

**North West Community Council  
May 24, 2012**

**TO:** Members of the North West Community Council



**SUBMITTED BY:** Councillor Tim Outhit, Chair, North West Community Council

**DATE:** May 7, 2012

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

### **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 concerning its activities and to receive the views of the public respecting all matters within its mandate.

#### **BACKGROUND**

During the North West Community Council March 29, 2012 meeting, the North West Community Council agreed to hold their 2012 Annual General Meeting in conjunction with their regularly scheduled May meeting at the Sackville Heights Community Centre at 7 p.m.

#### **DISCUSSION**

The North West Community Council was established on April 23, 1996. The Community Council includes District 19 – Middle & Upper Sackville-Lucasville, District 20 – Lower Sackville, District 21 – Bedford. In January 2010 Council adopted a motion to include portions of District 2 and 23 that are within the Beaver Bank, Hammonds Plains, Upper Sackville Municipal Planning Strategy. Community Councils consider local matters such as planning applications or variance appeals, make recommendations to Regional Council, and provide opportunities for public input.

Councillors Brad Johns, Bob Harvey, Tim Outhit, Barry Dalrymple and Peter Lund met as the North West Community Council (NWCC) within various locations throughout the three Districts and portions of District 2 and 23.

The North West Community Council met every month in 2011 with the exception of February, July and December. Special meetings were held in March, April and June.

The following will highlight North West Community Council's business for 2011.

Motions:

January 27<sup>th</sup>

- **Proposed Area Rate for Bedford Hammonds Plains Community Centre**

Motion unanimously passed that North West Community Council recommend that Halifax Regional Council approve entering into a partnership with the Province to add a community centre and artificial turf regulation football field to the new Bedford area High School at a maximum price of \$12.5 million and that it include the appropriate funding in future budgets once the final price is agreed to, and to not exceed 1.8 cents per \$100 of assessment and to not exceed 12 years in amortization period.

- **Case 01311 – Papermill Lake CCDD MPS Amendment, Bedford**

Motion passed that North West Community Council refer this matter back to the North West Planning Advisory Committee and staff to provide a supplementary report outlining policy and development options to deal with the following concerns:

- density
- height of building
- certain land uses (hotel/gas stations/dry cleaners)
- traffic
- public transit

- **Case 16104/16106 – Bedford West Sub Area 5, 9 and 10**

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

1. Give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy as set out in Attachment A of the staff report dated November 18, 2010, the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy as set out in Attachment B of the staff report dated November 18, 2010, and the Regional Subdivision By-Law as set out in Attachment E of the staff report dated November 18, 2010, and schedule a public hearing; and
2. Approve the proposed amendments to the Bedford Municipal Planning Strategy as set out in Attachment A of the staff report dated November 18, 2010, the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy as set out in Attachment B of the staff report dated November 18, 2010,

and the Regional Subdivision By-Law as set out in Attachment E of the staff report dated November 18, 2010.

- **Case 16622 – Discharge of Development Agreement on Sackville Drive, Sackville**  
Motion passed that North West Community Council:
  1. Approve the discharge of the existing development agreement of June 19, 2006, between Realco Management Limited and the Halifax Regional Municipality as outlined in the discharge agreement appended as Attachment A of the report dated December 7, 2010; and
  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 16643: MPS and LUB Amendments – 345 Kearney Lake Road, Bedford**  
Motion passed that North West Community Council recommend that Halifax Regional Council:
  1. Give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report dated December 7, 2010, and schedule a public hearing; and
  2. Approve the proposed amendment to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report dated December 7, 2010.
- **Councillor Johns – Zoning Change for Hartland Village from R6 to R1**  
Motion passed that North West Community Council direct staff to prepare a report outlining the options and implications of:
  - rezoning Hartland Village from an R6 zone to an R1 or R6A zone
  - rezoning Waterstone from an MU2 zone to an R1 zoneto be provided for the next meeting.
- **Councillor Outhit – Cushing Hill Comprehensive Development (CCDD)**  
Motion passed that North West Community Council direct staff to provide an information report outlining the issues related to the Cushing Hill area and possible options to deal with the situation, including possible changes to the Municipal Planning Strategy.
- **Personnel Matter - Citizen Appointments to Board/Committee**  
Motion passed that North West Community Council appoint Ann Merritt of District 19 and Water Regan of District 20 to the North West Planning Advisory Committee for a term expiring November 30, 2012.

- **Personnel Matter - Councillor Appointment to Grants Advisory Committee**  
Motion passed that North West Community Council nominate Councillor Johns as a representative of the Community Council to the Grants Committee for a term expiring November 2012.

March 7<sup>th</sup> special meeting

- **Case 16727 – Bedford Land Use By-Law Amendment – Uses Permitted by Development Agreement**  
First Reading Given. Public Hearing scheduled for March 24, 2011.
- **Case 16415 – Development Agreement – 11 Bridle Path, Hammonds Plains**  
First Reading Given. Public Hearing scheduled for March 24, 2011.
- **Case 16334 – Development Agreement – 647 and 651 Sackville Drive**  
First Reading Given. Public Hearing scheduled for March 24, 2011.
- **Case 16722 – Non-Substantive Amendment for Sunset Ridge, Middle Sackville**  
Motion passed that North West Community Council:
  1. Approve the proposed Amending Agreement, set out in Attachment A of the staff report dated January 14, 2011, for the development known as Sunset Ridge as being consistent with the intent of the existing development agreement and applicable policy.
  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.
- **Case 16704 – Discharge of Development Agreement at 991 Windgate Drive, Beaver Bank**  
Motion passed that North West Community Council:
  1. By resolution, approve the discharging agreement, presented in Attachment A of the staff report dated January 13, 2011, for lands located at 991 Windgate Drive, Beaverbank.
  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.

March 24<sup>th</sup>

- **Request for Over Head Pedestrian Lights at the Walker Connector Road and Old Sackville Road, Lower Sackville**

Motion passed that North West Community Council:

1. Request that an (RA-5) Overhead Crosswalk Sign be put in place at the intersection of Walker Connector Road/Old Sackville Road, Lower Sackville;
2. Forward Information Item 1 - Correspondence from Minister Bill Estabrooks dated January 20, 2011 re: Sackville Metro Link Terminal and Cobequid Metro Link Terminal, directing staff to provide a report; and
3. That the report further provide a comparison of the traffic volumes to traffic volumes on Rocky Lake Drive.

- **North West Transit Advisory Committee – Request for Bus Route Highway 103 from Hammonds Plains Road to Bedford**

Motion passed that North West Community Council defer Item 12.1 - North West Transit Advisory Committee – Request for Bus Route Highway 103 from Hammonds Plains Road to Bedford and seek clarification from the North West Transit Advisory Committee respecting their recommendation.

- **Personnel Matter - Citizen Appointments to Board/Committee**

Motion passed that North West Community Council appoint David MacLean of District 21 to the North West Planning Advisory Committee for a term expiring November 30, 2012.

- **Information Item 2 - Information Report dated March 2, 2011 re: Rezoning options for Hartland Village and Waterstone Village**

Motion passed that North West Community Council direct staff to initiate a process to review changing the zoning in Waterstone Village from an MU1 zone to an R1 zone, as well as review changing the zoning in Hartland Village from an R6 zone to an R6A zone.

- **Councillor Johns – Crosswalk Request: Smokey Drive and Glendale Drive**

Motion passed that North West Community Council request that Traffic Services review the installation of a crosswalk near the bus stop on Glen Dale Drive across from Smokey Drive.

April 5<sup>th</sup> special meeting

- **Personnel Matter - Citizen Appointments to Board/Committees**

Motion passed that North West Community Council appoint David Jackson and Robert Wooden of District 21 to the North West Planning Advisory Committee for a term expiring November 30, 2012.

Motion passed that North West Community Council appoint:  
Michael Cormier of District 19

Ian MacLaine of District 19  
Phillip Cox of District 20, subject to his acceptance  
John Merrick of District 21  
Stephen Scott of District 21  
to the North West Transit Advisory Committee for a term expiring November 30, 2012.

- **Councillor Johns – Sign Requirements for Home Based Businesses within R1 Zones in Districts 19, 20 & 21**

Motion passed that North West Community Council request a staff report outlining a review of Districts 19, 20 and 21 respecting sign requirements and the merits of changing the size of the signage for home based businesses within R1 zones.

May 5<sup>th</sup>

- **Tabling Annual Report**

Motion passed that North West Community Council table the Annual Report.

- **Case 15894: MPS/LUB Amendments, Westwood Hills Subdivision, Upper Tantallon**

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

1. Give First Reading to the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as provided in Attachments C and D of the staff report dated March 11, 2011, and schedule a public hearing; and
2. Approve the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as provided in Attachments C and D of the staff report dated March 11, 2011.

- **Case 01311 – Plan Amendment for Paper Mill Lake CCDD**

Motion passed that North West Community Council:

1. Refer Case 01311 back to staff and request a report outlining options and a process for a traffic and public transportation study for the Bedford Highway and Hammonds Plain Road, prior to this or any other proposed plan policy changes related to this development project, moving forward;
2. That staff include in the report suggested policy guidelines and a process in order for HRM to implement a Capital Cost Charge policy for all future development in this area of Bedford. With the CCCs being designed to assist with all infrastructure charges, including the cost of providing the facilities and infrastructure required to improve public transit and road infrastructure in this area; and
3. Further, that staff go back to the community to consult with Bedford residents on the changes implemented in regard to density and

permitted land uses for this development since the previous public meeting, as well as to seek input on traffic, public transportation and the proposed CCCs model for this and future development projects within Bedford.

- **Case 16418 – Development Agreement – 70 First Lake Drive, Sackville**  
First Reading Given. Public Hearing scheduled for May 26, 2011.
- **Case 16763 – Development Agreement at 137 Walker Avenue, Sackville**  
First Reading Given. Public Hearing scheduled for May 26, 2011.
- **Public Participation**  
Motion passed that North West Community Council contact the appropriate Provincial department and HRM Traffic Authority respecting concerns raised regarding inconsistencies in the Hammonds Plains Road speed limits in respect to the Yield to Transit Bus Legislation.

May 26<sup>th</sup>

- **Cushing Hill Comprehensive Development (CCDD)**  
Motion passed that North West Community Council request Regional Council's consideration to ask staff to include the Cushing Hill Comprehensive Development (CCDD) in their fall 2011 work schedule.
- **Correspondence re: Second Lake**  
Motion passed that that a copy of the correspondence dated May 22, 2011 from the Second Lake Regional Park Association be forwarded to Planning staff with the intention that they will meet with the Second Lake Regional Park Association and the Sackville Rivers Association as outlined in the submitted correspondence.

June 7<sup>th</sup> special meeting

- **Case 16877: Amendments to the Bedford South Development Agreement (Neighbourhoods D, E, and Commercial Areas), Bedford**  
First Reading Given. Public Hearing scheduled for June 23, 2011.
- **Case 16775: Development Agreement for Bedford West Sub Area 5, Bedford**  
First Reading Given. Public Hearing scheduled for June 23, 2011.

June 23<sup>rd</sup>

- **North West Transit Advisory Committee - Request for Bus Route Improvements - Hammonds Plains Road Corridor**  
Motion passed that North West Community Council request:
  1. A staff report on the feasibility of improving the busing service along the Hammonds Plains Road corridor from the Tantallon Park n' Ride to Mill Cove in Bedford, including Lucasville Road; and

2. A staff report on the feasibility of implementing Park n' Rides at the subdivision access points along the Hammonds Plains Road.
3. Request that staff implement a clause in new development agreements that Park n' Rides must be built in all new subdivisions in the Greater Hammonds Plains area.

- **Case 16423: Plan Amendments for Monarch and Rivendale Subdivision, Beaver Bank**

Motion passed that North West Community Council:

1. Give First Reading to consider the proposed amending development agreement for the remaining phase of the Monarch subdivision as shown in Attachment D of the staff report dated April 5, 2011, and schedule a joint public hearing;
2. Recommend that Regional Council Give First Reading to consider amendments to the Municipal Planning Strategy and Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville as identified in Attachments A, B and C of the staff report dated April 5, 2011 and schedule a joint public hearing with North West Community Council;
3. Recommend that Regional Council Approve the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville as identified in Attachments A, B and C of the staff report dated April 5, 2011;
4. Following Ministerial approval for the Municipal Planning Strategy and Land Use By-law amendments, approve, by resolution, the discharge of the existing development agreement for the completed phases of Monarch Subdivision as shown on Map 4 and in Attachment E of the staff report dated April 5, 2011;
5. Following Ministerial approval for the Municipal Planning Strategy and Land Use By-law amendments, approve the proposed amending development agreement for the incomplete phase as shown in Attachment D of the staff report dated April 5, 2011; and
6. Require the agreement be signed by the property owner within 120 days, or an 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 – Request for Letter re: Papermill Lake Dam**

Motion passed that North West Community Council write a letter to Nova Scotia Environment requesting an update on the Dam at Papermill Lake owned by Annapolis



Group. More specifically, the Community Council would like information on the following:

1. History of past inspections of the dam and the findings of those inspections.
2. Are there any future inspections planned?
3. Are there any outstanding or planned provincial regulatory or court orders relating to the dam?
4. Are there any anticipated upgrades and the timing of those upgrades?
5. Are there any potential penalties if the dams are not upgraded by Annapolis, and what penalties could be levied?
6. Are there any planned actions by the Legislature relating to the dams? (ie. Private or Government Bills)
7. Are there any other relevant developments relating to the dam?

- **Councillor Lund – Request for Staff Report re: HRM’s Blasting By-law**

Motion passed that North West Community Council request a staff report respecting HRM’s Blasting By-law as it relates to the Northwest Community Planning District.

- **Next Meeting Dates – July 28<sup>th</sup> & August 25<sup>th</sup> (if required)**

Motion passed that North West Community Council cancel the July 28, 2011 meeting and hold its next scheduled meeting on August 11, 2011.

August 11<sup>th</sup>

- **Case 16924 – Non-Substantive Amendment for Signage for General Commercial in Bedford South, Bedford**

Motion passed that North West Community Council:

1. Approve the proposed Amending Agreement as set out in Attachment A of the staff report dated June 15, 2011, to enable additional facial wall signage in the General Commercial area of Bedford South.
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.

- **Case 17007: Telecommunication Tower – 9 Estates Road, Sackville**

Motion passed that North West Community Council forward a positive recommendation to Industry Canada supporting the proposal by EastLink for the construction of a new 60 metre (197 foot) self support telecommunication tower and associated equipment cabinet at 9 Estates Road (PID # 00635201), Sackville, as shown on Map 1 and Attachment B of the staff report dated June 21, 2011.

- **Public Participation**

Motion passed that North West Community Council request that HRM staff meet with the executive of the Greater Hammonds Plains Communities Association Transportation

Committee to address concerns raised respecting the yield to transit bus law and speed zones along the Hammonds Plains Road.

- **Public Participation**

Motion unanimously passed that North West Community Council write a letter to Sobeys Atlantic and their contractor, Dexter Construction, encouraging that their trucks use Glendale Drive as opposed to First Lake Drive to access the site during construction, as well as for future deliveries to the store.

- **Next Meeting Dates – August 25<sup>th</sup> (if required) & September 22, 2011**

Motion passed that North West Community Council cancel the August 25, 2011 meeting and hold their next regular meeting on September 22, 2011.

September 22<sup>nd</sup>

- **Information Report dated July 5, 2011 re: Pockwock Road Speed Limits**

Motion passed that the North West Community Council forward a letter to the RCMP and the Integrated Traffic Unit of HRM stressing that the Community Council and residents are very concerned with speeding on the Pockwock Road.

- **Case 16792: Rezoning for Day Care Facility – 1040 Bedford Highway, Bedford**  
First Reading Given. Public Hearing scheduled for October 20, 2011.

- **Appeal of Site Plan Approval #16744, 7 Kingswood Drive, Hammonds Plains**  
Applicant withdrew the appeal on this matter. No further action required.

October 20<sup>th</sup>

- **Central Water and Sewer Issues: Lively Subdivision, Springfield Estates Mobile Home Park and Springfield Lake Subdivision, Middle Sackville**

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

1. Initiate the process to consider the approval of a Local Improvement Charge (LIC) By-Law for the provision of central sewer and water systems and stormwater improvements for the Lively Road area;
2. Initiate the process to consider an amendment to the Regional Subdivision By-Law and the Beaver Bank, Hammonds Plains and Upper Sackville MPS, to extend the Water Service Area Boundary along Highway #1 to Springfield Avenue (Springfield Estates Mobile Home Park);
3. Initiate the process to consider the approval of a Local Improvement Charge (LIC) By-Law for the extension of central water services along Highway #1 to and including the Springfield Estates Mobile Home Park;

4. Request staff to submit a request for a financial contribution from the Province, through the Provincial Capital Assistance Program (PCAP), toward the provision of central water services to the Springfield Estates Mobile Home Park; and
  5. Request that Halifax Water continue to address short term solutions to the servicing issues in the Springfield Lake subdivision, with the intent that this area will be considered for connection to the Bedford-Sackville trunk servicing system, pending downstream capacity improvements.
- **Personnel Matter – Citizen Appointments to Board/Committee**  
Motion passed that North West Community Council appoint:  
Michael Cogan, District 20  
Carrie Purcell, District 21  
Pam Lovelace, District 23  
and reappoint Jessica Alexander, District 19 to the North West Planning Advisory Committee for a term expiring November 30, 2012.

November 24<sup>th</sup>

- **NWTAC Request for Bus Route Improvements – HRP Corridor**  
Motion passed that North West Community Council request staff to prepare a secondary survey respecting a park and ride along the Hammonds Plains Road to be provided to the Greater Hammonds Plains Communities Association Transportation Committee for review and comment prior to being distributed to the community with the assistance of the Association.
- **Case 16423: Plan Amendment for Monarch and Rivendale Subdivision, Beaver Bank**  
Motion passed that the North West Community Council:
  1. Approve, by resolution, the discharge of the existing development agreement for the completed phases of Monarch Subdivision as shown on Map 4 and in Attachment E of the staff report dated April 5, 2011;
  2. Approve the proposed amending development agreement for the incomplete phase as shown in Attachment D of the staff report dated April 5, 2011; and
  3. Require the agreement be signed by the property owner within 120 days, or an 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 16666: Development Agreement for Bedford West Sub Area 9**  
Motion passed that the North West Community Council Give First Reading to consider the proposed development agreement as provided in Attachment A of the October 18, 2011 staff report, and schedule a join public hearing with Chebucto Community Council.

If approved, a joint public hearing would be scheduled for January 9, 2012.

- **Public Participation**

Motion passed that North West Community Council request HRM Traffic Authority to install street lights on existing poles along the Hammonds Plains Road from Pockwock Road to Bedford as it is a major travel route.

Petitions:

May 26<sup>th</sup>

- **Councillor Johns**

Petition submitted with four additional signatures to be included with the petition Councillor Johns at the May 24, 2011 Regional Council meeting containing 325 signatures requesting:

a permanent solution be found to the ongoing problems with the Springfield Lake wastewater facility and Infrastructure which is currently affecting the local environment in a negative way;

and to hold in abeyance any water bills for those residents on wells and hooked into the treatment plant until such time we are able to observe a noticeable improvement in the service provided by The Halifax Water Commission.

June 23<sup>rd</sup>

- **Councillor Lund**

Petition submitted on behalf of Joyce Evans, Pockwock Road and the residents and congregation of the Emmanuel Baptist Church on Pockwock Road, Upper Hammonds Plains, Nova Scotia, containing 175 signatures requesting that the speed limit be reduced along Pockwock Road from White Hills Run to the Watershed. There are serious concerns regarding accessing the church, children's daycare and community centre, as well as residents pulling out of their driveways safely.

September 22<sup>nd</sup>

- **Petition – Councillor Johns – Playground, Legacy Court**

Petition submitted on behalf of Councillor Harvey requesting the installation of a playground in the park area next to the apartment buildings on Legacy Court. This matter will be referred to staff for review and a response.

Presentations:

March 24<sup>th</sup>

- **Sackville Trails Associations re: North West Community Council Trails Update**

Presentation given. Motion passed that North West Community Council write a letter to the Minister of Natural Resources requested consideration be given to formal designation of park land within the Second Lake Park lands under the Department of Natural Resources.

May 5<sup>th</sup>

- **Ujamaa re: Sustainability of the African Nova Scotian Community Strategy**  
Presentation given.

May 26<sup>th</sup>

- **Crosswalk Flag Program**  
Presentation given. Motion unanimously passed that North West Community Council recommend to Regional Council that HRM not object to local community groups/organizations installing, maintaining, and using crosswalk flags at marked crosswalks or traditional sites of significant pedestrian crossing within their community, provided there will be no cost implications to HRM with the exception of Councillor's funds.

September 22<sup>nd</sup>

- **Sackville Kinsmen Splash Pad Committee re: Splash Pad Project**  
Motion passed that North West Community Council advise staff that the NWCC fully supports the Splash Pad Project being proposed by the Sackville Kinsmen and requesting that staff identify 1/3 of the total required funding in the 2012/2013 budget.

Public Hearings:

March 24<sup>th</sup>

- **Case 16727: Bedford Land Use By-Law Amendment – Uses Permitted by Development Agreement**  
Public Hearing held and closed. North West Planning Advisory Committee recommendation approved.
- **Case 16334: Development Agreement – 647 and 651 Sackville Drive**  
Public Hearing held and closed. Motion passed that North West Community Council:
  1. Approve the proposed development agreement as set out in Attachment A of the staff report dated February 11, 2011, to permit a commercial building exceeding a total building footprint of 464 m<sup>2</sup> (5,000 ft<sup>2</sup>) at 647 and 651 Sackville Drive, Sackville, and that the proposed development agreement be amended as follows:
    - Replace the words “9.1m (30ft)” with “7.6m (25ft)” in clause 3.4.1(b);
    - Replace the words “Section 3.7” with “Section 3.7.4 and 3.7.6” in clause 6.1(a);
    - Replace the words “Section 3.5” with “Section 3.5.2 and 3.5.6” in clause 6.1(b);
    - Delete clause 6.1(c) from Section 6.1 Non-Substantive Amendments;
    - Delete clause 6.1(d) and replace with the following new clause:  
Changes to the requirements relating to setbacks and yards for the front (south) and side (east and west) yards;
    - Replace the words “Section 7.3” with “Section 7.3.1” in clause 6.1(e);
    - Replace the words “Section 7.4” with “Section 7.5.1” in clause 6.1(f);

- Replace Schedule B and C of Attachment A with Schedule B and C as attached to the staff memorandum dated March 24, 2011, and;
  - Replace words "Such facilities shall be provided while maintaining a safe daylight triangle between Sackville Drive and Riverside Drive" with "Such facilities shall conform with the design of existing outdoor pedestrian facilities along Sackville Drive and shall be provided while maintaining a safe daylight triangle between Sackville Drive and Riverside Drive" in clause 3.7.5.
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 shall be void and obligations arising hereunder shall be at an end.
- **Case 16415: Development Agreement – 11 Bridle Path, Hammonds Plains**  
Public Hearing held and closed. Motion passed that North West Community Council:
    - 1. Approve the proposed development agreement as set out in Attachment A of the February 11, 2011 staff report to permit a kennel at 11 Bridle Path, Hammonds Plains with an amended to remove Clause 5.1(d) from the Non-Substantive Amendments; 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.

May 26<sup>th</sup>

- **Case 16763 – Development Agreement at 137 Walker Avenue, Sackville**  
Public Hearing held and closed. North West Planning Advisory Committee recommendation approved.
- **Case 16418: Development Agreement – 70 First Lake Drive, Sackville**  
Public Hearing held and closed. Motion passed that North West Community Council:
  - 1. Approve the proposed development agreement as set out in Attachment A of the staff report dated April 19, 2011 to permit new commercial development in excess of the maximum size permitted in the C2 (Community Commercial) Zone at 70 First Lake Drive, Sackville with an amendment to remove "entertainment use" and "liquor stores" as a permitted use under Section 3.3.1 (a) and that the fence on the eastern side of property be extended to First Lake Drive in order to provide further security for residential properties on Quaker Drive, under Section 3.7.
  - 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.

June 23<sup>rd</sup>

- **Case 16877: Amendments to the Bedford South Development Agreement (Neighbourhoods D, E, and Commercial Areas), Bedford**  
Public Hearing held and closed. North West Planning Advisory Committee recommendation approved.
- **Case 16775: Development Agreement for Bedford West Sub Area 5, Bedford**  
Motion passed that North West Community Council:
  1. Approve the proposed development agreement as set out in Attachment A, of the staff report dated May 17, 2011 to permit a mixed use subdivision at Bedford West Sub Area 5, Kearney Lake Road, Bedford, with the exception of the following amendments:
    - a) Remove the extra quotation marks following the word uses under Section 2.2(b) – Definitions Specific to this Agreement of the proposed development agreement.
    - b) Amend Schedule L – Neighbourhood Commercial Uses to enable banks and financial institutions to have accessory drive up windows and accessory drive up tellers.
  2. 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.

October 20<sup>th</sup>

- **Case 16792: Rezoning for Day Care Facility – 1040 Bedford Highway, Bedford**  
Public Hearing held and closed. North West Planning Advisory Committee recommendation approved.

Public Participation (Items Brought Forward):

- planning applications
- protection against illegal activity on abandon access road off of Highway 101 near the Riffle Range in Bedford
- By-Law amendments (ie. Top Soil Removal By-law, Soil and Grading By-law)
- Pine Hill Brook upgrades
- crosswalk safety/road maintenance at the intersection of the Hammonds Plains Road and Pockwock Road

- taxi zoning at airport/deadheading
- status of proposed pocket park at the Downsview Mall site, Sackville
- summer park maintenance (ie. grass cutting)
- inconsistencies in speed limits along the Hammonds Plains Road in relation to the new Yield to Transit Bus Legislation
- issues with Springfield Lake wastewater facility and infrastructure
- inconsistencies in speed limits along Lucasville Road, Hammonds Plains, Kearney Lake Road, Pockwock Road and White Hills Run
- noise and safety risks associated with construction trucks traveling along Frist Lake Drive
- Shubenacadie Watershed Study update
- upgrades to Papermill Lake dam
- status of repair to Sackville River Bridge walkway
- status of \$16,000 donated by Ralph Hamilton of Hampton Holdings for the development of a pocket park adjacent to the property at the corner of Glen Dale and Cobequid Road
- damage to roads during winter maintenance (ie. positioning plow blades below horizontal level)
- flooding of Sackville River; possibility of conducting more river gauging and mapping of floodplains; possibility of HRM purchasing affected homes
- street light installation on existing poles along Hammonds Plains Road from Pockwock Road through to Bedford
- park and ride for Hammonds Plains area to increase ridership

#### Variance Appeal Hearings

No Variance Hearings were heard in 2011.

#### **BUDGET IMPLICATIONS**

None associated with this report.

#### **FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

#### **COMMUNITY ENGAGEMENT**

North West Community Council meetings are held on the fourth Thursday of every month throughout various locations of Districts 19, 20, 21 and portions of District 2 and 23. 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/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208

Report Prepared by: Krista Vining, Legislative Assistant, Municipal Clerks Office, 490-6519

---