



**NORTH WEST COMMUNITY COUNCIL  
November 9, 2020**

PRESENT: Deputy Mayor Lisa Blackburn, Interim Chair  
Councillor, Tim Outhit  
Councillor Cathy Deagle-Gammon  
Councillor Paul Russell  
Councillor Pam Lovelace

STAFF: Roxanne MacLaurin, Solicitor  
Robyn Dean, Legislative Assistant  
Alicia Wall, Legislative Support

*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. and Community Council adjourned at 8:15 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m.

**2. APPROVAL OF MINUTES – September 14, 2020**

MOVED by Councillor Russell, seconded by Councillor Outhit

**THAT the minutes of September 14, 2020 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

MOVED by Councillor Lovelace, seconded by Councillor Deagle-Gammon

**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 22143: Development Agreement for a 176-unit residential subdivision (Open Space Design Development) near Charleswood Drive and Cumberland Way, Windsor Junction**

The following was before Community Council:

- A staff recommendation report dated May 5, 2020

Maria Jacobs, Planner II, Rural Policy & Applications presented Case 22143. Fall River is designated as a rural district growth centre which supports low to medium density while maintaining a rural village atmosphere.

Jacobs spoke to the timeline of the application and indicated this has been in the works for many years. There were Public Information Meetings held in 2007 and 2013, as well as an open house in 2019. Concerns from the public included impact on water tables, impact on adjacent wetlands, traffic congestion, townhouse affordability and connectivity to existing trails and roads. Some of the studies completed include stormwater management and traffic impact. An addendum to the original traffic impact study was done to include the impacts of other developments in the area. Minimum impact on traffic was the conclusion of both studies. Access to the development would be off Cumberland Way and Charleswood Drive. A copy of the staff presentation is on file.

The Chair opened the Public Hearing and invited the applicant to come forward and address Community Council.

**Connor Wallace** spoke on behalf of the applicant, Shaw Group and indicated the application has been in process since 2007. As far as community feedback goes there has been general support and general concerns. Concerns from the public include excess stormwater run-off, long term maintenance on

wastewater systems and traffic. Some of the stormwater mitigation steps taken include grassed swales in the right of way and rain gardens. Separation distances from the existing developments has also been increased.

Wallace provided some context around the traffic impact studies and spoke to the timeline of the application.

In conclusion the applicant feels this development gives people an opportunity to age in place, provides social inclusion, is affordable and requires little to no maintenance. A copy of the applicant's presentation is on file.

In response to questions of clarification from the Community Council, Wallace confirmed Halifax Water has reviewed the application and Cumberland Way is not being extended all the way to Elise Victoria Drive.

Staff further confirmed that this development is not subject to capital cost charges.

The Chair reviewed the rules of procedure for public hearings and called for the registered speaker.

**Ruth Carlton** inquired as to the start and end dates of the original traffic impact study, and whether it included the intersection of Beaver Bank Road and Windgate Drive.

In response to the speaker, Wallace confirmed the original study was submitted in 2018 and the addendum was submitted in 2019. The study looked at two data sets being. The first being data from 2015 to 2019 and the second set being newer data from 2017. Wallace also confirmed the intersection of Beaver Bank Road and Windgate Drive was included in the traffic impact studies.

MOVED by Councillor Russell, seconded by Councillor Deagle-Gammon

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Deagle-Gammon, seconded by Councillor Russell

**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 May 5, 2020; and**
- 2. Require the agreement be signed by the property owner within 120 days, or any extension therefore 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.**

## **10.2 VARIANCE APPEAL HEARINGS - NONE**

## **11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **11.1 Correspondence – None**

### **11.2 Petitions**

#### **11.2.1 Councillor Outhit**

Councillor Outhit submitted a petition containing 47 signatures requesting alternate access to the new apartment development behind Samaa Court, Bedford.

**11.3 Presentations – None**

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

**13. REPORTS**

**13.1 STAFF**

**13.1.1 Review of Report Requests**

The following was before Community Council:

- A staff recommendation report dated October 26, 2020

MOVED by Councillor Russell, seconded by Councillor Outhit

**That North West Community Council review the attached list of report requests, as outlined in Attachment 1 of the staff report dated October 26, 2020 and bring forward any items recommended to be withdrawn.**

**MOTION PUT AND PASSED.**

**13.1.2 Case 21863: Development Agreement at Wilson Lake Drive and Sackville Drive, Middle Sackville**

The following was before Community Council:

- A staff recommendation report dated September 30, 2020

MOVED by Councillor Russell, seconded by Councillor Outhit

**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 September 30, 2020, to permit a 7-unit townhouse-style multiple-unit dwelling at the intersection of Sackville Drive and Wilson Lake Drive, Middle Sackville (PID # 40574907) and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**13.2 MEMBERS OF NORTH WEST COMMUNITY COUNCIL**

**13.2.1 Councillor Russell – Amendment of Sackville Land Use By-law**

MOVED by Councillor Russell, seconded by Councillor Outhit

**That North West Community request a staff report for an amendment to the Sackville Land Use Bylaw, Part 6, section 27(a) to allow for the height of a building to be based on the mean grade of the building, not the lowest grade of the curb.**

**MOTION PUT AND PASSED.**

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION – NONE**

**18. DATE OF NEXT MEETING – November 26, 2020 – Joint Public Hearing with Halifax & West Community Council**

**20. ADJOURNMENT**

The meeting was adjourned at 8:15 p.m.

Alicia Wall  
Legislative Support