



**NORTH WEST COMMUNITY COUNCIL
MINUTES
October 3, 2022**

PRESENT: Councillor Paul Russell, Chair
Deputy Mayor Pam Lovelace, Vice Chair
Councillor Lisa Blackburn
Councillor Tim Outhit
Councillor Cathy Deagle Gammon

STAFF: Roxanne MacLaurin, Solicitor
Eric Bowdridge, Legislative Assistant

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 7:00 p.m., and adjourned at 7:32 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 7:00 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

2. APPROVAL OF MINUTES – July 18, 2022

MOVED by Deputy Mayor Lovelace, seconded by Councillor Deagle Gammon

THAT the minutes of July 18, 2022 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

Deletions: None

As provided for in Section 37 (1) of Administrative Order One, Council requested that item 18. Public Participation be considered prior to item 13. Reports.

MOVED by Deputy Mayor Lovelace, seconded by Councillor Blackburn

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. NOTICES OF TABLED MATTERS – NONE

10. HEARINGS

10.1 PUBLIC HEARINGS – NONE

10.2 VARIANCE HEARING – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence – None

11.2 Petitions – None

11.3 Presentation – None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 1 Case 24038: Amendments to Development Agreement, 1715 Sackville Dr, Middle Sackville (PID 41158858)

The following was before Community Council:

- Staff report dated August 11, 2022

MOVED by Councillor Blackburn, seconded by Deputy Mayor Lovelace

THAT North West Community Council give notice of motion to consider the proposed amending development agreement, as set out in Attachment A of the staff report dated August 11, 2022, to permit an additional use of a commercial school and allow for a time extension to the commencement of development date, and schedule a public hearing.

MOTION PUT AND PASSED.

13.1.2 Case 24308: Bedford Land Use By-law Amendment (Rezoning) for 378 Shore Drive, Bedford

The following was before Community Council:

- Staff report dated July 21, 2022

MOVED by Councillor Outhit, seconded by Deputy Mayor Lovelace.

THAT North West Community Council give First Reading to consider approval of the proposed amendment to the Land Use By-law for Bedford, as set out in Attachment A of staff report dated July 21, 2022, to rezone 378 Shore Drive, Bedford from the RMU (Residential Multiple Dwelling Unit) Zone to the RTU (Residential Two Dwelling Unit) Zone and schedule a public hearing.

MOTION PUT AND PASSED.

13.1.3 Case 21460: Amendment to the Municipal Planning Strategy for Planning Districts 14 & 17 and a Development Agreement for Opportunity Site C off Ingram Drive, Fall River

The following was before Community Council:

- Staff report dated September 21, 2022

MOVED by Councillor Deagle Gammon, seconded by Councillor Outhit

THAT North West Community Council give Notice of Motion to consider the proposed development agreement, as set out in Attachment B of the staff report dated September 21, 2022, to permit three (3) Multiple Unit Dwellings each containing 40 dwelling units for a total of 120 dwelling units off Ingram Drive on Opportunity Site C within Planning Districts 14 and 17. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1 of the staff report dated September 21, 2022.

The Community Council noted concerns regarding the lack of public transit, an increase in local traffic, community fit, and the removal of a road connection from Ingram Drive over the active CN Rail line to Cobequid Road in the proposed Development Agreement.

Roxanne MacLaurin, Solicitor and Shayne Vipond, Planner III responded to questions of clarification from Community Council.

MOTION PUT AND DEFEATED.

13.1.4 Fence Permit ZRUR FENCE-2022-09091 184 Shore Club Rd., Hubbards

The following was before Community Council:

- Staff report dated August 16, 2022

MOVED by Deputy Mayor Lovelace, seconded by Councillor Outhit

THAT North West Community Council approve fence permit #ZRUR FENCE-2022-09091 to allow construction of fencing in excess of 6.5 feet in height at 184 Shore Club Rd, Hubbards.

MOTION PUT AND PASSED.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Walter Regan, Sackville River Association, District 15 requested updates on the Sackville River Floodplain, Feely Lake projects, and the Hammonds Plains Bluewater flooding issue.

19. DATE OF NEXT MEETING – October 17, 2022

20. ADJOURNMENT

The meeting was adjourned at 7:32 p.m.

Eric Bowdridge
Legislative Assistant