



**NORTH WEST COMMUNITY COUNCIL
MINUTES
January 8, 2018**

PRESENT: Councillor Lisa Blackburn, Vice Chair
Councillor Steve Streach
Councillor Matt Whitman
Councillor Steve Craig

REGRETS: Councillor Tim Outhit, Chair

STAFF: Roxanne McLaurin, Solicitor
Liam MacSween, 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 8:14 p.m.

1. CALL TO ORDER

Councillor Lisa Blackburn called the meeting to order at Acadia Hall, 650 Sackville Drive, Lower Sackville.

2. APPROVAL OF MINUTES – December 11, 2017

Councillor Craig advised that the December 11, 2017 minutes be amended to reflect that Councillor Outhit and Blackburn were acclaimed to their positions as Chair and Vice-Chair of North West Community Council.

MOVED by Councillor Craig, seconded by Councillor Streach

THAT the minutes of December 11, 2017 be approved as amended.

MOTION PUT AND PASSED.

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

Additions:

16.1 Case 18475: Amendment to the Land Use By-law for Planning Districts 14 & 17 (Shubenacadie Lakes) to enable Accessory Outdoor Display Courts under the AE-2 (General Airport) Zone

MOVED by Councillor Whitman, seconded by Councillor Streach

THAT the agenda be approved as amended.

Two-third majority vote required.

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

10.1.1 Case 20332: Development Agreement, Sackville Drive, Middle Sackville (PID 41158858)

The following was before Community Council:

- A staff recommendation report dated September 27, 2017
- A Memorandum from the North West Planning Advisory Committee dated June 9, 2017
- An extract of minutes – June 7, 2017 North West Planning Advisory Committee

Justin Preece, Planner II provided a presentation with respect to Case 20322.

In response to questions of clarification from members of North West Community Council, Preece noted the following:

- As there is no dedicated civic address for the subject property, staff have identified the property in the staff report by its Property Identification Number (PID).
- Proposed speed limits cannot be included in a Development Agreement; that is a decision of the Traffic Authority.

Councillor Blackburn read the rules of procedure with respect to public hearings, opened the public hearing, and invited the applicant to address North West Community Council on Case 20322.

Laura Masching of Armco Capital, on behalf of the applicant, advised that there will be no formal presentation but noted availability to answer questions from North West Community Council.

Councillor Blackburn invited members of the public to address North West Community Council on Case 20322

Justin Osmond of Middle Sackville noted concerns with respect to the intended uses on the subject property and the impact of noise on nearby residential properties. Osmond inquired as to the hours of operation for the commercial building.

Dave Martell, of Middle Sackville, inquired as to whether a traffic impact study was conducted as part of the application.

Councillor Blackburn called three times for further speakers. There were no further speakers present.

Councillor Blackburn invited the applicant to briefly respond to points raised during the public hearing.

Laura Masching provided the following commentary in response to points raised during the public hearing:

- The hours of operation for the subject property will be restricted between 7 a.m. and 11:00 p.m.
- There will be no food, or beverage establishments located on the subject property, the applicant is considering office uses for the site.
- A traffic study was completed as part of the application and the traffic Engineer did not raise any concern with respect to the impact of the proposed development on local traffic.

MOVED by Councillor Craig, seconded by Councillor Streach

THAT the Public hearing close. MOTION PUT AND PASSED.

In response to concerns raised by North West Community Council, Justin Preece clarified the following:

- The restriction of the hours of operation from 7:00 p.m. to 11:00 a.m. as a provision in the proposed development agreement.
- The scale of the proposed development does not allow for a high traffic situation.

MOVED by Councillor Whitman, seconded by Councillor Craig

THAT North West Community Council:

- 1. Approve the proposed development agreement, which shall be substantially of the same form asset out in Attachment A of the staff report dated September 27, 2017; and**
- 2. 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 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.**

MOTION PUT AND PASSED.

10.2 VARIANCE APPEAL HEARINGS – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Staff Presentation – Update on the Centre Plan

Carl Purvis, Planning Applications Program Manager provided a presentation with respect to the Centre Plan.

In response to questions of clarification, Purvis noted the following:

- A critical mass of density is required in certain areas of the municipality to reap the benefits of densification.
- Staff plan to consult on package A of the draft Centre Plan over the next several months and bring it to Council for adoption. The public engagement on the Centre Plan will conclude at the end of May.
- Several development agreements are currently in the works in the Centre Plan area, staff will continue to assess applications based on the policies that are currently in place.
- The goal of the Centre Plan is to make better use of the “as of right” process as opposed to the use of development agreements.
- About 60 of the outstanding planning applications are in the Regional Centre.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS

16.1 Case 18475: Amendment to the Land Use By-law for Planning Districts 14 & 17 (Shubenacadie Lakes) to enable Accessory Outdoor Display Courts under the AE-2 (General Airport) Zone

The following was before Community Council:

- A staff recommendation report dated December 21, 2017

MOVED by Councillor Streach, seconded by Councillor Craig

THAT North West Community Council give First Reading to consider approval of the proposed amendment to the Land Use By-law for Planning Districts 14 & 17 (Shubenacadie Lakes), as set out in Attachment A of the staff report dated December 21, 2017, to allow accessory outdoor display courts under the AE-2 (General Airport) Zone, and schedule a public hearing.

MOTION PUT AND PASSED.

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Dave Martell, of Middle Sackville provided commentary with respect to the development approval process in HRM and the possibility of speeding up the process.

Linda Hefler, of Hammonds Plains, provided commentary with respect to the need of updates to Mobile Home Park By-Laws.

19. DATE OF NEXT MEETING – February 12, 2018.

20. ADJOURNMENT

The meeting was adjourned at 8:17 p.m.

Liam MacSween
Legislative Assistant