



**NORTH WEST COMMUNITY COUNCIL
MINUTES
May 8, 2017**

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

STAFF: Roxanne MacLaurin, Senior 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/170508nwcc-agenda.php>

The meeting was called to order at 7:00 p.m. and adjourned at 7:47 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 Nova Scotia.

2. APPROVAL OF MINUTES – April 20, 2017

MOVED by Councillor Streach, seconded by Deputy Mayor Craig

THAT the minutes of April 20, 2017 be approved as circulated. MOTION PUT AND PASSED.

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

Additions: None

Councillor Outhit advised that both Councillors Whitman and Blackburn would be arriving late to the meeting due previous commitments in their respective constituencies. He requested that North West Community Council consider delaying the scheduled public hearing by approximately 20 minutes and consider other agenda items in the interim to allow for the Councillors participation in the public hearing.

MOVED by Deputy Mayor Craig, seconded by Councillor Outhit

THAT the agenda be approved as amended.

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 20216: Amendments to Royale Hemlocks Stage I Development agreement, Starboard Drive and Cutter Drive, Halifax

This matter was dealt with later in the meeting. Please refer to page 5-6.

10.2 VARIANCE APPEAL HEARINGS – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Liam MacSween, Legislative Assistant noted correspondence received by the Municipal Clerk's Office in relation to Item No. 10.1.1 which was previously distributed to members of North West Community Council.

11.2 Petitions – NONE

11.3 Presentations – NONE

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 17602: Development Agreement - Monarch Drive and Majestic Avenue, Beaver Bank

The following was before Community Council:

- A staff recommendation report dated March 24, 2017.
- A memorandum from the North West Planning Advisory Committee dated June 29, 2015.
- An extract of the June 3, 2015 North West Planning Advisory Committee minutes.

MOVED by Deputy Mayor Craig, seconded by Councillor Streach

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 March 24, 2017, for a residential subdivision at Monarch Drive and Majestic Avenue, Beaver Bank, and schedule a public hearing.

MOTION PUT AND PASSED.

13.1.2 Case 20506: Rezoning - 159 First Lake Drive, Lower Sackville

The following was before Community Council:

- A staff recommendation report dated February 21, 2017.
- A Memorandum from the North West Planning Advisory Committee dated February 7, 2017.
- An extract of the February 2, 2017 North West Planning Advisory Committee minutes.

MOVED by Deputy Mayor Craig, seconded by Councillor Streach

THAT North West Community Council give First Reading to consider the proposed amendment to the Land Use By-law for Sackville, as set out in Attachment A of the staff report dated April 25, 2017 to rezone 159 First Lake Drive, Lower Sackville from the R-1 (Single Unit Dwelling) Zone to the P-2 (Community Facility) Zone and schedule a public hearing.

MOTION PUT AND PASSED.

13.1.3 Area Rate for Kingswood Ratepayers Association

The following was before Community Council:

- A staff recommendation report dated April 10, 2017

MOVED by Deputy Mayor Craig, seconded by Councillor Streach

THAT North West Community Council recommends that Regional Council:

- a) **Expand the catchment area for the Kingswood Ratepayers Association uniform charge to include Kingswood North as identified in the map in Appendix B of the staff report dated April 10, 2017, and;**
- b) **That the annual uniform charge of \$50 be levied on each of the taxable residential and commercial property assessments in the revised catchment area, effective with the 2017-18 fiscal year for funding the recreational activities of the Kingswood Ratepayers.**

MOTION PUT AND PASSED.

13.1.4 Area Rate Fee for Three Brooks Homeowner's Association

The following was before Community Council:

- A staff recommendation report dated April 4, 2017.

MOVED by Councillor Streach, seconded by Deputy Mayor Craig

THAT North West Community Council recommend to Regional Council that the annual uniform charge to be levied on each of the taxable residential property assessment within the mapped area depicted in Appendix A of the staff report dated April 4, 2017 is increased from \$20 to \$60 effective for the 2017-18 fiscal year for funding the recreational activities of the Three Brooks Homeowner's Association.

MOTION PUT AND PASSED.

13.1.5 Case 19110 - Development Agreement for 592 Bedford Highway, Halifax

The following was before Community Council:

- A staff recommendation report dated March 10, 2017.

MOVED by Councillor Streach, seconded by Deputy Mayor Craig

THAT North West Community Council give notice of motion to consider approval of the proposed development agreement, as set out in Attachment A of the staff report dated March 10, 2017 to develop a residential multi-unit building at 592 Bedford Highway, Halifax 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

Walter Reagan, of the Sackville Rivers Association requested further information with respect to the Pine Hill and Cushing Hill developments. Reagan extended an invitation to members of North West Community Council to annual Rubber Duck Race in support of the Sackville Rivers Association.

Deputy Mayor Craig advised that work is ongoing with respect to the Cushing Hill and Pine Hill developments and noted that there are no specific updates at the current time.

Brian Murray, of Hammonds Plains, advised of a driveway on a property located on the Hammonds Plains Road which is not in compliance. Murray advised that staff should follow up on the matter as it could cause potential accidents. Murray requested further information with respect to a development moratorium in Hammonds Plains which was instituted a decade ago. Murray commented that staff have not yet been in contact and advised of an update.

Councillor Outhit advised that follow up will take place with both staff and the local councillor on both of those matters.

Councillor Whitman joined the meeting at 7:18 p.m.

10.1.1 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.
- Correspondence from Bill Whitlock dated April 25, 2017.

Melissa Eavis, Planner II, provided a presentation with respect to Case 20216. Councillor Outhit thanked Melissa Eavis for her presentation and requested questions of clarification from members of North West Community Council.

There were no questions of clarification from members of North West Community Council.

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

Brian Barkhouse, of Armco Developments declined to speak but noted availability to answer questions after the public has had an opportunity to address Community Council.

Councillor Outhit invited members of the public to address North West Community Council.

A resident from Starboard Drive, Bedford raised concerns about the spacing from the proposed houses to the street. The resident inquired as to why the proposed lot sizes are 40 feet as opposed to 52 feet.

Brian Murray, of Hammonds Plains reiterated a previous point respecting lot sizes raised by the previous speaker and requested as to why there are variations in lot sizes associated with the application.

Dierdre Taylor, of Bedford noted concerns with respect to reducing the size of the lots and the impact it may have on existing properties. Taylor commented that residents were advised that trees would not be removed from the non-disturbance area but noted that trees have been removed recently.

Greg Pete, of Bedford, commented that 40 foot lots do not go with the general flow with the street and reiterated earlier points that the tree retention area has had trees removed from it.

A resident of Bedford requested further information with respect to traffic impact studies that may have been undertaken as part of the application.

A resident from Bedford, raised concerns about snow removal on Starboard and Cutter Drive as well as the environmental impact of removing trees and wildlife from the area.

Councillor Outhit called three times for further speakers. There were none present. Councillor Outhit invited the applicant to briefly respond to point raised by the public.

In response to questions raised from the public, **Brian Barkhouse** of Armco Development noted the following:

- The “type C” lots which are proposed in the application are quite prevalent on Starboard and Cutter Drive. He commented that the current proposal is comprised of five new lots, two of which are 55 feet with three going slightly below the 50 foot mark. Barkhouse advised that the applicant does not feel that the lot sizes are not in keeping with the character of the area.
- With respect to the removal of trees in the tree retention area, Barkhouse noted that Armco developments is not aware of any work that has been done and that Armco has not authorized any tree removal. Barkhouse noted that as part of the proposed plan, the overall tree retention area will get slightly larger.

MOVED by Councillor Whitman, seconded by Deputy Mayor Craig

THAT the public hearing close. MOTION PUT AND PASSED.

MOVED by Deputy Mayor Craig, seconded by Councillor Whitman

THAT the That North West Community Council:

- 1. Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated February 21, 2017; and**
- 2. Require the amending agreement be signed by the affected property owners 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, 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, Melissa Eavis noted the following:

- The lots being requested by the applicant are not 40 feet in length, most are 50 feet with some going slightly below the 50-foot mark. Staff feel as though that the proposed lot sizes are in keeping with the current fabric of the area.
- There is a non-disturbance area located near the subject property, which to the knowledge of staff has not been changed or altered. Staff can and will investigate the matter to determine if and why trees have been removed.
- Amendments to stage one development agreements require a public hearing, amendments to stage two development agreements do not require a public hearing unless Council directs it.
- Staff circulated the application to HRM’s traffic engineers who raised did not raise concerns with the proposal.
- The non-disturbance located near the subject property is being slightly configured to accommodate the proposed development. The applicant has proposed to increase its size.
- The stage one development agreement outlined the concept of a park for the area, however the park dedication was moved to another location or did not end up being part of the stage two development agreement.

Councillor Blackburn joined the meeting at 7:45 p.m.

MOTION PUT AND PASSED.

19. DATE OF NEXT MEETING - June 12, 2017

20. ADJOURNMENT

The meeting was adjourned at 7:47 p.m.

Liam MacSween
Legislative Assistant