



**NORTH WEST COMMUNITY COUNCIL  
MINUTES  
May 14, 2018**

**PRESENT:** Councillor Tim Outhit, Chair  
Councillor Steve Streach  
Councillor Matt Whitman  
Councillor Steve Craig

**REGRETS:** Councillor Lisa Blackburn, Vice Chair

**STAFF:** Roxanne MacLaurin, Senior Solicitor  
Liam MacSween, Legislative Assistant

*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](http://halifax.ca).*

*The meeting was called to order at 7:00 p.m. and adjourned at 8:01 p.m.*

## **1. CALL TO ORDER**

Councillor Outhit, Chair called the meeting to order at the Bedford-Hammonds Plains Community Centre, 202 Innovation Drive, Bedford.

## **2. APPROVAL OF MINUTES – April 9, 2018**

Councillor Craig advised that he had provided regrets for the April 9, 2018 meeting.

MOVED by Councillor Streach, seconded by Councillor Whitman

**THAT the minutes of April 9, 2018 be approved as amended.**

**MOTION PUT AND PASSED.**

## **3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

Additions:

Item No. 16.1 Bedford Improvement District Formation

Item No. 11.1 Correspondence dated May 13, 2018 from Marni Tuttle, President, Lakeview Windsor Junction Fall River Ratepayers Association re: LWF Area Rate Approval Process Clarification

MOVED by Councillor Craig, seconded by Councillor Whitman

**THAT the agenda be approved as amended.**

Two-third majority vote required.

**MOTION PUT AND PASSED.**

## **4. BUSINESS ARISING OUT OF THE MINUTES – NONE**

## **5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – 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 21012: Development Agreement for reduction in Environmental Setback, Damascus Road and Duke Street, Bedford**

The following was before Community Council:

- A staff recommendation report dated March 28, 2018,
- A memorandum from the North West Planning Advisory Committee dated May 8, 2017

- A memorandum from the Regional Watershed Advisory Board dated May 11, 2017
- An extract of minutes – North West Planning Advisory Committee dated May 7, 2017
- An extract of minutes – Regional Watershed Advisory Board dated May 10, 2017

Andrew Bone, Planner III provided a presentation on Case 21012.

In response to questions of clarification, Bone noted the following:

- The development agreement did not incorporate the installation of interpretive signage for the water treatment systems used on the subject property.
- Halifax Water will take over the maintenance of the water systems of which the maintenance costs are low.

In response to a question of clarification, Roxanne MacLaurin, Senior Solicitor noted that the Development Agreement does not address the installation of interpretive signage as there is no requirement to do so under the HRM Charter. MacLaurin further advised that the installation of interpretive signage on the subject property could be considered by the developer or property owner.

Councillor Outhit read the rules of procedure with respect to public hearings, opened the public hearing, and invited the applicant to address Community Council.

**Connor Wallace**, of WSP on behalf of the Applicant provided a brief overview of Case 21012. In response to questions of clarification, Wallace advised that there has not been a formal discussion by the applicant on interpretive signage. Wallace further advised that the comments with respect to interpretive signage will be back relayed back to the applicant for discussion.

Councillor Outhit invited the public to address Community Council.

**Grant Walker** of Bedford, inquired as to whether a culvert could be installed under the driveway as opposed to using infill.

Councillor Outhit called three times for further speakers, there were no further speakers present.

Councillor Outhit invited the applicant to briefly respond to points raised during the public hearing.

Connor Wallace noted that there was no requirement under municipal or provincial permits to install a culvert under the driveway.

MOVED by Councillor Streach, seconded by Councillor Whitman

**THAT the Public Hearing close. MOTION PUT AND PASSED.**

In response to a question of clarification, Bone clarified the requirements under the Land Use By-law for setbacks from existing watercourses.

MOVED by Councillor Craig, seconded by Councillor Whitman

**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 28, 2018; 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.**

**MOTION PUT AND PASSED.**

**10.1.2 Case 20975: Substantive Amendment to Development Agreement for 540 Southgate Drive, Bedford**

The following was before Community Council:

- A staff recommendation report dated February 15, 2018
- A memorandum from the North West Planning Advisory Committee dated December 8, 2017
- An extract of minutes – North West Planning Advisory Committee dated December 7, 2017

T. Scott Low, Planner II provided a presentation on Case 20975.

In response to a question of clarification, Low advised that the development agreement restricts the use of flashing or LED lights on signage.

Councillor Outhit read the rules of procedures with respect to public hearings, opened the public hearing and invited the applicant to address Community Council.

Marc Ouellet, Planning Director with Boris Developments, on behalf of the applicant provided an overview of the Case 20975. Ouellet further advised that the signage that will be put in place is well within the requirements of the Land Use By-law.

Councillor Outhit called three times for speakers to address Community Council. There were none present.

MOVED by Councillor Whitman, Councillor Streach

**THAT the Public Hearing Close. MOTION PUT AND PASSED.**

MOVED by Councillor Streach, seconded by Councillor Craig

**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 February 15, 2018; 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 APPEAL HEARINGS – NONE**

**11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**11.1 Correspondence**

**11.1.1 Marni Tuttle, Principal, Lakeview Windsor Junction Fall River Ratepayers Association Approval Process Clarification**

The following was before North West Community Council:

- Correspondence dated May 13, 2018 from Marni Tuttle, President, Lakeview Windsor Junction Fall River Ratepayers Association re: LWF Area Rate Approval Process Clarification

MOVED by Councillor Streach, seconded by Councillor Craig

**THAT North West Community Council forward the correspondence dated May 13, 2018 to staff for a response.**

**MOTION PUT AND PASSED.**

**11.2 Petitions – NONE**

**11.3 Presentation – NONE**

**12. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**13. REPORTS**

**13.1 STAFF**

**13.1.1 Case 21540: Discharge of Development Agreement for 125 Sackville Drive, Lower Sackville, NS**

The following was before Community Council:

- A staff recommendation report dated February 16, 2018

Jesse Morton, Planner provided a presentation on Case 21540 and responded to questions of clarification from members of North West Community Council.

MOVED by Councillor Craig, seconded by Councillor Whitman

**THAT That North West Community Council:**

- 1. Approve, by resolution, the proposed Discharge Agreement, which shall be substantially of the same form as set out in attachment A of the staff report dated February 16, 2018; 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.**

**MOTION PUT AND PASSED.**

**13.1.2 Case 20976: MPS and LUB Amendments for Civic 65 and 79 Shore Drive and PID 40018079, Bedford**

The following was before Community Council:

- A staff recommendation report dated April 19, 2018

MOVED by Councillor Craig, seconded by Councillor Streach

**THAT North West Community Council recommend that Halifax Regional Council:**

**1. Give First Reading to consider the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report dated April 19, 2018 and schedule a Public Hearing; and**

**2. Approve the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report dated April 19, 2018.**

**MOTION PUT AND PASSED.**

**14. MOTIONS**

**15. IN CAMERA (IN PRIVATE)**

**16. ADDED ITEMS – NONE**

**16.1 Bedford Improvement District Formation**

The following was before Community Council:

- A staff recommendation report dated April 27, 2018

Maggie MacDonald, Managing Director of Government Relations and External Affairs provided an overview of the report dated April 27, 2018.

MOVED by Councillor Craig, seconded by Councillor Whitman

**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 Bedford Business Improvement District area rate, minimum levy, and maximum levy; and,**
- 2. Approve, for the purposes of conducting an area rate vote and public meeting pursuant to By-law B-700, the proposed Bedford Business Improvement District boundaries, to be effective upon receipt by the Clerk's Officer of a list of all Tenants within the proposed Business Improvement District.**

**MOTION PUT AND PASSED.**

**17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

**Grant Walker**, of Bedford noted support for the formation of the Bedford Improvement District.

**19. DATE OF NEXT MEETING – June 11, 2018**

**20. ADJOURNMENT**

The meeting was adjourned at 8:01 p.m.

Liam MacSween  
Legislative Assistant