



**NORTH WEST COMMUNITY COUNCIL  
MINUTES  
August 8, 2016**

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

STAFF:                     Ms. Roxanne MacLaurin, Solicitor  
                                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/160808nwcc-agenda.php>*

*The meeting was called to order at 7:00 p.m., and adjourned at 8:10 p.m.*

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES – July 11, 2016**

MOVED by Deputy Mayor Whitman, seconded by Councillor Outhit

**THAT the minutes of July 11, 2016 be approved as presented. MOTION PUT AND PASSED.**

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

Additions: None

MOVED by Councillor Dalrymple, seconded by Councillor Johns

**THAT the agenda be approved as amended.**

**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 revised copy of Attachment A of the staff report dated May 30, 2016*
- *A memorandum from the North West Planning Advisory Committee dated February 5, 2016*

Ms. Erin MacIntyre, Planner II provided a presentation on Case 20154. Councillor Craig thanked Ms. MacIntyre for her presentation and requested questions of clarification from members of North West Community Council. There were no questions of clarification.

Councillor Craig read the rules of procedure with respect to public hearings and invited the applicant to address Community Council. The applicant did not wish to speak but noted availability to answer questions if required. There were no further questions from members of North West Community Council.

Councillor Craig opened public hearing and invited members of the public to address Community Council on Case 20154.

**Mr. Walter Reagan**, of the Sackville Rivers Association noted his concern that the proposed development could increase sewage flow and advised that sewer and comprehensive silt and erosion controls be put in place when the subject property is being developed. He further noted that the subject property would do well with some tree planting and that a water fountain, as part of the landscaping would be beneficial. He provided further commentary and the need for strong stormwater controls and inquired if the building will be built to Leadership in Energy and Environmental Design (LEED) standards.

**Mr. Ron Walker**, of Beaverbank expressed his support for the proposed development but noted concern that it will increase traffic at an already very busy intersection on Sackville Drive.

**Ms. Michelle Champniss**, of the Sackville Business Association, noted the support of the Sackville Business Association for the proposed development.

**Ms. Lori Watkins**, of Beaverbank noted her support for the proposed development and advised that a hotel in the area will benefit the local economy. She further commented that the developer should consider implementing greenspace on the site.

Councillor Craig thanked the speakers for the comments and called three times for further speakers. There were none. Councillor Craig invited the applicant to briefly respond to issues raised by the public. The applicant did not wish to respond at this time.

MOVED by Councillor Johns, seconded by Councillor Outhit

**THAT the public hearing close.**

**MOTION PUT AND PASSED.**

In response to questions raised during the public hearing, Ms. MacIntyre provided the following commentary:

- The Sackville Secondary Planning Strategy and Land Use By-Law incorporate strict controls with respect to stormwater and wastewater which must be approved by Halifax Water and the Provincial Department of Environment.
- Silt controls and the planting of trees are required and dealt with through the site plan approval process.
- The proposed development will need to comply with Canadian construction standards. Further, she advised that it is the decision of the developer as to whether or not it will conform to LEED standards.
- A Traffic Impact Study was submitted as part of the application process which showed a negligible impact on traffic in the area.

At the request of Councillor Craig, Councillor Outhit assumed the position of Chair.

MOVED by Councillor Craig, seconded by Councillor Johns

**THAT North West Community Council adopt the amendment to the Sackville Drive Land Use By-law, as contained in the Revised Attachment A of the staff report dated May 30, 2016.**

**MOTION PUT AND PASSED.**

Councillor Craig re-assumed the position of Chair.

**10.1.2 Case 20597: Development Agreement for 5 Sawlers Road, Waverley**

The following was before Community Council:

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

Mr. Nathan Hall, Planning Intern provided a presentation on Case 20597. Councillor Craig thanked Mr. Hall for his presentation and requested questions of clarification from members of North West Community Council.

In response to a question from Deputy Mayor Whitman, Mr. Hall noted that originally the development agreement for Case 20597 was discharged by North West Community Council at a meeting held on March 23, 2015, under case number 16742. At the same meeting, Community Council approved a development for the same proposal that the June 15, 2016 staff report concerns, however, that agreement was not signed and registered within the allotted timeframe. The application had been reopened under case number 20597 and is again before Community Council for consideration

Councillor Craig read the rules of procedure with respect to public hearings and invited the applicant to address North West Community Council. The applicant did not wish to address Community Council.

Councillor Craig opened the public hearing and invited members of the public to address Community Council. He called three times for members to speak, there were none present.

MOVED by Councillor Johns, seconded by Councillor Dalrymple

**THAT the public hearing close.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Dalrymple, seconded by Councillor Outhit

**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 staff report dated June 15, 2016; 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, which is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**10.2 VARIANCE APPEAL HEARINGS – NONE**

**11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**11.1 Correspondence**

The Legislative Assistant noted correspondence received by the Municipal Clerk's Office in relation to Items No. 10.1.1 and 13.1.1 which was previously distributed to members of North West Community Council.

**11.2 Petitions – NONE**

**11.3 Presentations – NONE**

**12. INFORMATION ITEMS BROUGHT FORWARD**

**12.1 July 11, 2016 – Memorandum from the Director of Planning and Infrastructure dated June 20, 2016 re: Bedford West Total Phosphorus Threshold Exceedance – Spring 2016**

The following documentation was before Community Council:

- *A staff information report dated June 20, 2016*

Mr. Cameron Deacoff, Environmental Performance Officer gave an overview of the staff report and provided commentary in relation to the Bedford West Total Phosphorus Threshold Exceedance – Spring 2016.

Councillor Craig thanked Mr. Deacoff for the presentation and requested questions of clarification from members of North West Community Council.

In response to a question from Councillor Outhit, Mr. Deacoff advised that a presentation on the results of Dalhousie University's study into the causes of total phosphorus exceedances observed in Kearney Lake and Paper Mill Lake can be provided to North West Community Council once the study is complete. He advised that this will likely take place in October or November.

**13. REPORTS**

**13.1 STAFF**

**13.1.1 Port Wallace Secondary Plan**

The following was before Community Council:

- *A staff recommendation report dated June 7, 2016*
- *A report from the Port Wallace Public Participation Committee report dated July 7, 2016*
- *Correspondence from Conrad Bros. Ltd. Dated July 26, 2016*

MOVED by Councillor Dalrymple, seconded by Councillor Johns

**THAT North West Community Council recommend that Halifax Regional Council:**

- 1. Include the 53 and 242 acre parcels shown on Attachment A of the staff report dated June 7, 2016 within the Port Wallace Secondary Planning study area; and**
- 2. Initiate an MPS amendment process to zone the Conrad quarry lands shown on Attachment A for industrial and highway commercial uses and follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997.**

**MOTION PUT AND PASSED.**

**13.1.2 Sackville Community Bursary Awards Amendment**

The following was before Community Council:

- *A staff recommendation report dated July 26, 2016*

MOVED by Councillor Johns, seconded by Deputy Mayor Whitman

**THAT North West Community Council that North West Community Council adopt the amendments to the Sackville Community Award as set out in Attachment 2 of the staff report dated July 26, 2016.**

**MOTION PUT AND PASSED.**

**13.1.3 Sackville Business District Boundary Expansion**

The following was before Community Council:

- *A staff recommendation report dated August 4, 2016*

MOVED by Councillor Johns, seconded by Councillor Outhit

**THAT That the North West Community Council:**

**1. Approve, for the purposes of conducting an area rate vote and public meeting pursuant to By-law B-700, the proposed Sackville Business Improvement District area rate, minimum levy, and maximum levy as outlined in the staff report dated August 4, 2016.**

**2. Approve, for the purposes of conducting an area rate vote and public meeting pursuant to By-law B-700, the proposed Sackville Business Improvement District boundaries as outlined in the staff report dated August 4, 2016.**

In response to a question of clarification Mr. Scott Sheffield, Community Developer commented that both tenants and property owners may vote on the Business District Boundary Expansion as outlined in the By-law.

**MOTION PUT AND PASSED.**

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE)**

**15.1 Personnel Matter**

*A matter pertaining to an identifiable individual or group.*

**15.1.1 Request for Citizen Leave of Absence – North West Planning Advisory Committee**

The following motion was passed in public session:

MOVED by Deputy Mayor Whitman, seconded by Councillor Outhit

**THAT North West Community Council approve the request for a citizen leave of absence as outlined in private and confidential staff report dated August 3, 2016.**

**MOTION PUT AND PASSED.**

**15.1.2 Request for Citizen Leave of Absence – St. Margaret's Bay Planning Advisory Committee**

The following motion was passed in public session:

MOVED by Councillor Johns, seconded by Councillor Outhit

**THAT North West Community Council approve the request for a citizen leave of absence as outlined in the private and confidential staff report dated August 5, 2016.**

**MOTION PUT AND PASSED.**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION**

**18. PUBLIC PARTICIPATION**

**Mr. Tim Chesnutt**, of Epic Canada provided an overview of the events hosted by Epic Canada within the HRM and advised of upcoming plans for 2017 and beyond. He thanked members of North West Community Council, as members of Regional Council, for their continued support in hosting Epic Canada's events.

**Mr. Walter Reagan**, of the Sackville Rivers Association commended members of North West Community Council for their work on approving the Lot Grading By-Law at Regional Council. He requested an update on HRM's green belting initiative and the Sackville Drive Planning Process.

Mr. Ben Sivak, Major Projects Planner advised that staff and the consultant have passed through the first stage of the project which includes public consultation and research. He noted that a progress report should be before Council by the end of the year.

Councillor Craig commented that he has been speaking with staff in relation to Sackville Drive Planning Process and noted that meetings will likely be taking place to review the current process and gain feedback from community groups and businesses to gain input.

Councillor Johns noted a long standing request to have Canavan Drive in Beaverbank paved. He commented that road will be paved with funding in the 2017 budget with a cost sharing agreement of 70 percent HRM and 30 percent Resident (Local Improvement Charge).

In response to a question from Councillor Johns, Ms. Thea Langille noted that a report in relation to Regional Subdivision By-law Amendments to Alter the Service Requirement Boundary near Springfield Lake, Middle Sackville is going through the approval process and should be ready for the next meeting of North West Community Council.

**19. DATE OF NEXT MEETING – September 12, 2016**

**20. ADJOURNMENT**

The meeting was adjourned at 8:10 p.m.

Liam MacSween  
Legislative Assistant