



**NORTH WEST COMMUNITY COUNCIL
MINUTES
July 17, 2017**

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

STAFF: Krista Vining, 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 Community Council adjourned at 7:43 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. at the Bedford-Hammonds Plains Community Centre, 202 Innovation Drive, Bedford.

2. APPROVAL OF MINUTES – June 12, 2017 & June 20, 2017 (Special Meeting)

MOVED by Councillor Whitman, seconded by Councillor Blackburn

THAT the minutes of July 12, 2017 and the special meeting minutes of June 20, 2017 be approved as presented.

MOTION PUT AND PASSED.

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

Additions:

16.1 Case 20996: Amendments to the Existing Development Agreement for Bedford West Sub Area 9, Bedford and Halifax

MOVED by Councillor Whitman, seconded by Councillor Blackburn

THAT North West Community Council waive the rules to allow for discussion of Information Item 2 – Memorandum from the Chief Planner/Director of Planning and Infrastructure dated May 30, 2017 re: Bedford West Water Quality Status Update at the July 17, 2017 meeting.

MOTION PUT AND PASSED.

16.2 Information Item 2 – Memorandum from the Chief Planner/Director of Planning and Infrastructure dated May 30, 2017 re: Bedford West Water Quality Status Update

MOVED by Councillor Whitman, seconded by Councillor Blackburn

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 – NONE

10.2 VARIANCE APPEAL HEARINGS – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence – None

11.2 Petitions – None

11.3 Presentations – None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 20945: Development Agreement Discharge - 874 Sackville Drive, Sackville

The following was before Community Council:

- A staff recommendation report dated May 19, 2017

MOVED by Deput Mayor Craig, seconded by Councillor Blackburn

THAT North West Community Council:

1. Approve, by resolution, the proposed Discharge Agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated May 19, 2017; and

2. Require the Discharge 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.

13.1.2 Case 20211: Amendments to the Municipal Planning Strategy and Land Use By-law for Bedford

The following was before Community Council:

- A staff recommendation report dated May 26, 2017

MOVED by Deputy Mayor Craig, seconded by Councillor Whitman

THAT North West Community Council recommend that Regional Council give First Reading to consider the proposed amendments to the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) for Bedford, as set out in Attachments A and B of the staff report dated May 26, 2017, to permit service stations in portions of the Bedford Commons commercial area within the Light Industrial (ILI) Zone, Damascus Road, Bedford and schedule a public hearing.

MOTION PUT AND PASSED.

13.1.3 Case 20216: Non-Substantive Amendment to Royale Hemlocks Stage II Development Agreements, Starboard Drive and Cutter Drive, Halifax

The following was before Community Council:

- A staff recommendation report dated July 7, 2017

MOVED by Councillor Whitman, seconded by Deputy Mayor Craig

THAT North West Community Council:

1. Approve, by resolution, the proposed Stage II amending agreements which shall be substantially of the same form as contained in Attachment B and Attachment C of the staff report dated July 7, 2017; and

2. Require the amending agreements be signed by the affected property owners within 200 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.

Melissa Eavis, Planner II presented the application of Armco Capital Inc. and Emscote Ltd. to amend the development agreements for Royale Hemlocks to allow for the subdivision and development of remnant parcels of land along Cutter Drive and Starboard Drive, Halifax

MOTION PUT AND PASSED.

13.1.4 North West Community Council Planning Advisory Committees

The following was before Community Council:

- A staff recommendation report dated June 23, 2017

MOVED by Councillor Whitman, seconded by Deputy Mayor Craig

THAT North West Community Council:

- 1. Dissolve the St. Margaret's Bay Coastal Planning Advisory Committee and repeal the associated Terms of Reference; and**
- 2. Adopt the amendments to the Terms of Reference for the North West Planning Advisory Committee, as set out in Attachment 3 of the staff report dated June 23, 2017, to include all of Districts 13 and 16.**

Members discussed the motion with staff responding to questions on the advantages and disadvantages of proceeding with established planning applications with/without hearing from the Planning Advisory Committee. Members sought clarification on composition of the North West Planning Advisory Committee (NWPAC) with the inclusion of District 13 and the remainder of District 16. Kevin Arjoon, Municipal Clerk explained that there are four terms coming to an end in the Fall, 2017 for NWPAC. Although there is no requirement under the Committee's Terms of Reference to ensure each area is represented, attempts would be made to try and balance the newly expanded NWPAC.

MOVED by Councillor Whitman, seconded by Councillor Blackburn

THAT the motion be amended to include that any current planning applications within the new North West Planning Advisory Committee (NWPAC) boundary be sent to the NWPAC for comment.

MOTION TO AMEND PUT AND PASSED.

The motion before Community Council now reads:

MOVED by Councillor Whitman, seconded by Deputy Mayor Craig

THAT North West Community Council:

- 1. Dissolve the St. Margaret's Bay Coastal Planning Advisory Committee and repeal the associated Terms of Reference;**
- 2. Adopt the amendments to the Terms of Reference for the North West Planning Advisory Committee (NWPAC), as set out in Attachment 3 of the staff report dated June 23, 2017, to include all of Districts 13 and 16; and**

3. That any current planning applications within the new NWPAC boundary be sent to the NWPAC for comment.

MOTION AS AMENDED PUT AND PASSED.

13.2 MEMBERS OF COMMUNITY COUNCIL

13.2.1 Councillor Blackburn - Funding for Cobequid Cultural Arts Society

The following was before Community Council:

- A request for North West Community Council consideration form from Councillor Blackburn

MOVED by Councillor Blackburn, seconded by Deputy Mayor Craig

THAT North West Community Council authorize the expenditure of \$90,000 from the Community of Sackville Landfill Compensation Fund to the Cobequid Cultural Arts Society regarding the construction of an Arts and Cultural Centre at the intersection of Margeson Drive and Highway 101 in Middle Sackville.

MOTION PUT AND PASSED.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS

16.1 Case 20996: Amendments to the Existing Development Agreement for Bedford West Sub Area 9, Bedford and Halifax

The following was before Community Council:

- A staff recommendation report dated June 3, 2017

MOVED by Deputy Mayor Craig, seconded by Councillor Blackburn

THAT North West Community Council give Notice of Motion to consider the proposed amending agreement, as set out in Attachment B of the June 3, 2017 staff report, to allow hotel/motel/guest house uses within Sub Area 9 of Bedford west and schedule a joint public hearing with Halifax & West Community Council.

Joint Public Hearing date to be determined.

MOTION PUT AND PASSED.

16.2 Information Item 2 – Memorandum from the Chief Planner/Director of Planning and Infrastructure dated May 30, 2017 re: Bedford West Water Quality Status Update

The following was before the Community Council:

- A Memorandum from the Chief Planner/Director of Planning and Infrastructure dated May 30, 2017

Cameron Deacoff, Environmental Performance Officer provided an update on the finding of the October, 2016 monitoring program undertaken for the Paper Mill Lake watershed to track the eutrophication process. It was noted that staff is not looking to change any of the standards at this time.

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Walter Regan, Sackville Rivers Association sought updates on the following:

- the Sackville Streetscape Plan review to modernize or update

Deputy Mayor Craig explained that staff initially determined that there was little to no opportunities within the right-of-way. Subsequently, staff met with the Sackville Business Association and Ekistics and opportunities were identified which staff is reviewing.

- the Sackville floodplains study for the Sackville River and Little Sackville River

Cameron Deacoff, Environmental Performance Officer confirmed that the hydro-technical study has been completed in March 2017 and staff is reviewing the results and deliverables to determine how to proceed with proposed planning amendments.

- prepare a status report on the Hantsport railway for trail construction

Deputy Mayor Craig did not have an update at this time.

19. DATE OF NEXT MEETING – September 11, 2017

20. ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

Krista Vining
Legislative Assistant