



**NORTH WEST COMMUNITY COUNCIL  
MINUTES  
November 15, 2016**

PRESENT:                   Councillor Tim Outhit, Chair  
                                Councillor Matt Whitman, Vice-Chair  
                                Deputy Mayor Steve Craig  
                                Councillor Lisa Blackburn  
                                Councillor Steve Streach

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/161115nwcc-agenda.php>*

*The meeting was called to order at 7:01 p.m., and adjourned at 9:06 p.m.*

**1. CALL TO ORDER**

Deputy Mayor Steve Craig called the meeting to order at Acadia Hall, 650 Sackville Drive, Lower Sackville. He introduced the new members of North West Community Council and requested that the Legislative Assistant conduct the election of Chair and Vice-Chair

- **Election of Chair & Vice Chair**

Mr. Liam MacSween, Legislative Assistant opened the floor for nominations for the position of Chair of North West Community Council.

MOVED by Deputy Mayor Craig, seconded by Councillor Whitman

**THAT Councillor Tim Outhit be nominated as Chair of North West Community Council.**

Mr. MacSween called three times for further nomination. There were none.

**MOTION PUT AND PASSED.**

Councillor Outhit was elected as Chair of North West Community Council.

Councillor Outhit assumed the position of Chair and called for nominations for the position of Vice-Chair of North West Community Council.

MOVED by Councillor Streach, seconded by Councillor Blackburn

**THAT Councillor Whitman be nominated as Vice-Chair of North West Community Council.**

Councillor Outhit called three times for further nominations. There were none.

**MOTION PUT AND PASSED.**

Councillor Whitman was elected as Vice-Chair of North West Community Council.

**2. APPROVAL OF MINUTES – September 12, 2016**

MOVED by Councillor Whitman, seconded by Deputy Mayor Craig

**THAT the minutes of September 12, 2016 be approved as circulated. MOTION PUT AND PASSED.**

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

Deletions: 13.2.1 Councillor Whitman re: Seniors Housing in Tantallon Crossroads

MOVED by Councillor Whitman, seconded by Councillor Blackburn

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

Two-third Majority

**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 – NONE**
  - 10.2 **VARIANCE APPEAL HEARINGS – NONE**
11. **CORRESPONDENCE, PETITIONS & DELEGATIONS**
  - 11.1 **Correspondence – NONE**
  - 11.2 **Petitions – None**
  - 11.3 **Presentation**
    - 11.3.1 **Dalhousie University re: Phosphorus Loading and Trophic State Monitoring in the Paper Mill Lake Watershed**

Mr. Cameron Deacoff provided background information in relation to the Dalhousie University presentation and introduced Mr. Rob Jamieson of Dalhousie University to provide the presentation.

Mr. Jamieson provided a presentation with respect to Phosphorus Loading and Trophic State Monitoring in the Paper Mill Lake Watershed. Councillor Outhit thanked Mr. Jamieson for his presentation and requested questions of clarification from members of North West Community Council.

In response to questions from members of Community Council, Mr. Jamieson noted the following:

- That it is possible to restore phosphorus levels in the watershed with the introduction of Chlorophyll A in the water system
- For the purposes of the study, a subdivision development such as the Bedford West development is considered as an individual development.
- It is not practical to regulate the impact of development based on water quality in the lake alone. There are other influences that could impact the lake aside from development activity such as climate change and acid rain.
- The study outlines the impact of adopting different phosphorus thresholds. Quality data needs to be collected to ensure what state lakes are in.
- If government agencies are going to try and intervene in the watershed there needs to be a comprehensive plan in place that addresses all the major sources of phosphorus loading.
- Much of the data was collected in 2012 whereby annual concentration of phosphorus went above 10mg per litre. This was also the time the lake was being drained and re-filled. He noted that time could help to ease those numbers and that more monitoring should take place

Mr. Deacoff provided further commentary with respect to staff's analysis on that matter noting that there is a three phase assessment process, to determine a source of action. He noted that at this point, staff has

only received Dalhousie's presentation which will require further analysis. He advised that the next phases will include the timing of scoping of the exercise and will conclude with a recommended course of action.

**12. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**13. REPORTS**

**13.1 STAFF**

**13.1.1 Draft Centre Plan (staff presentation)**

The following was before Community Council:

- *A Draft copy of the Centre Plan*

Mr. Jacob Ritchie, Manager of Urban Design gave an overview of the Draft Centre Plan dated October 2016. Councillor Outhit thanked Mr. Ritchie for his presentation and requested questions of clarification from members of North West Community Council:

In response to questions of clarification from North West Community Council, Mr. Ritchie provided the following commentary:

- All of the public engagement activity that is currently underway will be presented to the Community Planning and Economic Development Standing Committee and will go on from there to Halifax Regional Council.
- Mr. Ritchie provided clarification with respect to the amount of hectares of land which will fall under the Centre Plan in the Young Street and Spring Garden Road areas.
- Mr. Ritchie commented that staff has spoken with to over 1000 people at public engagement events. He advised that this number does not include feedback received through the website.

**13.1.2 Case 20640: Amending Development Agreement for Lot BH-1, 656, 660 and 664 Bedford Highway, Halifax**

The following was before Community Council:

- *A staff recommendation report dated October 18, 2016*

MOVED by Deputy Mayor Craig, seconded by Councillor Streach

**THAT North West Community Council give notice of motion to consider the proposed amending agreement, as set out in Attachment A of the staff report dated October 18, 2016 to allow for a minor increase in the number of residential units within the mixed-use development, and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**13.1.3 Case 20603: LUB Amendment – Subdivision of semi-detached dwellings at 4 and 6 Majestic Avenue and 473 and 475 Beaver Bank Road, Beaver Bank**

The following was before Community Council:

- *A staff recommendation report dated October 5, 2016*
- *A memorandum from the North West Planning Advisory Committee dated September 21, 2016*

MOVED by Councillor Blackburn, seconded by Councillor Whitman

**THAT North West Community Council give first reading to consider approval of the proposed amendments to the Land Use By-law for Beaver Bank / Hammonds Plains / Upper Sackville, as set out in Attachment A of the staff report dated October 5, 2016, and schedule a public hearing;**

**MOTION PUT AND PASSED.**

**13.1.4 Case 20747 – Development Agreement for 636 Bedford Highway, Halifax**

The following was before Community Council:

- *A staff recommendation report dated October 24, 2016*
- *Also note any correspondence, handouts and/or presentations (each should be a separate bullet). For items with a lot of correspondence submissions can be listed under the same bullet and separated by a comma*

MOVED by Councillor Whitman, seconded by Councillor Blackburn

**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 24, 2016, to develop a mixed use (commercial/residential) building at 636 Bedford Highway, Halifax and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**13.1.5 Case 20781: Non-substantive development agreement amendments to extend the dates of commencement and completion, 644 Bedford Highway, Halifax**

The following was before Community Council:

- *A staff recommendation report dated October 6, 2016*

MOVED by Councillor Blackburn, seconded by Deputy Mayor Craig

**THAT North West Community Council:**

- 1. Approve, by resolution, the proposed amending agreement as contained in Attachment A of the staff report dated October 6, 2016 to enable an extension of the commencement and completion dates contained within the existing development agreement at 644 Bedford Highway, Halifax; and**
- 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.**

Councillor Outhit requested the Councillor Whitman assume the role of Chair. Councillor Whitman took over as Chair.

Councillor Outhit suggested the following amendment to the motion:

MOVED by Councillor Outhit, seconded by Deputy Mayor Craig

**THAT the commencement and completion dates within the existing development agreement be amended to reflect a two year extension as opposed to a three year extension.**

**MOTION TO AMEND PUT AND PASSED.**

The motion before North West Community Council now reads:

**THAT North West Community Council:**

- 1. Approve, by resolution, the proposed amending agreement as contained in Attachment A of the staff report dated October 6, 2016 to enable an extension of the commencement and completion dates contained within the existing development agreement at 644 Bedford Highway, Halifax; and that the extension of the commencement and completion dates be modified to reflect a two year time period as opposed to a three year time period.**
- 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.**

**AMENDED MOTION PUT AND PASSED.**

**13.1.6 Case 20325: Development Agreement Amendments, Transom Drive, Halifax (Wentworth Estates/Bedford South area)**

The following was before Community Council:

- A staff recommendation report dated October 24, 2016*

MOVED by Councillor Whitman, seconded by Deputy Mayor Craig

**THAT North West Community Council give notice of motion to consider the proposed amending development agreement, as set out in Attachment A of this report dated October 24, 2016, regarding the development of parcels TR36 and TR37, Transom Drive, Halifax and schedule a public hearing;**

**MOTION PUT AND PASSED.**

**13.1.7 Councillor Appointments to Boards/Committees**

Members of North West Community Council discussed the Councillor Appointments to Boards and Committees

MOVED by Deputy Mayor Craig, seconded by Councillor Blackburn

**THAT North West Community Council approve the following appointments:**

**Councillors Streach and Blackburn to the Appeals Standing Committee  
Councillor Whitman to the Audit & Finance Standing Committee  
Councillor Deputy Mayor Craig to the Community Planning and Economic Development Standing Committee  
Councillor Blackburn to the Environment and Sustainability Standing Committee  
Councillor Outhit to the Transportation Standing Committee  
Councillor Streach to the Grant Committee  
Councillors Outhit and Blackburn to the North West Planning Advisory Committee  
Councillors Whitman to the St. Margaret's Bay Coastal Planning Advisory Committee**

**MOTION PUT AND PASSED.**

**13.1.8 2017 Proposed Meeting Schedule**

The following was before Community Council:

- *The Proposed 2017 meeting schedule*

Members of North West Community Council discussed the proposed 2017 meeting schedule and suggested several amendments to ensure there are no conflicts with other scheduled meetings. The Legislative Assistant advised that the meeting schedule will be posted on the Community Council's web page.

MOVED by Councillor Blackburn, seconded by Councillor Whitman

**THAT the 2017 proposed meeting schedule be approved as amended. MOTION PUT AND PASSED.**

**MOTION PUT AND PASSED.**

**13.1.9 Case 20501: Development Agreement for Senior Citizen Housing, 15 Brenda Drive, Hammonds Plains**

The following was before Community Council:

- A staff recommendation report dated October 31, 2016
- Memorandum from North West Planning Advisory Committee dated June 2, 2016

MOVED by Deputy Mayor Craig, seconded by Councillor Streach

**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 October 31, 2016, for senior citizen housing for seven residents at 15 Brenda Drive, Hammonds Plains, and schedule a public hearing;**

**MOTION PUT AND PASSED.**

**13.2 MEMBERS OF COMMUNITY COUNCIL**

**13.2.1 Councillor Whitman re: Seniors Housing in Tantallon Crossroads**

The following documentation was before Community Council

- A Councillor request for consideration form dated November 15, 2016

This matter was removed from the agenda. Please see page 2.

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

**Mr. Walter Reagan** of the Sackville Rivers Association noted the importance of water quality monitoring and advised of a huge deficit in water quality monitoring. He noted that Active Transportation and Trails staffing and programs require more attention in the upcoming budget deliberations.

**Mr. Reg Jones** of Voyager Lakes, provided commentary on the feasibility of taxing developers who maintain vacant lots and buildings within the municipality.

**Mr. Nick Antov**, of Waterstone Village noted concern with respect to park maintenance and funding in his community. He provided further commentary on the need to continue work on the Truck By-law to ensure that it is being enforced in residential areas that are experiencing heavier than normal truck traffic.

**Ms. Linda Hefler**, of Timber Trail Homes requested updates to the Mobile Home By-law to ensure that the language is brought up to date and accurately reflects mobile home communities.

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

**20. ADJOURNMENT**

The meeting was adjourned at 9:06 p.m.

Liam MacSween  
Legislative Assistant