



**NORTH WEST COMMUNITY COUNCIL
MINUTES
July 11, 2016**

PRESENT: Councillor Steve Craig, Chair
Councillor Tim Outhit, Vice-Chair
Deputy Mayor Matt Whitman
Councillor Barry Dalrymple

REGRETS: Councillor Brad Johns

STAFF: Mr. Liam MacSween, 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/160711nwcc-agenda.php>

The meeting was called to order at 7:10 p.m. and adjourned at 7:40 p.m.

1. CALL TO ORDER

Councillor Steve Craig, Chair called the meeting to order at Acadia Hall, 650 Sackville Drive, Lower Sackville.

2. APPROVAL OF MINUTES – June 15, 2016

MOVED by Deputy Mayor Whitman, seconded by Councillor Outhit

THAT the minutes of June 13, 2016 be approved as presented.

MOTION PUT AND PASSED.

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

Additions: None

Councillor Craig noted that due to an oversight in Attachment A of the staff report, the public hearing scheduled in relation to Item No. 10.1.1 will not be able to proceed as advertised. He advised that staff will reschedule and re-advertise for the public hearing which will be held at a special meeting in August.

Councillor Outhit requested that Information Item No. 1 Memorandum from the Director of Planning and Infrastructure dated June 20, 2016 re: Bedford West Total Phosphorus Threshold Exceedance – Spring 2016 be brought forward at the next meeting of North West Community Council for a staff presentation

MOVED by Councillor Whitman, seconded by Councillor Dalrymple

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. NOTICES OF TABLED MATTERS – NONE

10. HEARINGS

10.1 PUBLIC HEARINGS

10.1.1 Case 20154: Land Use By-law Amendment for 800 Sackville Drive, Lower Sackville

The following was before Community Council:

- *A staff recommendation report dated May 30, 2016*
- *A memorandum from the North West Planning Advisory Committee dated February 5, 2016*
- *Correspondence from Elie Charter dated July 11, 2016*

- *A memorandum form Tyson Simms, Planner II dated July 11, 2016 re: Revised Recommendation – Case 20154: Land Use By-law Amendment for 800 Sackville Drive, Lower Sackville*

The public hearing for this matter was cancelled due to an oversight contained in Attachment A of the staff report dated May 30, 2016. The following motion was passed by North West Community Council in relation to Case 20154:

MOVED by Councillor Outhit, seconded by Deputy Mayor Whitman

THAT North West Community Council give first reading to consider approval of the proposed amendments to the Sackville Drive Land Use By-law, as contained in the revised Attachment A of the staff report dated May 30, 2016 to permit Drive-thru Restaurants and Motel/Hotel/Guest Homes in the DC-1 (Downsview Complex – 1) Zone, and schedule a public hearing.

MOTION PUT AND PASSED.

10.2 VARIANCE APPEAL HEARINGS

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

The Legislative Assistant noted correspondence received by the Municipal Clerk's Office in relation to Item No. 10.1.1 which was previously distributed to members of North West Community Council.

11.2 Petitions – NONE

11.3 Presentation – NONE

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 19056: MPS/LUB Amendment and Development Agreement for 26 and 34 Walker Service Road, Lower Sackville

The following was before Community Council:

- *A supplementary staff recommendation report dated June 27, 2016*

Mr. Ben Sivak, Major Projects Planner, provided a brief overview of the supplementary staff report dated June 27, 2017 and responded to questions of clarification from members of North West Community Council.

MOVED by Deputy Mayor Whitman, seconded by Councillor Dalrymple

THAT North West Community Council

- 1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the supplementary staff report dated June 27, 2016, to permit 34 townhouse units and a 4 storey, 52 unit multiple unit dwelling at 26 and 34 Walker Service Road; and**
- 2. Require that 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

MOTION PUT AND PASSED.

13.1.2 Case 20590: Discharge Agreement for 1495 Cobequid Road, Waverley

The following was before Community Council:

- *A staff recommendation report dated June 15, 2016*

MOVED by Councillor Dalrymple, seconded by Deputy Mayor Whitman

That North West Community Council:

1. **Approve, by resolution, the Discharge Agreement as contained in Attachment A of the staff report dated June 15, 2016; and**
2. **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.**

MOTION PUT AND PASSED.

13.1.3 Case 20597: Development Agreement for 5 Sawlers Road, Waverley

The following was before Community Council:

- *A staff recommendation report dated June 15, 2016*

MOVED by Councillor Dalrymple, seconded by Councillor Outhit

THAT North West Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated June 15, 2016, to allow for a variety of commercial and industrial uses at 5 Sawlers Road, Waverley and to schedule a public hearing.

MOTION PUT AND PASSED.

13.1.4 Case 20054: Amending Development Agreement for 771 to 819 Bedford Highway, Bedford

The following was before Community Council:

- *A staff recommendation report dated June 27, 2016*
- *A memorandum from the North West Planning Advisory Committee dated November 5, 2015*

The following motion was passed by North West Community Council in relation to Case 20054:

MOVED by Councillor Outhit, seconded by Councillor Dalrymple

THAT North West Community Council refer Case 20054 to staff to provide a supplementary report concerning alternative signage requirements that reduce or eliminate roof signage, the appropriate range of permitted uses, and the phasing of development on the subject site for

review by NWCC prior to considering giving notice of motion to consider the proposed amending development agreement.

MOTION PUT AND PASSED.

13.1.5 Naming of Playground in Dewolf Park

The following was before Community Council:

- *A staff recommendation report dated*

MOVED by Councillor Outhit, seconded by Deputy Mayor Whitman

THAT North West Community Council direct the naming request for the Playground in Dewolf Park, and all future requests for municipal asset naming to the Chair of the Asset Naming Committee through the application process.

Councillor Craig clarified a typo on page three of the staff report noting that it should read Administrative Order 46 and opposed to Administrative Order 49.

MOTION PUT AND PASSED.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Mr. Bill Horne, of Beaverbank advised that he is the Member of the Legislature for Waverley – Fall River - Beaverbank He provided commentary with respect to a proposed quarry located near the Halifax International Airport, noting his involvement in opposing the proposed project moving forward. He advised that the proposed quarry would be located in close proximity to the Areotech Business Park which could have a negative impact on the high tech industries that currently operate there. He noted further concern about the potential negative environmental impacts that a quarry will have on the watershed and nearby watercourses in the area. In light of his commentary, he stated his opinion that HRM should oppose the proposed quarry project in the area.

Mr. Dave Harrison, of Dartmouth noted that he represents GSC Management and has submitted a planning application for development on the Old Carr Farm property in Fall River. He provided further commentary with respect to the plan amendment for Alternative Housing Opportunity Sites for Lowrise Multiple Unit and Townhouses, providing a handout to members of North West Community Council in relation to the proposal. He advised hat an initiation report is currently being prepared by HRM staff for the project and further commentary with respect to the proposal and provided further commentary with respect to density allowances.

19. DATE OF NEXT MEETING – September 12, 2016

20. ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

**North West Community Council Minutes
July 11, 2016**

Liam MacSween
Legislative Assistant