



**NORTH WEST COMMUNITY COUNCIL
MINUTES
APRIL 4, 2022**

PRESENT: Councillor Paul Russell, Chair
Deputy Mayor Pam Lovelace, Vice Chair
Councillor Lisa Blackburn
Councillor Tim Outhit
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 6:02 p.m., and
North West Community Council adjourned at 6:42 p.m.*

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:02 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

2. APPROVAL OF MINUTES – February 28, 2022 and March 7, 2022 Special Meeting

MOVED by Councillor Outhit, seconded by Deputy Mayor Lovelace

THAT the minutes of February 28, 2022 and March 7, 2022 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

Deletions: None

MOVED by Councillor Deagle Gammon, seconded by Councillor Blackburn

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

Councillor Russell stepped down as Chair at this time and Deputy Mayor Lovelace assumed the Chair.

10. HEARINGS

10.1 PUBLIC HEARINGS – 6:00 p.m.

10.1.1 Case 23812: Development Agreement for 216 and 218 Cobequid Road, Lower Sackville

The following was before North West Community Council:

- Staff recommendation report dated January 19, 2022
- Staff presentation dated April 4, 2022

Notice of Motion was given on February 28, 2022.

Darrell Joudrey, Planner II, Current Planning, presented case 23812.

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

The hearing opened at 6:14 p.m.

Tom Emodi, Applicant, did not have a presentation but was available for questions. The Chair reviewed the rules of procedure for public hearings.

There were no registered speakers.

MOVED by Councillor Russell, seconded by Councillor Blackburn

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:16 p.m.

MOVED by Councillor Russell, seconded by Councillor Deagle Gammon

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 19, 2022; and**
- 2. Require the 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.**

MOTION PUT AND PASSED.

Councillor Russell resumed the Chair.

10.1.2 Case 23834: Development Agreement for 5 Bridle Path, Hammonds Plains

The following was before North West Community Council:

- Staff recommendation report dated February 8, 2022
- Staff presentation dated April 4, 2022

Notice of Motion was given on February 28, 2022.

Claire Tusz, Planner I, Current Planning, presented case 23834 and responded to questions of clarification from Community Council.

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

The hearing opened at 6:28 p.m.

Anson Lee-Pearn, Applicant, responded to questions of clarification from Community Council.

The Chair reviewed the rules of procedure for public hearings.

There were no registered speakers.

MOVED by Deputy Mayor Lovelace, seconded by Councillor Blackburn

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:34 p.m.

MOVED by Deputy Mayor Lovelace, seconded by Councillor Outhit

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 February 8, 2022; and**
- 2. Approve, by resolution, the proposed discharging agreement which shall be substantially of the same form as set out in Attachment B of the staff report dated February 8, 2022; and**
- 3. Require the development agreement and discharge 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.**

MOTION PUT AND PASSED.

10.2 VARIANCE HEARING – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence – None

11.2 Petitions – None

11.3 Presentation – None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 23824: Amending Development Agreement and Land Use By-law Amendment for 123 and 185 Gary Martin Drive, Bedford

The following was before North West Community Council:

- Staff recommendation report dated March 15, 2022

Melissa Eavis, Planner III, Current Planning responded to questions of clarification from Community Council.

MOVED by Councillor Outhit, seconded by Deputy Mayor Lovelace

THAT North West Community Council:

- 1. Give First Reading to consider approval of the proposed amendment to the Land Use By-law for Bedford, as set out in Attachment A of the staff report dated March 15, 2022 and schedule a public hearing;**
- 2. Give notice of motion to consider the proposed amending development agreement, as set out in Attachment B of the staff report dated March 15, 2022, to allow construction of a pedway between existing buildings at 123 and 185 Gary Martin Drive, Bedford and schedule a public hearing for the amending development agreement which shall be held concurrently with that indicated in Recommendation 1.**

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

There were no registered speakers.

19. DATE OF NEXT MEETING – May 16, 2022

20. ADJOURNMENT

The meeting was adjourned at 6:42 p.m.

Alicia Wall
Legislative Support