

TO: Chair and Members of North West Community Council

SUBMITTED BY: Original Signed
Quentin Hill, Legislative Assistant

DATE: November 18, 2013

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 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 new North West Community Council held one meeting in December of 2012 and every month of 2013. Special meetings were held in January, April and September.

The following will highlight North West Community Council's business since the first meeting in December 2012.

Motions:

December 13, 2012

- **Selection of Chair and Vice-Chair**
Motion passed to nominate Councillor Johns as Chair and Councillor Outhit as Vice-Chair of Central Community Council.
- **New Community Council Structure – Administrative Matters**
Motion passed that Central Community Council approves the following administrative direction for the operation of Community Council:
 1. To set a standard meeting start time of 7 p.m. for regular meetings of Community Council.
 2. That the proposed schedule of Community Council meetings which includes a set of monthly meeting date and a date for an additional meeting per month (as/if required).
 3. That the regular monthly meeting be held at various locations to be announced and any additional meetings required due to public hearings be held at a location within the community that facilitates public access.
 4. Change the name of Central Community Council to North West Community Council.
- **Case 17362: Development Agreement, 5210 St. Margaret's Bay Road, Upper Tantallon**
First Reading Given. Public Hearing scheduled for January 14, 2013.

January 14, 2013

- **Case 17362: Development Agreement, 5210 St. Margaret's Bay Road, Upper Tantallon**

Public Hearing held and closed. Motion passed that North West Community Council defer a decision on Case 17362 until the February 11, 2013 North West Community Council meeting to better understand information submitted and heard at the public hearing and request a supplementary staff report to clarify and address questions from Council.

January 29, 2013 special meeting

- **Case 17531: MPS Amendment & Development Agreement for a Fraternal Centre at 40 Sandy Lake Road, Beaver Bank**

Motion passed that North West Community Council:

1. Schedule a joint Public Hearing with Halifax Regional Council to give First Reading to consider the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the December 14, 2012 staff report and the proposed development agreement as set out in Attachment C of the December 14, 2012 staff report; and
2. Recommend that Halifax Regional Council approve the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-laws as set out in Attachments A and B of the staff report dated December 14, 2012.

- **Case 18083: Non – Substantive Amendment to the Development Agreement to the Development Agreement for the North-West Corner of Larry Uteck Blvd. and Southgate Drive, 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 December 14, 2012 to permit an increase to the building footprint for the approved commercial building at the northwest corner of Larry Uteck Blvd. and Southgate Drive, Bedford; and
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.

February 11, 2013

- **Case 17362: Development Agreement, 5210 St. Margaret's Bay Road, Upper Tantallon**

Staff recommendation approved.

- **Correspondence: Soil and Conservation Society of Metro Halifax- Stressors and Removals – Part 1**

Motion approved to receive the correspondence.

- **Correspondence: North West Transit Advisory Committee – Metro Transit Route and Schedule Adjustments**

Motion passed that North West Community Council forward a letter to Metro Transit staff outlining the concerns raised by North West Transit Advisory Committee.

February 25, 2013

- **Status Sheet Review**

Motion passed directing staff to include the estimated time for requested staff reports to be presented to North West Community Council and include the name of staff(s) who are responsible for preparing the report to be included on the status sheet to be presented at the next scheduled meeting.

- **Correspondence: Soil and Conservation Society of Metro Halifax- Stressors and Removals Part 2**

Motion passed to receive the correspondence.

- **Waverley Ratepayers Association traffic Study and Transportation Study – Fall River, Waverley and Wellington Area**

Motion passed that North West Community Council request staff from Traffic and Right of Way Services to attend the March NWCC meeting to discuss the February 5, 2013 staff report.

- **Margeson Drive Update**

Community Council requested clarification from staff on the staff report and requested that HRM consider constructing the entire road and when the future sub-divisions are developed that the costs be recouped from the developer. Council requested that staff report back to see if this would be a viable option.

- **Case 17585: Open Space Design Development Agreement – 130 Dreamcatcher Lane, Hubley**

First Reading Given. Public hearing scheduled for March 25, 2013.

March 25, 2013

- **Waverley Ratepayers Association Traffic Study and Transportation Study for Fall River, Waverley and Wellington Area**

Motion passed that North West Community Council request that staff provide an oral or written update on this matter every six months instead of every three months as previously requested.

- **Uniform Change for Three Brooks Homeowners Association**

Staff recommendation approved.

- **Case 18222: Telecommunications Tower at 5152 Highway 357 Meaghers Grant**

Staff recommendation approved.

- **Personnel Matter – Citizen Appointments to Boards/Committees**

Motion passed that North West Community Council appoint the following applicants to North West Planning Advisory Committee:

- Ms. Ann Merritt
- Mr. Michael Cogan
- Mr. Paul Russell
- Ms. Carrie Purcell

April 22, 2013

- **Revised Terms of Reference for the PAC's**

Staff recommendation approved.

- **Personnel Matter – Citizen Appointment to Board/Committee**

Motion passed that North West Community Council appoint Ms. Lucille Reid to the Crosswalk Safety Advisory Committee.

- **Personnel Matter – Citizen Appointment to Board/Committee**

Motion passed that North West Community Council appoint Mr. Allan Billard to the Regional Watershed Advisory Board. Council also requested that Mr. Richard Hattin and Mr. Walter Regan names be forwarded for consideration of the Environmental and Sustainability Standing Committee.

April 30, 2013 special meeting

- **Case 18079: Development Agreement for a Two unit Tourist Accommodation, Indian Harbour**

First Reading Given. Public Hearing scheduled for May 27, 2013.

May 27, 2013

- **Correspondence: Soil and Conservation Society of Metro Halifax**

Motion approved to receive the correspondence.

- **Case 18400: Time Extension to Development Agreement at 1024 Riverside Drive, Lower Sackville**

Staff recommendation approved.

- **Case 18304: Amendment to the Bedford Land Use By-law to permit Banks and Financial Institutions in the CGB (General Business District) Zone, Bedford**

First Reading Given. Public Hearing scheduled for June 24, 2013.

June 5, 2013 special meeting

- **Case 18044: Amendment to Development Agreement for Shining Waters Marine at 146 Nautical Way, Tantallon**
First Reading Given. Public Hearing scheduled for June 24, 2013.

June 24, 2013

- **Case 18304: Amendment to the Bedford Land Use By-law to permit Banks and Financial Institutions in the CGB (General Business District) Zone, Bedford**
Case 18304 rescheduled for July 8, 2013 due to error in advertised location of Public Hearing.
- **Case 18044: Amendment to Development Agreement for Shining Waters Marine at 146 Nautical Way, Tantallon**
Case 18044 rescheduled for July 8, 2013 due to error in advertised location of Public Hearing.
- **Case 18417: Partial Discharge of Development Agreement at Corner of Cobequid Road and Legacy Court, Sackville**
Staff recommendation approved.
- **Case 18437: Time Extension to Development on Bedford Highway between Southgate Drive and Glenmont Avenue, Bedford**
Motion passed that North West Community Council:
 1. Approve, by resolution, the proposed Amending Agreement as contained in the staff report dated April 18, 2013 to extend the construction commencement date by one year, rather than the recommended three years by staff, for the mixed use development located along the south-west side of the Bedford Highway between Southgate Drive and Glenmont Avenue, Bedford 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 Appointments to North West Planning Advisory Committee**
Motion passed that North West Community Council appoint Councillor Tim Outhit to the North West Planning Advisory Committee.
- **Discharge of an Existing Agreement – 10516 Peggy’s Cove Road, Glen Margaret**
Motion passed that North West Community Council approve, by resolution, the discharge of an existing agreement for 10516 Peggy’s Cove Road, Glen Margaret, as provided in Attachment A of the June 21, 2013 staff report.

August 12, 2013

- **Case 18380: LUB Amendments Queensland and Lewis Lake**
First Reading Given. Motion passed to schedule Public Hearing for September 9, 2013.
- **Councillor Appointment to Ferry Naming Panel**
Councillor Craig was chosen as North West Community Council's representative on the Ferry Naming Panel.
- **Personnel Matter – Citizen Appointment to Board/Committee**
Motion passed that North West Community Council appoint the following applicants to the Public Participation Committee- 74 Union Street, Bedford:
 - Brian Chappell
 - Jennifer MacLeod
 - Jamie Mclean
 - Tara Quinton

September 9, 2013

- **Correspondence: Soil and Water Conservation Society:**
 - **Zoobenthos of Lakes**
 - **Fenerty Lake, Beaver Bank: Accelerated eutrophication based on HRM's chlorophylla data of 2006-2011**Motion passed to refer correspondence to staff for review and comment back to Council.
- **Case 17760 – Development Agreement – 644 Bedford Highway, Halifax**
First Reading Given. Public Hearing scheduled for October, 2013.

September 17, 2013 special meeting

- **Case 18336: 991 Windgate Drive, Beaver Bank**
First Reading Given. Public Hearing scheduled for October 21, 2013
- **Motion: North West Community Council Schedule**
Motion passed that North West Community Council schedule monthly meetings on the third Monday of each month.

October 21, 2013

- **Case 18504: Telecommunications Tower, Cooks Brook**
Staff recommendation approved with note being made that the Tower will be supported by guide wires.
- **Personnel Matter – Citizen Appointment to Board/Committee**

Motion passed that North West Community Council appoint the following applicants to the North West Planning Advisory Committee:

- Brian Murray
- Aaron MacMullin

- **Personnel Matter – Citizen Appointment to Board/Committee**

Motion passed that North West Community Council appoint Mr. Vic Heniss to the St. Margaret's Bay Coastal Planning Advisory Committee.

November 18, 2013

- **Correspondence: Sackville Rivers Association re: Big Sandy Lake Watershed Study**

Motion passed that North West Community Council request a staff report on the financial implications of extending the scope of the contract of the Big Sandy Lake Watershed Study from the outlet of Big Sandy Lake to the mouth of Peverills Brook.

- **Motions: Councillor Outhit**

Motion passed that North West Community Council request staff to:

1. Provide an update on the opportunity to include a public safety project, under the Stormwater Infrastructure Funding Solution, for Union Street should it qualify for the Provincial Program to Reduce Flood Risk; and
3. Clarify what would be required of Regional Council to submit projects for the Provincial Program.

Petitions: None

Presentations

April 22, 2013

- **Sackville Rivers Association, Second Lake Regional Park Association and Friends of First Lake Society – Joint Presentation**

Presentation given.

June 24, 2013

- **RP+5 Proposed Changes to the Regional Plan – Discussion**

Presentation from staff. Public participation held and closed.

November 18, 2013

- **2014/15 Budget Consultation**

Presentation from staff. Public participation held and closed.

Public Hearings

January 14, 2013

- **Case 17362 – Development Agreement – 5210 St. Margaret’s Bay Road**
Public Hearing held and closed. Decision deferred to the February 11, 2013 meeting where the staff recommendation was approved.

March 25, 2013

- **Case 17585: Open Space Development Agreement – 130 Dream Catcher Lane: Hubley**
Public Hearing held and closed. Staff recommendation approved, including amendments to clause 3.10.1, 3.15.5, and 3.16.4.

May 27, 2013

- **Case 18079: Development Agreement for a Two Unit Tourist Accommodation, Indian Harbour**
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 April 3, 2013 staff report to allow a two unit tourist accommodation at 27 Johnson Loop Road, Indian Harbour.

June 8, 2013

- **Case 180304: Amendment to the Bedford Land Use By-law to permit Banks and Financial Institutions in the CGB (General Business District) Zone Bedford**
Public Hearing held and closed. Staff recommendation approved.
- **Case 18044: Amendment to Development Agreement for Shining Water Marine at 146 Nautical Way, Tantallon**
Public Hearing held and closed. Staff recommendation approved with the following amendment:
 - To limit hours of operation of the Licensed Lounge from 8 a.m. – 1:00 a.m.

September 9, 2013

- **Case 18380: LUB Amendments Queensland and Lewis Lake**
Motion passed that North West Community Council approve the proposed rezoning of six properties in Planning Districts 1 and 3 from the P-3 (Provincial Park) Zone and RPK (Regional Park) Zone to MU-1 (Mixed Use) Zone as provided in Attachment A of the July 24, 2013 staff report; subject to confirming that one property identified as PID #41032079, is not Crown Land.

October 21, 2013

- **Case 18336: Development Agreement – 991 Windgate Drive, Beaver Bank**

Public Hearing held and closed. The following motion was passed.

North West Community Council:

1. Approve the proposed development agreement as contained in Attachment A of the August 12, 2013 staff report, and that the proposed development agreement be amended as follows:
 - Delete Section 3.3.2 (a) and replace with: 3.3.2 (a) The combined maximum floor area used for seating, including any exterior patio and/or deck seating area shall not exceed 1,500 square feet.
 - Delete Section 3.3.3(a) and replace with: 3.3.3(a) The combined maximum gross floor area used for seating, including any exterior patio and/or deck seating area shall not exceed 1,500 square feet.
 - Delete Section 5.1.1(a) and replace with: 5.1.1(a) An increase to the maximum gross floor area used for seating, beyond that enabled by sections 3.3.2(a) and 3.3.3(a), provided the increased area does not result in a change or alteration to the footprint of the building.
 - Delete the words ‘Downtown Dartmouth’ and replace with “Hammonds Plains, Beaver Bank and Upper Sackville” in Section 6.4.1(d).
 - Amend Section 3.7.1 Landscaping Plan as follows: Further to subsection 3.2.1(b), prior to the issuance of a Development Permit, the developer agrees to provide a Landscaping Plan. The Landscaping Plan shall comply with all provisions of this section.
 - 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 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.

November 18, 2013

- **Case 17760: Development Agreement – 644 Bedford Highway, Halifax**

Public Hearing held and closed. North West Community Council deferred decision on this matter until the December 16, 2013 meeting requesting a supplementary staff report to include:

- Better understanding of the current use and possibilities for the ‘Old Coach Road’ trail.
- Staff to discuss with the developer the possibility of a sidewalk to be included in the development.
- Traffic services to be contacted to see if traffic lights are warranted at the intersection of Bedros Lane, Larry Uteck Boulevard and Starboard Drive.
- Consideration of turning lanes on Bedford Highway at locations near the proposed development.

- Request to have developer provide a sketch of the proposed building in relation to the various view planes.

Public Participation

- Speakers noted traffic issues at Pockwock Road including a number of accidents and crosswalk is not cleared after snowstorms.
- Speaker concerned with lack of traffic lights at the corner of Glen Arbor and Hammonds Plains Road.
- Speaker requested members of NWCC to lobby Halifax Regional Council to acquire HRM portion of the Hantsport Rail line. Speaker also requested that Council make an effort to reinstate water quality testing in HRM lakes.
- Speaker raised concern regarding Land Use Bylaws around his home based property.
- Speaker raised concern regarding the definition of ‘traditional built’ in the Municipal Planning Strategy.
- Speaker requested information as to when Pine Hill Brook water protection would take place and if there would be drinking water made available to the residents of McCabes North.
- Speaker advised that local trail association was building their trails towards the Hantsport Rail Line. Added that long commutes and limited parking in the downtown core was affecting business.
- Speaker requested that Council consider commuter rail. Also was encouraged by the Margeson Drive update and hoped Council would consider a Park and Ride facility in the Hammonds Plains area.
- Speaker wanted to know the status of the Regional Watershed Advisory Board and when it would begin its work. Also noted shoulder of Pockwock Road needed to be fixed.
- Speaker requested information if water and sewer services would be extended to McCabe’s Lake. Also invited Councillors to local Duck Race, a fundraiser being hosted by Acadia Hall and Boys and Girls clubs.
- Speaker concerned about Water Quality monitoring and wanted it to be reinstated.
- Speaker noted difficulty navigating the HRM website and how some information seemed to vanish from the site. Also advised that a large pile of cut wood was left behind by contractors in the Voyageur Lakes area. Speaker advised 311 was contacted but there was no way to determine when the issue would be looked after.
- Speaker did not like the idea of changing water setbacks to 30 meters without good justification.
- Speaker pleased that NWCC invited Mr. Austin French to discuss the RP+5 (Regional Plan) review. Also added that the plan did not have a committed action plan for wastewater management.
- A number of speakers submitted suggestions to Mr. French to consider for the Regional Plan review.
- Speakers raised concerns regarding trucks on the Hammonds Plains Road and Bylaw T-400.
- Speaker advised there was a large rut on Yankeetown Road that needed to be filled in.

Public Participation continued

- Speaker inquired about the status of a bus service for the Lucasville Road; requested changes to the tenancy act, specifically related to mobile home parks, that Bylaw service direct dangerous and unsightly orders be the renter's responsibility not the land owner. Also wanted to know the status of the community signs being placed in Lucasville.
- Speaker raised concerns about a proposed roundabout being suggested for the intersection of Kearney Lake Road and Larry Uteck Boulevard.
- Speaker raised concern about possibility of offsite leachate being sent to Highway 101 Leachate treatment facility.
- MLA Bill Horne spoke during the public participation noting he hoped to work alongside Council and address issues and concerns.
- Students from Dalhousie University Community Design Program attended a North West Community Council meeting and thanked Council for allowing them to observe the proceedings.
- Speakers concerned about the development of a casino in the Hammonds Plains area.
- Members of the Lucasville Residents Association attended and raised concerns regarding cultural heritage, community signage, community boundaries, need for upgraded infrastructure and bus service.
- Speaker discussed the difficulty operating a small business.

FINANCIAL IMPLICATIONS

None associated with this report.

COMMUNITY ENGAGEMENT

North West Community Council meetings are held on the third Monday of every month 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.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Quentin Hill, Legislative Assistant, 490-6732
