



**NORTH WEST COMMUNITY COUNCIL
MINUTES
April 9, 2018**

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

REGRETS: Councillor Steve Craig

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, 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 9:14 p.m.

1. CALL TO ORDER

Councillor Tim Outhit, Chair called the meeting to order at Acadia Hall, 650 Sackville Drive, Lower Sackville.

2. APPROVAL OF MINUTES – February 12, 2018

MOVED by Councillor Whitman, seconded by Councillor Blackburn

THAT the minutes of February 12, 2018 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

Councillor Streach requested that North West Community Council move item No. 17.1 and item 13.2.1 up as the first items on the agenda.

MOVED by Councillor Streach, seconded by Councillor Whitman,

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 - NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

The Legislative Assistant noted correspondence received by the Municipal Clerk's Office in relation to agenda item 13.2.1 which was previously distributed to members of North West Community Council.

11.2 Petitions – NONE

11.3 Presentation – NONE

12. INFORMATION ITEMS BROUGHT FORWARD

12.1 February 12, 2018 - Memorandum from the Acting Director of Planning and Development dated January 2, 2018 re: Bedford West Water Quality Status Update – Spring & Summer 2017

The following was before Community Council:

- A staff information report dated January 2, 2018

Cameron Deacoff, Environmental Performance officer provided a presentation on the Bedford West Water Quality Status Update.

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

- Ni formal consultations with Halifax Water have taken place on taking the pumping station near Uplands park off line.
- Water Quality testing is not as stringent as it once was; regular testing yields important data which provides the basis for strong science based advice. Staff work closely with provincial counterparts to ensure adherence to water quality regulations when assessing new development.
- Staff are not particularly alarmed with instances of septic tank failure contributing to water pollution as it is not a common occurrence.

MOVED by Councillor Blackburn, seconded by Councillor Streach

THAT North West Community Council receive a staff presentation on the Bedford West Water Quality Status Update – Spring & Summer 2017 information report dated January 2, 2018.

MOTION PUT AND PASSED.

13. REPORTS

13.1 STAFF

13.1.1 Case 21213: Discharging existing development agreement and Non-substantive amendment to an existing development agreement for 285 Larry Uteck Boulevard, Halifax.

The following was before Community Council:

- A staff recommendation report dated January 23, 2018.

Melissa Eavis, Planner III provided a presentation on Case 21213.

MOVED by Councillor Whitman, seconded by Councillor Blackburn

THAT North West Community Council:

- 1. Approve, by resolution, the proposed Discharging Agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated January 23, 2018.**
- 2. Require the Discharging 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;**
- 3. Approve, by resolution, the proposed Second Amending Agreement, which shall be substantially of the same form as set out in Attachment B of the staff report dated January 23, 2018, to allow for a time extension to construction completion dates for the development at 285 Larry Uteck Boulevard, Halifax; and**
- 4. Require the amending 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 21012: Development Agreement for reduction in Environmental Setback, Damascus Road and Duke Street, Bedford

The following was before Community Council:

- A staff recommendation report dated March 28, 2018

Andrew Bone, Planner III provided a presentation on Case 21012.

MOVED by Councillor Blackburn, seconded by Councillor Whitman

THAT North West Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated March 28, 2018 to alter an environmentally sensitive area and to reduce an environmental setback at Damascus Road and Duke Street, Bedford and schedule a public hearing.

MOTION PUT AND PASSED.

13.1.3 Case 20975: Substantive Amendment to Development Agreement for 540 Southgate Drive, Bedford

The following was before Community Council:

- A staff recommendation report dated February 15, 2018

MOVED by Councillor Blackburn, seconded by Councillor Whitman

THAT North West Community Council give notice of motion to consider the proposed amending development agreement, as set out in Attachment A of the staff report dated February 15, 2018, to install a ground sign on lands at 540 Southgate Drive, Bedford and schedule a public hearing.

MOTION PUT AND PASSED.

13.2 MEMBERS OF COMMUNITY COUNCIL

13.2.1 Councillor Streach – LWF Ratepayers Association Community Grant Program

The following was before Community Council:

- A Councillor Request for Consideration form dated April 9, 2018
- Correspondence received by the Municipal Clerk's Office from Barry Hubley, Ruth Nilsson, Doug Reid, John Cameron, Terri Green, Dr. Chris Lee, Angie Garner Horne, Alana Lewis, Barry Hubley, Marty MacFarlane, Janice MacNeil, Marni Tuttle

Barb Wilson, Senior Financial Consultant, provided an overview of the LWF Ratepayers Association Community Grant Program. Wilson provided information on the following:

- The Annual Rate approval report considered by Regional Council on July 18, 2017.
- A governance review currently being undertaken by staff on oversight related to area rates.

Roxanne MacLaurin, Senior Solicitor clarified Regional Council's role in providing financial oversight for community grant programs, noting that the recommendation before Community Council is consistent with the powers delegated to Community Council with respect to area rates and community grants outlined in the HRM Charter.

MOVED by Councillor Streach, seconded by Councillor Whitman

THAT North West Community Council recommend that Halifax Regional Council authorize the following one-time Community Grants to be funded from the LWF Ratepayers Association Common Area Rate:

- **\$30,000.00 to the Shubenacadie Watershed Environmental Protection Society for the construction of the Holland Coach Trail, Sports Park Connector, and Portobello Connector**
- **\$5,000.00 to the Riverlake Scout Group to install replacement windows and vandalism deterrents, complete a fire inspection and repair the roof and soffits for a watertight cabin and;**
- **\$15,000.00 LWF Minor Baseball to cover the cost of replacement baseball lights at the Dan Franklin Memorial Field.**

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

- Staff is not looking to recommend any changes to the program outlined by the LWF Ratepayers association respecting community grants.
- Staff are examining all area rates to improve the rules and policies, establish clear and transparent guidelines for all rate payers, and to ensure an elevated level of financial oversight respecting the allocation of area rate funds for their intended purposes.
- Clarification of the current process used to establish area rates in HRM.
- Accounting controls required by HRM staff with respect to the use of surplus funds.

MOTION PUT AND PASSED UNANIMOUSLY.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Janice MacNeil, of Fall River, spoke in support of the LWF Community Grants program noting that the area rate has been in place for a great deal of time. MacNeil inquired as to why the matter needs to be forwarded to Regional Council for approval.

Marni Tuttle, of Windsor Junction and President of the LWF Ratepayers Association provided an overview of the history of the LWF Ratepayers Association and the LWF Community Grants program. Tuttle provided commentary on the current process and the participation of the ratepayers association in following all HRM guidelines. Tuttle provided further commentary on the external audits that were undertaken by professional accountants in establishing the business plan put forward by the LWF Ratepayers association which was approved by Regional Council in July of 2017. Tuttle expressed concern with the recommendation having to be forwarded to Regional Council for approval and noted that a governance review should eliminate unnecessary red tape.

Sonia MacQueen, of Fall River, expressed support for the LWF Community Grant program and the work undertaken by volunteers in the community.

Louise MacDonald, of Windsor Junction, expressed support for the LWF Community Grant program noting that the contribution to the Riverlake Scout Group is warrant given the vandalism that has taken place at the cabin in Miller Lake.

Barry Dalrymple, Treasurer of the LWF Rate Payers Association and resident of Waverly advised that the LWF Ratepayers Association held a very well attended AGM in which the business case and budget was presented to all in attendance. Dalrymple advised that the association worked closely with HRM staff and followed all procedures mandated by HRM with respect to area rated funds. Dalrymple encouraged North West Community Council to support the recommendation on the LWF Community Grants Program.

Jay Cameron, of Fall River, noted involvement with the Windsor Junction Community Centre and LWF Board, and lauded the demanding work of fellow volunteers who have improved the administrative functionality of both organizations. Cameron questioned the need for Regional Council oversight and urged Community Council to support the recommendation.

Brad Brown, of Windsor Junction, provided commentary on the current process of establishing and withdrawing area rate funds. Brown suggested that a great deal of community engagement should be undertaken by staff when conducting the governance review to ensure that all members of the public have been consulted before any proposed changes are enacted.

Matthew Marshall, First Lake, noted involvement with the Group Commission for Scouts. Marshall expressed frustration with the timeline and the process required to gain access to area rate funds to support community projects, advising that the delay of funds can be problematic for non-profit groups. Marshall suggested that staff should try to eliminate unnecessary red tape in the future.

Cathy Daigle-Gammon, of Fall River provided commentary on the benefit of area rates to fund community projects that HRM cannot. Daigle-Gammon encouraged member of Community Council as staff to maintain the area rate and reduce red tape for community groups to access the funds.

Leonard Zappia, of Windsor Junction, spoke in support of the LWF area rate advising that many people choose to purchase homes in the area knowing that the area rate is in place to provide necessary services to the community.

Sheri-lee Kerr, of Fall River expressed support for the LWF Community Grants program inquiring if the word "grants" created unintended delays in distributing the funds.

Councillor Outhit called three times for further speakers, there were none present.

19. DATE OF NEXT MEETING – May 14, 2018 – Bedford-Hammonds Plains Community Centre, 202 Innovation Drive, Bedford.

20. ADJOURNMENT

The meeting was adjourned at 9:11 p.m.

Liam MacSween
Legislative Assistant