

**NORTH WEST COMMUNITY COUNCIL  
MINUTES**

**May 22, 2008**

**PRESENT:** Councillor Robert Harvey, Chair  
Councillor Brad Johns  
Councillor Tim Outhit

**STAFF:** Ms. Mary Ellen Donovan, Municipal Solicitor  
Ms. Sheilagh Edmonds, Legislative Assistant

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**1. CALL TO ORDER**

The Chair called the meeting to order at 7:12 p.m. at Millwood High School, 141 Millwood Drive, Sackville.

The Chair welcomed and introduced Councillor Tim Outhit who was elected as the District 21 (Bedford) Councillor in a recent by-election.

**2. APPROVAL OF MINUTES**

**MOVED by Councillor Johns, seconded by Councillor Harvey that the minutes of April 10, 2008 be approved.**

In referring to the minutes, Councillor Johns pointed out that he had asked for the notification area pertaining to the public hearing on Case 01027 this evening to be expanded. He asked staff to comment on this aspect.

Mr. Paul Morgan, Planner, advised that the boundary list was expanded to include approximately 2400 names.

**MOTION PUT AND PASSED.**

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

Additions:

- 11.1 Supplementary Staff Report dated May 12, 2008 (Case 01027 - Development Agreement for Sunset Ridge Subdivision)
- 11.2 Information Report dated April 21, 2008 - Route 84 and 85 Service - Northbound Barrington at Artz Stop
- 11.3 Information Report dated April 7 - Case 01120: LUB Amendment - Definition of Full Service Restaurants, Sackville Drive

At the request of the Chair it was agreed that Community Council would deal with item 8.1.2 prior to 8.1.1.

**MOVED by Councillor Outhit, seconded by Councillor Johns that the agenda as amended be approved. MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES:**

**4.1 STATUS SHEET ITEMS:**

4.1.1 Pinehill Street Stormwater Drainage

No update was provided. This item is to remain on the Status Sheet.

4.1.2 Storm Drain Issue - Cavalier Drive

No update was provided. This item is to remain on the Status Sheet.

4.1.3 Judy Avenue Pathway

Councillor Johns advised that he was pleased to report that the land is being conveyed to HRM. He added that a base has been put down and soon will be paved

**MOVED by Councillor Johns, seconded by Councillor Harvey that this item be removed from the Status Sheet. MOTION PUT AND PASSED.**

4.1.4 Union Street Flooding

No update was provided. This item is to remain on the Status Sheet.

**5. MOTIONS OF RECONSIDERATION - NONE**

**6. MOTIONS OF RESCISSION - NONE**

**7. CONSIDERATION OF DEFERRED BUSINESS - NONE**

**8. HEARINGS:**

**8.1 Public Hearings:**

The Chair reviewed the public hearing procedures for those in attendance.

**8.1.2 Case 01102: Ground Signs on Sackville Drive**

C First Reading of this item was given at a meeting of North West Community Council on April 10, 2008.

C A report dated April 3, 2008, from the Chair of the North West Planning Advisory Committee, with an attached staff report dated February 20, 2008 originally submitted at the April 10, 2008 North West Community Council meeting was before Community Council for consideration.

C Correspondence on this matter was submitted by Mr. Ken Rozee, Hubley.

Ms. Leticia Smillie, Planner 1, outlined the application, was initiated by North West Community Council, to review the ground sign provisions in the Pedestrian Retail (PR) Zone, Pinehill/Cobequid (PC) Zone and the Outdoor Display Court (ODC) Zone of the Sackville Drive Land Use By-law (LUB) and reviewed the proposed amendments outlined in Attachment 'A' of the February 20, 2008 staff report.

In her remarks, Ms. Smillie advised that staff held workshops to discuss the proposed

changes which involved the public, the local business community, and members of the Sign Industry.

There were no questions from Community Council.

The Chair opened the public hearing to anyone wishing to speak either in favour or against the proposal.

**Mr. Dick Boyce**, addressed Community Council and advised that he owned properties at 52 and 54 Sackville Drive and was supportive of the changes proposed by staff.

**Ms. Jane Porter** advised that she had a business at 447 Sackville Drive which opened approximately one year ago. She explained that she had a sign designed for her property but it was rejected under the current bylaw, but under the proposed bylaw it would be acceptable. Ms. Porter added that she finds the current bylaw allows temporary signs that eventually become permanent and that these signs are not very creative. She questioned if the proposal would address temporary signs.

In response, the Chair advised that the issue of temporary signs is not addressed in this proposal, and that it falls under the Temporary Sign Bylaw.

**Ms. Michelle Champness**, representing the Sackville Drive Business Association advised that her members were supportive of the recommendation and she thanked staff and Community Council for their work on this matter.

The Chair called three times for anyone else wishing to speak; there being none, it was **MOVED by Councillor Johns, seconded by Councillor Harvey that the public hearing close. MOTION PUT AND PASSED.**

**MOVED by Councillor Johns, seconded by Councillor Outhit that North West North West Community Council approve the proposed amendments to the Sackville Drive Land Use By-law to amend the ground sign provisions for the PR and PC Zones, as shown in Attachment "A" of the staff report dated February 20, 200. MOTION PUT AND PASSED.**

### **8.1.1 Case 01027 - Development Agreement for Sunset Ridge Subdivision**

Notice of Motion of this item was given at a meeting of North West Community Council on April 10, 2008.

A Supplementary Staff Report dated May 12, 2008 was submitted.

The following reports, originally submitted at North West Community Council's April 10, 2008 meeting were before Community Council for consideration:

C A report dated April 3, 2008, with an attached staff report dated February 18, 2008

was submitted by the Chair of the North West Planning Advisory Committee.

- C A report dated March 7, 2008 from the Chair of the North West Planning Advisory Committee was submitted.
- C A supplementary information report dated March 14, 2008 was submitted.
- C Correspondence dated March 17, 2007 from Robert MacPherson, President, Armco was submitted.
- C A supplementary information report dated April 7, 2008.

Correspondence regarding this matter was submitted by the following:

- C Walter Tattrie, Sackville
- C Dave Grimshire, Lower Sackville
- C David Secord, Sackville
- C Stephen Cumming, Middle Sackville
- C Holly Smith, Sackville
- C Andrew Clay, Lower Sackville

Mr. Paul Morgan, Planner, outlined the request by Armco Capital Incorporated to enter into a development agreement to permit a mix of residential uses and a convenience commercial use on a 70 acre portion of their property in Middle Sackville. In his presentation Mr. Morgan explained that the policies of both the Regional Plan and the Sackville Municipal Planning Strategy have to be taken into account with this proposal, and that in any place that there may be a conflict between the two, then the more stringent policy applies.

Mr. Morgan noted the following points in regard to the proposal:

- C 419 housing units: 128 single units; 108 semi-detached; 55 townhouses; 128 apartment units in two buildings (4 storey); and a commercial development at the entrance of the subdivision
- C the development will be located across from the new Park and Ride transit facility
- C the development would have access to Sackville Drive and Margeson Drive but not access to any other local subdivision roads;
- C under the proposed Development Agreement, the developer agrees to forego 35 lots that were previously approved
- C intent is to maintain the rural feeling of the area.
- C a buffer will be maintained along the streets; as well, nondisturbance areas will be maintained.
- C a traffic study determined that a north bound, left-hand turning lane on Sackville Drive to the entrance of the subdivision was required and the applicant will be required to pay for this and it will have to be designed and approved in accordance with municipal specifications.

Mr. Morgan noted that a Supplementary Report dated May 12, 2008 with an attached Development Agreement was submitted this evening and this is the recommendation for Community Council to consider in regard to the application. He noted that it was very similar to the agreement that was originally submitted but with two changes pertaining to architectural design guidelines for townhouses and apartment buildings, and that two parking spaces instead of one will be required for single unit, two unit, and townhouse dwellings.

Mr. Morgan responded to questions from Community Council, noting the following:

- C the Community Visioning exercise that staff is undertaking is independent of this process in that it is intended to have people take a broad look as to how they would like to see their community evolve in the future. The Regional Plan allows for development to proceed prior to the visioning exercise or approval.
- C with regard to the 35 lots that the developer will forego, under the terms of the agreement the area has to be left as nondisturbance area; Armco has expressed the view that it wants to retain ownership of this area.
- C the Regional Planning Strategy definition of low density is: single unit, semi-detached, townhouse dwellings; medium and high density are not defined, but presumably it would refer to apartment buildings
- C part of the process of having a visioning exercise is the expectation that a secondary plan would be adopted for this area and would provide a more detailed plan for this area.
- C in the old Sackville Municipal Planning Strategy, low density is a single family dwelling and medium and high density is anything over low density.

In response to a question by Community Council, Mr. Morgan was asked to provide clarification between what the Regional Plan allows to be considered versus what is allowed in the existing Municipal Planning Strategy.

- C staff are going on the assumption the interchange will be approved; the only thing contingent is that under the subdivision regulations, they would only be allowed to have the maximum of 300 units until the interchange is constructed.

The Chair reviewed the rules of procedure for public hearings and opened the public hearing to anyone wishing to speak either in favour or in opposition to the proposal.

**Ms. Ann Merritt**, Middle Sackville, addressed Community Council and noted that she was Chair of the North West Planning Advisory Committee. In her remarks, Ms. Merritt advised that she had concerns about the adequacy of sewer capacity, the adequacy of school and the adequacy of road networks. She added that she felt the issue of sewer capacity has not been addressed and questioned if anything was being done about holding tanks along Sackville Drive. She also asked if the subdivision was not built, would the By-pass and the Park and Ride be constructed.

Mr. Morgan responded to the issue of sewer capacity, noting that this issue was addressed in the supplementary report, and staff are satisfied that the Halifax Regional Water Commission were taking measures to improve the system. In response to her further question, Mr. Morgan advised that the interchange and connector road would proceed even if this proposal was not approved.

**Ms. Jessica Alexander** addressed Community Council and advised that she lived in District 19 and was a member of the North West Planning Advisory Committee. In her remarks Ms. Alexander indicated that she felt the application should be on hold pending the visioning strategy, and that the designated parkland is unusable and inaccessible for a playground or any useful open space because it has a steep slope. She also expressed concern that Sackville High School has indicated that they cannot handle additional students from this subdivision, therefore, the students would be bused and it is unlikely the residents moving in would be aware of this.

Councillor Johns questioned what percentage of land was park land within the development.

Mr. Morgan responded that there is 5.3 acres of park land over a 70 acre property, being approximately 5 percent. He further explained that the proponent is required to give a minimum of 10 percent land, or cash-in-lieu of land, or a combination of both. As well, land can be accepted outside the boundary of this development. Mr. Morgan added that the area is being considered for more passive uses, such as a trail, as there are some recreation facilities in the vicinity.

Councillor Johns asked Mr. Morgan to provide him with the information on the total percentage of parkland, whether onsite or the in the adjacent property

**Mr. Peter Stymest**, Beaverbank, addressed the meeting and noted that Councillor Debbie Hum was his sister, but that she did not sit on this community council. Mr. Stymest spoke in favour of the development advising that it offers a good mix of single-family, multi-unit development and will give younger people who are just starting out an opportunity to purchase a home.

**Mr. Peter Simpkins**, Sackville, expressed concerned about the area designated for the apartment buildings and he questioned what would happen to the Old Sackville Road.

Councillor Johns responded that, under this proposal, the Old Sackville Road will not be extended.

**Ms. Janice Ray**, Sackville, addressed Community Council, advising that in regard to this development, she had the following concerns:

- overcrowding of the schools
- if any detailed assessment of wetlands have been carried out
- the width of the treed buffer and whether if in subsequent phases on this development the treed buffer would be enough to protect their view.

In response, Mr. Morgan advised that staff from the Provincial Department of Environment

have walked the property when the subdivision was being designed and they require that the watercourses be left as is. However, there are no water courses on this property. He added that the next phase will depend on the visioning exercise.

**Mr. Scott Boucher** noted that he lived at 185 Lindforest Court and, referring to the map he asked staff to comment on a ramp that was in close proximity to his property.

In response, Mr. Morgan advised that this boundary represents the right-of-way and not the pavement and there is a 30 metre buffer between the rear of the houses and the road.

Councillor Johns suggested that Mr. Boucher forward him an e-mail, as he had a meeting arranged soon with representatives of the Provincial Department of Transportation and HRM staff regarding the Interchange and he would raise Mr. Boucher's question in the meeting.

**Ms. Theresa Scratch**, Lower Sackville, expressed concern about the density of the development and advised that there is no reference to the recommendations contained in the Porter Dillon Sewer Study of 1994, and she questioned if there has been any discussion on the issue of twinning lines on Sackville Drive. Ms. Scratch went on to express concern about the density, safety issues, and the 35 lots and the possible safety issues with this.

In reference to the Port Dillon Sewer Study as noted by Ms. Scratch, the Chair advised that this issue has been dropped in favour of tanks.

Mr. Morgan responded that the density is six units per acre, adding that there is nothing in the Regional Plan that speaks to what is allowable.

Councillor Johns requested that Mr. Morgan report back with information comparing the density of this proposed development to the Millwood subdivision.

**Ms. Paula Logie**, Middle Sackville, expressed concern about the impact the development would have on traffic flow, explaining that she exits out of Beaverbank Cross Road and onto Sackville Dive and has great difficulty doing so. She advised that she would like to see a set of traffic lights at Beaverbank Road/Jubilee Lane and Sackville Drive.

**A gentleman** from Sackville addressed Community Council and advised that he owned the land to the east of the proposal and raised a question concerning sewer and water charges.

In response Mr. Morgan advised that Halifax Regional Water Commission has calculated the charges and it will not cost any of the existing residents anything more than what they have already been told.

**Ms. Elizabeth Publicover**, Lower Sackville, addressed Community Council and spoke about the plants and animals that are destroyed as development continues. She noted the importance of recognizing indigenous plants and animal habitat when developers are preparing land for developments such as this. She suggested that before developments

are approved, the developer should go through the property to view the bio-diversity and relocate any indigenous plants and animals to a safe place. Ms. Publicover also suggested that there should be a 60 ft. buffer around all wetlands.

**Mr. Gordon Gibbon** addressed Community Council advising that he was not against the development of the apartment buildings, but he had concerns about the number of traffic accidents by the bus stop near the area. Mr. Gibbon also questioned if, when Lindforest was being developed, the developer had been required to bring in sewer and water along the Old Sackville Road.

In response, the Chair advised that the area Mr. Gibbon was referring to was outside the serviced boundary.

Councillor Johns noted for the record that there are some residents living in the area in question who may have livestock or animals, and that he does not want to see anything changed for these existing residents.

**Mr. Gerry McAlpine**, Sackville, questioned if there would be any blasting, noting his concern was that he was on well water and the impact that blasting may have on his well.

In response, Mr. Morgan advised that he could not say with certainty that there would be no blasting, but he did not believe so as the soil is generally clay. He added that erosion would be more of a problem. With regard to any blasting, Mr. Morgan pointed out that the developer would be required to adhere to HRM's Blasting By-law.

Mr. Morgan responded to a further question explaining the rural residential designation.

**Mr. Clare Lively**, Sackville, advised that he understood that this new development was a trade-off with dead land in the Berryhill area and that, if the density permitted is 18 people per acre, would that have included 18 acres in the original Berryhill. He added that in his view, if this were so, it would have overwhelmed the infrastructure.

In response, Councillor Johns explained that prior to the Regional Plan, this parcel of land was outside the serviceable boundary and there was a parcel of land within Berryhill that was within the serviceable boundary and approximately the same size. During Regional Council's discussion on the Regional Plan, Council allowed a swap of those lands and the land to be developed. Councillor Johns added that Regional Council then agreed to take the designation from an R-1 to a CDD designation, and the justification for that was that through R-1 zoning there was no opportunity for public input whatsoever. He pointed out that, essentially, Regional Council allowed it to be in the serviceable boundary, however, it would have to go through the Development Agreement process, which entails a public hearing. Through this process the developer has the ability to ask for a higher density. Councillor Johns advised that he is not able to answer the question of what the impact of the higher density is in comparison to what they were allowed to do in the Berryhill subdivision.

**Mr. Collins**, Upper Sackville, indicated that he was supportive of the project but had some concerns with transportation safety issues.

**Mr. Allen White**, Sackville Drive, noted that there was another development also trying to get approval which would result in an additional 17 or 18 people per acre. He expressed concern about the impact these developments will have on the wildlife in the area, and advised that he did not support the proposal, mostly because he felt the infrastructure could not handle the additional capacity.

**Mr. Alvin Roach**, Hammonds Plains, spoke in support of the proposal. He advised that in order for the area to grow, it needs development such as this. He pointed out that he has a son that will be looking to purchase a house soon and he believes this development would provide his son the opportunity to buy a home that was affordable.

**Mr. Andrew Giles** addressed Community Council and advised that he was representing the developer, Armco. Mr. Giles began his remarks by providing some background information on the property, noting that Armco has owned it for 11 years. Mr. Giles noted that the density of the proposed development is in keeping with other similar developments. He added that through the development agreement process there have been several opportunities for public input on this and the proponent has worked with staff, Community Council and the Planning Advisory Committee on this application. Mr. Giles noted that the units that have been referred to as apartments have an equal chance of being condominiums. He added that one of the major concerns expressed by the public throughout this process was traffic, and they hired a traffic consultant who worked in conjunction with HRM traffic staff, and HRM has reviewed their traffic study and advised that the traffic study has met what it was intended to do. Mr. Giles expressed appreciation to HRM staff, the Planning Advisory Committee and the public for their input, and he asked for Community Council's approval of their proposal.

Mr. Giles advised that he would respond to some of the questions that were raised this evening and noted the following:

- C Parkland - 5 acres is proposed and some of it is outside the development; there will be a small park within, and they will do improvements in the community park .
- C Wetland - a certified wetland consultant was hired and went out with staff from the Department of Environment. A full water course survey and analysis was carried out on the property.
- C Apartments - the apartments have equal chance of being condominiums.
- C Concerns expressed about wells - the soil is clay and testing was carried out two years ago and no rock was encountered.

In response to a question by Councillor Johns regarding the buffer zone which is adjacent to Sackville Drive, Mr. Giles explained that through the development agreement process the developer has given up the as-of-right ability along Sackville Drive, and they have met the parkland dedication, but the developer wants to maintain ownership of that land.

Councillor Johns advised that his concern was that a future Community Council or Regional Council would have the ability to overrule this Community Council and the land right back into the development agreement. He noted that the concern by staff and which has also been expressed by the residents is the potential of driveways coming out onto that road, but if the land were deeded to the Municipality, it would give the sense of

security that this would not happen.

Councillor Johns noted the traffic concerns that residents have expressed to him, and advised that the Traffic Authority does not see any justification for traffic lights at this time. The Councillor questioned if the developer would be willing to make a contribution to install a set of traffic lights where the development will exit on Sackville Drive.

Mr. Giles advised that he would take this request under consideration.

**The Chair called three times for anyone else wishing to speak; there being none, it was MOVED by Councillor Outhit, seconded by Councillor Johns that the public hearing close. MOTION PUT AND PASSED.**

Councillor Johns indicated that he was not prepared to make a decision on this matter this evening. He noted that there have been several supplementary staff reports submitted and that Community Council received an additional supplementary report only this evening, and that he needed more time to review it. In addition, he advised he would like staff to come back with a report on the issues that have been raised this evening.

**MOVED by Councillor Johns, seconded by Councillor Outhit that this matter be deferred to the July 10, 2008 meeting and that staff provide a supplementary report responding to the issues raised this evening and that have not been addressed.**

Councillor Outhit advised that he was in favour of the development but had concerns about the piece of land along Sackville Drive and the issue of traffic lights.

**MOTION TO DEFER WAS PUT AND PASSED.**

Community Council recessed at 9:35 pm.  
Community Council reconvened at 9:42 p.m.

**8.2 Variance Hearings: NONE**

**9. CORRESPONDENCE, PETITIONS AND DELEGATIONS**

**9.1 Correspondence:** None

**9.2 Petitions:** None

**9.3 Presentations:** None

**10. REPORTS:**

**10.1 Staff:**

**10.1.1 Case 00762: Development Agreement for Southgate Village, Bedford South, Bedford**

A supplementary staff report dated April 28, 2008 was submitted.

The Chair advised that only he and Councillor Johns were able to vote on this matter as the joint public hearing with Regional Council (March 4, 2008) was held prior to Councillor Outhit being elected.

Mr. Andrew Bone, Senior Planner, provided an overview of the application by Caohmin Consulting on behalf of Cresco Homes Limited to enable a mixed use development at 820,822, 824, 826 and 836 Bedford Highway. In his remarks, Mr. Bone noted that North West Community Council and the North West Planning Advisory Committee made a motion to add a clause to the agreement, i.e. Clause 5.1.6 which would require an oil/grit separator stormwater treatment prior to discharging storm water into the storm sewer. Mr. Bone noted that this clause was not in the supplementary report before this evening so, should Community Council wish to proceed with the staff recommendation, then it should be noted in the motion that this clause is to be included.

Mr. Bone responded to questions.

**MOVED by Councillor Johns, seconded by Councillor Harvey that North West Community Council:**

1. **Approve the proposed development agreement to permit a mixed use development including one single family home, twelve townhouses, a forty-four unit residential building and a commercial building at 820,822, 824, 826, and 836 Bedford Highway as provided in Attachment A of the April 28, 2008 staff report, and with the addition of the following clause:**
  - 5.1.6 **The Developer agrees to treat all storm water on the site with an oil and grit separator or storm treatment chamber prior to discharging storm water from the site**
2. **Approve the proposed discharging agreement to discharge the existing development agreement from PID #00360560, 836 Bedford Highway as provided in Attachment B.**
3. **Require that the development agreement be signed and registered within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**10.2 Councillor:** None

**10.3 North West Planning Advisory Committee:**

**10.3.1 Case 00955 - Extension of the Deadline for the Signature of the Development Agreement (Hampton Holdings)**

A report dated May 8, 2008 from the Chair of the North West Planning Advisory Committee, with an attached staff report dated April 11, 2008 was submitted.

Mr. Bone provided an overview of the application by Hampton Holdings to extend the date required for the signature of the development agreement by six months.

**MOVED by Councillor Johns, seconded by Councillor Outhit that North West Community Council:**

- 1. Approve the proposed extension of six months to the signature deadline of the development agreement for Case 00955; and**
- 2. Require the proposed development agreement be signed and delivered within 548 days (an extension of 183 days), or any extension thereof granted by North West Community Council on request of the applicant, from the date of final approval of said agreement by North West Community Council and any other bodies as necessary, whichever is later, including any appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**10.3.2 Case 01146 - Non-substantial Amendment - Phase 1 of the Bedford Waterfront Development Project**

A report dated May 8, 2008 from the Chair of the North West Planning Advisory Committee with an attached staff report dated April 11, 2008 was submitted.

Mr. Bone reviewed the application by Provident Development Incorporated to amend the development agreement for Phase 1 of the Bedford Waterfront Development Project to permit a temporary sales building on Site 3.2.

**MOVED by Councillor Outhit, seconded by Councillor Johns that North West Community Council:**

- 1. Approve the proposed amending agreement, set out in Attachment A of the report dated April 11, 2008 to permit a temporary sales building on Site 3.2 of the Bedford Waterfront lands; and**
- 2. Require the proposed amending agreement be signed and delivered within 120 days, or any extension thereof granted by North West Community Council on request of the applicant, from the date of final approval of said agreement by North West Community Council and any other bodies as necessary, whichever is later, including any appeal**

periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

**MOTION PUT AND PASSED.**

**10.3.3 Case 01048 - Bedford West Development Agreement and MPS Amendments, Sub-areas 3 and 4**

A report dated May 8, 2008 from the Chair of the North West Planning Advisory Committee with an attached staff report dated April 24, 2008 was submitted.

A report dated April 28, 2008 from the Chair of the Bedford Watershed Advisory Board was submitted.

Mr. Paul Morgan, Planner, provided a brief overview of the staff report in regard to an application by West Bedford Holdings Ltd. to permit a mixed residential community over a 250 acre parcel of land located to the south of the Hammonds Plains Road and to the east of the Atlantic Acres Industrial Park.

**MOVED by Councillor Outhit, seconded by Councillor Johns that North West Community Council:**

- 1. Recommend that Regional Council give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy presented in Attachment A of the report dated April 24, 2008, and schedule a joint public hearing with North West Community Council'**
- 2. Recommend that Regional Council approve the proposed amendments to the Bedford Municipal Planning Strategy presented in Attachment A of the report dated April 24, 2008;**
- 3. Recommend that Regional Council establish funding under the Municipality's Capital Budget Plan for the construction of a regional trail system across the Bedford Wet lands; and**
- 4. Give Notice of Motion to consider the proposed development agreement presented in Attachment B of the report dated April 24, 2008, and schedule a joint public hearing with Regional Council.**

**MOTION PUT AND PASSED.**

**10.4 North West Transit Advisory Committee: None**

**10.5 Halifax Watershed Advisory Board:**

**10.5.1 Case 01118: Watercourse setback requirements, Sackville Drive LUB**

A report dated May 6, 2008 from the Chair of the Halifax Watershed Advisory Board was submitted.

Mr. Bone advised that staff will be bringing forward a report on this matter at the next meeting, so no action was required at this time.

**11. ADDED ITEMS:**

**11.1 Supplementary Staff Report dated May 12, 2008 (Case 01027 - Development Agreement for Sunset Ridge Subdivision)**

This report was dealt with under item 8.1.1.

**11.2 Information Report dated April 21, 2008 - Route 84 and 85 Service - Northbound Barrington at Artz Stop**

An information report was submitted. No further action was taken.

**11.3 Information Report dated April 7 - Case 01120: LUB Amendment - Definition of Full Service Restaurants, Sackville Drive**

An information report was submitted. No further action was taken.

**12. NOTICES OF MOTION:** None

**13. PUBLIC PARTICIPATION:**

No one came forward so speak during Public Participation

**14. NEXT MEETING DATE:**

May 26, 2008 (public hearings only); July 10, 2008 (regular meeting).

**15. ADJOURNMENT:**

The meeting adjourned at 10:05 p.m.

Sheilagh Edmonds  
Legislative Assistant

The following information items were submitted:

- C Staff Information Report - Case 01118: Watercourse setback requirements, Sackville Drive LUB
- C Correspondence dated April 24, 2008 submitted by Mr. Shalom Mandaville, Soil & Water Conservation Society of Metro Halifax