



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

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

REGRETS: Councillor Tim Outhit, Chair
Councillor Steve Streach

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.

The meeting was called to order at 7:00 p.m. and adjourned at 7:46 p.m.

1. CALL TO ORDER

Councillor Lisa Blackburn, Vice Chair called the meeting to order at the Bedford-Hammonds Plains Community Centre, 202 Innovation Drive, Bedford.

2. APPROVAL OF MINUTES – June 11, 2018

MOVED by Councillor Whitman, seconded by Councillor Craig

THAT the minutes of June 11, 2018 be approved as presented.

MOTION PUT AND PASSED.

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

Additions: None

MOVED by Councillor Craig, seconded by Councillor Whitman

THAT the agenda be approved as presented.

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 21094: Development Agreement Discharge and Land Use By-law amendment for Clearwater Seafoods, 757 Bedford Highway, Bedford

The following was before Community Council:

- A staff recommendation report dated April 5, 2018
- Memorandum from the North West Planning Advisory Committee dated January 4, 2018
- Correspondence dated February 3, 2017 from Ian D. Smith, CEO, Clearwater Seafoods Partnership Ltd.
- An extract of Minutes – January 3, 2018 North West Planning Advisory Committee

Leah Perrin, Planner II provided a presentation on Case 21094.

In response to questions from Community Council, Perrin advised that the current parking lot is located within the Bedford Comprehensive Development District (CCDD) on the subject property.

Councillor Blackburn read the rules of procedure with respect to public hearings and invited the applicant to address Community Council.

Jennifer Saul, Planning Consultant behalf of Clearwater Seafoods Partnership Ltd. provided a summary of the application and advised that the process to construct a new parking lot was complex given the provisions of the Comprehensive Development District.

Councillor Blackburn opened the public hearing and invited members of the public to address North West Community Council.

Shawn Mitchelitis of Timberlea, noted employment with Clearwater Seafoods stating that the company takes safety very seriously. Mitchelitis advised of the significant safety risks for employees and customers of Clearwater Seafoods who currently use the parking lot, as it requires crossing the Bedford Highway to access the business. Mitchelitis recounted a past incident whereby an employee had been struck by a vehicle crossing the Bedford highway and noted that if the application is approved, the new parking lot will not require crossing the Bedford Highway greatly improving safety. Mitchelitis concluded by encouraging Community Council to support staff's recommendation.

Monica Hubley of Bedford noted employment with Clearwater Seafoods and reiterated points raised by the previous speaker with respect to employee and customer safety.

Jeff Turner of Enfield noted employment with Clearwater Seafoods and reiterated points raised by previous speakers respecting employee and customer safety.

Jane Laraque of Bedford noted employment with Clearwater Seafoods, advising that many employees and customers are nervous to cross the highway given the current configuration of the parking lot. Laraque concluded by reiterating points raised by previous speakers with respect to employee and customer safety.

Oliver Steinkampf of Halifax noted employment with Clearwater Seafoods and reiterated points raised by previous speakers with respect to employee and customer safety.

Dieter Gerhardt, of Windsor Junction noted employment with Clearwater Seafoods and reiterated points raised by previous speakers with respect to employee and customer safety.

Keiko Fukuda-Raven, of Bedford noted employment with Clearwater Seafoods and reiterated points raised by previous speakers with respect to employee and customer safety.

Mike, of Halifax provided commentary on pedestrian and vehicular safety on the Bedford Highway noting that the proposed development, if approved, would greatly reduce the risk of injury or collision.

Tatjana Rimerson, of Halifax noted employment with Clearwater Seafoods and reiterated points raised by previous speakers with respect to employee and customer safety.

John Miller, of Halifax noted employment with Clearwater Seafoods and reiterated points raised by previous speakers with respect to employee and customer safety.

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

Councillor Blackburn invited the applicant to respond to points raised during the public hearing. The applicant did not wish to address North West Community Council.

MOVED by Councillor Whitman, seconded by Councillor Craig.

THAT the public hearing close.

MOTION PUT AND PASSED.

MOVED by Councillor Craig, seconded by Councillor Whitman

THAT North West Community Council adopt the amendment to the Land Use By-law for Bedford, as set out in the revised Attachment B of the staff report dated April 5, 2018.

MOTION PUT AND PASSED.

10.2 VARIANCE APPEAL HEARINGS – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Liam MacSween, Legislative Assistant noted correspondence received for Item No. 10.1.1 which was previously distributed to members of North West Community Council.

11.2 Petitions – NONE

11.3 Presentation – NONE

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 21564: Rezoning of 65 Halfway Lake, Hammonds Plains

The following was before Community Council:

- A staff recommendation report dated June 18, 2018
- Memorandum from the North West Planning Advisory Committee dated June 11, 2018
- An extract of Minutes – North West Planning Advisory Committee dated June 6, 2018

Jess Morton, Planner II provided a presentation with respect to Case 21564.

In response to questions from Community Council, Morton advised that the auxiliary unit proposed for the subject property will require a separate power meter, and clarified that staff does not evaluate potential changes in property valuation or assessment through the application process.

MOVED by Councillor Craig, seconded by Councillor Whitman

That North West Community Council give First Reading to consider approval of the proposed amendment to the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville, as set out in Attachment A of the staff report dated June 18, 2018, to rezone 65 Halfway Lake, Hammonds Plains from the R-1 (Single Unit Dwelling) Zone to the R1-A (Auxiliary Dwelling) Zone and schedule a public hearing.

MOTION PUT AND PASSED.

13.1.2 Case 21099: Development Agreement for Fourth Street, Bedford

The following was before Community Council:

- A staff recommendation report dated June 15, 2018
- A Memorandum from the North West Planning Advisory Committee dated May 4, 2018
- An extract of minutes – May 3, 2018 North West Planning Advisory Committee

MOVED by Councillor Whitman, seconded by Councillor Craig

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 June 15, 2018, to allow for a four storey, multiple unit residential development at Fourth Street, Bedford and schedule a public hearing.

13.2 MEMBERS OF NORTH WEST COMMUNITY COUNCIL

13.2.1 Councillor Streach – LWFRA Community Grant – Seniors Friendly Group

The following was before Community Council:

- A Councillor Request for Consideration form and attachments from Councillor Streach

MOVED by Councillor Whitman, seconded by Councillor Craig

THAT North West Community Council recommend that Halifax Regional Council authorize a \$5000.00 one-time Community Grant from the LWF Ratepayers Association Common Area Rate to the Seniors Friendly Group to enhance opportunities for residents to participate in community trips geared toward seniors.

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 provided commentary on the Halifax Green Network Plan and inquired of updates on the Glendale Stormwater plan.

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

19. DATE OF NEXT MEETING – September 10, 2018

20. ADJOURNMENT

The meeting was adjourned at 7:46 p.m.

Liam MacSween
Legislative Assistant