



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Item No. 2**  
**North West Community Council**  
**December 12, 2016**

**TO:** Chair and Members of North West Community Council

Original Signed

**SUBMITTED BY:**

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Liam MacSween, Legislative Assistant

**DATE:** December 8, 2015

**SUBJECT:** North West Community Council Annual Report

**ORIGIN**

Section 27 (1) of the HRM Charter states:

A community council shall hold an annual public meeting in the community in each year to report to the public any concerning its activities and to receive the views of the public respecting all matters within its mandate.

North West Community Council requested that the Legislative Assistant maintain a record of the Community Council's business for the first annual meeting held in 2013 and annually held thereafter.

**BACKGROUND**

The North West Community Council was established on December 3, 2012. Community Councils consider local matters such as planning applications or variance appeals, make recommendations to Regional Council, and provide opportunities for public input.

North West Community Council includes the following polling districts:

- District 1: Waverly – Fall River – Musquodoboit – (Councillor Steve Streach)
- District 13: Hammonds Plains – St. Margaret's Bay – (Councillor Matt Whitman)
- District 14: Middle/Upper Sackville – Beaver Bank – Lucasville – (Councillor Lisa Blackburn)
- District 15: Lower Sackville – (Councillor Steve Craig)
- District 16: Bedford –Wentworth – (Councillor Tim Outhit)

## **DISCUSSION**

On November 27, 2012 Regional Council passed a motion to create the three new Community Councils. Initially, the North West Community Council was known as the Central Community Council. The new Central Community Council passed a motion on December 13, 2012 to change the name from Central to North West Community Council to better reflect the communities contained in the Community Council boundaries.

North West Community Council (NWCC) within various locations within the five districts, 11 times between December 14, 2015 and November 15, 2016. Over that time, North West Community Council has considered:

- 34 Staff Reports (Including Supplementary Reports)
- 9 Motions of Community Council
- 10 public hearings
- 2 variance appeal hearings
- 4 requests for reports brought forward by members of Community Council (independent from matters before Community Council)
- 1 piece of correspondence (independent from matters before Community Council)
- 2 Information Items Brought Forward
- 3 presentations (excluding staff presentations)
- 40 speakers during public participation

The following will highlight North West Community Council's business from December 15, 2015 to November 25, 2016.

### **Staff Reports/Motions**

#### **December 14, 2016:**

##### **Election of Chair/ Vice Chair**

Motion passed electing Councillor Steve Craig as Chair of North West Community Council.  
Motion passed electing Councillor Tim Outhit as Vice-Chair of North West Community Council.

##### **Tabling of Annual Report**

Motion passed to accept and table the 2015 Annual Report.

##### **Proposed 2016 Meeting Schedule**

Motion passed to adopt the proposed 2016 meeting schedule.

##### **Councillor Johns**

Motion was passed that North West Community Council request staff to begin the process to exchange the serviceable rights to develop thirteen serviced lots currently allowed on PID # 40676215 and PID # 40326217.

##### **Citizen Appointments to North West Planning Advisory Committee (Deferred – November 16, 2015)**

Motion passed that North West Community Council:

1. Proceed to appoint three Citizens to the North West Planning Advisory Committee as outlined in Attachment # 1 of the private and confidential staff report dated November 9, 2015.
2. It is further recommended that the citizen appointments be released to the public following ratification and notification of the successful candidates

### **Councillor Outhit – Request for Staff Report – Naming of Playground**

Motion passed that North West Community Council requests a staff report considering the naming of the playground in Dewolf Park in memoriam of Evan Servaes.

### **January 11, 2016**

#### **Case 20150: Amendment to the River-lakes Secondary Plan under the Planning Districts 14 and 17 MPS to allow the use of a wider range of techniques to reduce phosphorus emissions**

Motion passed that North West Community Council recommends that Halifax Regional Council:

1. Give First Reading to consider proposed amendments to the River-lakes Secondary Plan under the Planning Districts 14 and 17 Municipal Planning Strategy as set out in Attachment A of the staff report dated December 11, 2015; and schedule a public hearing; and
2. Approve the proposed amendments to the River-lakes Secondary Plan under Planning Districts 14 and 17 Municipal Planning Strategy as set out in Attachment A of the staff report dated December 11, 2015.

#### **Case 18781: Development agreement for Bedford West Sub Areas 7 and 8, Hammonds Plains**

Motion passed that North West Community Council give Notice of Motion to consider approval of the proposed development agreement, as contained in Attachment A of the staff report dated December 29, 2015, to develop a residential/commercial development at Bedford West Sub Areas 7 and 8, Hammonds Plains and schedule a public hearing.

### **Councillor Johns**

Motion passed to suspend the rules of order with respect to notice of motion (Two-third majority vote required). Motion passed that North West Community Council approve the access and transfer of up to \$10,000.00 from the \$100,000.00 Sackville Community Compensation Fund commitment approved by North West Community Council on March 23, 2015, to the Cobequid Cultural Society for the purpose of soil testing and engineer reporting for the construction of an Arts and Cultural Centre in Middle Sackville.

### **February 29, 2016**

#### **Case 19965: Amendment to Sackville Land Use Bylaw, C2-A (Minor Commercial) Zone, Middle Sackville**

Motion passed to give first reading to the proposed amendments to the Sackville Land Use By-law, as contained in Attachment A of the staff report dated January 4, 2016 to permit service stations, excluding automotive repair and washing, within the C-2A (Minor Commercial) Zone, and schedule a public hearing

#### **Case 19260: Development Agreement, Southeast Corner of Stokil Drive and Beaver Bank Road, Lower Sackville**

Motion passed to give Notice of Motion to consider the proposed development agreement, as contained in Attachment A of the staff report dated January 15, 2016 to allow for a 51 unit multiple unit dwelling at the southeast corner of the intersection of Stokil Drive and Beaver Bank Road, Lower Sackville, and schedule a public hearing;

**Case 19452: Amending Development Agreement for 67 Metropolitan Avenue, Lower Sackville**

Motion passed to give Notice of Motion to consider the proposed amending development agreement, as contained in Attachment A of the staff report dated January 15, 2016, to permit 3 additional units to an existing 36 unit multiple unit dwelling and implement non-disturbance requirements at 67 Metropolitan Avenue, Lower Sackville and schedule a public hearing.

**Case 19627: Amendment to the Hammonds Plains, Beaver Bank and Upper Sackville MPS and LUB, 1345 & 1355 Hammonds Plains Road, Hammonds Plains**

Motion passed that that North West Community Council recommends that Halifax Regional Council:

1. Give First Reading to consider the proposed amendments to the Beaver Bank, Hammonds Plains and Hammonds Plains Municipal Planning Strategy (MPS) and Land Use By-law (LUB), as contained in Attachments A and B of the staff report dated January 15, 2016, to 8 permit commercial entertainment uses in conjunction with full service restaurants at 1355 & 1345 Hammonds Plains Road, and schedule a public hearing; and
2. Approve the proposed amendments to the Sackville MPS and LUB, as contained in Attachments A and B of the staff report dated January 15, 2016, to permit commercial entertainment uses in conjunction with full service restaurants at 1355 & 1345 Hammonds Plains Road, as contained in Attachments A and B of the staff report dated January 15, 2016.

**Case 20082: Amendments to Bedford Land Use By-law – Light Industrial and Heavy Industrial Zones**

Motion passed that Give First Reading to the proposed amendments to the Bedford Land Use By-law (LUB) to amend the ILI and IHI Zones as shown in Attachment A of the staff report dated January 15, 2016, and schedule a Public Hearing.

**Case 18004: Rezoning – Highland Park Subdivision, Hammonds Plains**

Motion passed to defer consideration of this matter to the March 21, 2016 meeting of North West Community Council.

**Case 20239: Non-Substantive Amendment to Development Agreement for 91 and 97 Dartmouth Road, Bedford**

Motion passed that THAT North West Community Council:

1. Approve the proposed amending development agreement, in substantially the same form as set out in Attachment A of the staff report dated January 18, 2016, to extend the date of completion for the existing development agreement at 91 and 97 Dartmouth Road, Bedford; and
2. Require that the proposed 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.

**Case 19992: Telecommunications Tower- 65 Beaver Bank Road, Lower Sackville**

Motion passed that North West Community Council:

1. Inform Industry Canada that they have an objection to the proposal by SJSB Network Consulting Group Inc. on behalf of Bell Mobility to erect a new 20 metre (65.64 ft.) monopole telecommunication tower at 65 Beaver Bank Road, Lower Sackville, as shown on Attachment A of the staff report dated January 25, 2016.
2. Forward a copy of the staff report dated January 25, 2016 to Industry Canada for background purposes and recommend the fencing at the base of the tower be constructed of opaque materials to further reduce the visual impact.

**Case 19625: Non-substantive amendments to the Bedford West Sub Area 5 development agreement, Bedford – Supplementary Report**

Motion passed that North West Community Council

1. Approve the corrected amending development agreement document for execution, as contained in Attachment A of the staff report dated February 17, 2016; and
2. Require that the 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 of said agreement by Council and any other bodies as necessary, including applicable appeal periods whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

**Case 19836: Telecommunications Tower - Damascus Road, Bedford**

Motion passed that that North West Community Council:

1. Inform Industry Canada that they have no objection to the proposal by Rogers Communications Inc. to erect a new 48 metre (157 ft.) monopole telecommunication tower at PID# 41214370, Damascus Road, Bedford, as shown on Attachment A of the staff report dated February 19, 2016; and
2. Forward a copy of the staff report dated February 19, 2016 to Industry Canada for background purposes.

**Councillor Outhit**

Motion passed that North West Community Council wave the rules of order with respect to Notice of Motion and request a staff report examining the viability of the removal of lands located at 65 and 79 Shore Drive, Bedford from the Bedford Waterfront Planning Area and rezoning the lands to accommodate single family residential housing.

**Citizen Appointment to North West Planning Advisory Committee**

The following motion was passed in public session: that North West Community Council:

1. Appoint one citizen to the North West Planning Advisory Committee for a term to November 2017 as outlined in attachment 1 of the private and confidential staff report dated January 28, 2016.
2. It is further recommended that the citizen appointment be released to the public following ratification and notification of the successful candidate.

**March 21, 2016**

**Case 18004: Rezoning – Highland Park Subdivision, Hammonds Plains**

Motion passed that that North West Community Council direct staff to not further proceed with the rezoning application for the Highland Park subdivision on file as Case Number 18004.

**Case 19056: Amendments to the Sackville MPS and LUB and associated development agreement, Walker Service Road, Lower Sackville**

Motion passed that North West Community Council recommends that Regional Council:

1. Give First Reading to consider the proposed amendments to the Sackville Municipal Planning Strategy (MPS) and Land Use By-law (LUB), as contained in Attachments A and B of the staff report dated February 23, 2016 to allow the proposed comprehensively planned development at 26 and 34 Walker Service Road, Lower Sackville, and schedule a joint public hearing with North West Community Council;
2. Approve the proposed amendments to the Sackville MPS and LUB, as contained in Attachments A and B of the staff report dated February 23, 2016, to permit the proposed comprehensively planning development at 26 and 34 Walker Service Road, Lower Sackville.
3. Give Notice of Motion to consider the proposed development agreement, as contained in Attachment C of the staff report dated February 23, 2016, to permit the development of 34 townhouses and a 4 storey, 52 unit multiple unit dwelling at 26 and 34 Walker Service Road, Lower Sackville. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation #1 of the staff report dated February 23, 2016

**Case 19768: Rezoning - Lands on Montague Road, Montague Gold Mines**

Motion passed that North West Community Council give First Reading of the proposed rezoning, as contained in Attachment A of the staff report dated, February 26, 2016 to rezone lands located on Montague Road, Montague Gold Mines from R-7 (Rural Estate) to R-6 (Rural Residential), and schedule a public hearing.

**Councillor Appointment to Grants Committee**

Motion passed that North West Community Council appoint Councillor Outhit from the North West Community Council membership to the Grants Committee to fill an unexpired term to November, 2016

**May 16 , 2016**

**Case 20290: Amending Development Agreement for Sobeys Food Store at 80 First Lake Drive, Lower Sackville**

Motion passed to that North West Community Council Give Notice of Motion to consider the proposed amending development agreement, as set out in Attachment A of the staff report dated April 28, 2016, to permit liquor sales within the Sobeys Food Store at 80 First Lake Drive, Lower Sackville and schedule a public hearing.

**Case 18781: Development agreement for Bedford West Sub Areas 7 and 8, Hammonds Plains**

Motion passed that North West Community Council:

1. Approve the proposed development agreement which shall be substantially of the same form set out in Attachment A of the supplementary staff report dated April 28, 2016 to develop a residential/commercial development at Bedford West Sub Areas 7 and 8, Hammonds Plains, with an amendment to remove the

full access to Bell Street and replace it with partial access (bicycle and pedestrian) and an emergency gate access.

2. Require the 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.

**June 13, 2016**

**Case 18781 Development Agreement for Bedford West Sub Areas 7 and 8, Hammonds Plains**

Motion passed that North West Community Council waives the rules of order with respect to notice for a motion of rescission (Two-Third Majority).

Motion passed that North West Community Council rescinds the motion passed at the meeting of May 16, 2016 regarding Case 18781 Development Agreement for Bedford West Sub Areas 7 and 8 Hammonds Plains.

Motion passed that North West Community Council North West Community Council:

1. Approve the proposed development agreement which shall be substantially of the same form set out in Attachment A of the supplementary staff report dated April 28, 2016, to develop a residential/commercial development at Bedford West Sub Areas 7 and 8, Hammonds Plains.

2. Require the 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.

**Case 18993 - Development Agreement for 636 Bedford Highway, Halifax**

The following motion was defeated: 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 supplementary staff report dated May 20, 2016, to develop a mixed use building at 636 Bedford Highway, Halifax.

2. Require the 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.

**Case 20154: Land Use By-law Amendment for 800 Sackville Drive, Lower Sackville**

Motion passed that North West Community Council give First Reading to consider approval of the proposed amendments to the Sackville Drive Land Use By-law, as contained in Attachment A of the staff report dated May 30, 2016, to permit a Drive-thru Restaurants and Motel/Hotel/Guest Homes in the DC-1 (Downsview Complex-1) Zone, and schedule a public hearing.

**Councillor Craig – Funding Request – Friends of First Lake Society - First Lake South Side Trail Development**

Motion passed that North West Community Council approve an allocation of \$23,725.00 from the Sackville Landfill Compensation Fund to the Friends of First Lake Society to assist with the completion of the First Lake South Side Trail Development

**Councillor Johns - Active Transportation Trail Development - Springfield Lake Development Association**

Motion passed that North West Community Council approve an allocation of \$25,000 from the Sackville Landfill Compensation Fund to Springfield Lake Development Association for the construction of a walking trail between Springfield Lake Road and Lakeview Avenue.

**Councillor Johns**

Motion passed that That North West Community Council request a staff report outlining the necessary amendments to the Sackville Landfill Bursary Program to allow schools to recommend student awards of up to \$1000.00 at their discretion.

**July 11, 2016**

**Case 19056: MPS/LUB Amendment and Development Agreement for 26 and 34 Walker Service Road, Lower Sackville**

Motion passed 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 supplementary staff report dated June 27, 2016, to permit 34 townhouse units and a 4 storey, 52 unit multiple unit dwelling at 26 and 34 Walker Service Road; and
2. Require that the proposed development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the 3 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

**Case 20590: Discharge Agreement for 1495 Cobequid Road, Waverley**

Motion passed That North West Community Council:

1. Approve, by resolution, the Discharge Agreement as contained in Attachment A of the staff report dated June 15, 2016; and
2. Require the Discharge 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.

**Case 20597: Development Agreement for 5 Sawlers Road, Waverley**

Motion passed 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 June 15, 2016, to allow for a variety of commercial and industrial uses at 5 Sawlers Road, Waverley and to schedule a public hearing.

**Case 20054: Amending Development Agreement for 771 to 819 Bedford Highway, Bedford**

Motion passed that North West Community Council refer Case 20054 to staff to provide a supplementary report concerning alternative signage requirements that reduce or eliminate roof signage, the appropriate range of permitted uses, and the phasing of development on the subject site for review by NWCC prior to considering giving notice of motion to consider the proposed amending development agreement.

**Naming of Playground in Dewolf Park**



Motion passed that that North West Community Council direct the naming request for the Playground in Dewolf Park, and all future requests for municipal asset naming to the Chair of the Asset Naming Committee through the application process.

### **August 8, 2016**

#### **Port Wallace Secondary Plan**

Motion passed that North West Community Council recommends that Halifax Regional Council:

1. Include the 53 and 242 acre parcels shown on Attachment A of the staff report dated June 7, 2016 within the Port Wallace Secondary Planning study area; and
2. Initiate an MPS amendment process to zone the Conrad quarry lands shown on Attachment A for industrial and highway commercial uses and follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997.

#### **Sackville Community Bursary Awards Amendment**

Motion passed that North West Community Council that North West Community Council adopt the amendments to the Sackville Community Award as set out in Attachment 2 of the staff report dated July 26, 2016.

#### **Sackville Business District Boundary Expansion**

Motion passed that North West Community Council:

1. Approve, for the purposes of conducting an area rate vote and public meeting pursuant to By-law B-700, the proposed Sackville Business Improvement District area rate, minimum levy, and maximum levy as outlined in the staff report dated August 4, 2016.
2. Approve, for the purposes of conducting an area rate vote and public meeting pursuant to By-law B-700, the proposed Sackville Business Improvement District boundaries as outlined in the staff report dated August 4, 2016.

#### **Request for Citizen Leave of Absence – North West Planning Advisory Committee – In Camera Personnel Matter**

The following motion was passed in public session:

That North West Community Council approve the request for a citizen leave of absence as outlined in private and confidential staff report dated August 3, 2016.

#### **Request for Citizen Leave of Absence – St. Margaret’s Bay Planning Advisory Committee – In Camera Personnel Matter**

The following motion was passed in public session:

That North West Community Council approve the request for a citizen leave of absence as outlined in the private and confidential staff report dated August 5, 2016.

### **September 12, 2016**

#### **13.1.1 Case 20702: Discharging Agreement – 133 Duffus Drive, Bedford**

Motion passed that the North West Community Council:

1. Approve, by resolution, the proposed Discharging Agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated August 11, 2016; and
2. Require the Discharging 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.

**Case 20224: Amendments to the Sackville MPS, Sackville LUB, Sackville Drive SPS and Sackville Drive LUB, 900 & 902 Sackville Drive, Lower Sackville**

Motion passed that North West Community Council recommends that Regional Council:

1. Give First Reading to consider the proposed amendments to the Sackville Municipal Planning Strategy, Sackville Land Use By-law, Sackville Drive Secondary Planning Strategy and Sackville Drive Land Use By-law as set out in Attachments A, B, C and D of the staff report dated August 26, 2016 and schedule a joint Public Hearing with North West Community Council; and
2. Approve the proposed amendments to the Sackville Municipal Planning Strategy, Sackville Land Use By-law, Sackville Drive Secondary Planning Strategy and Sackville Drive Land Use By-law as set out in Attachments A and B of the staff report dated August 26, 2016

**Regional Subdivision By-law Amendments to Alter the Service Requirement Boundary near Springfield Lake, Middle Sackville**

Motion passed that North West Community Council recommend that Regional Council direct staff to initiate the process to amend the Regional Subdivision By-law to alter the Service Requirement boundary near Springfield Lake, Upper Sackville. In doing so, staff is to be directed to follow the same public participation program that applies to municipal planning strategy amendments as approved by Regional Council on February 27, 1997.

**Deputy Mayor Whitman – Public Consultation session – Case 19461**

Motion passed that North West Community Council recommend that Halifax Regional Council direct HRM's Planning and Development staff to conduct an additional public consultation session in relation to Case 19461: Amendments to the Planning Districts 1 and 3 Municipal Planning Strategy and Land Use By-law to enable an asphalt plant on lands west of Little Indian Lake, Head of St. Margaret's Bay for the residents of Westwood Hills, Tantallon and surrounding communities prior to an information report on the matter being presented to North West Community Council.

**November 15, 2016**

**Case 20640: Amending Development Agreement for Lot BH-1, 656, 660 and 664 Bedford Highway, Halifax**

That North West Community Council give notice of motion to consider the proposed amending agreement, as set out in Attachment A of the staff report dated October 18, 2016 to allow for a minor increase in the number of residential units within the mixed-use development, and schedule a public hearing.

**Case 20603: LUB Amendment – Subdivision of semi-detached dwellings at 4 and 6 Majestic**

Motion passed that that North West Community Council give first reading to consider approval of the proposed amendments to the Land Use By-law for Beaver Bank / Hammonds Plains / Upper Sackville, as set out in Attachment A of the staff report dated October 5, 2016, and schedule a public hearing;

**Case 20747 – Development Agreement for 636 Bedford Highway, Halifax**

Motion passed that North West Community Council give notice of motion to consider approval of the proposed development agreement, as contained in Attachment A of the staff report dated October 24, 2016, to develop a mixed use (commercial/residential) building at 636 Bedford Highway, Halifax and schedule a public hearing.

**Case 20781: Non-substantive development agreement amendments to extend the dates of commencement and completion, 644 Bedford Highway, Halifax**

Motion passed that North West Community Council:

1. Approve, by resolution, the proposed amending agreement as contained in Attachment A of the staff report dated October 6, 2016 to enable an extension of the commencement and completion dates contained within the existing development agreement at 644 Bedford Highway, Halifax; and that the extension of the commencement and completion dates be modified to reflect a two year time period as opposed to a three year time period.
2. Require the amending 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.

**Case 20325: Development Agreement Amendments, Transom Drive, Halifax (Wentworth Estates/Bedford South area)**

Motion passed that North West Community Council give notice of motion to consider the proposed amending development agreement, as set out in Attachment A of this report dated October 24, 2016, regarding the development of parcels TR36 and TR37, Transom Drive, Halifax and schedule a public hearing;

**Councillor Appointments to Boards/Committees**

Motion passed that North West Community Council appoint:

Councillors Streach and Blackburn to the Appeals Standing Committee  
Councillor Whitman to the Audit & Finance Standing Committee  
Councillor Deputy Mayor Craig to the Community Planning and Economic Development Standing Committee  
Councillor Blackburn to the Environment and Sustainability Standing Committee  
Councillor Outhit to the Transportation Standing Committee  
Councillor Streach to the Grant Committee  
Councillors Outhit and Blackburn to the North West Planning Advisory Committee  
Councillors Whitman to the St. Margaret's Bay Coastal Planning Advisory Committee

**2017 Proposed Meeting Schedule**

Motion passed to approve the 2017 meeting schedule.

**Case 20501: Development Agreement for Senior Citizen Housing, 15 Brenda Drive, Hammonds Plains**

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 , for senior citizen housing for seven residents at 15 Brenda Drive, Hammonds Plains, and schedule a public hearing;

**Correspondence (Independent of matters before North West Community Council):**

**April 11, 2016**

**Correspondence from S.M. Mandaville, Chairman and Scientific Director, Soil & Water Conservation Society of Metro Halifax, re: Cyanobacterial toxins in lakes – medical implications.**

North West Community Council received the correspondence from S.M. Mandaville as submitted.

**Information Items Brought Forward:**

**February 29, 2016:**

**Councillor Johns – Information Item No. 1 – Memorandum from the Director of Transportation and Public Works dated January 5, 2016 re: Signalization at Windgate Drive and Beaverbank Road**

Discussion held. No further action required.

**August 8, 2016**

**July 11, 2016 - Memorandum from the Director of Planning and Infrastructure dated June 20, 2016 re: Bedford West Total Phosphorus Threshold Exceedance – Spring 2016**

Staff presentation provided.

**Petitions**

**January 11, 2016**

Petition received by the Municipal Clerk's Office and submitted by the Legislative Assistant regarding Case 18993 - Development Agreement - 636 Bedford Highway, Halifax containing 64 signatures in opposition to the construction of a nine-story commercial/residential building on the Blue Nose Motel Site.

**May 16, 2016**

Deputy Mayor Whitman submitted a petition containing 704 signatures from the citizens of HRM requesting North West Community Council deny Case #19461, to amend the Planning District 1 and 3 Land Use By-law to enable an asphalt plant or any industrial land use north of Highway 103 and west of Little Indian Lake, Head of St. Margaret's Bay.

**Presentations:**

**April 11, 2016**

**Nova Scotia Health Authority - Bedford/Sackville Community Health Team (CHT)**

North West Community Council received a presentation from the Nova Scotia Health Authority.

**Purcell's Cove Neighbourhood Committee- Halifax Transit's Moving Forward Together Plan**

North West Community Council received a presentation from the Purcell's Cove Neighbourhood Committee.

**November 15, 2016**

**Dalhousie University re: Phosphorus Loading and Trophic State Monitoring in the Paper Mill Lake Watershed**

Presentation provided.

**Public Hearings:**

**January 11, 2016**

**Case 18993 - Development Agreement - 636 Bedford Highway, Halifax**

Public hearing held and closed. Motion passed that North West Community Council defer consideration of Case 18993 pending receipt of a supplementary staff report providing further information on the density of the proposed development and the potential impact on existing view plains.

**February 29, 2016**

**Case 18781: Development agreement for Bedford West Sub Areas 7 and 8, Hammonds Plains**

Public hearing held and closed. Motion passed:

That North West Community Council defer consideration on Case 18781 pending receipt of a supplementary staff report which provides further information and commentary on the following matters:

1. The proposed accesses to the subject property
2. Further options regarding buffering, intensity and density changes to the proposed development
3. A timeline respecting the proposed enhancements to Larry Uteck Boulevard
4. An update from the Province of Nova Scotia respecting the status of Highway 113
5. A response from staff regarding questions raised by the public during the public hearing
6. Documentation of the proposed changes to the development agreement offered by the applicant during the public hearing.

**March 21, 2016**

**Case 19965: Amendment to Sackville Land Use Bylaw, C2-A (Minor Commercial) Zone, Middle Sackville**

Public hearing held and closed. Motion passed that North West Community Council approve the proposed amendment to the Sackville Land Use By-law, as contained in Attachment A of the staff report dated January 4, 2016, to permit service stations, excluding automotive repair and washing, within the C-2A (Minor Commercial) Zone.

**Case 19260: Development Agreement, Southeast Corner of Stokil Drive and Beaver Bank Road, Lower Sackville**

Public hearing held and closed. Motion passed 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 January 15, 2016, to allow for a 51 unit multiple unit dwelling at the southeast corner of the intersection of Stokil Drive and Beaver Bank Road, Lower Sackville; and

2. Require the 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.

**Case 19452: Amending Development Agreement for 67 Metropolitan Avenue, Lower Sackville**

Public hearing held and closed. Motion passed 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 15, 2016, to permit 3 additional units to an existing 36 unit multiple unit dwelling and implement non-disturbance requirements at 67 Metropolitan Avenue, Lower Sackville; 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.

**Case 20082: Amendments to Bedford Land Use By-law – Light Industrial and Heavy Industrial Zones**

Public hearing held and closed. Motion passed that that North West Community Council approve the proposed amendments to the Bedford Land Use By-law to amend the ILI and IHI Zones, as shown in Attachment A of the staff report dated January 15, 2016.

**April 11, 2016**

**Case 19768: Rezoning - Lands on Montague Road, Montague Gold Mines**

Public hearing held and closed. Motion passed that North West Community Council:

1. Approve the proposed rezoning, as contained in Attachment A of the staff report dated February 26, 2016, to rezone lands located on Montague Road, Montague Gold Mines from R-7 (Rural Estate) to R-6 (Rural Residential) as amended to read that North West Community Council in attachment A of the staff report dated February 26, 2016.

2. That attachment A of the staff report dated February 26, 2016 be amended read “North West Community Council” as opposed to “Harbour East-Marine Drive Community Council”.

**June 13, 2016**

**Case 20290: Amending Development Agreement for Sobeys Food Store at 80 First Lake Drive, Lower Sackville**

Public hearing held and closed. Motion passed that North West Community Council:

1. Approve the proposed amending development agreement which shall be substantially of the same form set out in Attachment A of the staff report dated April 28, 2016, to permit liquor sales within the Sobeys Food Store at 80 First Lake Drive, Lower Sackville; 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.

**August 8, 2016**

**Case 20154: Land Use By-law Amendment for 800 Sackville Drive, Lower Sackville**

Public hearing held and closed. Motion passed that North West Community Council adopt the amendment to the Sackville Drive Land Use By-law, as contained in the Revised Attachment A of the staff report dated May 30, 2016.

**Case 20597: Development Agreement for 5 Sawlers Road, Waverley**

Public hearing held and closed. Motion passed 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 June 15, 2016; and
2. Require the 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, which is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

**Variance Appeal Hearings:**

**May 16, 2016**

**Case 18063: Appeal of Variance Approval – 6 Cummings Drive, Fall River**

Motion defeated to allow the appeal of variance approval for 6 Cummings Drive, Fall River and overturn the decision of the Development Officer.

**Public Participation**

**December 14, 2016:**

Twelve speakers noted concern with respect to staff's proposed recommendations in relation to Fire Services Standards in HRM.

**January 11, 2016**

One speaker provided commentary with respect to the proposed operational and staffing levels for Halifax Fire and Emergency Services.

**February 29, 2016**

Two speakers provided commentary regarding to water lot rights in HRM.

A speaker requested further information regarding the installation of a turning lane for Planning Application Case 19965.

A speaker provided commentary with respect to allowing Planning Advisory Committees to view traffic impact studies and proposed development agreements for review by the Planning Advisory Committee prior to forwarding a recommendation to North West Community Council.

A speaker advised of the upcoming Rubber Ducky race in Sackville.

A speaker requested further information with respect to the role of Regional Watershed Advisory Board and provided commentary with respect to the condition of lakes within the municipality.

**March 21, 2016**

A speaker provided commentary regarding the scheduling of public hearings and the underlying process for public engagement in planning applications.

A speaker noted provided commentary with respect to Active Transportation funding and Environmental Regulations/Standards.

**April 11, 2016**

A speaker provided commentary with respect to a development application on the Carr Farm in Fall River.

**May 16, 2016**

Two speakers provided commentary with respect to the public hearing process for Case 18781.

A speaker raised concerns regarding building inspector's not being qualified to make comment or inspect on sedimentation or erosion controls.

**June 13, 2016**

A speaker provided commentary with respect to the extension of water rights to the Marquee project on Windgate Drive and requested if there have been plans to utilize the Beaverbank Road sewer system as a backup measure.

A speaker commended Council for passing a new lot grading By-law. He advised that funding for additional Active Transportation staff is badly required in HRM and advised that it should be considered in during upcoming budget discussions.

A speaker noted his opinion that the motion of rescission in relation to Case 18871 needs to be well communicated to the residents in the area. He provided further commentary regarding the perception of transparency within the planning process.

A speaker noted her candidacy for Councillor in District 13 in the upcoming municipal election. Speaker noted that the complaints system for Halifax Water was moved from 311 to Halifax Water recently. She

A speaker inquired about the proposed rebuilding at the intersection at the Hammonds Plains Road and the Lucasville Road. He provided further commentary with respect to the quality of the patchwork on the Lucasville Road.

A speaker thanked North West Community Council for their ongoing Trails work. She inquired if there will be a set of lights installed at the intersection of Chandler and Glendale Avenue. She advised that signalization is badly needed in that area.

A speaker commented that residents of Timber Trails and parts of Lucasville Road have received letters regarding a possible address change, she requested an update. She further noted that bus is required for the Lucasville Road.

**July 11, 2016**

A speaker noted his opposition regarding a proposed quarry operation located near the Halifax International Airport,

A speaker provided commentary regarding a planning application for development on the Old Carr Farm property in Fall River.



**August 8, 2016**

A speaker provided an overview of the events hosted by Epic Canada within the HRM and advised of upcoming plans for 2017 and beyond. He thanked members of North West Community Council, as members of Regional Council, for their continued support in hosting Epic Canada's events.

A speaker commended members of North West Community Council for their work on approving the Lot Grading By-Law at Regional Council. He requested an update on HRM's green belting initiative and the Sackville Drive Planning Process.

**November 15, 2016**

Speaker noted the importance of water quality monitoring and advised of the need for more funding for Active Transportation and Trails.

Speaker noted the possibility of taxing vacant homeowners/business owners.

Speaker noted the importance of addressing park issues in Upper Sackville and requesting an update on the Truck By-Law.

Speaker requested update to update the Mobile Home By-Law

**FINANCIAL IMPLICATIONS**

None associated with this report.

**COMMUNITY ENGAGEMENT**

North West Community Council meetings are held on the third Monday of every month unless otherwise noted, throughout various locations of Districts 1, 13, 14, 15, 16. Meetings are open to the public and contain a public participation portion.

**ATTACHMENTS**

None.

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A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by:       Liam MacSween, Legislative Assistant, 902.490.6521

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