



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

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

STAFF:                     Roxanne MacLaurin, 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](http://halifax.ca).*

*The meeting was called to order at 7:00 p.m.  
Community Council moved into an In Camera (In Private) session at 7:36 p.m. and reconvened at 7:46  
p.m. Community Council adjourned at 7:48 p.m.*

**1. CALL TO ORDER**

Councillor Tim Outhit, Chair called the meeting to order at 7:00 p.m. at Acadia Hall, 650 Sackville Drive, Lower Sackville, NS.

**2. APPROVAL OF MINUTES – October 16, 2016**

MOVED by Councillor Blackburn, seconded by Councillor Streach

**THAT the minutes of October 16, 2017 be approved as circulated. MOTION PUT AND PASSED.**

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

Additions: None

For scheduling purposes, Councillor Outhit, Chair suggested that discussion of Item No. 10.1.1 take place after Item No. 13.1.3 on the agenda. This was agreed to by members of North West Community Council.

MOVED by Councillor Craig, 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**

**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 21084: Development Agreement for 429 Cobequid Road, Lower Sackville**

Discussion of this matter took place later in the meeting. Please refer to page 4-5.

**MOTION PUT AND PASSED.**

**10.2 VARIANCE APPEAL HEARINGS**

**11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**11.1 Correspondence – NONE**

**11.1.1 Title**

**11.2 Petitions – NONE**

**11.3 Presentation – NONE**

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

**13. REPORTS**

**13.1 STAFF**

**13.1.1 Councillor Appointments to the North West Planning Advisory**

The following was before Community Council:

- A staff memorandum dated November 20, 2017

MOVED by Councillor Craig, seconded by Councillor Streach

**THAT North West Community Council appoint Councillor Blackburn and Councillor Outhit to the North West Planning Advisory Committee as per the Terms of Reference for the North West Planning Advisory Committee.**

**MOTION PUT AND PASSED.**

**13.1.2 Case 20907: Amendment to the R-6 (Rural Residential) Zone of the Sackville Land Use By law to permit pet care facilities in conjunction with a dwelling**

The following was before Community Council:

- A staff recommendation report dated October 10, 2017
- A memorandum from the North West Planning Advisory Committee dated May 8, 2017
- An extract of North West Planning Advisory Committee minutes dated May 5, 2017

MOVED by Councillor Craig, seconded by Councillor Blackburn

**THAT North West Community Council give First Reading to consider approval of the proposed amendment to the Land Use By-law for Sackville, as set out in Attachment A of the staff report dated October 10, 2017, to allow pet care facilities in conjunction with permitted dwellings under the R-6 (Rural Residential) Zone and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**13.1.3 North West Community Council 2018 Proposed Meeting Schedule**

The following was before Community Council:

- A staff recommendation report dated November 15, 2017

MOVED by Councillor Craig, seconded by Councillor Blackburn

**THAT North West Community Council approve the proposed 2018 meeting schedule as contained in attachment one of the staff report dated November 15, 2017**

**MOTION PUT AND PASSED.**

**10.1.1 Case 21084: Development Agreement for 429 Cobequid Road, Lower Sackville**

The following was before Community Council:

- A staff recommendation report dated October 2, 2017
- A Memorandum from the North West Planning Advisory Committee dated July 11, 2017
- An extract of North West Planning Advisory Committee minutes dated July 5, 2017.

Stephanie Salloum, Planner II provided a staff presentation in relation to Case 21084. Councillor Outhit requested questions of clarification from members of North West Community Council.

In response to a question of clarification, Salloum noted the following:

- There is a clause in the development agreement prohibits the storage of chemicals, or hazardous materials on site.
- The Development Agreement does not stipulate whether the business will be open on Sundays; hours of operation are a matter of compliance in accordance with existing by-laws.

Councillor Outhit read the rules of procedure with respect to public hearings, opened the public hearing, and invited the applicant to provide a presentation in relation to Case 21084.

**Clyde Cooper**, Applicant did not wish to address Community Council.

**A Resident** of Cobequid Road, raised concerns with respect to traffic and vehicular congestion caused by the operations taking place on the subject property.

Councillor Outhit called three times for speakers to address Community Council on Case 21084. There were no speakers present.

Councillor Whitman joined the meeting at 7:24 p.m.

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

Clyde Cooper advised that business proposed for 429 Cobequid Road installs lighting and accessories on commercial vehicles. The business does not offer vehicle maintenance work as a service.

Stephanie Salloum provided details of the traffic impact assessment conducted as part of the application noting that the assessment was reviewed by HRM's Traffic Engineering division and deemed appropriate.

MOVED by Councillor Craig, seconded by Councillor Streach

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

MOVED by Councillor Craig, seconded by Councillor Blackburn

**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 October 2, 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.**

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE)**

**15.1 Citizen Appointments to the North West Planning Advisory Committee**

This matter was discussed later in the meeting. Please refer to page 5.

**MOTION PUT AND PASSED.**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

**Walter Reagan**, of the Sackville Rivers Association advised of the upcoming annual Christmas party for the Sackville Rivers Association. Reagan requested further information and updates on the completion of the Green Network Plan and Flood Plains study for the Sackville area.

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

North West Community Council convened to an in camera (in private) session at 7:36 p.m. and reconvened to public session at 7:46 p.m.

**15.1 Citizen Appointments to the North West Planning Advisory Committee**

The following matter was discussed in Camera (in private). The following motion was ratified in public session:

MOVED by Councillor Blackburn, seconded by Councillor Streach

**That North West Community Council:**

- 1. Ratify and confirm the four citizens appointments to the North West Planning Advisory Committee for a term to November, 2019 as outlined in attachment one of the private and confidential staff report dated November 14, 2017.**
- 2. It is further recommended that the citizen appointments be released to the public following ratification and notification of the successful candidates.**
- 3. It is further recommended the November 14, 2017 private and confidential staff report not be released to the public.**

**MOTION PUT AND PASSED.**

**19. DATE OF NEXT MEETING – December 11, 2017 – Acadia Hall, 650 Sackville Drive, Lower Sackville, NS – 7:00 p.m.**

**20. ADJOURNMENT**

The meeting was adjourned at 7:48 p.m.

Liam MacSween  
Legislative Assistant