



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

Item No. 1.3
North West Community Council
December 11, 2023

TO: Chair and Members of North West Community Council

SUBMITTED BY:


Cathie O'Toole, Chief Administrative Officer

DATE: November 23, 2023

SUBJECT: North West Community Council 2023 Annual Report

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.

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

It is recommended that North West Community Council table the 2023 North West Community Council 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)

DISCUSSION

North West Community Council met twelve (12) times between December 12, 2022 and November 20, 2023 virtually via Zoom and in person.

North West Community Council met on the following dates:

- December 12, 2022
- January 16, 2023
- February 27, 2023
- March 8, 2023
- March 27, 2023
- April 17, 2023
- June 12, 2023
- June 26, 2023
- August 15, 2023
- September 25, 2023
- October 16, 2023
- November 20, 2023

North West Community Council's business for the period covering December 21, 2022 to November 20, 2023 includes the following:

- 10 public hearings;
- 3 variance appeal hearings;
- 26 staff reports;
- 0 reports from Board and Committees;
- 1 motion from a Community Council member;
- 0 requests for information reports brought forward by members of Community Council;
- 56 pieces of correspondence;
- 0 petitions;
- 1 presentation;
- 14 speakers during public participation;
- 11 information reports; and
- 3 Private and confidential In Camera (In Private) reports;

Public Hearings were held on the following matters:

December 12, 2022

Case 22691: Amending Development Agreement for 8 Walker Avenue and 732 Old Sackville 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 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.

Case 24361: Substantive Amendments to an existing Development Agreement at 97 Dartmouth Road, 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 October 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.

January 16, 2023

Case 23293: Development Agreement at Beaver Bank and Windgate Drive, Beaver Bank

Public Hearing held and closed. Motion **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 staff report dated November 21, 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.

February 27, 2023

Case 24193: Development Agreement for 57 Sanctuary Court, Fall River

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 12, 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.

March 8, 2023

Case 23720: Development Agreement for lands at 9 Crestfield Drive, 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 December 21, 2022; 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.

Case 24205: Development Agreement for a Conservation Design Development on Hemlock Drive (PID 41180779), Upper Tantallon

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 January 3, 2023; 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 27, 2023

Case 23405: Land Use By-law Amendment for Sackville Plan Area

Public Hearing held and closed. Motion approved that North West Community Council adopt the amendment to the Land Use By-law for Sackville, as set out in Attachment A of the staff report December 29, 2022.

Case 22097: Development Agreement for 96 Pockwock Road, 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 January 12, 2023; and North West Community Council Minutes March 27, 2023; 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.

April 17, 2023 & June 26, 2023

Case 23247: Sackville Drive Land Use By-law Amendment Building Heights

Public Hearing held and closed on April 17 2023. North West Community Council **deferred** the matter to June 26, 2023.

On June 26, 2023, motion approved that North West Community Council adopt the amendments to the Land Use By-law for Sackville Drive, as set out in Attachment A of the supplementary staff report dated May 2, 2023.

November 20, 2023

Case 23904: Amendments to the Timber Trails Mobile Home Park Development Agreement, 1036 Lucasville Rd, Lucasville

Public Hearing held and closed. Motion approved that North West Community Council:

1. Approve the proposed amendments to the existing development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated August 15, 2023; 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.

Variance Hearings were held on the following matters:

March 27, 2023

Case 23626: Appeal of Variance Approval – 73 Eagle Point Drive, Windsor Junction

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

Case 24451: Appeal of Variance Refusal – 178 Sunnyvale Crescent, Lower Sackville

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

April 17, 2023

Case 24627: 250 Shore Club Road, Hubbards, NS, PID 4008655

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 Sackville Rivers Wilderness Area in Upper Sackville, the Regional Urban Forest Plan, Sackville Rivers Flood Plains, watershed management, amendments to the Sackville Drive Land Use By-law, the Green Network Plan, amendments to the Secondary Planning Strategy, no net phosphorus by-law and sewage treatment related to Lake Thomas, budget concerns regarding trails, resurfacing of Beaver Bank Road and commercial opportunities in the Sackville area.

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. 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.

FINANCIAL IMPLICATIONS

No financial implications at this time.

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 2023 Annual Report. This is not the recommended action.

ATTACHMENTS

None.

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Catie Campbell, Legislative Assistant, Office of the Municipal Clerk 782.641.0796
