case 19768. He noted that both Deputy Mayor Whitman and Councillor Outhit would be unable to vote or participate in the public hearing as they were absent for the staff presentation.

Mr. Gary Parker, applicant advised that he would like not to speak as the staff presentation was comprehensive.

Councillor Craig thanked Mr. Parker for his comment and opened the public hearing, inviting applicants to address North West Community Council on Case 19768.

Mr. Rick Peters, of Waverley raised concerns regarding the impact of the proposed development on local residents who rely on well water. He raised further concern with storm water run-off from new development which could potentially empty on to surrounding properties. He expressed further concern with the impact that the additional housing units will have on traffic in the area.

Mrs. MacKinnon, of Waverley advised that she is not for or against the proposed development but raised concerns with respect to storm water run-off and the potential impact on well water. She requested further clarification on these matters.

Mr. Kevin Fitzgerald, of 143 Montague Road, noted concern regarding the potential density of the proposed development, noting that two units per lot is a possible outcome. He remarked that this scenario could create a problem with respect to storm water run-off and existing wells.

Mr. Eldon Weeks, of Montague Road, noted his concern with respect to the potential impact that the proposed development will have on traffic levels in the area. He reiterated comments brought forward by previous speakers in relation to storm water run-off and advised that the proposed density of the development will be too much for the area.

Mr. Larry Whittington, of Burnhope Drive advised that many of the individuals who live on Burnhope Drive have two acre lots. He noted that the prospect of higher density development backing on to property is disturbing and stated that he would like to see a plan for a greenbelt reserve along the property lines of existing properties to mitigate the impact. He further noted that Municipal Water is available and inquired as to why it is not being utilized in the proposed development. He requested further information regarding the septic systems that will be used and the requirement for a "remainder" lot on the subject property.

Councillor Craig thanked the speakers for their comments and called three times for further speakers. There were no further speakers present. He invited the applicant to briefly respond to points raised by the public

Mr. Gary Parker, applicant advised that the minimum lots size is determined by soil assessment and quality. He advised that the minimum lots size for the proposed development would be approximately 30,000 square feet. He referred to the staff presentation which depicted the proposed subdivision and noted that eight is the maximum number of lots that could be developed along with a remainder lot. Mr. Parker provided further commentary with respect to remainder lots and advised that in some instances a lot is left over during development for building purposes. He indicated that the lot may be inadequate for development but can be set aside for future uses. With respect to drainage, he advised that any ditch system that is created will discharge in to the existing system on Montague Road and should have no impact on Burnhope Drive.

MOVED by Deputy Mayor Whitman, seconded by Councillor Dalrymple

THAT the public hearing close. MOTION PUT AND PASSED.

Mr. Joudrey advised that the current public hearing for this matter is regarding the zoning designation and represents the beginning of the process for developers as the application needs to go through subdivision application. He advised that the subdivision process requires review by internal reviewing agencies within HRM and external agencies with the Province. He advised that staff have sent the pre-application on this matter to the Provincial Department of Environment who advised that the lots need to be at least 30,000 to 35,000 square feet.

Mr. Joudrey advised that the proposed eight lots are determined by the Regional Plan which stipulates that only eight lots are permitted for this type of development. He reiterated that a formal application needs to be submitted and reviewed before any subdivision takes place on the property. He remarked that as part of that process, staff will request comment from Halifax Water to gain feedback if it is feasible or not to move forward with onsite well and septic systems. He further noted that as part of the approval process, the developer may have to go back to the municipal water system.

Mr. Joudrey advised that the storm water run-off for the subject property will be managed under the Regional Subdivision plan. He advised that through the plan, all storm water is managed on the lot in which it falls and is enforced through subdivision regulations.

Mr. Joudrey stated that a traffic impact study was undertaken as part of the application process and noted that there will be no significant impact on the existing infrastructure. He advised that the traffic impact study was reviewed by HRM traffic services and it was determined that there will be no significant impact on traffic from the additional number of lots.

With respect to water quality and wells, Mr. Joudrey advised that it will have to meet all Department of Environment requirements for quantity and quality of well water. He advised that if semi-style dwellings are going to be considered for the proposed development, the subdivision regulations would not allow for further subdivision of the minimum lots size. He clarified that each lot size, containing each dwelling, would have to meet the minimum standard for onsite well and septic.

Mr. Joudrey noted that the current application deals with rezoning and advised that under the current Land-Use By-law there is no authority to reserve greenbelts around residential developments. He advised that this is something that planners would like to see but there is nothing that is available in this regard at the current time.

With respect to fire prevention services, Mr. Joudrey noted that Halifax Fire and Emergency Services have been consulted as part of the application and are confident with the existing hydrants in the area as well as the current firefighting system that is in place.

Councillor Craig thanked Mr. Joudrey and requested questions of clarification from members of North West Community Council

MOVED by Councillor Dalrymple, seconded by Deputy Mayor Whitman

THAT North West Community Council:

- 1. Approve the proposed rezoning, as contained in Attachment A of the staff report dated February 26, 2016, to rezone lands located on Montague Road, Montague Gold Mines from R-7 (Rural Estate) to R-6 (Rural Residential) as amended to read that North West Community Council in attachment A of the staff report dated February 26, 2016.**
- 2. That attachment A of the staff report dated February 26, 2016 be amended read “North West Community Council” as opposed to “Harbour East-Marine Drive Community Council”.**

In response to questions of clarification from North West Community Council, Mr. Joudrey advised that:

- A storm water management plan would need to be reviewed by staff before any development takes place on the subject property.
- The use of drainage ditches designed to serve the streets can be utilized as storm water management infrastructure.
- Once the zoning is changed the permitted uses are allowable. He noted that the developer and land-owner have stated that they only wish to develop R-1 residential structures, however R-2

structures can be permitted providing the necessary approvals are met by both HRM and the Provincial Department of Environment.

- The intention of the landowner is to leave as many trees as possible to assist with buffering.
- Staff will accept cash-in-lieu for parkland development for the application. This will be determined fully after the subdivision process. He advised that no development can take place on the remainder lands under the Regional Plan.
- An open space design subdivision would have to be submitted if a subdivision were to have more than eight lots under the Regional Plan.

MOTION PUT AND PASSED.

10.2 VARIANCE APPEAL HEARINGS – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

11.1.1 Correspondence from S.M. Mandaville, Chairman and Scientific Director, Soil & Water Conservation Society of Metro Halifax, re: Cyanobacterial toxins in lakes – medical implications.

North West Community Council received the correspondence from S.M. Mandaville as submitted.

11.2 Petitions – NONE

11.3 Presentation

11.3.1 Nova Scotia Health Authority - Bedford/Sackville Community Health Team (CHT)

The following documentation was before Community Council:

- Documentation regarding the Bedford/Sackville Community Health Team (CHT)

Ms. Sarah Manley, Wellness Facilitator Nova Scotia Health Authority provided a presentation on the Bedford/Sackville Community Health Team (CHT).

Councillor Craig thanked Ms. Manley for her presentation and requested questions of clarification from members of North West Community Council.

Councillor Dalrymple thanked Ms. Manley for her presentation and noted value that the CHT has in area particularly in the more rural parts of the municipality. He inquired if information can be sent to Councillors Offices to provide to members of the community.

Ms. Manley noted that she would arrange for information to be sent to Councillors office to provide to residents.

11.3.2 Purcell's Cove Neighbourhood Committee- Halifax Transit's Moving Forward Together Plan

The following documentation was before Community Council:

- A submission from the Purcell's Cove Neighbourhood Committee re: Route # 15.

Ms. Nancy Hinder and Mr. Rubin Penner, of the Purcell's Cove Neighbourhood Committee provided a presentation regarding the Purcell's Cove Neighbourhood Committee's efforts to maintain the Route # 15 bus in the Purcell's Cove area. They provided information with respect to endeavors of the group and local community to address the issue of low ridership by increasing it by 25% in the span of one month.

Ms. Hinder and Mr. Penner noted that Halifax Transit acknowledged the efforts of the group within the Moving Forward Together plan and suggested that route #15 receive weekday and peak hour service only. They advised that is not the best option for the community as many of its riders require services outside of this boundary. They concluded by requesting that members of North West Community Council consider their concerns when discussing the Moving Forward Together Plan at an upcoming Regional Council.

Councillor Craig thanked Ms. Hinder and Mr. Penner for their presentation and requested questions of clarification from members of North West Community Council.

Deputy Mayor Whitman thanked Ms. Hinder and Mr. Penner for their presentation and the written correspondence on the matter submitted by Mr. Brett of the Purcell's Cove Neighbourhood Committee.

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Staff Presentation – Status of the Centre Plan

The following was before Community Council:

- *A staff presentation re: Centre Plan*

Mr. Jacob Ritchie, Urban Design Program Manager, provided the staff presentation regarding the status of the Centre Plan. He outlined what the plan is intended to achieve and provided detail regarding the seven themes where the Centre Plan can help shape policy. Mr. Ritchie concluded by noting that there will be several workshops held in May at different locations across the Regional Centre.

A discussion ensued with Mr. Ritchie providing the following details:

- Staff are currently drafting Planning Workbooks to help facilitate broader community engagement to achieve ambitious consultation targets. The workbook will contain information on the seven themes and define a scope of questions that will solicit useful information.
- Staff are investigating 3D visualization tools that can be used where the municipality is considering adding height and density.
- The Urban Centre has a great deal of impact and is intended to be completed by this year. He advised that staff will use the model of the Regional Plan to improve the planning outside of the regional centre to gain a better understanding of the growth targets and improve planning beyond the secondary planning measures that are currently being used.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE)

15.1 Approval of In Camera Minutes – February 29, 2016

MOVED by Deputy Mayor Whitman, seconded by Councillor Dalrymple

THAT North West Community Council approve the In Camera minutes of February 29, 2016 be approved as circulated. MOTION PUT AND PASSED.

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Mr. Dave Harrison, of 17 Fox Grove Lane, distributed documentation to North West Community Council in relation to the Carr Farm property in Fall River. He advised of his background as a Planner and his representation of the property owner who has submitted a pre-application to development approvals. He noted his disagreement with HRM's Planning Department that a plan amendment is required for the subject property as opposed to that of a development agreement. He further noted his opinion that staff has erred in its decision to include a neighbouring property within the Site B designation which is preventing his client from meeting the minimum open space target of 60% under Policy RL-13(aa). He advised of his opinion that Community Council can have discretion over how the minimum open space target can be applied given that the neighbouring property is not included within his clients' proposal for seniors housing. He noted that he has brought this to the attention of HRM Planning and has not received a response.

Deputy Mayor Whitman advised that he will follow up with Ms. Thea Langille, Major Projects Planner and Ms. Kelly Denty, Manager of Development Approvals with respect to the per-application submitted by Mr. Harrison for a response.

19. DATE OF NEXT MEETING – May 16, 2016

20. ADJOURNMENT

The meeting was adjourned at 9:14 p.m.

Liam MacSween
Legislative Assistant