



**NORTH WEST COMMUNITY COUNCIL
MINUTES
February 12, 2018**

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

STAFF: Ms. Roxanne MacLaurin, Solicitor
Mr. 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 7:40 p.m.

1. CALL TO ORDER

Councillor Outhit, Chair called the meeting to order at the Goffs Fire Hall (Station 47), 2040 Old Guysborough Rd. Goffs.

2. APPROVAL OF MINUTES – January 8, 2018

MOVED by Councillor Whitman, seconded by Councillor Streach

THAT the minutes of January 8, 2018 be approved as presented. MOTION PUT AND PASSED.

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

Additions: None

Councillor Craig requested that Information Item No. 2 - Memorandum from the Acting Director of Planning and Development dated January 2, 2018 re: Bedford West Water Quality Status Update – Spring & Summer 2017 be brought forward for the March 5, 2018 meeting of North West Community Council for a presentation from staff.

MOVED by Councillor Streach, seconded by Councillor Craig

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 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

Stephanie Salloum, Planner II provided a presentation on Case 18475.

Councillor Blackburn joined the meeting at 7:05 p.m.

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

- The proposed amendments would amount to a permanent arrangement within the AE-2 zone to allow for car sales.
- The applicant has indicated that the car sales will be done online, and that the applicant will not be advertising for car sales.
- The amendments are being considered as an accessory use to the airport services.

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.

Sherry Head, Area Manager for Hertz Canada, on behalf of the applicant advised that Hertz has been working on the application since 2012. Head noted that Hertz is not looking to open a car dealership or sales lot but rather have the ability to sell rental cars that are due for replacement.

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

Christina Dunn of Goffs, inquired as to how the proposed amendment to the AE-2 will affect area residents.

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

MOVED by Councillor Streach, seconded by Councillor Craig

THAT the Public Hearing close. MOTION PUT AND PASSED.

In response to questions of clarification, Solloum noted that the proposed amendment will have no effect on the general public as the proposed changes are restricted to the AE-2 Zone of the airport.

Thea Langille, Principal Planner clarified that the matter has been on file with Planning staff for a considerable amount of time due to competing priorities and resources.

MOVED by Councillor Streach, seconded by Councillor Whitman

THAT North West Community Council adopt the amendments 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.

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 Case 20800 – Municipal Planning Strategy and Land Use By-law amendment to allow for industrial and highway commercial uses on the Conrad Quarry lands in Waverley

The following was before Community Council:

- A staff recommendation report dated November 21, 2017

Ben Sivak, Principal Planner provided a presentation with respect to Case 20800.

MOVED by Councillor Streach, seconded by Councillor Blackburn

THAT North West Community Council:

1. Recommend that Regional Council give First Reading to consider the proposed amendments to the Municipal Planning Strategies (MPS) and Land Use By-laws (LUB) for Cole Harbour/Westphal, Dartmouth and Planning Districts 14 and 17, as set out in Attachments A and B of the staff report dated November 21, 2017 to allow industrial and highway commercial uses on the Conrad quarry lands and schedule a public hearing.

2. Approve the proposed amendments to the Municipal Planning Strategies (MPS) and Land Use Bylaws (LUB) for Cole Harbour/Westphal, Dartmouth and Planning Districts 14 and 17, as set out in Attachments A and B of the staff report dated November 21, 2018, to allow industrial and highway commercial uses on the Conrad quarry lands.

MOTION PUT AND PASSED.

13.1.2 Case 21169: Non-Substantive Amendment to Development Agreement for Broad Street and Larry Uteck Boulevard, Bedford

The following was before Community Council:

- A staff recommendation report dated January 23, 2018

Scott Low, Planner II provided a presentation on Case 21169.

MOVED by Councillor Craig, seconded by Councillor Whitman

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 January 23, 2018; and

2. Require the amending development 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.

13.2 MEMBERS OF COMMUNITY COUNCIL – NONE

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Mimi McCann, of Goff's provided commentary with respect to community involvement in high speed internet initiatives for rural areas of the Halifax Regional Municipality.

19. DATE OF NEXT MEETING – March 5, 2018 – Location to be determined.

20. ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Liam MacSween
Legislative Assistant