



**NORTH WEST COMMUNITY COUNCIL  
MINUTES  
April 28, 2014**

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

**STAFF:** Ms. Erin MacIntyre, Planner  
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/central/index.html>*

*The meeting was called to order at 7:02 p.m.*  
*Community Council moved into an In Camera session at 8:42 p.m. and reconvened at 8:48 p.m.*  
*Community Council adjourned at 8:49 p.m.*

**1. CALL TO ORDER**

Councilor Craig called the meeting to order at 7:02 p.m. at the Beaver Bank Kinsac Community Centre.

**2. APPROVAL OF MINUTES – March 17 and April 1, 2014**

**MOVED by Councilor Whitman, seconded by Councilor Johns that the March 17 and April 1, 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 Case 18704: Rezoning of McCabe Lake North from MR-1 to R-1, Middle Sackville (*Give Notice of Motion and Schedule Public Hearing*)
- 13.2 Case 18620: Development Agreement for the Enfield Irving Big Stop at 6757 Highway No. 2, Enfield (*Give Notice of Motion and Schedule Public Hearing*)
- 13.3 Case 18944: Non-substantive Development Agreement Amendments, 26 French Village Station Road, Upper Tantallon

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

**4. BUSINESS ARISING OUT OF THE MINUTES**

**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 18850 – Development Agreement for five Additional residential units at 145 Walker Avenue, Sackville**

The following was before Community Council:

- *A staff recommendation/information report dated February 26, 2014*

Councillor Craig invited staff to present on Case 18850.

Ms. Erin MacIntyre, Planner gave the presentation to Community Council. She noted that the property was located at 145 Walker Avenue, Sackville. She advised that the applicant had come forward to address five illegal units in the building. She added that the five units in question would be required to be considered by development agreement in accordance to Policy UR-8 of the Sackville Municipal Planning Strategy (MPS). Ms. MacIntyre advised that the five units had been in the area for many years and believed that they would not have any impact on the surrounding community.

It was noted that the applicant was not present to speak at the meeting.

Councillor Craig called three times for members of the public to come forward to speak for or against the applications, as there were no further speakers it was **MOVED by Councillor Johns, seconded by Councillor Outhit that the Public Hearing be closed. MOTION PUT AND PASSED.**

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

- 1. Approve the proposed Development Agreement, set out in Attachment A to permit 5 additional dwelling units in an existing 62 unit multiple unit dwelling at 145 Walker Avenue; and**
- 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 this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED**

**8.2 VARIANCE APPEAL HEARINGS**

**9. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**9.1 Correspondence - None**

**9.3 Presentation - None**

**10. REPORTS**

**10.1 Staff - None**

**10.2 REGIONAL WATERSHEDS ADVISORY BOARD**

### 10.2.1 Tantallon Watershed Servicing Study Report

The following was before Community Council:

- *A committee recommendation report dated April 4, 2014*

Ms. Maureen Ryan, Senior Planner introduced Mr. Gordon Smith, CBCL consultant who undertook the watershed study for the Tantallon area.

Mr. Gordon Smith provided the presentation to Community Council. He advised that the purpose of the study was to define the existing aquatic and terrestrial environments and look at water quality in the lakes and the bay. The study was also to provide background information for future community planning in the Tantallon area. He highlighted information to Council from the report.

Councillor Dalrymple requested that a hard copy of the report be provided to all the Community Council members.

Ms. Ryan advised that there are electronic copies of the watershed on the HRM websites under Plan HRM.

In response to Councillor Johns, Ms. Ryan explained that the report was directed to be completed by Regional Council as part of the planning process for the regional plan. She added that the recommendations in the report were for Community Council to support the report and forward the recommendation to the Environment and Sustainability Standing Committee.

Councillor Whitman requested an update on the HRM water quality monitoring program. He also wanted to know the health and condition of Hubley Mill Lake.

Ms. Ryan advised that there had been a request to reinstate the program from the Harbour East Community Council in 2013. She noted that it went to Regional Council for consideration but staff had recommended a reduced program but not to reinstate it for all 51 lakes.

Mr. Smith stated that Stillwater Lake is still in good condition but it on the edge of having too much activity on it. He added that Hubley Mill Lake is not in good condition.

Further discussion ensued.

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

- 1. Accept the Tantallon Watershed Servicing Study Report as background for future community planning, respecting all aspects of the CBCL report.**
- 2. Recommend that the Environment & Sustainability Standing Committee request a staff report to consider the following further recommendations, including**

identifying any policy changes that would be required, financial implications associated, or jurisdictional issues that may arise through these recommendations:

- a) HRM adhere to the best management practices specified in the report regarding wastewater and stormwater management, in order to ensure that there is minimal impact on receiving surface waters during and post development.
- b) Discharges from all constructed wastewater treatment plants and stormwater management systems be routinely sampled and tested to ensure no net impact to receiving waters.
- c) Tantallon development district represents an excellent example of an area that should be considered as a Wastewater Management District(s) as per Policy CU-20 in the Regional Plan (2006).
- d) HRM develop a plan for regular maintenance of on-site septic systems, to include a schedule for mandatory septic tank pump-outs.
- e) HRM re-instate the Surface Water Monitoring Program, to include vertical profile sampling/testing of lakes, stream gauging and contaminant loading calculations.
- f) HRM conduct floodplain mapping in areas of high risk in light of Climate Change.
- g) Homes near and on Hubley Mill Lake Road, Flat Lake Road, Stillwater Lake Road and Lane, Cambridge Court and Ensley Road be revisited for testing for the same items for which they were originally tested.

Councillor Dalrymple requested that the Tantallon Watershed study be sent to the Environment and Sustainability Standing Committee at the same time as the report from Harbour East Community Council.

**MOTION PUT AND PASSED.**

**11. MOTIONS**

**12. IN CAMERA**

**12.1 Personnel Matter**

**12.1.1 Citizen Appointments to North West Planning Advisory Committee**

This item was addressed later in the meeting. See page 7.

**13. ADDED ITEMS – NONE**

**13.1 Case 18704: Rezoning of McCabe Lake North from MR-1 to R-1, Middle Sackville (*Give Notice of Motion and Schedule Public Hearing*)**

A staff report dated April 23, 2014 was before Community Council.

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

- 1. Give First Reading to consider the proposed rezoning of the McCabe Lake North Lands from MR-1 (Mixed Resource) Zone to R-1 (Single Unit Dwelling) Zone as contained in Attachment A of the April 23, 2014 report and schedule a Public Hearing.**

Councillor Johns requested that this public hearing be held in the Lucasville area.

**MOTION PUT AND PASSED.**

**13.2 Case 18620: Development Agreement for the Enfield Irving Big Stop at 6757 Highway No. 2, Enfield**

A staff report dated April 24, 2014 was before Community Council.

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

- 1. Give First Reading to consider approval of the proposed amendment to the Planning Districts 14 and 17 Land Use By-law to enable by development agreement a mix of residential, commercial, institutional uses under the Comprehensive Development District (CDD) as contained in Attachment A of the April 24, 2014 report and schedule a Public Hearing.**
- 2. Move Notice of Motion to consider the proposed development agreement as contained in Attachment B of the April 24, 2014 staff report to allow for two drive-in restaurants at 6757 Highway No. 2, Enfield and schedule a public hearing. The public hearing for the development agreement shall be held concurrently with that indicated in recommendation 1.**

Councillor Dalrymple requested that the public hearing for Case 18620 be held at the Grand Lake area if possible and at the May 2014 meeting.

**MOTION PUT AND PASSED.**

**13.3 Case 18944: Non-substantive Development Agreement Amendments, 26 French Village Station Road, Upper Tantallon**

A staff report dated April 2, 2014 was before Community Council.

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

- 1. Approve the proposed amending development agreement, as contained in Attachment A to permit a time extension and changes to the architectural design of the townhouse style dwellings at 26 French Village Station Road, Upper Tantallon;**
- 2. Require that the proposed 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.**

**14. NOTICES OF MOTION**

**15. PUBLIC PARTICIPATION**

**Ms. Elizabeth Publicover**, Sackville advised she has land on the Aspatogen area. She stated she is heavily involved in water issues as there are lots of wetlands in her area. She raised concern about how development in Tantallon area and the watershed study might affect her land.

**Mr. Walter Regan**, Sackville wanted to know if there was an update on Pinehill Brook. He also requested that Councillors support 30 meter buffer in the Regional Plan. He also encouraged Councillors to support changes to Sawmill River in Dartmouth.

**12. IN CAMERA**

**12.1 Personnel Matter**

**12.1.1 Citizen Appointments to North West Planning Advisory Committee**

At 8:42 p.m., North West Community Council convened an In Camera session to discuss a personnel matter. At 8:48 p.m., Community Council reconvened in public session to ratify the following motion:

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

- 1. Appoint one (1) eligible applicant to the North West Planning Advisory Committee to fill an unexpired term and extend the term to November 2015**

- 2. Appoint two (2) eligible applicants to the North West Planning Advisory Committee for terms to November, 2015 and extend the terms to November 2016 to allow the new members time to familiar with and make a contribution to the North West Planning Advisory Committee**
- 3. It is further recommended that the citizen appointment be released to the public following ratification and notification of the successful candidate.**

**16. DATE OF NEXT MEETING – May 26, 2014**

**17. ADJOURNMENT**

The meeting was adjourned at 8:49 p.m.

Quentin Hill  
Legislative Assistant