



**NORTH WEST COMMUNITY COUNCIL
MINUTES
June 10, 2019**

PRESENT: Councillor Matt Whitman, Chair
Councillor Lisa Blackburn, Vice Chair
Councillor Steve Streach
Councillor Steve Craig
Councillor Tim Outhit

STAFF: Roxanne MacLaurin, 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.

The meeting was called to order at 7:00 p.m. and adjourned at 8:08 p.m.

1. CALL TO ORDER

Councillor Whitman, Chair called the meeting to order at 7:00 p.m. at the Grand Lake-Oakfield Community Hall, 22 Lakeside Drive, Grand Lake.

2. APPROVAL OF MINUTES – May 13, 2019

MOVED by Councillor Blackburn, seconded by Councillor Outhit

THAT the minutes of May 13, 2019 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

MOVED by Councillor Streach, seconded by Councillor Outhit

THAT the agenda be approved as circulated.

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 19694: Amending Development Agreement for Coulter Crescent, Oakfield

The following was before Community Council:

- A staff recommendation report dated March 13, 2019
- A staff presentation dated June 10, 2019

Shayne Vipond, Planner II provided a presentation on Case 19694.

Councillor Whitman read the rules of procedure with respect to public hearings, opened the public hearing and invited the applicant to provide a presentation on Case 196494.

Jenifer Tsang, of Sunrose Land Use Consulting on behalf of the Applicant, Sawgrass Developments did not provide a formal presentation but noted availability to answer questions.

Councillor Whitman invited members of the public to speak on Case 19464.

Oren Dieters of Oakfield inquired if the proposed additional lots will be comprised of single-family dwellings and if there are plans for additional green space. Dieters noted that with wells have gone dry in the subdivision in the past and expressed concerns with the results of the hydrological assessment that has been completed. Dieters inquired if there are plans for HRM to bring municipal water services into the neighbourhood. Dieters concluded by expressing traffic safety and fire concerns inquiring if there is an intention to add an additional access road to the subdivision.

Tony Cribb of Oakfield reiterated concerns raised by the previous speaker regarding the water supply, traffic flow and access to and from the subdivision. Cribb expressed further concern regarding the intended use of a public right-of-way on Coulter Crescent which impacts private property.

Jennifer Naugler of Oakfield expressed concerns respecting the public notification from the proposed amendments noting a lack of signage in the community and some residents not receiving a mail out notification. Naugler expressed concerns with the provisions for an 80 percent non-disturbance buffer on lots not being enforced in the existing community. Naugler reiterated concerns raised by previous speakers respecting water and traffic, and inquired whether enhanced pedestrian and recreational infrastructure improvements will be considered as part of the amended development agreement, such as the installation of a playground.

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

Councillor Whitman invited the applicant to respond to points raised by the public.

Jennifer Tsang advised that the additional lots will be comprised of single-family homes only and noted that an extensive hydrogeological study has been conducted to ensure that there is enough water available to service the new lots. Tsang advised of an extensive traffic study that was completed by CBCL Consulting and reviewed by HRM's traffic division which no significant impact on traffic in the area. Tsang provided further information with respect to the realignment of the cul-de-sac, to allow access to the new lots and provided commentary on the walkway located on Coulter Crescent that was originally designed for the emergency vehicles. Tsang invited Chris Boudreau of Strum Consulting to further discuss the walkway located on Coulter Crescent.

Chris Boudreau, of Strum Consulting advised that the walkway on Coulter Crescent will be modestly expanded to support access for emergency vehicles. Boudreau advised that buffering and fencing will be included to minimize the impact on private property and the existing watercourse.

In response to a follow up question, Shayne Vipond advised that provincial department of Environment makes the final call on whether there is significant water to service the area, based on the analysis provided by the Applicant. Vipond further noted that there is adequate erosion and sedimentation controls in place to ensure the protection of existing watercourses.

Boudreau provided further information on the hydrogeological testing process including overall testing on the aquifer to ensure the amount of the water to service the new lots. Boudreau advised that individual wells can differ on each property and encouraged residents who may experience water issues to work with a certified well driller to address the problem.

In response to questions from Council, Vipond advised that all residents of the subdivision were captured as part of the mail out notification for the application. Vipond further advised that all parkland dedication was satisfied through the original development agreement. Additional recreation or parkland planning is a question for HRM's park staff. Vipond advised that there will be no sidewalks or central water/sewer contemplated as part of the amending development agreement as the property falls outside of the servicing boundary.

MOVED by Councillor Outhit, seconded by 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 agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated March 13, 2019; and**
- 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.**

MOTION PUT AND PASSED.

10.2 VARIANCE APPEAL HEARINGS – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 21812: Municipal Planning Strategy Amendment to Enable Non- Substantive Amendments to the Existing Development Agreement for St. Margarets Square, Upper Tantallon

The following was before Community Council:

- A staff recommendation report dated January 7, 2019

MOVED by Councillor Blackburn, seconded by Councillor Streach

THAT North West Community Council:

- 1. Approve, by resolution, the proposed amending development agreement to allow non-substantive amendments, which shall be substantially of the same form as contained in Attachment C of the staff report dated January 7, 2019.**
- 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.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Councillor Whitman called three times for members of the public to address North West Community Council, there were none present.

19. DATE OF NEXT MEETING - July 8, 2019

20. ADJOURNMENT

The meeting was adjourned at 8:13 p.m.

Liam MacSween
Legislative Assistant