



**NORTH WEST COMMUNITY COUNCIL
MINUTES
February 23, 2015**

PRESENT: Councillor Steve Craig, Chair
Councillor Matt Whitman, Vice-Chair
Councillor Tim Outhit

REGRETS: Councillor Brad Johns
Councillor Barry Dalrymple

STAFF: Ms. Roxanne MacLaurin, Solicitor
Ms. Sherryll Murphy, Deputy Clerk

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, supporting documents, and information items circulated to the North West Community Council are available online: <http://www.halifax.ca/Commcoun/central/150223nwccag.php>

The meeting was called to order at 7:05 p.m. and adjourned at 9:05p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:05 p.m.

2. APPROVAL OF MINUTES – November 17 & December 15, 2014, January 21, 2015 Special and January 29, 2015 Special Joint

MOVED by Councillor Whitman, seconded by Councillor Outhit that the minutes of November 17, 2014, December 15 2014, January 21, 2015 Special and January 29, 2015 Special Joint be approved as distributed. MOTION PUT AND PASSED.

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

Additions:

13.1 Case 16742 – Development Agreement – 5 Sawlers Road, Waverly

13.2 Letter of Support for Permanent Hammonds Plains Lucasville Community Cenotaph

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

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 19206 Development Agreement, 771 and 773 Bedford Highway, Bedford

The following was before Community Council:

- *A staff report dated January 5, 2015 re Case 19206*
- *A memorandum from the North West Planning Advisory Committee dated June 5, 2014 re Case 19206*

Councillor Craig, Chair, briefly reviewed the rules of order for a public hearing and invited staff to make a presentation.

Mr. Tyson Simms, Planner, delivered a brief presentation of the January 5, 2015 staff report noting that staff was recommending approval of the proposal for 771 and 773 Bedford Highway, Bedford.

Mr. Simms responded to questions from members of Community Council confirming that any new development on the site would require a new application. He indicated that the existing request was for new uses in the existing structures on the site. Ms. Thea Langille, Manager, Development Approvals indicated that staff believe the application is at the maximum conversion. Mr. Simms identified the % of the buildings which could be converted to commercial and what would be retained as motel.

The Chair recognized The Honourable Gordie Gosse, MLA, Cape Breton Nova.

The Chair invited the applicant to address the public hearing.

Mr. Patrick LeRoy, United Golf Developments Ltd, representing the applicant, indicated that the project was essentially an adaptive re-use of the site. He went on to provide details of the proposal noting that the proposal would not exceed the existing footprint. Mr. LeRoy indicated that the commercial uses would complement the motel use and, as well as, provide some broader uses (i.e. corner store). The proposal will be esthetically pleasing and the traffic study indicates that no significant change to traffic.

The Chair reviewed in greater detail the rules for the public hearing. He went on to advise that no one had signed up to speak and called for any persons wishing to speak on the proposal.

Mr. Walter Regan, Sackville, indicated that he had several concerns with the proposal and asked if there would be sidewalks built, if the renovations would be to LEED standard, given the amount of parking would oil and grit separators be installed and encouraged the retention of the non-disturbance area. He went on to indicate that he was encouraged to see access to the harbour had been retained and hoped that the proposal would be serviced by municipal sewer and water.

In response the Mr. LeRoy indicated that there would be re-use of the materials at hand and consequently the project was very environmentally sound. He noted there was no intention to install sidewalks, the proposal would be connected to city services and that all measures required to meet the by-laws would be put in place.

The Chair called a further two times for persons wishing to speak. Hearing none, it was **MOVED by Councillor Outhit, seconded by Councillor Whitman that the public hearing close. MOTION PUT AND PASSED.**

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

1. **Approve the proposed development agreement as contained in Attachment A of the January 5, 2015 staff report to permit commercial land uses at 771 and 773 Bedford Highway, Bedford.**
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 - None

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence - None

9.2 Petitions - None

9.3 Presentations - None

10. REPORTS

10.1 STAFF

10.1.1 Sandy Lake Watershed Study

The following was before Community Council:

- *A staff report dated January 5, 2015*
- *A presentation entitled 'Sandy Lake Watershed Study: North West Community Council Presentation by Timothy Bachiu M.Sc., P.Geo. dated February 23, 2015*

Mr. Cameron Deacoff, Environmental Performance Officer introduced Mr. Timothy Bachiu of AECOM, the Consultant(s) contracted to prepare the Sandy Lake Watershed Study.

Mr. Bachiu, delivered the presentation as submitted, providing an outline of the study area and the study objectives and methods. Referring to the technical summary, Mr. Bachiu noted three key factors:

1. Lake water quality indicator parameters appear to be increasing over time
2. Steady-state modeling indicates development will increase phosphorus concentrations, potentially above water quality objectives -monitoring required to evaluate changes
3. Phosphorus inputs to the lakes can be reduced by diverting wastewater to the municipal system /advanced stormwater management

Mr. Bachiu indicated that community comments and concerns could be summed up as:

- Sandy Lake and watershed ecology is highly valued by community members
- Several requests/recommendations for monitoring programs
- What will happen if water quality concentrations are exceed

In response to questions regarding the future of the Uplands Park Wastewater facility, Mr. Bachiu indicated the report does include information with regard to this facility and that Halifax Water will be responding. Following a further short discussion, it was **MOVED by Councillor Outhit, seconded by Councillor Whitman that the Sandy Lake Watershed Study Final Report be accepted as background information for future community planning. MOTION PUT AND PASSED.**

10.1.2 Case 16696: Discharge of Development Agreement - 1495 Cobequid Road, Waverley

The following was before the Community Council:

- *A staff report dated February 9, 2015*

Mr. Andrew Bone, Planner, briefly reviewed Case 16696, Discharge of a Development Agreement, 1495 Cobequid Road, Waverley.

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

1. **Approve, by resolution, the discharge agreement as contained in Attachment A to the February 9, 2015 staff recommendation report, to allow for the discharge of the development agreement applied to 1495 Cobequid Road, Waverley.**
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.

10.1.3 Case 19393 - Development Agreement to enable Commercial Recreation at 429 McMullin Road, Antrim

The following was before the Community Council:

- *A staff report dated January 19, 2015 re Case 19393 – Development Agreement to enable Commercial Recreation at 420 McCullin Road, Antrim*
- *A motion memo dated February 23, 2015 re Case 19393*

Ms. Jacqueline Belisle, Planner, briefly introduced the proposal for a Development Agreement to enable Commercial Recreation at 429 McMullin Road, Antrim.

MOVED by Councillor Outhit, seconded by Councillor Whitman that North West Community Council Give Notice of Motion to consider the proposed development agreement, as contained in Attachment A of the January 19, 2015 staff report, to permit a commercial recreation use at 429 McMullin Road and to schedule a public hearing. MOTION PUT AND PASSED.

10.2 HERITAGE ADVISORY COMMITTEE

10.2.1 Case 19329: Development Agreement Amendment, 930 and 932 Bedford Highway, Bedford

The following was before the Community Council:

- *A report from the Heritage Advisory Committee dated February 9, 2015 re Case 19329: Development Agreement Amendment, 930 and 932 Bedford Highway, Bedford*
- *A motion memo dated February 23, 2015 re Case 19329*

Ms. Jacqueline Wells, Planner briefly introduced Case 19329 an amendment to a development agreement for 930 and 932 Bedford Highway, Bedford to allow for changes to the front façade of the Tim Horton's Building at 930 and 932 Bedford Highway.

MOVED by Councillor Outhit, seconded by Councillor Whitman that North West Community Council Give Notice of Motion to consider the proposed development agreement, as set out in Attachment A of the November 25, 2014 staff report to allow for changes to the front façade of the Tim Hortons building at 930 and 932 Bedford Highway and schedule a public hearing. MOTION PUT AND PASSED.

Councillor Craig left the Chair and took a seat in Council. Councillor Whitman assumed the Chair.

10.3 MEMBERS OF COMMUNITY COUNCIL

10.3.1 Councillor Craig – Allocation of Funds from the Sackville Landfill Community Compensation Fund

The following was before the Community Council:

- *A Request for North West Community Council Consideration from Councillor Steve Craig, District 15, Lower Sackville dated February 23, 2015 (Revised)*

MOVED by Councillor Craig, seconded by Councillor Outhit that the North West Community Council authorize the expenditure of \$120,000 from the Community of Sackville Landfill Compensation Fund to build a parking lot on First Lake Drive for the safe access to the Glen Slaunewhite First Lake Trail and the Sackville Lakes Provincial Park and that Community Council direct HRM staff to transfer the amount of \$120,000 from the Compensation Fund to the Sackville Lakes Park and Trails Association for such purpose.

Councillor Craig briefly addressed the request and noted his pleasure in providing this funding for such a worthy community use.

MOTION PUT AND PASSED.

11. MOTIONS - NONE

12. IN CAMERA

No In Camera Session was held.

12.1 Approval Of In Camera Minutes – December 15, 2014 & January 21, 2015 (Special)

The following motion was approved in public session.

MOVED by Councillor Whitman, seconded by Councillor Outhit that North West Community Council approve the In Camera minutes of December 15, 2014 & January 21 (special), 2015, as circulated. MOTION PUT AND PASSED.

13. ADDED ITEMS

13.1 Case 16742 – Development Agreement – 5 Sawlers Road, Waverly

This matter was added during the setting of the agenda.

The following was before the Community Council:

- *A staff report dated February 9, 2015 re Case 16742: Development Agreement for 5 Sawlers Road, Waverley*

MOVED by Councillor Outhit, seconded by Councillor Whitman that North West Community Council give Notice of Motion to consider approval of the proposed development agreement, as contained in Attachment A to the February 9, 2015 staff recommendation report, to allow for a variety of commercial and industrial uses at 5 Sawlers Road and to schedule a public hearing. MOTION PUT AND PASSED.

13.2 Letter of Support for Permanent Hammonds Plains Lucasville Community Cenotaph

This matter was added during the setting of the agenda.

The following was before the Community Council:

- *Correspondence from Pamela Lovelace, Chair, Greater Hammonds Plains Lucasville Memorial Committee dated February 22, 2015*

MOVED by Councillor Whitman, seconded by Councillor Outhit that North West Community Council prepare a letter in support of a permanent cenotaph for the Hammonds Plains Lucasville community. MOTION PUT AND PASSED.

14. NOTICES OF MOTION - NONE

15. PUBLIC PARTICIPATION

Mr. Ed Robert of the Sandy Lake Conservation Association expressed concern potential development in the Sandy Lake Watershed that would involve two stands of hemlock trees which are old growth forests.

Mr. Robert indicated that these areas should be protected and removed from potential development lands.

Councillor Outhit indicated that this area will not be developed for a number of years and that the old growth forest in the watershed is recognized.

Mr. Robert indicated that he would like to see a consistent approach with regard to old growth trees in all watershed studies. That is, that development not be permitted on these lands.

Mr. Nick Antoff, an area resident, commented that the use of the Landfill Compensation Fund to provide monies for a parking lot on First Lake Drive was very positive. He further requested an update on the Timber Trails Development.

Councillor Craig noted that the Timber Trails Development was appealed by the applicant and was now in the hands of the Utility and Review Board.

Mr. Reg Jones, Hammonds Plains, noted that at the December meeting he had raised concerns regarding the number of street lights that were not working in this area. He requested an update on what steps had been taken to resolve this problem across the municipality.

Councillor Outhit noted that staff has begun to work at night to replace the lights and a company has also been hired to help address the number of street light which are out. Councillor Whitman noted that the issue was discussed during the Transportation and Public Works budget discussion.

Mr. Walter Regan, Sackville, noted that in response to the Sandy Lake Park report, a petition has been development requesting a budget be allocated for a Planner to plan the park. He went on to ask if any further consideration had been given to purchasing properties on Union Street.

Councillor Outhit advised that the matter of flooding and Union Street was being discussed with the Province. He further advised that the petition had been presented. Councillor Outhit noted that much of what is contained in the petition will be accomplished through the greenbelting plan.

Mr. O'Neil, Chair of the 2nd Lake Park Association, expressed his appreciation for the support provided by Community Council for the Park and trail system.

Mr. Bob Taylor, Past Chair of Friends of 1st Lake Society, thanked Community Council for their support regarding the parking lot and noting that the existing situation is very dangerous.

Mr. Dan Jennings, an area resident, expressed concern regarding a large hole on the Metropolitan Field which fills with rain. He indicated he was afraid that an accident involving a child might occur.

16. DATE OF NEXT MEETING

The next meeting of the North West Community Council will be held on March 23, 2015 beginning at 7:00 p.m. The location has yet to be determined.

17. ADJOURNMENT

The meeting adjourned at 9:05 p.m.

Sherryl Murphy
Deputy Clerk

INFORMATION ITEMS

1. Memorandum from the Deputy Clerk dated February 18, 2015 re: Requests for Presentations - None