



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

Item No. 1.1
North West Community Council
December 9, 2024

TO: Chair and Members of North West Community Council

FROM: Brad Anguish, Commissioner of Operations

DATE: November 19, 2024

SUBJECT: North West Community Council 2024 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.

EXECUTIVE SUMMARY

The information contained in this report is a high-level summary of the activities and actions taken at North West Community Council during December 11, 2023 to November 18, 2024.

RECOMMENDATION

It is recommended that North West Community Council table the 2024 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
- District 13: Prospect Road – St. Margarets
- District 14: Hammonds Plains – Upper Hammonds Plains – Lucasville – Middle & Upper Sackville
- District 15: Lower Sackville – Beaver Bank
- District 16: Bedford – Wentworth

DISCUSSION

North West Community Council met fifteen (15) times between December 11, 2023 and November 18, 2024 virtually via Zoom and in person in the Council Chamber. A special joint meeting between Harbour East-Marine Drive Community Council, Halifax and West Community Council and North West Community Council was held on February 20, 2024 in person in Council Chamber.

North West Community Council met on the following dates:

- December 11, 2023
- January 15, 2024
- February 20, 2024 – special joint public hearing with Halifax and West Community Council and Harbour East-Marine Drive Community Council
- February 26, 2024
- March 18, 2024
- April 15, 2024
- May 27, 2024
- June 17, 2024
- July 15, 2024
- August 19, 2024
- September 9, 2024
- September 10, 2024 – joint meeting with Halifax Regional Council
- October 1, 2024 – joint public hearing with Halifax Regional Council
- October 7, 2024
- November 18, 2024

North West Community Council's business for the period covering December 11, 2023 to November 18, 2024 includes the following:

- 7 public hearings;
- 1 variance appeal hearing;
- 12 staff reports;
- 0 reports from Board and Committees;
- 1 motion from a Community Council member;
- 2 requests for information reports brought forward by members of Community Council;
- 10 pieces of correspondence;
- 0 petitions;
- 0 presentations;
- 5 speakers during public participation;
- 16 information reports; and
- 0 Private and confidential In Camera (In Private) reports.

Public Hearings were held on the following matters:

February 20, 2024 – Special Joint Meeting with Halifax & West Community Council and Harbour East-Marine Drive Community Council

Case 2023-01049: Suburban Planning Area Land Use By-law Amendments to Interim Bonus Zoning Requirements for Applicable Plan Amendment Applications

Joint Public Hearing held and closed. Motion approved that North West Community Council adopt the amendments to the Land Use By-laws within its jurisdiction, as set out in revised Attachment B of the staff report dated October 23, 2023.

March 18, 2024

PLANAPP 2023-01145: Amending Development Agreement for 644 Bedford Highway, Halifax

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 31, 2024; 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.

PLANAPP 2023-00912: Development Agreement to allow an expansion to an existing recycling depot at 15 Sackville Cross Road, Lower 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 January 31, 2024; 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.

May 27, 2024

PLANAPP 2023-00382: Development Agreement for 1562 Sackville Drive, Middle Sackville (former Case 24327)

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 March 13, 2024; 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.

July 15, 2024

PLANAPP-2024-00177: Rezoning of 749 Windgate Drive, Beaver Bank

Public Hearing held and closed. Motion approved that North West Community Council adopt the amendment to the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville, as set out in Attachment A of the staff report dated May 23, 2024.

September 9, 2024

MINORREV-2024-00431: Amendment to the Land Use By-law for Bedford to permit pet daycare uses in the Light Industrial (ILI) zone

Public Hearing held and closed. Motion approved that North West Community Council adopt the amendment to the text of the Bedford Land Use By-law as set out in Attachment A of the staff report dated July 17, 2024.

October 1, 2024 – joint public hearing with Halifax Regional Council

MPSA-2023-00349: Amendments to the Bedford Municipal Planning Strategy, Halifax Municipal Planning Strategy and associated development agreement for lands between Larry Uteck Boulevard, Starboard Drive, and Fleetview Drive, Halifax

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

1. Provisionally approve the proposed development agreement to permit a lifestyle community development, which shall be substantially of the same form as contained in Attachment C of the staff report dated July 25, 2024; 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.

Variance Hearings were held on the following matters:

February 26, 2024

Case VAR-2023-01314: Appeal of Variance Approval – Civic 15 Shankel Road, Hubbards

Motion **defeated** that North West Community Council allow the appeal. Decision of the Development Officer upheld.

Public Participation:

Members of the public spoke to a wide range of Municipal matters including: the Beacon House Shelter located in Lower Sackville, Tri-County Rangers 11U to 18U AAA Baseball Program, Sackville Rivers Floodplain Study, protection for municipal rivers and sediment and erosion control, the dissolution of the Regional Watershed Advisory Board, increased traffic on Hammonds Plains Road, land acquisition around Feely Lake from the Province, and the expansion of Sandy Lake Park.

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

No risk considerations were identified.

COMMUNITY ENGAGEMENT

Meetings of the North West Community Committee are open to public attendance and members of the public are invited to address the Community Committee 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

No environmental implications were identified.

ALTERNATIVES

North West Community Council could choose not to table the 2024 Annual Report. This is not the recommended action.

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.

ATTACHMENTS

None.

Report Prepared by: Krista Vining, Team Lead, Legislative Assistants, Municipal Clerk's Office 902.223.1046
