

HALIFAX REGIONAL MUNICIPALITY

NORTH WEST COMMUNITY COUNCIL SPECIAL MEETING MINUTES

March 7, 2011

PRESENT: Councillor Robert Harvey, Chair
Councillor Barry Dalrymple
Councillor Peter Lund

REGRETS: Councillor Tim Outhit, Vice Chair
Councillor Brad Johns

STAFF: Ms. Krista Tidgwell, Legislative Assistant

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1. CALL TO ORDER

The special meeting was called to order at 11:07 a.m. in the Sackville Public Library Fenerty Room, 636 Sackville Drive, Lower Sackville.

2. APPROVAL OF THE MINUTES – NONE

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

MOVED by Councillor Lund, seconded by Councillor Dalrymple, that the Order of Business be approved, as presented. MOTION PUT AND PASSED.

4. REPORTS

4.1 First Reading: Case 16727 – Bedford Land Use By-Law Amendment – Uses Permitted by Development Agreement

A report from the North West Planning Advisory Committee dated February 9, 2011 was before the Community Council.

Mr. Andrew Bone, Senior Planner, Community Development, delivered a presentation respecting Case 16727 to the Community Council.

Staff responded to questions of clarification raised by the Community Council respecting uses permitted by development agreement.

MOVED by Councillor Dalrymple, seconded by Councillor Lund, that the North West Community Council Give First Reading to the proposed amendments to the Land Use By-Law for Bedford as provided in Attachment a of the staff report dated January 13, 2011 and schedule a public hearing. MOTION PUT AND PASSED.

Public Hearing scheduled for March 24, 2011.

4.2 First Reading: Case 16415 – Development Agreement – 11 Bridle Path, Hammonds Plains

A report from the North West Planning Advisory Committee dated March 2, 2011 was before the Community Council.

Ms. Jacqueline Belisle, Planner, Community Development, delivered a presentation respecting Case 16415 to the Community Council.

MOVED by Councillor Lund, seconded by Councillor Dalrymple, that the North West Community Council Give First Reading to consider the proposed

development agreement as provided in Attachment A of the staff report dated February 11, 2011 and schedule a public hearing. MOTION PUT AND PASSED.

Public Hearing scheduled for March 24, 2011.

4.3 First Reading: Case 16334 – Development Agreement – 647 and 651 Sackville Drive

A report from the North West Planning Advisory Committee dated March 2, 2011 was before the Community Council.

Mr. Tyson Simms, Planner, Community Development, delivered a presentation respecting Case 16334 to the Community Council.

Staff responded to questions of clarification raised by the Community Council respecting the recommendations made by the Halifax Watershed Advisory Board (HWAB). The following points were noted by staff:

- HRM is not legally permitted to implement some of the recommendations provided by the HWAB regarding this specific development proposal; however, many of the items raised by HWAB may be addressed through Provincial and Federal requirements
- a Storm Water Management Plan is required for the site; the developer has provided for the installation of a storm water treatment device, which will aid to treat stormwater prior to being discharged from the subject property
- additional landscaping has been provided for (23% of total lot area); in addition, existing vegetation will be retained at the rear (north) portion of the site; the provision of additional landscaping will improve the overall retention of stormwater on the subject property

Councillor Lund requested that the engineer responsible for the storm water system design be present at the public hearing to respond to questions.

- the development will be required to submit an Erosion Sedimentation Control Plan, which is done during the permitting process

MOVED by Councillor Dalrymple, seconded by Councillor Lund, that the North West Community Council Give First Reading to consider the proposed development agreement as provided in Attachment A of the staff report dated February 11, 2011 and schedule a public hearing. MOTION PUT AND PASSED.

Public Hearing scheduled for March 24, 2011.

4.4 Case 16722 – Non-Substantive Amendment for Sunset Ridge, Middle Sackville

A report from the North West Planning Advisory Committee dated February 9, 2011 was before the Community Council.

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

- 1. Approve the proposed Amending Agreement, set out in Attachment A of the staff report dated January 14, 2011, for the development known as Sunset Ridge as being consistent with the intent of the existing development agreement and applicable policy.**
- 2. Require the Amending 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.

4.5 Case 16704 – Discharge of Development Agreement at 991 Windgate Drive, Beaver Bank

A report from the North West Planning Advisory Committee dated February 9, 2011 was before the Community Council.

Mr. Tyson Simms, Planner, Community Development, provided a brief overview of Case 16704 to the Community Council.

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

- 1. By resolution, approve the discharging agreement, presented in Attachment A of the staff report dated January 13, 2011, for lands located at 991 Windgate Drive, Beaverbank.**
- 2. Require the discharging 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.

5. ADDED ITEMS – NONE

6. NEXT MEETING DATE – March 24, 2011

It was noted that the March 24, 2011 meeting will be held at the Sackville Heights Community Centre - Silver and Gold Room, 45 Connolly Road, Sackville from 7-9 p.m.

7. ADJOURNMENT

The meeting adjourned at 11:30 p.m.

Krista Tidgwell
Legislative Assistant

INFORMATION ITEMS - NONE