

NORTH WEST COMMUNITY COUNCIL
MINUTES

May 27, 2013

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

STAFF: Mr. Martin Ward, Solicitor
Ms. Thea Langille, Supervisor of Planning Applications
Mr. Tyson Simms, Planner, Development Approvals
Ms. Jacqueline Belisle, Planner, Development Approvals
Mr. Quentin Hill, Legislative Assistant

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1. CALL TO ORDER

Councillor Outhit called the meeting to order at 7:00 pm at the Wallace Lucas Community Centre, Lucasville.

2. APPROVAL OF MINUTES – April 22 & 30, 2013

MOVED by Councillor Whitman, seconded by Councillor Craig that the April 22 and April 30, 2013 minutes be approved as presented. MOTION PUT AND PASSED.

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

MOVED by Councillor Dalrymple, seconded by Councillor Whitman that the agenda be approved as presented.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. STATUS ITEMS

5.1 Margeson Drive

Councillor Whitman asked if the project will go through to Waterstone Run, and if there were plans to connect Margeson Drive to Glen Arbour at Sandwick Drive.

Councillor Johns advised that the tender had already been awarded for the project. He advised that the plan is to connect to the areas mentioned by Councillor Whitman. He advised that the current tender was only to connect between Highway 101 to Waterstone Run.

In response to questions from Community Council, Ms. Thea Langille, Supervisor of Planning Applications, advised that Margeson Drive is to eventually connect to the areas being questioned. She noted that the connections would be made through further development of the area, and not necessarily a direct connection but possibly through local street connections.

5.2 McCabes Lake

No update given.

6. MOTIONS OF RECONSIDERATION/RECISSION – NONE

7. CONSIDERATION OF DEFERRED BUSINESS – NONE

8. HEARINGS

8.1 Case 18079: Development Agreement for a Two Unit Tourist Accommodation, Indian Harbour

A staff report dated April 24, 2013 was before Community Council.

Ms. Jacqueline Belisle, Planner, Planning Applications, provided the presentation to Community Council. Ms. Belisle stated that an application had been made by Ms. Judy Dauphinee to permit two tourist accommodation units at 27 Johnson Loop Road, Indian Harbour. She noted that the property is zoned Mix- Use A (MU-A) and zoned MU- 1. Ms. Belisle advised that the area relies on tourism industry and the property does not cause any interruption in the area.

The Chair called three times for any speakers; there being none it was **MOVED by Councillor Dalrymple, seconded by Councillor Craig 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 set out in Attachment A of the staff report dated April 3, 2013 to allow a two unit tourist accommodation at 27 Johnson Loop Road, Indian Harbour.**
- 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 the approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

Councillor Whitman left the meeting at 7:15 p.m.

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence

9.1.1 Soil and Conservation Society of Metro Halifax

A letter from the Soil and Conservation Society of Metro Halifax dated May 7, 2013 was before Community Council.

MOVED by Councillor Johns, seconded by Councillor Craig, that North West Community Council accept the correspondence from the Soil & Water Conservation Society of Metro Halifax dated May 7, 2013 re: Power of the Past. MOTION PUT AND PASSED.

10. REPORTS

10.1 Case 18400: Time Extension to Development Agreement at 1024 Riverside Drive, Lower Sackville

A staff report dated May 1, 2013 was before Community Council.

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

- 1. Approve by resolution, the proposed Amending Agreement as contained in Attachment A of the staff report dated March 12, 2013 to extend the construction commencement date for the development at 1024 Riverside Drive, Lower Sackville, by an additional one year to January 27, 2014.**
- 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.

10.2 Case 18304: Amendment to the Bedford Land Use By-law to permit Banks and Financial Institutions in the CGB (General Business District) Zone, Bedford

A report dated May 1, 2013 was before Community Council.

MOVED by Councillor Dalrymple, seconded by Councillor Johns that North West Community Council give First Reading to the proposed amendment to the Bedford Land Use By-law, as contained in Attachment A of the staff report dated April 9, 2013 and schedule a public hearing.

MOTION PUT AND PASSED

10.3 Case 17531: MPS Amendment & Development Agreement for a Fraternal Centre at 40 Sandy Lake Road, Beaver Bank

A staff report dated April 22, 2013 was before Community Council.

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

- 1. Approve the proposed development agreement as set out in Attachment A of the April 22, 2013 staff report.**
- 2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on the 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 indicated that he supported the development agreement. He thanked Mr. Merrigan and all the Lions for moving the development agreement forward.

MOTION PUT AND PASSED.

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

Public participation offered but no members of the public wished to participate.

- 15. STATUS SHEET**

No updates provided.

- 16. IN CAMERA**
 - 16.1 In Camera Minutes- April 22, 2013**

MOVED by Councillor Dalrymple, seconded by Councillor Johns to accept the April 22, 2013 In Camera Minutes as presented.

MOTION PUT AND PASSED.

- 17. NEXT MEETING – June 10, 2013**
- 18. ADJOURNMENT**

The meeting was adjourned at 7:19 p.m.

Quentin Hill
Legislative Assistant