



**NORTH WEST COMMUNITY COUNCIL
MINUTES
October 16, 2023**

PRESENT: Councillor Cathy Deagle Gammon, Chair
Councillor Pam Lovelace, Vice Chair
Councillor Tim Outhit

REGRETS: Councillor Lisa Blackburn
Councillor Paul Russell

STAFF: Meaghan Carlson, Solicitor
Catie Campbell, Legislative Assistant

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

The agenda, reports, supporting documents, information items circulated, and video (if available) are online at halifax.ca.

The meeting was called to order at 7:03 p.m., and adjourned at 7:31 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 7:03 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 – September 25, 2023

MOVED by Councillor Lovelace, seconded by Councillor Outhit

THAT the minutes of September 25, 2023 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

MOVED by Councillor Outhit, seconded by Councillor Lovelace

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 – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for item 14.2.1.

For a detailed list of correspondence received refer to the specific agenda item.

11.2 Petitions – None

11.3 Presentation – None

12. PUBLIC PARTICIPATION

The Chair noted there were no registered speakers.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS

14.1 STAFF

14.1.1 Case 24193: Request for Additional Time to Sign the Approved Development Agreement for 57 Sanctuary Court, Fall River

The following was before Community Council:

- Staff report dated September 29, 2023

Councillor Deagle Gammon stepped down from the Chair and Councillor Lovelace assumed the Chair.

MOVED by Councillor Deagle Gammon, seconded by Councillor Outhit

THAT North West Community Council require that the development agreement for Case 24193 be signed by the property owner within 360 days (an extension of an additional 120 days from the original 240 days), or any extension thereof granted by Council on request of the property owner, from the date of final approval of said agreement by Council and any other bodies as necessary, including applicable appeal periods whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

MOTION PUT AND PASSED.

Councillor Deagle Gammon resumed the Chair.

14.2 MEMBERS OF COMMUNITY COUNCIL

14.2.1 Councillor Lovelace – Functional Plan for Hammonds Plains Road

The following was before Community Council:

- Request for Community Council consideration form from Councillor Lovelace
- Correspondence from Jordan Poste, Brittney Rowan, Denys Prevost, Debbie LeBel, Bill Bodnarchuk, Leslie Cooke, Donna Cook, Linda Isnor, Jocelyne Carreau, Marc and Ann Bezzina, Margaret Taylor, Nancy Burton, Deb Bodnarchuk, Christa Larade, Jonny and Heather Rolin, Anne Vaughan, Dianna Rievaj, Greg MacDonald, Yvon LeBlanc, Betty Edwards, Sandy MacIntosh, Stacey West

MOVED by Councillor Lovelace, seconded by Councillor Outhit

THAT North West Community Council direct the Chief Administrative Officer to write a staff report outlining and prioritizing the steps needed to initiate the planning and consultation process to develop a Functional Plan for Hammonds Plains Road. The report should consider the following:

- 1. Impact of “Schedule J” growth restrictions on developing a connected public road network;**
- 2. The increase of population and traffic due to large mixed use as-of-right developments;**
- 3. Previously promised connections to Margeson Drive, Eider Drive, Lucasville Road;**
- 4. Lack of power poles and lines for streetlight infrastructure on Hammonds Plains Road;**
- 5. Need to improve wooden cross-culverts and stormwater infrastructure, including stormwater easements on private property;**
- 6. Modernizing intersections and installing turn lanes for public transit and traffic flow;**
- 7. Implementing pedestrian safety infrastructure including crosswalks, safer off-street transit stops, and connecting to Lucasville Greenway Project; and,**
- 8. Alignment with work already underway to resolve flooding at Bluewater Road and St. Margarets Bay Road, as well as planned upgrades to Halifax Water infrastructure including decommissioning Uplands Park Wastewater Treatment Facility.**

Councillor Lovelace proposed “request a staff report” rather than “direct the Chief Administrative Officer”. As provided for in section 53 (2) of Administrative Order One, *Respecting the Procedures of the Council*, the amendment was accepted as friendly.

The motion now read:

MOVED by Councillor Lovelace, seconded by Councillor Outhit

THAT North West Community Council request a staff report outlining and prioritizing the steps needed to initiate the planning and consultation process to develop a Functional Plan for Hammonds Plains Road. The report should consider the following:

- 1. Impact of “Schedule J” growth restrictions on developing a connected public road network;**
- 2. The increase of population and traffic due to large mixed use as-of-right developments;**
- 3. Previously promised connections to Margeson Drive, Eider Drive, Lucasville Road;**
- 4. Lack of power poles and lines for streetlight infrastructure on Hammonds Plains Road;**
- 5. Need to improve wooden cross-culverts and stormwater infrastructure, including stormwater easements on private property;**
- 6. Modernizing intersections and installing turn lanes for public transit and traffic flow;**
- 7. Implementing pedestrian safety infrastructure including crosswalks, safer off-street transit stops, and connecting to Lucasville Greenway Project; and,**
- 8. Alignment with work already underway to resolve flooding at Bluewater Road and St. Margarets Bay Road, as well as planned upgrades to Halifax Water infrastructure including decommissioning Uplands Park *Wastewater Treatment Facility*.**

Meaghan Carlson, Solicitor and Thea Langille, Manager, Urban and Rural Planning Application Program responded to questions of clarification from the Community Council respecting procedure and the development.

MOTION PUT AND PASSED.

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – November 20, 2023

20. ADJOURNMENT

The meeting was adjourned at 7:31 p.m.

Catie Campbell
Legislative Assistant