



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 2
North West Community Council
December 14, 2015

TO: Chair and Members of North West Community Council

Original Signed

SUBMITTED BY:

Liam MacSween, Legislative Assistant

DATE: December 8, 2015

SUBJECT: **North West Community Council Annual Report**

ORIGIN

Section 27 (1) of the HRM Charter states:

A community council shall hold an annual public meeting in the community in each year to report to the public any concerning its activities and to receive the views of the public respecting all matters within its mandate.

North West Community Council requested that the Legislative Assistant maintain a record of the Community Council's business for the first annual meeting held in 2013 and annually held thereafter.

BACKGROUND

The North West Community Council was established on December 3, 2012. Community Councils consider local matters such as planning applications or variance appeals, make recommendations to Regional Council, and provide opportunities for public input.

North West Community Council includes the following polling districts:

District 1: Waverly – Fall River – Musquodoboit – (Councillor Barry Dalrymple)
District 13: Hammonds Plains – St. Margaret's Bay – (Councillor Matt Whitman)
District 14: Middle/Upper Sackville – Beaver Bank – Lucasville – (Councillor Brad Johns)
District 15: Lower Sackville – (Councillor Steve Craig)
District 16: Bedford –Wentworth – (Councillor Tim Outhit)

DISCUSSION

On November 27, 2012 Regional Council passed a motion to create the three new Community Councils. Initially, the North West Community Council was known as the Central Community Council. The new Central Community Council passed a motion on December 13, 2012 to change the name from Central to North West Community Council to better reflect the communities contained in the Community Council boundaries.

Councillors Brad Johns, Tim Outhit, Barry Dalrymple, Matt Whitman and Steve Craig met as the North West Community Council (NWCC) within various locations within the five districts, 17 times between December 2014 and November 2015. Over that time, North West Community Council has considered:

- 22 staff reports (Including Supplementary Reports)
- 12 public hearings
- 2 variance appeal hearings
- 7 requests for reports brought forward by members of Community Council (independent from matters before Community Council)
- 1 piece of correspondence (independent from matters before Community Council)
- 7 presentations (4 from community groups; 3 from HRM staff and RCMP)
- 46 speakers during public participation

The following will highlight North West Community Council's business from December 15, 2014 to November 24, 2014 (Special Meeting).

Staff Reports/Motions

December 15, 2014:

Election of Chair and Vice-Chair

Motion passed electing Councillor Craig as Chair and Councillor Whitman as Vice-Chair.

Tabling of Annual Report

Motion passed to accept and table the North West Community Council Annual report for the period December 2013 – November 2014.

Case 19503 – Non-Substantive Amendment to the Timber Trail Mobile Home Park Development Agreement, Hammonds Plains

The following motion was defeated :

1. Approve, by resolution, the proposed Amending Agreement as set out in Attachment A of the October 20, 2014 staff report, to allow the development of Phase 2 at the Timber Trail Mobile Home Park, Hammonds Plains.
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.

2015 Annual Schedule

Motion passed approving the 2015 annual schedule

Councillor Johns

Motion passed that North West Community Council direct staff to implement the process to reallocate the serviceable rights to develop 15 sewer serviceable lots on PID #40676215 to PID #40326217 and to allow PID #40676215 to be developed as unserved R1. Implementation will include a staff report back to North West Community Council.

In Camera – Appointment to St. Margaret’s Bay Planning Advisory Committee

The following motion was ratified in public session:

That North West Community Council nominate:

1. One citizen member to the Crosswalk Safety Advisory Committee;
2. Two citizen members to the North West Planning Advisory Committee with a request to Regional Council to waive the limit on maximum length of service of one member for a term to November 2016.
3. One citizen member to the Regional Watersheds Advisory Board.
4. Two citizen members to the St. Margaret’s Bay Coastal Planning Advisory Committee; and
5. That the citizen nominations be released to the public following ratification and notification of the successful candidates.

Flooding Issues on Union Street

Motion passed that North West Community Council request a staff report with respect to the flooding issues on Union Street, Bedford that includes the following:

1. An overview of the 2005 engineering study;
2. An overview of the work and approach to addressing flooding issues from the Sackville River; Lower Sackville, Little Sackville River and the Leaside/Seawood area, Sackville.
3. A history of past decisions of Regional Council on the issue; and,
4. A recommended approach to utilizing the Provincial Flood Reduction Assistance program for Union Street.

January 14, 2015 (Special Meeting)

Case 19206: Development Agreement, 771 and 773 Bedford Highway, Bedford

Motion passed that that North West Community Council give Notice of Motion to consider the proposed development agreement, as contained in Attachment A of the January 5, 2015 report, to permit commercial land uses at 771 and 773 Bedford Highway, Bedford and to schedule a public hearing.

Councillor Appointment to St. Margret’s Bay Coastal Planning Advisory Committee

Motion passed that that North West Community Council appoint Councillor Matt Whitman from the North West Community Council membership to the St. Margaret’s Bay Coastal Planning Advisory Committee for a term to November 2015.

Union Street Flooding

Motion passed that that North West Community Council recommend to Regional Council to direct staff to request that the Province of Nova Scotia Flood Reduction Assistance Program initiate a discussion with municipalities to examine roles, responsibilities, and opportunities to respond to emerging community residential abandonment needs with respect to climate change.

Connection from Lucasville Road to Kearney Lake Road

Motion passed that North West Community Council forward the November 2, 2014 information report to Regional Council for discussion

In Camera - Legal Matter – Appeal of NWCC Decision to NSUARB

Motion passed that North West Community Council convene to In Camera to discuss a legal matter.

January 21, 2015 (Special Meeting)

NSUARB Appeal of NWCC Decision

Motion ratified in public session that that North West Community Council recommends Halifax Regional Council request a staff report giving consideration to acquiring the lands of Timber Trail Homes and Annapolis for a connector road.

Connection from Lucasville Road to Kearney Lake Road – Clarification of January 14, 2015 NWCC motion

Motion passed that North West Community Council recommends Halifax Regional Council direct staff to investigate the connection of Larry Uteck Drive (formerly Kearney Lake Road) along the water/power lines to Lucasville Road.

Tantallon Crossroads Follow-up Amendments

Motion passed that North West Community Council recommends that Halifax Regional Council direct staff:

1. To initiate a process to consider amendments to the District 1 & 3 Municipal Planning Strategy and the District 1 & 3 Land Use By-law to address three land use requests as follows:
 - a) In the Village Residential Zone, to allow places of worship, and possibly other community buildings, exceeding the maximum building footprint and with distinctive architectural features;
 - b) In the Village Gateway Zone, to add the Atlantic Superstore property to Schedule N to be consistent with policies governing adjacent properties; and
 - c) In the Village Gateway Zone, to expand the list of permitted uses within Schedule P to include other uses comparable to uses existing on the date of its adoption.
2. To follow the Public Participation Program for the MPS amendment process as approved by Council in February 1997.

Transit Services to Districts 14 and 15 – Councillor Johns

Motion passed that North West Community Council request staff to prepare a report detailing the significant changes to transit services in Districts 14 and 15 since 2002 for consideration by the Committee of the Whole Transit budget meeting scheduled for February 4, 2015.

January 28, 2015 (Special Meeting)

Case 18514 – Amendments to the Bedford South, Wentworth and Bedford West Secondary Planning Strategies for Sub Area 9 of Bedford West and Wentworth (Cresco Lands), Bedford and Halifax

Motion passed that North West Community Council:

1. Approve the proposed development agreements as contained in Attachment A and B of the January 20, 2015 staff report; and
2. Require that the amending development agreements be signed by the property owner owner, from the date of final approval by Regional 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.

February 23, 2015

Sandy Lake Watershed Study

Motion passed that North West Community Council that the Sandy Lake Watershed Study Final Report be accepted as background information for future community planning.

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

Motion passed 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.

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

Motion passed 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.

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

Motion passed 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

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

Motion passed that 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.

Case 16742 – Development Agreement – 5 Sawlers Road, Waverly

Motion passed 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.

Letter of Support for Permanent Hammonds Plains Lucasville Community Cenotaph

Motion passed that North West Community Council prepare a letter in support of a permanent cenotaph for the Hammonds Plains Lucasville community.

March 23, 2015

Case 19004 – Amending Development Agreement – Three Brooks Subdivision, Granite Cove Drive, Hubley

Motion passed that North West Community Council give Notice of Motion to consider the proposed amending development agreement, as contained in Attachment A of the staff report dated February 27, 2015, to allow for various text amendments and changes to the schedules and schedule a public hearing.

Allocation of Funds from the Sackville Landfill Community Compensation Fund Inclusive Playground – Letter from Acadia Recreation Club

Motion passed that North West Community Council suspend the rules of order with respect to notice of Motion (Two-Third Majority Vote). Motion passed that that North West Community Council direct staff to provide the following transfer of funds from the Sackville Community Compensation Fund:

- a) \$300,000.00 to Springfield Recreation Association for the development of the 8.79 acre HRM owned property, PID# 41350117 acquired in November 2011 located next to the Weir Filed Recreation facility in Upper Sackville; work is to include but is not limited to the addressing of parking and safety issues, the installation of secure fencing on the property, and the construction of an outdoor play structure to service the community of Upper Sackville.
- b) \$100,000.00 to the Cobequid Cultural Arts Society upon successfully negotiating a long term lease agreement between the Cobequid Cultural Arts Society and the Halifax Regional

Municipality (Halifax Transit) for the construction of an Arts and Cultural Centre on HRM owned land located at the intersection of Margeson Drive and Highway 101 in Middle Sackville.

- c) \$150,000.00 to Acadia Recreation Association for the construction of an inclusive Playground for Acadia Park in Lower Sackville.

April 20, 2015

Case 17651: Development Agreement to enable a multiple unit dwelling at 3009 Highway 2, Fall River

Motion passed that North West Community Council give Notice of Motion to consider the proposed development agreement, as contained in Attachment A of the staff report dated February 6, 2015, to permit the development of a multiple unit dwelling at 3009 Highway 2 and to schedule a public hearing.

Sackville Community Bursary Awards

Motion passed that North West Community Council defer the Community of Sackville Landfill Compensation Act and Sackville Community Bursary Award report dated December 8, 2014 pending further input from HRM Legal Services

May 5, 2015 (special meeting)

MOTION OF RECISSION – April 20, 2015 – Case 19004: Case 19004 – Amending Development Agreement – Three Brooks Subdivision, Granite Cove Drive, Hubley

Motion passed that that North West Community Council:

1. Waive the rules of order with respect to notice of motion for a motion to rescind (2/3 majority required).
2. Rescind the April 20th 2015 decision to defeat the motion to approve the proposed amending agreement for Three Brooks Subdivision, Granite Cove Drive, Hubley, Case 19004 as outlined in the staff report dated February 27, 2015. (2/3 majority required)
3. Ratify and confirm the deferral of Case 19004 to allow for further clarification with the applicant on the proposed amendments to the development agreement as outlined in attachment A of the staff report dated February 27, 2015 and that staff provide a supplemental report on the matter for consideration at the next meeting of North West Community Council to be held on May 25, 2015.

May 20, 2015

Uniform Charge for Frame Subdivision Homeowners' Association

Motion passed that North West Community Council recommend to Regional Council that an annual uniform charge of \$45.00 be approved to be applied against each of the residential properties within the mapped area depicted in Appendix A of the staff report dated May 12, 2015 commencing with the 2015-16 fiscal year for the purpose of funding neighbourhood improvement programs, recreation development, and social activities in the Frame Subdivision Homeowners' Association.

Case 18686: Amendments to Extend the Central Water Service Boundary from Lucasville Road to McCabe Lake North, Middle Sackville

Motion passed that North West Community Council recommend that Halifax Regional Council direct staff to prepare amendments to the Regional Municipal Planning Strategy and Regional Subdivision By-law as required for Public Hearing by extending a single line water service boundary along the service road extending to a point sufficient to service all of the McCabe Lake North Lands as generally shown on Maps 1 and 2 of the staff report dated April 21, 2015 with the addition of a parcel of HRM owned lands designated for a park and ride facility located near the subject area.

Case 19060: Amendments to the Sackville Drive SPS and LUB and a development agreement - 8 Walker Avenue and 732 Old Sackville Road, Lower Sackville

Motion passed that North West Community Council recommend that Halifax Regional Council:

1. Give First Reading to consider the proposed amendments to the Sackville Drive Secondary Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report dated April 23, 2015 and schedule a joint Public Hearing with North West Community Council; and
2. Approve the proposed amendments to the Sackville Drive Secondary Planning Strategy and Land Use By-law as contained in Attachment A of the staff report dated April 23, 2015.
3. Move Notice of Motion to consider the proposed development agreement as set out in Attachment C of the staff report dated April 23, 2015 to permit the development of two (2) mixed use multiple unit buildings at 8 Walker Avenue and 732 Old Sackville Road, Lower Sackville. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1.

Case 17361: Development Agreement to Expand Atlantic Playland at 1200 Lucasville Road, Hammonds Plains

Motion passed that North West Community Council:

1. Give Notice of Motion to consider the proposed development agreement, as contained in Attachment A of the staff report dated May 6, 2015, to permit an expansion of existing commercial recreation uses (Atlantic Playland) at 1200 Lucasville Road, Hammonds Plains, and to schedule a public hearing.

Case 19004: Amending Development Agreement – Three Brooks Subdivision, Granite Cove Drive, Hubley

Motion passed that North West Community Council:

1. Approve the proposed amending development agreement as contained in Attachment A of the supplementary staff report dated May 8, 2015 with the exception of removing item 15 clarifying that no encroachment in the riparian buffer is permitted, to be more consistent with policy S-15(l) and;
2. Require that the amending development agreement be signed by the property owner within 120 days, or any extension thereof granted by Community Council on request of the applicant, from the date of final approval of said agreement by Community Council and any other bodies as necessary, whichever is later, including applicable appeal periods; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

Case 19105: Development Agreement - Open Space Design Development, Sackville Drive, Upper Sackville

Motion passed that North West Community Council that North West Community Council Give Notice of Motion to consider the proposed development agreement to allow a classic form open space development as set out in Attachment A of the staff report dated May 1, 2015.

Tantallon Crossroads: Follow-up Amendments to Planning Districts 1 and 3 Land Use By-law and Municipal Planning Strategy

Motion passed that North West Community Council recommend that Halifax Regional Council:

1. Give First Reading to the amendments to the Secondary Planning Strategy and Land Use By-Law for Planning District 1 & 3 as set forth in Attachment A of the staff report dated May 7, 2015
2. Set the date for a Public Hearing to consider the amendments to the Secondary Planning Strategy and Land Use By-Law for Planning District 1 & 3 as set forth in Attachment A of the staff report dated May 7, 2015.

Councillor Craig - Sackville Community Bursary Awards

Motion passed that North West Community Council adopt the Sackville Community Award criteria as set out in Attachment 2 of the staff report dated December 8, 2014.

June 15, 2015

Case 01192: Halifax Stanfield International Airport: Regulation of Adjacent Development

Motion passed that Case 01192 be deferred until the next meeting of North West Community Council to allow for the preparation of a supplementary staff report on the proposed amendments to Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-Law for the consideration of North West Community Council.

Case 19172: Rezoning to permit a drive-in restaurant at 2074, 2090 and 2092 Hammonds Plains Road, Hammonds Plains

Motion passed that that North West Community Council Give First Reading of the proposed rezoning of 2074, 2090 and 2092 Hammonds Plains Road from MU-1 (Mixed Use 1), I-1 (Mixed Industrial) and P-2 (Community Facility) to the C-4 (Highway Commercial) Zone, as contained in Attachment A of the staff report dated May 25, 2015, and schedule a public hearing.

Case 19430: Development Agreement, 215 Conrad's Road, Hubbards

Motion passed that North West Community Council Give Notice of Motion to consider the proposed development agreement, as contained in Attachment A of the staff report dated May 21, 2015 to permit a home business use within an accessory building at 215 Conrad's Road, Hubbards, and schedule a public hearing.

Case 19384: Application by Crombie Property Holdings Limited to permit an expansion to the Tantallon Plaza by development agreement at 3650 Hammonds Plains Road, Upper Tantallon

Motion passed that North West Community Council Give Notice of Motion to consider the proposed development agreement, as contained in Attachment A of the staff report dated May 21, 2015 to permit a home business use within an accessory building at 215 Conrad's Road, Hubbards, and schedule a public hearing.

Councillor Outhit - Amendment to the Bedford Land Use Bylaw

Motion passed that North West Community Council request a staff report regarding an amendment to the Bedford Land Use Bylaw to amend the definition of "special care facility" to allow for special care facilities that do not include accommodations (ie. non-residential hospice)".

Citizen Appointments to the St. Margaret's Bay Coastal Planning Advisory Committee

The following motion was ratified in public session:

That North West Community Council:

1. Proceed to nominate two citizens at Large to the St. Margaret's Bay Coastal Planning Advisory Committee as outlined in attachment #1 of the private and confidential staff report dated June 3, 2015
2. It is further recommended that the citizen appointments be released to the public following ratification and notification of the successful candidate.

Councillor Whitman – Request for a staff report to adjust Boundaries of the North West Planning Advisory Committee and the St. Margaret's Bay Planning Advisory Committee (PAC)

Motion passed that that North West Community Council request a staff report to:

1. Consider adjusting the boundaries between North West Planning Advisory Committee and the St. Margaret's Bay Planning Advisory Committee to encompass the entire area of District 13.
2. Consider adjusting the boundaries of the North West Planning Advisory Committee to encompass the entire area of District 16.

June 23, 2015 (special meeting)

Sackville Landfill Compensation Fund

Motion passed that North West Community Council approve the allocation of \$25, 000.00 from the Sackville Landfill Compensation Fund to the Fultz House Museum for the purchase and replacement of a stage coach and \$25,000.00 to Millwood High School to assist in the establishment of a new football program for a total of \$50,000.00.

July 20, 2015

June 15, 2015 – Case 01192: Halifax Stanfield International Airport: Regulation of Adjacent Development

Motion passed that North West Community Council recommend that Halifax Regional Council

1. Give first reading to the amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law, to amend the Transportation Map and Zoning Map as set out in Attachments A and B of the staff report dated May 11, 2015, and schedule a public hearing;
2. Approve the amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law, to amend the Transportation Map and Zoning Map as set out in Attachments A and B of the staff report dated May 11, 2015;
3. Give first reading to the amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law, and the Regional Subdivision By-law to restrict the establishment of new noise sensitive developments located in the NEF 30 (Noise Exposure Forecast) Contour around the Halifax Stanfield International Airport, Enfield as set out in Attachments C, D, and E of the staff report dated May 11, 2015 and schedule a public hearing; and
4. Approve the amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law, and the Regional Subdivision By-law to restrict the establishment of new noise sensitive developments located in the NEF 30 (Noise Exposure Forecast) Contour around the Halifax Stanfield International Airport, Enfield as set out in Attachments C, D, and E of the staff report dated May 11, 2015.
5. It is further recommend to Halifax Regional Council that the proposed amendments to the Planning Districts 14 and 17 Municipal Planning Strategy and Land Use By-law include conditions which reduce minimum frontage requirements from 300 feet to 200 feet and provisions for Notice on Deed/Noise Disclosure.

Amendment to the River-lakes Secondary Plan to allow the use of a wider range of development techniques to control and treat phosphorus to carry out the no-net phosphorus Policy RL-22

Motion passed that North West Community Council recommend that Halifax Regional Council:

1. Initiate a process to consider amending the Shubenacadie Lakes (Planning District 14/17) Municipal Planning Strategy with a focus on Policy RL-22 to enable the use of all types of stormwater management systems for the reduction of phosphorus emissions in large scale residential and commercial developments that may be considered by development agreement within the River-lakes Secondary Plan Area; and
2. Request staff to follow the public participation program as approved by Council in February 1997

Councillor Whitman - Hammonds Plains Lucasville Memorial Committee Veterans Memorial Project

Motion passed that North West Community Council Request a staff report regarding the allocation of \$75,000 from the Hammonds Plains Common Area Rate to the Hammonds Plains Lucasville Memorial Committee to facilitate the construction of a Veterans Monument in Uplands Park, Hammonds Plains for recommendation to Halifax Regional Council.

September 21, 2015

Hammonds Plains Lucasville Memorial Committee Veterans Memorial Project

Motion passed that North West Community Council that North West Community Council recommend that Regional Council approve allocation of up to \$75,000 from the Hammonds Plains Common Area Rate to facilitate the construction of a Veterans Monument in Uplands Park, Hammonds Plains.

Case 19060: Amendments to the Sackville Drive SPS and LUB and a development agreement - 8 Walker Avenue and 732 Old Sackville Road, Lower Sackville – Supplementary Report

Motion passed that North West Community Council:

1. Approve the proposed development agreement, presented as Attachment A of the staff report dated September 9, 2015 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.

November 16, 2015

Case 19625: Non-substantive amendments to the Bedford West Sub Area 5 development agreement, Bedford

Motion passed to waive the rules of order with respect to notice of motion for Case 19625 (Two-Third Majority Vote). Motion passed that North West Community Council

1. Approve by resolution the proposed non-substantive amendments to the Development Agreement as contained in Attachment A of the staff report dated October 28, 2015 to enable an increase in building heights on Blocks E and A12, Amesbury Gate, Bedford; and
2. Require the proposed Development 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.

Case 18993 - Development Agreement - 636 Bedford Highway, Halifax

Motion passed that North West Community Council Give Notice of Motion to consider approval of the proposed development agreement, as contained in Attachment A of the staff report dated October 30, 2015, to develop a mixed use building at 636 Bedford Highway, Halifax and schedule a public hearing.

Case 18514: Amendments to the Bedford South, Wentworth and Bedford West Secondary Planning Strategies for Sub Area 9 of Bedford West and Wentworth (Cresco Lands), Bedford and Halifax

Motion passed that North West Community Council waive the rules of order with respect to notice of motion for Case 18514 (Two-Third majority vote). Motion passed that North West Community Council:

1. Approve the corrected amending development agreement document for execution, as contained in Attachment A of the staff report dated October 20, 2015; and
2. Require that the development 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 of said agreement by Council and any other bodies as necessary, including applicable appeal periods whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.
3. Approve the corrected amending development agreement document for execution, as contained in Attachment B of the staff report dated October 20, 2015; and
4. Require that the development 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 of said agreement by Council and any other bodies as necessary, including applicable appeal periods whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

Councillor Appointments North West Planning Advisory Committee

Motion passed that that North West Community Council proceed to appoint Councillor Tim Outhit to the North West Planning Advisory Committee for a term to October 31, 2016.

In Camera – Personnel Matter - Citizen Appointments to the North West Planning Advisory Committee

The following motion was ratified in public session:

That North West Community Council defer this matter to the next regular meeting to be held on December 14, 2015.

In Camera – Personnel Matter - Citizen Appointments St. Margaret's Bay Coastal Planning Advisory Committee

The following motion ratified in public session:

That North West Community Council:

1. Proceed to appoint four Citizens to the St. Margaret's Bay Coastal Planning Advisory Committee at outlined in Attachment # 1 of the private and confidential staff report dated November 10, 2015
2. It is further recommended that the citizen appointments be released to the public following ratification and notification of the successful candidates.

Councillor Johns – Signalization at the Intersection of Windgate Drive and Beaverbank Road

Motion passed that North West Community Council waive the rules with respect to notice of motion and request a staff report for the consideration of Halifax Regional Council to include the installation of traffic signalization at the intersection of Windgate and Beaverbank Roads as part the 2016/17 Capital Budget (Two-Third Majority Vote).

November 24, 2015 (Special Meeting)

Case 17651: Development Agreement Correction, Inn on the Lake development, 3009 Highway 2, Fall River – Supplementary Report

Motion passed that North West Community Council waive the rules of order with respect to notice of motion for Case 17651 (Two-Majority Vote). Motion passed that that the North West Community Council:

1. Approve the corrected development agreement document for execution, as contained in Attachment A of the staff report dated November 12, 2015; and
2. Require that the development 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 of said agreement by Council and any other bodies as necessary, including applicable appeal periods whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

Case 19105: Development Agreement corrections, Meadow Ridge Open Space, Upper Sackville – Supplementary Report

Motion passed that North West Community Council waive the rules of order with respect to notice of motion for Case 19105 (Two-Third Majority Vote). Motion passed that that the North West Community Council:

1. Approve the corrected development agreement document for execution, as contained in Attachment A of the staff report dated November 12, 2015; and
2. Require that the development 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 of said agreement by Council and any other bodies as necessary, including applicable appeal periods whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

Case 17361: Development Agreement corrections, Atlantic Playland Expansion, Hammonds Plains – Supplementary Report

Motion passed that North West Community Council waive the rules of order with respect to notice of motion for Case 17361 (Two-Third Majority Vote). Motion passed that that the North West Community Council:

1. Approve the corrected development agreement document for execution, as contained in Attachment A of the staff report dated November 12, 2015; and

2. Require that the development 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 of said agreement by Council and any other bodies as necessary, including applicable appeal periods whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

Correspondence (Independent of matters before North West Community Council):

September 21, 2015

Correspondence from Michelle Champriss, Executive Director Sackville Business Association dated August 18, 2015 re: Sackville Drive Streetscape Design Study

Correspondence received. Motion passed that North West Community Council forward the correspondence dated August 18, 2015 to staff for the consideration of Halifax Regional Council in the 2016/17 Planning and Development Budget.

Petitions: None

Presentations:

May 20, 2015

Halifax District RCMP - Policing Priorities 2015-16

Presentation provided.

June 15, 2015

HRM Emergency Measures Office (EMO) Volunteer Organization- Joint Emergency Management Council

Presentation provided.

July 20, 2015

Presentation - Halifax Regional Police Strategic Plan 2015-2025

Presentation provided.

September 21, 2015

Hammonds Plains Lucasville Memorial Committee – Veterans Memorial Project

Presentation provided.

Cobequid Cultural Society – Update on Arts Centre Design and Planning

Presentation provided.

October 26, 2015

2016-2017 Budget Consultation – Staff Presentation

Presentation provided. Public participation held and closed. Three speakers provided commentary with respect to budget issues.

Canadian Federation of Independent Business (CFIB) re: A Small Business Vision for Halifax

Presentation provided.

Public Hearings:

December 15, 2014:

Case 18897 – Development Agreement – 1840 Hammonds Plains Road

Public hearing held and closed. Motion passed that North West Community Council:

1. Approve the proposed development agreement as contained in Attachment A of the October 21, 2014 staff report to permit an expansion of existing commercial recreation uses at 1840 Hammonds Plains Road.
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;
3. Approve, by resolution, the discharge of the existing development agreement and amending development agreement that apply to the lands, as shown in Attachment B of the October 21, 2014 report, to take effect upon the registration of the new development agreement; and
4. Require the discharge 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.

February 23, 2015

Case 19206 Development Agreement, 771 and 773 Bedford Highway, Bedford

Public hearing held and closed. Motion passed 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.

March 23, 2015

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

Public hearing held and closed. Motion passed that that North West Community Council:

1. Approve the proposed amending Development Agreement as set out in Attachment A of the November 26, 2014 staff report to allow for changes to the front façade of the Tim Hortons building at 930 and 932 Bedford Highway; 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.

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

Public hearing held and closed. Motion passed that that North West Community Council:

1. Approve the proposed development agreement as contained in Attachment A of the staff report dated January 19, 2015 to permit a commercial recreation use at 429 McMullin Road;

2. Require the development 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.

Case 16742 – Development Agreement – 5 Sawlers Road,

Public hearing held and closed. Motion passed that North West Community Council:

1. Approve, by resolution, the discharge agreement as contained in Attachment B of the staff report dated February 9, 2015, to allow for the discharge of the development agreement applied to 5 Sawlers Road Cobequid Road, Waverley; and
2. Require the discharge agreement be signed by the property owner not later than 240 days from the date the new development agreement has been approved by Council, or any extension thereof granted by the Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including any applicable appeal period for the new development agreement, whichever is later, otherwise this discharge agreement shall be void.
3. Approve the proposed development agreement as contained in Attachment A of the staff report dated February 9, 2015, to allow for a variety of commercial and industrial uses at 5 Sawlers Road; and require additional landscaping (trees or shrubs) along the section of the property which is on the Cobequid Road.
4. Require the development agreement be signed by the property owner within 240 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.

April 20, 2015

Case 19004 – Amending Development Agreement – Three Brooks Subdivision, Granite Cove Drive, Hubley

Public hearing held and closed. Motion passed that North West Community Council defer Case 19004 to allow for further negotiation with applicant on the proposed amendments to the development agreement as outlined in attachment A of the staff report dated February 27, 2015 and provide a supplemental report for the consideration of North West Community Council at its meeting to be held on May 25, 2015.

May 20, 2015

Case 17651: Development Agreement to enable a multiple unit dwelling at 3009 Highway 2, Fall River

Public hearing held and closed. Motion passed that that North West Community Council

1. Approve the proposed development agreement as contained in Attachment A of the staff report dated February 6, 2015 to permit the development of a multiple unit dwelling at 3009 Highway 2, with the addition of section 3.7.10 which states “that the Developer may provide off-site parking within 121.9 m (400 feet) of the Lands provided the parking area is situated in the same zone”;
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.

June 15, 2015

Case 19105: Development Agreement - Open Space Design Development, Sackville Drive, Upper Sackville

Public hearing held and closed. Motion passed that that North West Community Council:

1. Approve the proposed development agreement as set out in Attachment A of the staff report dated May 1, 2015; and
2. Require the agreement be signed by the property owner within 120 days, or any extension therefore 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.

Case 17361: Development Agreement to Expand Atlantic Playland at 1200 Lucasville Road, Hammonds Plains

Public hearing held and closed. Motion passed that that North West Community Council

1. Approve the proposed development agreement as contained in Attachment A of the staff report dated May 6, 2015 to permit an expansion of existing commercial recreation uses (Atlantic Playland) at 1200 Lucasville Road, Hammonds Plains;
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;
3. Approve, by resolution, the discharge of the existing development agreement that applies to the lands, as shown in Attachment B of the staff report dated May 6, 2015, to take effect upon the registration of the new development agreement; and
4. Require the discharge 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.

July 20, 2015

Case 19172: Rezoning to permit a drive-in restaurant at 2074, 2090 and 2092 Hammonds Plains Road, Hammonds Plains

Public hearing held and closed. Motion passed that North West Community Council approve the proposed rezoning of 2074, 2090 and 2092 Hammonds Plains Road from MU-1 (Mixed Use 1), I-1 (Mixed Industrial) and P-2 (Community Facility) to the C-4 (Highway Commercial) Zone, as contained in Attachment A of the staff report dated May 25, 2015.

Case 19430: Development Agreement, 215 Conrad's Road, Hubbards

Public hearing held and closed. Motion passed that North West Community Council:

1. Approve the proposed Development Agreement, as contained in Attachment A of the staff report May 21, 2015; and
2. Require the Development 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.

Case 19384: Application by Crombie Property Holdings Limited to permit an expansion to the Tantallon Plaza by development agreement at 3650 Hammonds Plains Road, Upper Tantallon

Public hearing held and closed. Motion passed that North West Community Council:

1. Approve the proposed Development Agreement as contained in Attachment A of the staff report dated May 11, 2015 to permit the construction of a new commercial building and the continuation of the lounge and existing uses at 3650 Hammonds Plains Road, Hammonds Plains;
2. Require the proposed Development 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;

3. Approve by resolution of Council the proposed Discharging Agreement, as set out in Attachment A of the staff report dated May 11, 2015, for 3650 Hammonds Plains Road, Hammonds Plains following registration of the new development agreement as per recommendation 2; and
4. Require the Discharging Agreement be signed by the property owner within 120 days, or any extension therefore 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.

Variance Appeal Hearings:

April 20, 2015

Case 18572 – Appeal of Variance Refusal – 6 Woodhill Street, Lower Sackville

Variance Appeal hearing held and closed. The following motion was defeated:

That North West Community Council allow the variance appeal for Case 18572 - 6 Woodhill Street, Lower Sackville. Therefore the decision of the development officer to refuse the variance was upheld.

Case 19464 – Appeal of Variance Refusal – 64 MacDonald Point Road, Seabright

Variance appeal hearing held and close. Motion passed allowing the variance appeal.

Public Participation

December 14, 2014

Speaker expressed concern regarding the number of street lights that were not operational.

Speaker raised concerns regarding the importance of greenbelting and watershed management.

Three Speakers raised concerns regarding traffic management in the Hammonds Plains/Lucasville Area and planning for Margeson Drive.

Speaker raised concerns regarding development on flood plains and suggested that all flood plains should be in public hands. Speaker further inquired about developments at Pine Hill Brook and the planting of trees along Sackville Drive.

February 23, 2015

Speaker expressed concern regarding potential development in the Sandy Lake Watershed that would involve two stands of hemlock trees which are old growth forests.

Speaker spoke in favour of the use of the Landfill Compensation Fund to provide monies for a parking lot on First Lake Drive was very positive and requested an update on the Timber Trails Development.

Speaker noted that at the December meeting he had raised concerns regarding the number of street lights that were not working in this area and requested an update.

Speaker brought forward inquiries about park planning for Sandy Lake and whether consideration had been given to purchasing properties on Union Street

Speaker spoke in favour of the use of the Landfill Compensation Fund to provide monies for a parking lot on First Lake Drive.

Speaker expressed concern regarding a large hole on the Metropolitan Field which fills with rain and indicated that an accident involving a child might occur.

March 23, 2015

Speaker provided information respecting his organization and its goal to establish an Arts and Cultural Centre in the Cobequid area.

Speaker provided commentary with respect to need for catchment system to protect the wetlands on the property previously discussed at 5 Sawlers, Road.

Speaker spoke in favour of the motion for the funds from the Sackville Landfill Compensation fund for the accessible playground.

April 20, 2015

Speaker provided commentary with respect to the need of more stringent policies for affordable housing for seniors as part of HRM's secondary planning plans.

Speaker inquired if there had been an update with respect to tree planting along the Sackville Road and advised of the upcoming duck race on the Sackville River which took place on May 25, 2015.

Speaker provided favourable comments respecting snow clearing efforts in the municipality but noted that snow removal on the Pockwock Road could be improved in certain areas for future years.

May 20, 2015

Speaker provided commentary with respect to hydrogeological assessments and water plans for the three brooks subdivision.

June 15, 2015

Speaker raised concerns that his property would be negatively affected by proposed NEF contour as outlined in Case 01192.

Speaker provided commentary with respect to land appropriation policies which contain watersheds.

Speaker provided commentary with respect to land appropriation policies.

Speaker provided commentary with respect to the Halifax International Airport Authority and the proposed amendments outlined in Case 01192.

July 20, 2015

Two Speakers spoke in support of the Veteran's Memorial Project at Uplands Park.

Speaker provided commentary with respect to increased funding for tree planting on the Old Sackville Road as well as higher levels of funding for trails groups in HRM.

Speaker noted his opinion that the Hammonds Plains Area should have a secondary planning area established.

September 21, 2015

Eleven speakers raised concerns about a development application in the Lucasville area (Case 19860).

Speaker inquired about the installation of traffic lights on Old Sackville Road given the construction of the multi-use dwelling at Walker Ave and Old Sackville Road.

Speaker provided commentary on waste water management practices and requested an update on developments at Pine Hill Brook.

October 26, 2015

Speaker suggested that more resources be provided to trails staff as there is a demonstrated need in that area.

Speaker extended his thanks to North West Community Council who approved funding through the Sackville Landfill Compensation fund to assist in the construction a parking lot on First Lake Drive which provides parking access to the trail system located in the area.

Speaker thanked Councillor Whitman who had worked with the Hammonds Plains Area Business Association to obtain audio equipment for the use of several non-profit groups in the area.

November 16, 2015

Speaker requested an update on development taking place along Margeson Drive as well as work being conducted on By-Law T-400 (Truck By-law).

Speaker provided commentary on By-law T-400 (Truck By-law).

Speaker provided commentary respecting road maintenance in Hammonds Plains,

FINANCIAL IMPLICATIONS

None associated with this report.

COMMUNITY ENGAGEMENT

North West Community Council meetings are held on the third Monday of every month unless otherwise noted, throughout various locations of Districts 1, 13, 14, 15, 16. Meetings are open to the public and contain a public participation portion.

ATTACHMENTS

None.

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Liam MacSween, Legislative Assistant, 902.490.6521
