



P.O. Box 1749
Halifax, Nova Scotia
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Item No. 2
North West Community Council

TO: Chair and Members of North West Community Council

SUBMITTED BY: Original Signed
Quentin Hill, Legislative Assistant

DATE: November 20, 2014

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 vires 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.

The North West Community Council held one meeting in December of 2013 since the last annual report and every month with the exception August in 2014. Special meetings were held in April, July and September.

The following will highlight North West Community Council's business since the last annual report in December 2013.

Motions

December 16, 2013

- **Selection of Chair and Vice-Chair**
Motion passed to nominate Councillor Craig as Chair and Councillor Whitman as Vice-Chair.
- **Case 17736: Open Space Design Development Agreement – Brookhill Drive, Grand Lake (Notice of Motion)**
First Reading given. Public hearing scheduled for January 20, 2014.
- **Case 18517: Rezoning 6757 Highway No. 2 Enfield (Notice of Motion)**
First Reading given. Public hearing scheduled for January 20, 2014.
- **Margeson Drive Public Engagement**
Motion passed that North West Community Council request Regional Council consider constructing Margeson Drive in its entirety, when HRM begins construction between Sackville River and Stonewick Cross; or postpone construction until such time that the developer is prepared to build their portion of Margeson Drive.

Motion passed that North West Community Council recommend to Regional Council that they direct staff to realign the construction of Margeson Drive, that it not exit onto Lucasville Road at Cranley Drive, but it be extended and exit onto Lucasville Road via the power line or Halifax Waters water line.

Motion passed that North West Community Council request a staff report exploring the possibility of extending a connection from Lucasville Road, parallel with the Hammonds Plains Road to construct an intersection at Hammonds Plains Road and Kearney Lake Road.

January 20, 2014

- **Case 17736: Open Space Design Development Agreement – Brookhill Drive, Grand Lake**
Public hearing held and closed. Motion approved to defer the matter for supplementary legal information until the February 17, 2014 meeting of North West Community Council.
- **Public Participation**

Motion passed that North West Community Council recommends to Regional Council that they consider reinstating the Water Quality Monitoring Program through its upcoming budget process.

February 20, 2014

- **Case 18491: Telecommunication Tower – 1749 Pockwock Road**

Motion passed that North West Community Council:

1. Inform Industry Canada that they have no policy –based objection to the proposal by Halifax Water to erect a new 50 meter (164 foot), self-supporting telecommunication tower at 1749 Pockwock Road, Upper Hammonds Plains; and
2. Forward a copy of this report to Industry Canada for background purposes

- **Citizen Appointment to North West Planning Advisory Committee**

Motion passed that North West Community Council appoint Mr. Paul Russell and Ms. Ann Merritt as members of the 74 Union Street Public Participation Committee

March 17, 2014

- **Case 18973: None Substantive Amendment for 12 Townhouses between Southgate Drive and Glenmont Avenue, Bedford**

Motion passed that North West Community Council:

1. Approve, by resolution, the proposed amending development agreement as set out in Attachment A of the February 24, 2014 staff report, to allow reconfiguration of the 12 townhouse units at the corner of Glenmont Avenue and Bedford Highway in Bedford, and
2. Require this 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, whoever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

- **Case 18850: Development Agreement for five Additional Residential units at 145 Walker Avenue, Sackville**

First Reading given. Public hearing scheduled for April 28, 2014.

- **Case 18423 MPS Amendments and Development Agreement for Bedford West Sub Area 2, Bedford**

First Reading given. Joint Public hearing with Halifax Regional Council scheduled for May 20, 2014.

- **Uniform Charge for Birch Bear Woods 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 February 24, 2014 staff report for a period of two years commencing with the 2014-15 fiscal year for the purpose of funding the construction of new signage for the main entrance to Birch Bear Woods subdivision.

- **Councillor Outhit- Extension of Water through LIC**

Motion passed to request a staff report initiating the process and anticipated cost for a possible Local Improvement Charge (LIC) that would enable water service to potentially be extended to homes and the Diman Lebanese Centre located from approximately 345 to 405 Kearney Lake Road in District 16.

April 1, 2014 (Special)

- **Case 17736: Open Space Design Development Agreement – Brookhill Drive, Grand Lake**
Motion passed that North West Community Council recommends that Halifax Regional Council request a staff report to consider directing the cash-in-lieu of parkland dedication for the development of Case 17736: Open Space Design Development – Brookhill Drive, Grand Lake to the development of the playground in the Brookhill subdivision.

April 28, 2014

- **Tantallon Watershed Servicing Study Report**
Motion passed that North West Community Council:
 1. Accept the Tantallon Watershed Servicing Study Report as background for future community planning, respecting all aspects of the CBCL report.
 2. Recommend that the Environment & Sustainability Standing Committee request a staff report to consider the following further recommendations, including identifying any policy changes that would be required, financial implications associated, or jurisdictional issues that may arise through these recommendations:
 - a) HRM adhere to the best management practices specified in the report regarding wastewater and stormwater management, in order to ensure that there is minimal impact on receiving surface waters during and post development.
 - b) Discharges from all constructed wastewater treatment plants and stormwater management systems be routinely sampled and tested to ensure no net impact to receiving waters.
 - c) Tantallon development district represents an excellent example of an area that should be considered as a Wastewater Management District(s) as per Policy CU-20 in the Regional Plan (2006).
 - d) HRM develop a plan for regular maintenance of on-site septic systems, to include a schedule for mandatory septic tank pump-outs.
 - e) HRM re-instate the Surface Water Monitoring Program, to include vertical profile sampling/testing of lakes, stream gauging and contaminant loading calculations.
 - f) HRM conduct floodplain mapping in areas of high risk in light of Climate Change.
 - g) Homes near and on Hublely Mill Lake Road, Flat Lake Road, Stillwater Lake Road and Lane, Cambridge Court and Ensley Road be revisited for testing for the same items for which they were originally tested.
- **Case 18704: Rezoning of McCabe Lake North from MR-1 to R-1, Middle Sackville (Give Notice of Motion and Schedule Public Hearing)**
First Reading given. Public hearing scheduled for June 16, 2014.
- **Case 18620: Development Agreement for the Enfield Irving Big Stop at 6757 Highway No. 2, Enfield**
First Reading given. Public hearing scheduled for May 26, 2014.
- **Case 18944: Non-substantive Development Agreement Amendments, 26 French Village Station Road, Upper Tantallon**

Motion passed that North West Community Council:

1. Approve the proposed amending development agreement, as contained in Attachment A to permit a time extension and changes to the architectural design of the townhouse style dwellings at 26 French Village Station Road, Upper Tantallon;
2. Require that the proposed 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.

- **Citizen Appointments to North West Planning Advisory Committee**

Motion passed that that North West Community Council:

1. Appoint one (1) eligible applicant to the North West Planning Advisory Committee to fill an unexpired term and extend the term to November 2015
2. Appoint two (2) eligible applicants to the North West Planning Advisory Committee for terms to November, 2015 and extend the terms to November 2016 to allow the new members time to familiar with and make a contribution to the North West Planning Advisory Committee
3. It is further recommended that the citizen appointment be released to the public following ratification and notification of the successful candidate.

May 26, 2014

- **Case 18710 – Development Agreement – 3188 Sackville Drive (Notice of Motion and Schedule Public Hearing)**

First Reading given. Public hearing scheduled for June 16, 2014

- **Case 19168 – Non-substantial amendment to Development Agreement – 910 Bedford Highway**

Motion passed that North West Community Council:

1. Approve, by resolution, the proposed Amending Agreement as contained in Attachment A of the staff report dated May 14, 2014 to extend the construction commencement date for the development at the southern corner of Bedford Highway and Moirs Mill Road, Bedford, by an additional year to May 19, 2015;
2. Approve, by resolution, the proposed Amending Agreement as contained in Attachment A of the staff report dated May 14, 2014 to allow for an increase to the maximum number of residential units permitted, from 30 units to a maximum of 60 units, provided the total number of bedrooms does not exceed 60; and
3. 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 19120 –Telecommunications Tower – 142 Oakes Road, Fall River**

Motion passed that North West Community Council:

1. Inform Industry Canada that they have no policy-based objections to the proposal by Eastlink to erect a new 30.5 metre monopole telecommunication tower at 142 Oakes Road, Fall River, as shown on Attachment A of the staff report dated April 28, 2014; and
 2. Forward a copy of the April 28, 2014 staff report to Industry Canada for background purposes.
- **April 2014 Update: Waverley Ratepayers Association Traffic and Transportation Study**
Motion passed that that Item #5 - Waverley Ratepayers Association Local Traffic Study (District 1) be marked as completed on the North West Community Council status sheet as items in the report that have not yet been addressed, require coordination with major projects not yet planned and short-term updates would not provide any additional benefit to Community Council.

June 16, 2014

- **Case 18306: Development Agreement to enable personal service use at 932, 938 and 940 Sackville Drive, Middle Sackville**
First Reading given. Public hearing scheduled for July 21, 2014.
- **Case 18721: Substantive Amendments to the Development Agreement for 827 Bedford Highway, Bedford**
First Reading given. Public hearing scheduled for July 21, 2014.

July 21, 2014

- **Case 19041: Development Agreement for 527 and 533 Sackville Drive**
First reading given. Public hearing scheduled for September 15, 2014.
- **Cases 19218/19303: Amendment to Bedford Land Use By-law to identify 23 Olive Avenue and 165 & 167 High Street, Bedford, as existing two unit dwellings in the RSU Zone**
First reading given. Public hearing scheduled for September 15, 2014.
- **Case 18423: Development Agreement Amendment for Bedford West Sub Area 2, Bedford**
Motion passed that North West Community Council:

Approve the proposed development agreement as contained in Attachment A of the staff report dated June 18, 2014, and;

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.

July 22, 2014 (Special)

- **Nominations – Port Wallace Community Public Participation Committee – Private and Confidential Report**
Motion passed that that North West Community Council:
 1. Proceed to nominate four (4) eligible applicants to the Port Wallace Public Participation Committee.

2. That the citizen nominations be released to the public following ratification and notification of the successful candidates

September 15, 2014

- **Case 19111: Application by United Gulf to rezone lands at the intersection of Voyageur Way and Hammonds Plains Road (PID 41127564 and a portion of PID 41351669) from MU-1 (Mixed Use 1) to C-4 (Highway Commercial), Hammonds Plains Road.**
First Reading given. Public hearing scheduled for October 2014.
- **Case 18514 - 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**
First Reading given. Public hearing scheduled for October 20, 2014.
- **Fixed Locations for NWCC meetings**
Motion passed that North West Community Council maintain the current alternating meeting locations throughout the North West Community Council boundaries.
- **Request for staff report on Jack Lake, Marsh Lake, and Sandy Lake Park Proposal**
Motion passed that North West Community Council request a staff report in response to the Sandy Lake Park petition that was received on September 15, 2014 and include an update on all previous studies in the area.
- **Councillor Appointment to the Ferry Naming Panel**
Motion passed that North West Community Council appoint Councillor Matt Whitman to the Halifax Transit Ferry Naming Panel.

October 20, 2014

- **Community Council Appointments to Standing Committees Grants and Special Events**
Motion passed that that North West Community Council recommend to Halifax Regional Council the following appointments from the membership of North West Community Council:
 - Appeals Standing Committee – Councillor Whitman
 - Audit & Finance Standing Committee – Councillor Dalrymple
 - Community Planning & Economic Development Standing Committee – Councillor Craig
 - Environment & Sustainability Standing Committee – Councillor Dalrymple
 - Transportation Standing Committee – Councillor Outhit
 - Grants Committee – Councillor Johns
 - Special Events Advisory Committee – Councillor Johns

November 17, 2014

- **Case 19503 – Non-Substantive Amendment to the Timber Trail Mobile Home Park Development Agreement, Hammonds Plains**
Motion passed to defer this matter to the December 15, 2014 NWCC meeting and request Regional Transportation staff to attend.
- **Case 18897 – Hatfield: Application by Genivar on behalf of Brian Hatfield to amend the existing agreement for 1840 Hammonds Plains Road**
First reading given. Public hearing to be scheduled for December 15, 2014.

- **Sackville Community Bursary Awards**

Motion passed that North West Community Council direct staff to prepare a report and recommendation for Community Council to effect amendments to the Sackville Community Award in order to:

- 1) Reflect the current electoral districts;
- 2) Change the amount of the award from \$500 to \$1000 and reduce the number of recipients accordingly;
- 3) Increase the amount of ineligibility for a major scholarship from \$500 to \$1,000;
- 4) Change the composition of the Sackville Community Award Committee by deleting the requirement for two representatives of the Landfill Implementation and Review Committee;
- 5) Change the composition of the Sackville Community Award Committee by specifying Millwood and Sackville High Schools and provide that each school will have two representatives being the principal (or delegate) and the Chair of the School Advisory Council established under the Education Act;
- 6) Provide for the appointment of the Chair of the Sackville Community Award Committee by the North West Community Council and that Public Appointment Policy of the Municipality be followed for candidates; and
- 7) Revise the Application Rating System to remove the order of importance.

- **Mail Out for the Berryhill Development**

Motion passed that North West Community Council request staff to increase the mail out distribution for Cases 19166 and 19333 to a 5 kilometer radius from Wilson Lake Road including all streets within Berryhill subdivision, Lively Hill subdivision, Hamilton Drive subdivision and Fenerty Road subdivision and all the feeder roads as indicated by the staff map.

- **Jack Lake, Marsh Lake, Sandy Lake Park Proposal**

Motion passed that North West Community Council add the Jack Lake, Marsh Lake, Sandy Lake Park Proposal information report to the December 15, 2014 meeting and request staff to attend to address the report.

Petitions:

- **May 26, 2014 - Councillor Outhit**

Petition submitted containing 50 signatures from the tenants of 37 Larry Uteck Boulevard opposed to the proposed 10 storey building of Case 18993 being constructed above 35 feet in total height.

- **September 15, 2014 – Councillor Outhit**

Petition submitted containing 250 signatures seeking HRM to fund the study, development and expansion of the existing Sandy Lake Park with and for the Community.

Presentations:

February 17, 2014

- **Lucasville Community Association**
Presentation given.

- **Haliburton Homeowners Association**
Presentation given.

October 20, 2014

- **HRM Budget Consultation 2014**
Presentation given.

Public Hearings:

January 20, 2014

- **Case 17736: Open Space Design Development Agreement – Brookhill Drive, Grand Lake**
Public hearing held and closed. Motion approved to defer the matter for supplementary legal information until the February 17, 2014 meeting of North West Community Council. Subsequently at the February 17, 2014 meeting the following motion was passed that North West Community Council:

1. Approve the development agreement contained in Attachment A of the December 3, 2013 staff report, to allow for a Hybrid Open Space Design development agreement at Brookhill Drive, Grand Lake with the deletion of section 6.1 c of the development agreement.
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 applicant, from the date of final approval of said agreement by 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.

Motion passed that North West Community Council recommends to Halifax Regional Council that the cash-in-lieu for the development of Case 17736 be put towards the playground in the Brookhill subdivision.

- **Case 18517: Rezoning 6757 Highway No. 2, Enfield**
Public hearing held and closed. Staff recommendation approved.

April 28, 2014

- **Case 18850: Development Agreement for five additional residential units at 145 Walker Avenue, Sackville**
Public Hearing held and closed. Staff recommendation approved.

May 26, 2014

- **Case 18620: Development Agreement for the Enfield Irving Big Stop at 6757 Highway No. 2, Enfield**
Public Hearing held and closed. Motion passed that North West Community Council adopt proposed amendment to the Planning Districts 14 and 17 Land Use By-law as contained in Attachment A of the April 24, 2014 report. Contingent upon the amendments to the Planning Districts 14 and 17 Land Use By-law becoming effective pursuant to the requirements of the Halifax Regional Municipality Charter, that North West Community Council:

1. Approve the proposed development agreement as contained in Attachment B of the April 24, 2014 report.

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 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 16, 2014

- **Case 18710 – Development Agreement – 3188 Sackville Drive, Upper Sackville**
Public Hearing held and closed. Staff recommendation approved.
- **Case 18704: Rezoning of McCabe Lake North from MR-1 to R-1, Middle Sackville**
Public Hearing held and closed. Staff recommendation approved.

July 21, 2014

- **Case 18721: Substantive Amendments to the Development Agreement for 827 Bedford Highway, Bedford**
Public Hearing held and closed staff recommendation approved.

September 15, 2014

- **Case 19041: Development Agreement for 527 and 533 Sackville Drive**
Public Hearing held and closed staff recommendation approved.
- **Case 19218/19303: Amendment to Bedford Land Use By-law to identify 23 Olive Avenue and 165 & 167 High Street, Bedford as existing two unit dwellings in the RSU Zone**
Public Hearing held and closed staff recommendation approved.

October 20, 2014

- **2014 Municipal Boundary Review**
Boundary Review Hearing held and closed. No further action required.
- **Case 19111: Application by United Gulf to rezone lands at the intersection of Voyageur Way and Hammonds Plains Road (PID 41127564 and a portion of PID 41351669) from MU-1 (Mixed Use 1) to C-4 (Highway Commercial), Hammonds Plains**
Public Hearing held and closed staff recommendation approved.
- **Case 18705 - Development Agreement - Lot BH-1, 656, 660 and 664 Bedford Highway, Halifax**
Public Hearing held and closed staff recommendation approved.

Public Participation

- Speaker expressed disappointment in HRM cancelling the water monitoring program,
- Speaker requested Council consider increasing funding for active transportation and also increasing the buffer zones between land and waterways.
- Speaker felt there was no communication about the loss of access to McCabe's Lake.
- Speaker expressed concern about the location of community signs in Lucasville and felt that the community boundary was being altered.
- Speaker wanted to know the status of Margeson Drive.

- Speaker indicated the boundary lines of Lucasville were not changed and thanked Councillor Johns for his work on trying to get a bus service for the area.
- Speaker noted that his mother had written a book on the Hammonds Plains area and it noted the boundaries of the Lucasville community.
- Speaker raised concern about illegal activities that were happening in Westpoint Park. Speaker also requested further information on Policy SU – 3 in relation to the old Sackville dump.
- Speaker commented on information report regarding the building of dykes along Union Street in Bedford.
- Speaker came speaking on behalf of the Epic Dartmouth event and encouraged councillors to participate.
- Speaker requested Council consider increased funding for trail staff as there were many outstanding projects throughout HRM. Speaker further commented that Council request staff fix the 10 foot pipe that goes from Sullivan's Pond to Bedford Basin.
- Speaker advised they have land in the Aspatogen area and wanted to know how development in Tantallon might affect their land.
- Speaker wanted to know if there was an update on Pinehill Brook.
- Speaker requested that the reduced speed sign and crosswalk be moved from the corner of Hammonds Plains Road and Pockwock Road. Speaker also raised concern about the possible sale of the Hammonds Plains Fire Hall Community Centre being sold.
- Speaker raised concern that speakers are not permitted enough time to speak and requested that Council consider revisiting this policy.
- Speaker requested an update on the on the Bedford flood plain study/Cushing hill project and the functional stormwater management plan.
- Speaker encouraged Councillors to support the Tantallon Crossroads MPS and LUB changes when it went to Regional Council.
- Speaker stated that they were aware of the changes to Bylaw T-400 but stated there had not been a reduction in truck traffic.
- Speaker inquired about a former provision that was in Metro Transit's budget to provide accessible taxis services which assist physically disabled individuals. He suggested that if the budget is still available, perhaps some resources could be allocated to obtaining more accessible taxis for the Sackville area.
- Speaker requested an update on the Papermill Lake Dam.
- Speaker wanted to know if there was an update on the Top soil and Grading bylaw.
- Speaker raised concern about the crosswalks located on the Hammonds Plains Road.
- Speaker asked Council for an update on the flood plain study for Sackville River.
- Speaker requested Council provide an update on the effectiveness of the Truck bylaw T-400.
- Speaker wanted to know if automated traffic signals would be installed in the Bedford and Sackville area.

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: Quentin Hill, Legislative Assistant 902.490.6732
