



**NORTH WEST COMMUNITY COUNCIL
MINUTES
APRIL 25, 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
Eric Bowdridge, 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 Community Council adjourned at 7:35 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 – March 21, 2022

MOVED by Deputy Mayor Lovelace, seconded by Councillor Outhit

THAT the minutes of March 21, 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

10. HEARINGS

10.1 PUBLIC HEARINGS – 6:00 p.m.

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

The following was before Community Council:

- Staff recommendation report dated March 15, 2022
- Memorandum from North West Planning Advisory Committee dated December 22, 2021
- Staff presentation dated April 25, 2022
- Applicant presentation dated April 25, 2022

First Reading was given on April 4, 2022.

Melissa Eavis, Planner III, Current Planning presented case 23824 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 6:14 p.m.

Steve Addison, Harvey Architecture spoke to the application on behalf of Northwood and responded to questions of clarification from Community Council.

Janet Simm, Northwood responded to questions of clarification from Community Council.

The Chair reviewed the rules of procedure for public hearings and noted 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 6:27 p.m.

MOVED by Councillor Outhit, seconded by Deputy Mayor Lovelace

THAT North West Community Council:

- 1. Adopt the amendment to the Land Use By-law for Bedford, as set out in Attachment A of the staff report dated March 15, 2022;**
- 2. Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment B of the staff report dated March 15, 2022; and**
- 3. 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.

10.2 VARIANCE HEARING - NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

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 2022 District Boundary Review – Phase One Presentation

The following was before Community Council:

- Staff presentation dated April 25, 2022

Iain MacLean, Municipal Clerk and Liam MacSween, Elections and Special Projects Manager presented on Phase One of the 2022 District Boundary Review and responded to questions of clarification from Community Council.

Members of Community Council noted that the comparison to other jurisdictions should consider Councillor support and geographical size, and that communications with respect to the role of the Nova Scotia Utility and Review Board should be strengthened.

- Public Participation

There were no registered speakers to North West Community Council on the District Boundary Review – Phase One Presentation.

13.1.2 Commercial Uses Within the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy

The following was before Community Council:

- Staff recommendation report dated January 31, 2022
- Staff presentation dated April 25, 2022

Carl Purvis, Planning Applications Manager, Current Planning gave a presentation on commercial uses within the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and responded to questions of clarification from Community Council.

MOVED by Deputy Mayor Lovelace, seconded by Councillor Blackburn

THAT North West Community Council recommend that Halifax Regional Council:

- 1. Direct the Chief Administrative Officer to initiate a process to consider amendments to the Beaver Bank, Hammonds Plains, and Upper Sackville Municipal Planning Strategy and Land Use By-law to proceed with Option 2 as outlined within this staff report to increase the size threshold of commercial use requiring a development agreement.**
- 2. Follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997.**

MOTION PUT AND PASSED.

Councillor Outhit was not present.

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 7:35 p.m.

Alicia Wall
Legislative Support