



**NORTH WEST COMMUNITY COUNCIL
MINUTES
May 27, 2024**

PRESENT: Councillor Pam Lovelace, Chair
Councillor Lisa Blackburn, Vice Chair
Deputy Mayor Cathy Deagle Gammon
Councillor Paul Russell
Councillor Tim Outhit

STAFF: Meaghan Carlson, Solicitor
Krista Vining, Team Lead, Legislative Assistants

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, information items circulated, and video (if available) are online at [halifax.ca](https://www.halifax.ca).

The meeting was called to order at 7:02 p.m., and adjourned at 8:10 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 7:02 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

2. APPROVAL OF MINUTES – April 15, 2024

MOVED by Deputy Mayor Deagle Gammon, seconded by Councillor Outhit

THAT the minutes of April 15, 2024 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

Deletions: None

MOVED by Councillor Russell, seconded by Councillor Blackburn

THAT the agenda be approved as presented.

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

The following was before Community Council:

- Staff report dated May 13, 2024
- Staff presentation dated May 27, 2024
- Applicant presentation dated May 27, 2024
- Correspondence from Nate and Kenzie Wyse

Darrell Joudrey, Planner II, Urban Enabled Applications gave a presentation and responded to questions of clarification from the Community Council on protection of the wetlands.

The hearing opened at 7:28 p.m.

The Chair invited the applicant to come forward and address Community Council.

John Dib, Intern Architect, WM Fares Architects, Applicant gave a presentation and responded to questions of clarification from the Community Council. Dib confirmed that the building would be setback 7.7 metres from the wetland to ensure there would be no disruption to the wetland during construction.

The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter.

Nathan Wyse, Sackville spoke on there being a blind crest at the intersection of Regkay Court onto Bambrick Road and asked for signage or speedbumps. Wyse was concerned with the impact to neighbouring properties' water supply, as many were on wells and septic. Wyse supported development in the area but suggested the building be scaled lower to fit the area. Wyse wanted to ensure the wetlands and wildlife would not be disturbed.

Joseph Kirby, Dartmouth spoke in support of development and the city's housing crisis.

The Chair invited the applicant to respond to questions raised by the public.

Dib responded to points raised by the public respecting traffic and services. They noted that traffic and service studies conducted had been provided to HRM staff, and further studies would be required at the building permit stage should the application reach that point.

MOVED by Councillor Russell, seconded by Councillor Outhit

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:48 p.m.

MOVED by Councillor Blackburn, seconded by Councillor Russell

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.**

Councillor Blackburn spoke to the application, noting they would look into traffic calming measures or signage for the blind crest. They noted that the scope of the project would not dig deep enough to impact wells but suggested neighbouring properties get their water tested to have a baseline should any issue arise.

MOTION PUT AND PASSED.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for items: 10.1.1 and 14.1.1.

For a detailed list of correspondence received refer to the specific agenda item.

11.2 Petitions – None

11.3 Presentation – None

12. PUBLIC PARTICIPATION

Krista Vining, Team Lead, Legislative Assistants noted there was one registered speaker but they were not present.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS

14.1 STAFF

14.1.1 Case 20507: Amending Development Agreement for Bedford Village/ Paper Mill Lake Subdivision, Bedford

The following was before Community Council:

- Staff report dated May 13, 2024
- Correspondence from Deborah Canivet, Evelyn Jaeger (Perks), Scott Tapson

MOVED by Councillor Outhit, seconded by Deputy Mayor Deagle Gammon

THAT North West Community Council give notice of motion to consider the proposed amending development agreement, as set out in Attachment A of the staff report May 13, 2024, to allow for a 214-unit residential subdivision, one neighbourhood commercial parcel and parks and open spaces at Bedford Village/ Paper Mill Lake subdivision, between Moirs Mill Road and Nine Mile Drive, Bedford, and schedule a public hearing.

MOVED by Councillor Outhit, seconded by Deputy Mayor Deagle Gammon

THAT North West Community Council defer the decision to give notice of motion to consider the proposed amending development agreement, as set out in Attachment A of the staff report May 13, 2024, to allow for a 214-unit residential subdivision, one neighbourhood commercial parcel and parks and open spaces at Bedford Village/ Paper Mill Lake subdivision, between Moirs Mill Road and Nine Mile Drive, Bedford pending a Supplementary Staff Report addressing the following matters as they relate to the proposed development:

- a) A new (updated) Traffic Impact Study to be prepared by the developer which considers the potential impact and capacity of the Larry Uteck Boulevard Round-a-bouts and the interchange/ramps with the Bicentennial Highway.**
- b) An update on the proposed development for the remaining Paper Mill Lake lands (the RCDD and CCDD lands) and whether or not the current proposal could be considered as part of a comprehensive neighbourhood planning process.**
- c) An update on the Future Serviced Communities Study.**

Councillors Outhit and Lovelace spoke to the 2019 traffic study, significant growth and future planned growth to the area, and increased traffic.

MOTION TO DEFER PUT AND PASSED.

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – June 17, 2024

20. ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

Krista Vining
Team Lead, Legislative Assistants