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Item No. 1.2
North West Community Council
December 13, 2021

TO: Chair and Members of North West Community Council

SUBMITTED BY: - Original Signed -

Andrea Lovasi-Wood, Legislative Assistant

DATE: December 8, 2021

SUBJECT: North West Community Council – 2021 Annual Report

ORIGIN / LEGISLATIVE AUTHORITY

Section 27(1) of the HRM 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. The powers and duties of Community Councils are outlined in section 25 of the HRM Charter.

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.

BACKGROUND

North West Council was established on December 3, 2012 by Administrative Order 48, Respecting the Creation of Community Councils.

North West Community Council includes the following districts:

- District 1: Waverly – Fall River – Musquodoboit – (Councillor Cathy Deagle Gammon)
- District 13: Hammonds Plains – St. Margaret's Bay – (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 – (Deputy Mayor Tim Outhit)

RECOMMENDATION

That North West Community Council accept and table the 2021 Annual Report as presented.

DISCUSSION

North West Community Council met fourteen (14) times between December 14, 2020 and November 17, 2021 virtually via Microsoft Teams and Zoom. A special virtual Joint meeting between Halifax & West Community Council and North West Community Council was held on April 14, 2021 via Zoom.

Community Council met on the following dates:

2020:

- December 13, 2020(special virtual meeting)

2021:

- January 11, 2021 (special virtual meeting)
- February 8, 2021 (special virtual meeting)
- March 8, 2021 (special virtual meeting)
- April 12, 2021 (special virtual meeting)
- April 14, 2021 (special virtual meeting)
- May 10, 2021 (special virtual meeting)
- June 14, 2021 (special virtual meeting)
- July 12, 2021 (special virtual meeting)
- August 9, 2021 (special virtual meeting)
- September 13, 2020 (special virtual meeting)
- October 4, 2021
- November 8, 2021
- November 17, 2021

North West Community Council's business for the period of December 14, 2020 and November 17, 2021 includes the following:

- 15 public hearings
- 2 variance appeal hearings
- 27 staff reports
- 6 motions from Community Council Members
- 0 reports from Board and Committees
- 0 requests for information reports brought forward by members of Community Council
- 0 pieces of correspondence (independent from matters before Community Council)
- 3 petitions
- 3 presentations
- 4 speakers during public participation
- 12 information reports
- 2 In Camera Meetings.

Public Hearings were held on the following matters:

December 14, 2020:

Case 19117: Development Agreement for 525-unit Mobile Home Park on the Old Truro Road, Enfield

Public hearing deferred. Motion approved that North West Community Council:

- 1. Defer item 10.1.1 to the April 2021 meeting of North West Community Council,*
- 2. Requests that staff prepare a supplemental staff report for Case 19117 regarding the recent correspondence from Lands and Forest regarding the wood turtle and the impact this may have on the proposed development as well as additional information from staff regarding Traffic Impact, Fire and Police Service Protection, Well Water Impact, and the availability of East Hants services.*

January 11, 2021:

Case 22865: Rezoning Application, PID 41489048, Sackville Drive, Middle Sackville

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 recommendation report dated August 13, 2020.

Case 21863: Development Agreement at Wilson Lake Drive and Sackville Drive, Middle Sackville

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

- 1. Amend the proposed development agreement to include a substantive amendment requiring that there be two one-way driveways to access the property, specifically an entrance only driveway and an exit only driveway.*
- 2. Approve the amended development agreement, which shall be substantially of the same form as set out in Attachment A of the staff recommendation report dated September 30, 2020; 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.*

February 8, 2021:

Case 22704: Amending Development Agreement for Lands on Fourth St, 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 19, 2020; and*
- 2. Require the amending 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.*

March 8, 2021:

Case 23086: Land Use By-law Amendment for Site B, Fall River

Public hearing held and closed. Motion approved that North West Community Council adopt the amendment to the Land Use By-law for Planning Districts 14 and 17, as set out in Attachment A of the staff report dated February 2, 2021.

Case 23274: Secondary and Backyard Suites - Housekeeping Amendments to the Land Use By-Laws for Bedford, Planning Districts 1 & 3 and Sackville Drive

Public hearing held and closed. Motion approved that North West Community Council adopt the proposed amendments to the Land Use By-laws for Bedford, Planning Districts 1 & 3 and Sackville Drive as set out in Attachment B of the staff report dated January 4, 2021.

April 12, 2021:

Case 19117: Development for 525-unit Mobile Home Park on the Old Truro Road, Enfield – Supplementary Report dated February 22, 2021 and Staff Report dated May 4, 2020

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 supplemental staff report dated February 22, 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.*

April 14, 2021:

Case 23274: Secondary and Backyard Suites - Housekeeping Amendments

Public hearing held and closed. Motion approved that North West Community Council adopt the proposed amendments to the Land Use By-law for Halifax Mainland as set out in Attachment D of the staff report dated January 4, 2021.

May 10, 2021:

Case 22703: Amendments to Development Agreement for Lands on Walker Service Road, Lower Sackville

Public hearing held and closed. Motion defeated 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 12, 2021; and*
- 2. Require the amending 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 21355: Development Agreement for a Residential Subdivision between Lively Road and Wilson Lake Drive, 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 in the staff report dated March 4, 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.*

June 14, 2021:

Case 23111: Amendment to the MU-1 (Mixed Use) Zone of the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville

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 February 17, 2021.

Case 23061: Development Agreement for an outdoor dog run at Lot 2 Glen Arbour Way (PID 41480120), 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 March 29, 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.*

July 12, 2021:

Case 22980: Development Agreement for 112 Ledgeway Lane, Bedford

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 May 6, 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.

September 13, 2021:

Case 23495: Amending Development Agreement for 3009 Highway 2, Fall River (PIDs 00526871 and 40500449)

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 28, 2021; and*
- 2. Require the amending 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.*

November 8, 2021:

Case 22820: Amendments to Development Agreement, Hanwell Drive (Sunset Ridge subdivision), Middle Sackville

Public hearing held and closed. Motion defeated 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 September 21, 2021 staff report; and*
- 2. Require the amending 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.*

10.1.2 Case 23512: Amendments to Development Agreement, Civic 27 and 65 Dellridge 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 September 14, 2021 staff report; and*
- 2. Require the amending 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.*

Public Participation:

In accordance with the July 29, 2020 direction of the Minister of Municipal Affairs and Housing under section 14 of the *Emergency Management Act*, and the April 19, 2021 provincial amendments to the *Halifax Regional Municipality Charter*, Community Council meetings are being held virtually. Public Participation resumed at North West Community Council's May 10, 2021 meeting. From May 10, 2021 to November 17, 2021 members of the public spoke to a Municipal matters including: Upper Hammonds Plains Land Use Designation Review and the development of a community land trust.

Additional information on the matters dealt with by North West Community Council and the minutes of the meetings can be viewed online at <https://www.halifax.ca/city-hall/agendas-meetings-reports>.

FINANCIAL IMPLICATIONS

No financial implications at this time.

RISK CONSIDERATION

No risk considerations were identified.

COMMUNITY ENGAGEMENT

In accordance with the July 29, 2020 direction of the Minister of Municipal Affairs and Housing under section 14 of the *Emergency Management Act*, and the April 19, 2021 provincial amendments to the *Halifax Regional Municipality Charter*, Community Council meetings are being held virtually. Community Council agendas and reports are posted on halifax.ca, and draft minutes of the meeting will be made available on halifax.ca.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

North West Community Council could choose not to accept the 2021 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.

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