



P.O. Box 1749  
Halifax, Nova Scotia  
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**Item No. 8.1**  
**North West Community Council**  
**January 16, 2023**

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

**SUBMITTED BY:** Original Signed  
\_\_\_\_\_  
Cathie O'Toole, Chief Administrative Officer

**DATE:** January 11, 2023

**SUBJECT:** **North West Community Council – 2022 Annual Report (Revised)**

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**ORIGIN**

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.

On December 12, 2022 North West Community Council deferred tabling of the 2022 Annual Report prepared by staff, dated December 6, 2022, and requested staff to:

1. Revise the staff report dated December 6, 2022 to include the contributions and role of the North West Planning Advisory Committee in 2022; and
2. Clarify which planning advisory committees directly report to community councils.

**LEGISLATIVE AUTHORITY**

Section 25 of the *Halifax Regional Municipality Charter* outlines the powers and duties of Community Councils.

Subsection 27(1) of the *Halifax Regional Municipality Charter* states:

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

Administrative Order One, *The Procedures of the Council Administrative Order*, Schedule 8 Community Council Rules of Governing Procedures.

**RECOMMENDATION ON PAGE 2**

## **RECOMMENDATION**

It is recommended that North West Community Council table the revised 2022 Annual Report as presented.

## **BACKGROUND**

North West Community Council was established on December 3, 2012 by Administrative Order 48, the *Community Council Administrative Order*.

The North West Community Council includes the following districts:

- District 1: Waverly – Fall River – Musquodoboit Valley – (Councillor Cathy Deagle Gammon)
- District 13: Hammonds Plains – St. Margarets – (Councillor Pam Lovelace)
- District 14: Middle/Upper Sackville – Beaver Bank – Lucasville – (Councillor Lisa Blackburn)
- District 15: Lower Sackville – (Councillor Paul Russell)
- District 16: Bedford – Wentworth – (Councillor Tim Outhit)

The North West Community Council received the 2022 Annual Report at their December 12, 2022 meeting and passed a motion deferring tabling the report pending revision to include information on the North West Planning Advisory Committee's reporting to North West Community Council for 2022. Additionally, the Community Council requested clarification on the reporting structure and status of the Planning Advisory Committee's to Community Councils. Additional information can be reviewed in the [Community Council's draft minutes of December 12, 2022](#).

## **DISCUSSION**

North West Community Council met 12 times between December 13, 2021 and November 21, 2022, virtually via Zoom and in person.

North West Community Council met on the following dates:

- December 13, 2021
- January 17, 2022
- February 28, 2022
- March 7, 2022
- April 4, 2022
- April 25, 2022
- May 16, 2022
- June 20, 2022
- July 18, 2022
- October 3, 2022
- October 17, 2022
- November 21, 2022

North West Community Council's business for the period covering December 13, 2021 to November 21, 2022 includes the following:

- 11 public hearings;
- 3 variance appeal hearings;
- 26 staff reports;
- 0 reports from Board and Committees;
- 1 motions from a Community Council member;
- 0 requests for information reports brought forward by members of Community Council;
- 35 pieces of correspondence;

- 0 petitions;
- 1 presentations;
- 5 speakers during public participation;
- 3 Private and confidential In Camera (In Private) reports; and
- 13 information reports

Public Hearings were held on the following matters:

**December 13, 2021**

**Case 20110: Rezoning and Development Agreement for an Open Space Design Development along Windgate Drive, Beaver Bank**

Public Hearing held and closed. Motion approved that North West Community Council adopt the amendment to Schedule 1-C of the Land Use Bylaw for Beaver Bank, Hammonds Plains, and Upper Sackville, as set out in Attachment A of the staff report dated October 5, 2021.

**December 13, 2021**

**Case 22732: Development Agreement for lands off Kenwood Avenue, Hammonds Plains**

Public Hearing held and closed. Motion approved that North West Community Council defer consideration of Case 22732: Development Agreement for lands off Kenwood Avenue, Hammonds Plains to a future meeting of North West Community Council, pending a supplemental staff report which provides further information on storm water management planning for the proposed development and primary access through Kingswood Drive.

**January 17, 2022**

**Case 22218: Development Agreement for 32 Dutch Settlement Road, Lantz**

Public Hearing held and closed. Motion approved 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 November 3, 2021 staff report; 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.

**February 28, 2022**

**Case 22732: Development Agreement for lands off Kenwood Avenue, Hammonds Plains – Supplementary Report – Deferred December 13, 2021**

Public Hearing held during December 13, 2021 meeting. Motion approved 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 October 14, 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.

**February 28, 2022**

**Case 23058: Development Agreement for vacant lot on Sackville Drive at Millwood Drive (PID 40109308), Middle Sackville**

Public Hearing held and closed. Motion approved 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 December 14, 2021; 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.

**April 4, 2022**

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

Public Hearing held and closed. Motion approved 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.

**April 4, 2022**

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

Public Hearing held and closed. Motion approved 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;
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.

**April 25, 2022**

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

Public Hearing held and closed. Motion approved 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.

**June 20, 2022**

**Case 23556: Amendments to the Sackville Drive Land Use By-law – Access to Multi-Unit Dwellings Across LS Zoned Properties**

Public Hearing held and closed. Motion approved that North West Community Council adopt the amendment to the Land Use By-law for Sackville Drive, as set out in Attachment A of the staff report dated May 4, 2022.

**July 18, 2022**

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

Public Hearing held and closed. Motion approved 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.

**October 17, 2022**

**Case 24038: Amendments to Development Agreement, 1715 Sackville Dr, Middle Sackville (PID 41158858)**

Public Hearing held and closed. Motion approved 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 report dated August 11, 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.

### **October 17, 2022**

#### **Case 24308: Bedford Land Use By-law Amendment (Rezoning) for 378 Shore Drive, Bedford**

Public Hearing held and closed. Motion approved that North West Community Council adopt the amendment to the Land Use By-law for Bedford, as set out in Attachment A of the staff report dated July 21, 2022.

Variance Hearings were held on the following matters:

### **January 17, 2022**

#### **Case 23496: Appeal of Variance Refusal – 10 Shipyard Road, Bedford**

Variance Hearing held and closed. Motion refused that North West Community Council allow the appeal. The Development Officer's decision was upheld.

### **March 7, 2022**

#### **Case 23653: Appeal of Site Plan Approval – 1109 Fall River Road, PID 00506501**

Variance Hearing held and closed. Motion refused that North West Community Council allow the appeal. The Development Officer's decision was upheld.

### **July 18, 2022**

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

Variance Hearing held and closed. Motion approved that North West Community Council allow the appeal.

#### **Public Participation:**

Members of the public spoke to a wide range of Municipal matters including: the Elise Victoria Drive connection, installation of new Sackville River signs and status of the Sackville River Floodplain, Feely Lake projects, Hammonds Plains Bluewater flooding, Pope Street erosion site, Crushing Hill tree replacement program, floodplain zoning and safeguarding of setbacks on Oak Hill Brook and Mackenzie Brook construction sites, and incorporated boundaries for communities.

#### **Planning Advisory Committees:**

HRM has three Planning Advisory Committees, the North West Planning Advisory Committee, reporting to the North West Community Council, the Harbour East-Marine Drive Planning Advisory Committee, reporting to Harbour East-Marine Drive Community Council, and the Halifax Peninsula Planning Advisory Committee, reporting to the Halifax and West Community Council. Planning Advisory Committees hold public meetings associated with municipal planning strategy amendment applications as deemed necessary. North West Community Council considered seven cases between February 2, 2022 and April 6, 2022 as captured below. On April 22, 2022 the Province approved legislative changes to the *Halifax Regional Municipal Charter* which suspended planning advisory committees for a period of three years.

## February 2, 2022

### **Case 23720: 9 Crestfield Drive, Hammonds Plains**

Application recommended for approval with consideration given to the following:

- Addressing any water issues to ensure existing homes are not negatively impacted;
- Constructing accessible walkways and connections; and
- Ensuring the septic system is maintained adequately.

This case is scheduled to go to North West Community Council January 16, 2023 for notice of motion and schedule a public hearing.

### **Case 23028: 110 Waterfront Drive, Bedford**

Application **deferred** back to staff for additional information and to allow time for further investigation and determination into HRM purchasing the land as parkland.

### **Case 22691: 8 Walker Avenue, Lower Sackville**

Application recommended for approval with consideration given to the following:

- Further investigation into traffic impact mitigation including traffic lights and the impacts of three buildings located nearby;
- A reduction in the completion time from 8 years to 3-5 years;
- A more esthetically pleasing exterior design; and
- A right turn in and out of the parking garage.

North West Community Council held and closed a public hearing on December 12, 2022 and approved:

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 September 13, 2022; 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, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

## March 2, 2022

### **Case 23556: Sackville Drive, Lower Sackville**

Application recommended for approval as presented.

As noted in the Public Hearings section of this report, North West Community Council adopted the amendment to the Land Use By-law for Sackville Drive on June 20, 2022.

### **Case 23904: 1036 Lucasville Rd, Lucasville**

Application recommended for approval as presented.

This case required the approval of a subdivision in order to amend the development agreement, which was filed with the Land Registration Office December 2022. The case is scheduled to go to North West Community Council in the coming months.

### **Case 22547: Winslow Drive, Upper Tantallon**

Application reviewed and recommendation made that the lands not be used for commercial purposes.

Staff are waiting on revisions from the applicant before it can be brought to North West Community Council for consideration.

**April 6, 2022**

**Case 23293 - Beaver Bank Road and Windgate Drive, Beaver Bank**

Application recommended for approval with consideration given to reviewing the location of the driveway and installing traffic lights at the intersection of Windgate Drive and Beaver Bank Road.

This case is scheduled to go to North West Community Council January 16, 2023 for public hearing.

**FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

**RISK CONSIDERATION**

There are no risk considerations associated with this report.

**COMMUNITY ENGAGEMENT**

Meetings of the North West Community Council are open to public attendance and members of the public are invited to address the Community Council for up to five (5) minutes during the Public Participation portion of the meeting. Meetings are live webcast on Halifax.ca. The agenda, reports, video, and minutes of the Community Council are posted on Halifax.ca.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

**ALTERNATIVES**

North West Community Council could choose not to table the 2022 Annual Report. This is not the recommended action.

**ATTACHMENTS**

None.

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

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