



**NORTH WEST COMMUNITY COUNCIL
SPECIAL MEETING
APRIL 12, 2021**

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

STAFF: Roxanne MacLaurin, Solicitor
Andrea Lovasi-Wood, 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.

The meeting was called to order at 7:06 p.m., and recessed at 10:06 p.m. Community Council reconvened in at 10:20 p.m., and adjourned at 10:32 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:06 p.m.

2. APPROVAL OF MINUTES – March 8, 2021

MOVED by Councillor Deagle Gammon, seconded by Councillor Blackburn

THAT the minutes of March 8, 2021 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions:

Item 16.1: Changes to Beaver Bank, Hammonds Plains and Upper Sackville LUB

Deletions - None

MOVED by Councillor Lovelace, seconded by Deputy Mayor Outhit

THAT the Order of Business be approved as amended.

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 19117: Development for 525-unit Mobile Home Park on the Old Truro Road, Enfield – Supplementary Report dated February 22, 2021 and Staff Report dated May 4, 2020

The following was before Community Council:

- Supplementary staff report dated February 22, 2021
- Staff recommendation report dated May 4, 2020
- Correspondence from James Taylor, Janet Dares, Patricia Crowe, Gerry Louis, Pat Poirier, Bob Poirier, Adrian Spencer, Derek MacIsaac, Joanne Hamilton, Carrie MacDougall, Lydia MacIsaac, Gary Meade, Mike Musolino, Shawn Romaine, Bill and Charlotte Smith, Robert Stevens, Scott Allan, Stephen Boudreau, Shannon Doane, Terry Fogarty, Joanne Franklin, Jason and Angela Kainola, Melanie Lawson, Laura Lee Lyttle, Angus Poulain and Luke Taylor
- Staff presentation dated April 12, 2021

Shayne Vipond, Planner III, Rural Policy & Applications presented case 19117. The site is approximately 1,078 acres and is currently vacant. A Public Information Meeting was held on June 23, 2014, as well as two community open houses in 2018. Feedback from the community was generally unsupportive of the proposal. Concerns included impacts to the water table, impacts to wilderness, traffic, impacts on property values, and environmental concerns.

The enabling policy under the Municipal Planning Strategy is MU-3, which permits the development of mobile home parks by development agreement only. 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.

Jennifer Tsang, Sunrose Land Use Consulting, on behalf of the applicant, spoke to the proposal and the concerns of residents. Access to the Hescott Subdivision has been removed to satisfy concerns and there will be approximately 750-1000 feet between the mobile homes and the existing residences. Level 1 and level 2 groundwater assessments have been completed and results indicate there is enough water for approximately one-third of the development. Additional testing would be required at different phases. Tsang further stated there is a desperate need for affordable housing and these homes would be affordable and high-quality.

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

Paul Turbitt, North Kentville, is part of the Nova Scotia Turtle Patrol which encourages nesting, hatching and breeding of turtles in their natural habitat. It was noted this site is a core wood turtle habitat and cannot be destroyed.

Karen McKendry, Jollimore, expressed concerns around this land being a wood turtle habitat and environmental impacts of development. It was noted that the wood turtle is listed as threatened under Federal and Provincial legislation.

John Murphy, Middle Sackville, stated these would be high-quality manufactured homes that have evolved tremendously over the years. The need for affordable housing was noted.

Trevor Harvie, Elmsdale, expressed concerns around the strain the development would cause on natural resources, in particular the water table. The importance of contingency plans between the residents and the developer was noted should issues arise.

Shannon Doane, Elmsdale, stated this development does not represent a positive contribution to the community. Concerns regarding environmental impacts were shared and they would like to see a requirement for an archaeological study.

Frank Doane, Elmsdale/Halifax, stated this development is too large for the water supply and is not in keeping with the rural setting. There is no public transit and not enough amenities to support this development.

Francis MacDonald, Halifax, indicated that additional ground water studies will be completed and that this would create affordable housing in the \$200,000 range. It is a high-quality product and the homes would be hidden from the existing residences.

Jordan Crowe, Beaverbrook/Halifax, has seen wood turtles on this site and feels the development is too much density for the neighborhood. It was also noted that there are not enough medical services or recreational services available to support the amount of density being proposed.

Shelly Johnson, Representing Manufactured Housing Industry, stated the developer has followed all environmental policies and this would make homeownership possible for people due to the lack of affordable housing currently.

MOVED by Councillor Lovelace, seconded by Deputy Mayor Outhit

That the meeting be extended past 9:00 p.m.

MOTION PUT AND PASSED.

Valerie Peori, Beaverbrook/Elmsdale, expressed concerns around the lack of pedestrian safety, fire services and police services.

Arneldo Peori, Beaverbrook/Elmsdale, echoed concerns around the water table.

Gary Meade, Hubley, lives in a manufactured home in Foxwood and loves the fact that they are a source of affordable housing. It was noted that local businesses would benefit from the additional density and that it would a source of tax revenue for HRM.

Karen Rudman, Beaverbrook, stated that the schools in the area cannot support the additional density and expressed concerns regarding the displacement of wildlife, the lack of public transit and lack of family doctors in the area.

In response to the speakers, Jennifer Tsang indicated that drilling a well can be hit or miss as water tables are not consistent, discussions are taking place with the Province regarding the wood turtle habitat and the conservation involved. It was also noted these lands are not marked for protection and are allowed to be developed.

MOVED by Deputy Mayor Outhit, seconded by Councillor Blackburn

THAT the public hearing be closed.

MOTION PUT AND PASSED.

MOVED by Deputy Mayor Outhit, seconded by Cathy Deagle Gammon

THAT the meeting be extended past 10:00 p.m.

MOTION PUT AND PASSED.

MOVED by Councillor Deagle Gammon, 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 supplemental staff report dated February 22, 2021; and**
- 2. Require the development agreement be signed by the property owner within 240 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.**

Community Council indicated that this has been a difficult process and that residents' voices have been heard. The product is not the issue, the biggest concern is the impacts on the water table. The need for affordable housing in the area was acknowledged.

MOTION PUT AND PASSED. (3 in favour, 2 against)

In favour: Councillor Russell, Councillor Blackburn and Councillor Lovelace

Against: Councillor Deagle Gammon and Deputy Mayor Outhit

10.2 VARIANCE APPEAL HEARINGS - NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

The Legislative Assistant noted that correspondence was received for item 10.1.1. This correspondence was circulated to the Committee.

For a detailed list of correspondence received refer to the specific agenda item.

11.2 Petitions - none

11.3 Presentations - none

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 21355 Berryhill DA Middle Sackville

The following was before Community Council:

- Staff recommendation report dated March 4, 2021

MOVED by Councillor Blackburn, seconded by Councillor Lovelace

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 4, 2021, to enable a 167-unit residential subdivision between Lively Road and Wilson Lake Drive in Middle Sackville and schedule a public hearing.

MOTION PUT AND PASSED.

13.1.2 Case 23111 LUB Amend MU-1 Mixed Use Zone Lucasville

The following was before Community Council:

- Staff recommendation report dated February 17, 2021

MOVED by Councillor Blackburn, seconded by Councillor Lovelace

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 February 17, 2021, to add a School Bus Yard to the list of permitted uses in the MU-1 (Mixed Use) Zone, and schedule a public hearing.

MOTION PUT AND PASSED.

13.2 MEMBERS OF NORTH WEST COMMUNITY COUNCIL

14. MOTIONS - NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS

16.1 Councillor Lovelace - Changes to Beaver Bank, Hammonds Plains and Upper Sackville LUB

MOVED by Councillor Lovelace, seconded by Deputy Mayor Outhit

That the North West Community Council request a staff report to consider amending the Beaver Bank, Hammonds Plains and Upper Sackville Land Use Bylaw under MU-1 zoning to allow for additional uses for children beyond daycare and education. The report should also consider creation of a new category(ies) within the MU-1 zoning to allow for businesses supporting children’s developmental activities.

MOTION PUT AND PASSED.

17. NOTICES OF MOTION - NONE

18. DATE OF NEXT MEETING – April 14, 2021 (Halifax And West Community Council and North West Community Council Special Joint Meeting); May 10, 2021

19. ADJOURNMENT

The meeting was adjourned at 10:32 p.m.

Alicia Wall
Legislative Support