



**NORTH WEST COMMUNITY COUNCIL  
MINUTES  
April 20, 2017**

**PRESENT:** Councillor Tim Outhit, Chair  
Councillor Matt Whitman, Vice-Chair  
Deputy Mayor Steve Craig  
Councillor Steve Streach  
Councillor Lisa Blackburn

**REGRETS:** Councillor Steve Streach

**STAFF:** Karen MacDonald, Solicitor  
Liam MacSween, Legislative Assistant

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

*The agenda, supporting documents, and information items circulated to Community Council are available online: <http://www.halifax.ca/Commcoun/central/170420nwcc-agenda.php>*

*The meeting was called to order at 7:00 p.m., and adjourned at 8:12 p.m.*

**1. CALL TO ORDER**

Councillor Outhit, Chair called the meeting to order at the Bedford-Hammonds Plains Community Centre, 202 Innovation Drive, Bedford.

**2. APPROVAL OF MINUTES – March 27, 2017**

MOVED by Councillor Whitman, seconded by Councillor Blackburn

**THAT the minutes of March 27, 2017 be approved as presented. MOTION PUT AND PASSED.**

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

Additions: None.

MOVED by Councillor Whitman, seconded by Deputy Mayor Craig

**THAT the agenda be approved as presented.**

Two-third majority vote required.

**MOTION PUT AND PASSED.**

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

**5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS**

**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 20247: Development Agreement for a Commercial Recreation Use at Restless Pines Equestrian Farm, 1418 Lucasville Road, Lucasville**

The following was before Community Council:

- A staff recommendation report dated January 20, 2017
- A memorandum from the North West Planning Advisory Committee dated February 5, 2016

Shayne Vipond, Planner III, provided a presentation regarding Case 20247. Councillor Outhit thanked Shayne Vipond for the presentation and requested questions of clarification from members of North West Community Council.

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

- The Farm uses are located at a minimum distance of 89 metres (280 feet) from the nearest residential property.
- Existing mature tree stands buffer neighbouring properties to reduce potential noise and light generated by the equestrian farm.
- Distance separation from animal manure storage is located at a minimum of 91.5 meters (300 feet) from any watercourse (DNR).
- There are erosion and sedimentation control requirements for any new structures.
- The Development Agreement stipulates the hour of operations to take place between 7 and 9:00 p.m. with a maximum number of horses permitted on the site being capped at 65.

Councillor Outhit thanked Shayne Vipond for his presentation and requested questions of clarification from members of North West Community Council. There were no questions of clarification.

Councillor Outhit read the rules of procedures respecting public hearings, opened the public hearing and invited the applicant to address North West Community Council.

**Robert McPherson**, of RMP Consulting on behalf of Restless Pines clarified that that the Development Agreement allows for the 65 animal cap to be exceeded during horseshows (ten per year) but does not allow for the 65 animal cap to be exceeded for day-to-day operations.

Councillor Outhit thanked McPherson for his presentation and requested questions of clarification from members of North West Community Council. There were no questions of clarification.

**Reg Jones** of Voyager Lakes noted support for the development commenting that equestrian farms are very beneficial for young people. Jones noted that the municipality needs to establish a precedent setting regulations for urban farms and stated his opinion that the Development Agreement will assist in enabling future guidelines.

**Steven Adams** of Bedford, noted support for the applicant and the operation advising that the Development Agreement will place more controls on the subject property. Adams noted that the farm is already an example of a professionally run operation.

**Karen Webb-Anderson** of Beaverbank advised of regular use of the facilities at Restless Pines. Webb-Anderson noted the Applicant's top notch care of the animals, cleanliness of the facilities, and the attention devoted to safety and maintaining a friendly environment. Webb-Anderson encouraged North West Community Council to approve the development.

**Bruce Finney** of Hammonds Plains noted previous involvement with Restless Pines in sponsoring horse shows over the past several years. Finney advised that the farm is well run and asserted that equestrian events are great for the local economy as they bring people from other provinces to the area.

**Gretchen Finney** of Wedgewood Avenue spoke in support the application and urge North West Community Council to support the development.

**Iris Drummond** of Lucasville noted support for the proposed application. Drummond noted concerns with equestrian farms in residential settings, advising of issues such as manure storage, and ensuring that the animals have fresh grass and space to roam. Drummond communicated a desire that the proposed development agreement will set a precedent for other similarly run operations in the area.

**Sue Creaser** of Mount Uniacke noted support for the approval of the application.

**Ross Evans** of Hammonds Plains requested further information on what the applicant proposes to do to keep the manure away from surrounding properties.

**Percy Otto** of Lucasville Road noted that a lot of acreage and green grass is required to maintain 65 horses. Otto questioned how the manure is currently removed from the site and if there is a plan for a filtration system to be installed to ensure that a nearby watercourse is not disturbed.

Councillor Outhit thanked the speakers for their comments and called three times for any further speakers. There were none present. Councillor Outhit invited the applicant to briefly respond to points raised by the public.

**Heidi MacInnis**, Applicant noted that officials from the Department of Agriculture and Natural Resources were onsite to assess how the manure is stored. MacInnis noted that neither official raised concerns with potential drainage issues into the existing watercourse. MacInnis further noted that the manure is removed from the property on a monthly basis.

In terms of acreage, **MacInnis** noted that the property is a city farm and is comprised primarily of paddocks. MacInnis noted that the animals are provided with rolled bales of hay for feed on a daily basis and also have access to fresh grass. MacInnis concluded that there is approximately four acres of field with access to grass for the horses to graze.

MOVED by Councillor Whitman, seconded by Deputy Mayor Craig

**THAT the Public hearing close. MOTION PUT AND PASSED.**

In response to questions of clarification, Shayne Vipond, noted that the distances from the manure piles to the watercourse have been approved by the Department of Natural Resources and the Department of Agriculture. Vipond advised that staff have analyzed the amount of land, and the way the site is currently operated as part of its recommendation to North West Community Council. Vipond commented that staff is supportive of the application proceeding.

MOVED by Councillor Blackburn, seconded by Councillor Whitman

**THAT North West Community Council:**

- 1. Approve the proposed development agreement which shall be substantially of the same form as set out in Attachment A of the staff report dated January 20, 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.**

#### **10.1.2 Case 20504 – Development Agreement for 387 Cobequid Road**

The following was before Community Council:

- A staff recommendation report dated January 20, 2017
- A memorandum from the North West Planning Advisory Committee dated August 11, 2016
- An extract of minutes – North West Planning Advisory Committee – August 11, 2016

Thea Langille, Principal Planner provided a presentation on Case 20504. Councillor Outhit thanked Thea Langille for the presentation and requested questions of clarification from members of North West Community Council.

In response to a question of clarification from North West Community Council, Langille noted that section 3.5 of the Development Agreement stipulates that no hazardous materials will be stored or located outdoors on the subject property.

Councillor Outhit read the rules of procedures respecting public hearings, opened the public hearing and invited the applicant to address North West Community Council.

**Shawn Murphy**, Applicant noted that there will be no fertilizer kept on the site and that any fertilizer used by the company is purchased for and used completely on specific jobs. Murphy advised that the site will be used primarily for the storage of landscape equipment and material. Murphy advised that the hours of operation for his business run from 7:30a.m.to 5:30 p.m. and commented that a fence has been installed on the site. Murphy concluded that there are no plans for any further building on the subject property.

Councillor Outhit called for members of the public to address North West Community Council on Case 20504.

**Alan MacIver**, of Bedford noted that he is the owner of neighbouring properties. He raised concerns with respect to traffic in the area, particularly large trucks leaving the area, the potential for the increase in rodents due to the landscaping material, an increase in truck traffic noise, water run-off, and the loss of any existing vegetation. MacIver suggested that if the development is approved, that HRM should enhance traffic controls in the area including the addition of a crosswalk, and that the Applicant should pay particular attention to storm water run-off on the site.

Councillor Outhit called three times for further speakers, there were none present. Councillor Outhit invited the Applicant to briefly respond to points raised by the public during the public hearing.

**Shawn Murphy** advised that there will be no removal of trees on site. Murphy reiterated earlier comments with respect to the hours of operation of the landscaping business and the intended usage of the site.

MOVED by Councillor Blackburn, seconded by Deputy Mayor Craig

**THAT the public hearing close. MOTION PUT AND PASSED.**

MOVED by Deputy Mayor Craig, seconded by Councillor Whitman

**That North West Community Council:**

- 1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated January 20, 2017**
- 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.**

In response to questions of clarification, Thea Langille noted the following:

- HRM's Engineering and Transportation Group have advised that the application meets all the requirements deemed necessary for safe access to and from the subject property.
- Clearing has already happened on the site, no additional vegetation will be removed from the subject property. The proposal is to utilize the cleared areas on site.

- The Development Agreement stipulates measures to be taken for road run-off. A stormwater management plan is also required to ensure that any run off from the site is balanced and is not affecting other existing uses in the area.
- The Applicant is not looking for grade changes on the site.

**MOTION PUT AND PASSED.**

**10.2 VARIANCE APPEAL HEARINGS – NONE**

**11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**11.1 Correspondence**

Councillor Blackburn submitted correspondence from Springfield Lake Recreation Association dated April 14, 2017 in relation to upgrades at the Upper Sackville Recreation Facility turf.

**11.2 Petitions – NONE**

**11.3 Presentations – NONE**

**12. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**13. REPORTS**

**13.1 STAFF**

**13.1.1 Case 20216: Amendments to Royale Hemlocks Stage I Development Agreement, Starboard Drive and Cutter Drive, Halifax**

The following was before Community Council:

- A staff recommendation report dated February 21, 2017

MOVED by Councillor Whitman, seconded by Councillor Blackburn,

**THAT North West Community Council give notice of motion to consider the proposed amending development agreement for Royale Hemlocks, as set out in Attachment A of the staff report dated February 21, 2017, to allow subdivision along Starboard Drive and Cutter Drive, and schedule a public hearing**

**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**

Councillor Outhit called three times for members of the public to address North West Community Council. There were no speakers present.

**19. DATE OF NEXT MEETING – May 8, 2017**

**20. ADJOURNMENT**

The meeting was adjourned at 8:12 p.m.

Liam MacSween  
Legislative Assistant