



**NORTH WEST COMMUNITY COUNCIL
DRAFT MINUTES
July 18, 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

These minutes are considered draft and will require approval by North West Community Council at a future meeting.

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.

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The meeting was called to order at 6:01 p.m., and Community Council adjourned at 7:39 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:01 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 – June 20, 2022

MOVED by Councillor Outhit, seconded by Councillor Blackburn

THAT the minutes of June 20, 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 Outhit

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 – 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 21826: Amending Development Agreement for 771-819 Bedford Highway and 12-32 Esquire Lane, Bedford

The following was before Community Council:

- Staff recommendation report dated June 1, 2022
- Staff presentation dated July 18, 2022
- Correspondence from Neil Muir

Notice of Motion was given on June 20, 2022.

Meaghan Maund, Planner III, Urban Enabled Applications provided an overview of Case 21826 and responded to questions of clarification from Community Council with respect to signage, proposed uses, parking and building height. In response to questions regarding if council was voting to accept an Encroachment Agreement for the proposed accessory buildings, Maund clarified that an Encroachment Agreement was approved for 805 - 819 Bedford Highway, Halifax but that there was no proposed Encroachment Agreement for this case.

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

The hearing opened at 6:44 p.m.

Ian Watson, Senior Planner, Upland on behalf of the applicant presented to Community Council and spoke to the proposed amending development agreement, existing uses, signage and parking. Watson responded to questions of clarification from Community Council with respect to accessory buildings and the use of shipping containers.

Roxanne MacLaurin, Solicitor provided further clarification with respect to the use of shipping containers and building code requirements.

There were no registered speakers.

MOVED by Councillor Outhit, seconded by Deputy Mayor Lovelace

THAT the public hearing be closed.

MOTION PUT AND PASSED.

The public hearing closed at 7:05 p.m.

MOVED by Councillor Outhit, seconded by Deputy Mayor Lovelace

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 June 1, 2022; and**
- 2. Require the amending development agreement be signed by the property owner within 120 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

10.2.1 Case 24176: Appeal of Variance Refusal – 1236 Beaver Bank Road, Beaver Bank

The following was before Community Council:

- Staff recommendation report dated July 6, 2022
- Staff presentation dated July 18, 2022
- Handout from Bob Trowsdale

James Coons, Planner I, Land Development and Subdivision presented Case 24176 and spoke to the variances being requested with respect to the side yard setback and separation distance and responded to questions of clarification from Community Council.

The Chair reviewed the rules of procedure for variance hearings, opened the hearing and invited the appellant to come forward and address Community Council.

The hearing opened at 7:19 p.m.

Bob Trowsdale, on behalf of the Appellant noted the positive community impact of the Appellant's business, the importance of the sea can to the business, the importance of the location of the sea can to daily operations, and that the property next door is owned by the Appellant and would not create negative

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impacts to other property owners. Trowsdale responded to questions of clarification from Community Council.

MOVED by Councillor Blackburn, seconded Councillor Deagle Gammon

THAT the variance hearing be closed.

MOTION PUT AND PASSED.

The variance hearing was closed at 7:24 p.m.

MOVED by Councillor Blackburn, seconded Councillor Deagle Gammon

THAT North West Community Council allow the appeal.

MOTION PUT AND PASSED.

Not present: Councillor Outhit

Decision of the Development Officer overturned.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for item 10.1.1.

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

11.2 Petitions – None

11.3 Presentation – None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF – NONE

13.2 NORTH WEST PLANNING ADVISORY COMMITTEE – NONE

13.3 MEMBERS OF COMMUNITY COUNCIL – NONE

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE)

15.1 In Camera (In Private) Minutes – June 20, 2022

This matter was dealt with in public.

MOVED by Councillor Deagle Gammon, seconded by Deputy Mayor Lovelace

THAT the In Camera (In Private) minutes of June 20, 2022 be approved as circulated.

MOTION PUT AND PASSED.

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

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18. PUBLIC PARTICIPATION

There were no registered speakers.

19. DATE OF NEXT MEETING – September 18, 2022

20. ADJOURNMENT

The meeting was adjourned at 7:39 p.m.

Alicia Wall
Legislative Support