



**NORTH WEST COMMUNITY COUNCIL  
MINUTES  
February 26, 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](http://halifax.ca).*

The meeting was called to order at 7:00 p.m. Community Council adjourned at 7:40 p.m.

## 1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 7:00 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 – January 15<sup>th</sup> and Special Joint February 20, 2024

MOVED by Councillor Blackburn, seconded by Deputy Mayor Deagle Gammon

**THAT the minutes of January 15<sup>th</sup> and special joint February 20, 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 Outhit, seconded by Councillor Blackburn

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

**MOTION PUT AND PASSED.**

Later in the meeting, as provided for in section 37 (1) of Administrative Order One, *Respecting the Procedures of the Council*, Councillor Outhit requested that Item 10.1 Case VAR-2023-01314: Appeal of Variance Approval – Civic 15 Shankel Road, Hubbards be considered after Item 10.2.1 to allow for confirmation of the appellant's attendance.

## 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. VARIANCE APPEAL HEARINGS

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

The following was before Community Council:

- Staff report dated February 6, 2024
- Correspondence from Stephen Adams
- Staff presentation dated February 26, 2024

Michael Hart, Planner I gave a presentation and responded to questions of clarification from Community Council. Hart noted that under the *Halifax Regional Charter*, a variance would not be granted if it materially conflicted with policy MU-2 of the Municipal Planning Strategy. Hart noted that had the variance been denied, the property owner would have had the option to appeal the decision to the Nova Scotia Utility and Review Board. Where this variance was granted, neighbouring property owners had the option to appeal to the Community Council.

The Chair confirmed the appellant was not in attendance and there were no registered speakers who identified as being affected by the decision.

The Chair invited the property owner to come forward to address Community Council.

**Stephen Adams, on behalf of Troy Ryan, property owner** referred correspondence submitted to Community Council, noting the encroachment did not impact the roadway, and how the property owner was in the process of applying for a permit.

Councillor Lovelace stepped down from the Chair and Councillor Blackburn assumed the Chair.

MOVED by Councillor Lovelace, seconded by Councillor Russell

**THAT North West Community Council allow the appeal.**

The Community Council agreed the variance did not materially conflict with policy MU-2 of the Municipal Planning Strategy as intention had not been given regarding setbacks for residential uses.

**MOTION PUT AND DEFEATED.**

Decision of the Development Officer upheld.

Councillor Lovelace resumed the Chair.

## **11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **11.1 Correspondence**

Correspondence was received and circulated for item 10.1.

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

### **11.2 Petitions - None**

### **11.3 Presentation – None**

## **12. PUBLIC PARTICIPATION**

The Chair noted there were no registered speakers.

## **13. INFORMATION ITEMS BROUGHT FORWARD – NONE**

## **14. REPORTS**

### **14.1 STAFF**

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

The following was before Community Council:

- Staff report dated January 31, 2024

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 dated January 31, 2024, to allow the conversion of an interior parking area to create two additional residential units at 644 Bedford Highway, Bedford and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**14.1.2 PLANAPP 2023-00912: Development Agreement to Allow an Expansion to an Existing Recycling Depot at 15 Sackville Cross Road, Lower Sackville**

The following was before Community Council:

- Staff report dated January 31, 2024

MOVED by Councillor Russell, seconded by Councillor Blackburn

**THAT North West Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated January 31, 2024 to allow the expansion of an existing recycling depot at 15 Sackville Cross Road, Lower Sackville and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**14.2 MEMBERS OF COMMUNITY COUNCIL**

**14.2.1 Councillor Outhit - Bedford Land Use By-Law Amendment**

The following was before Community Council:

- Request for Community Council Consideration Form from Councillor Outhit

MOVED by Councillor Outhit, seconded by Councillor Russell

**THAT North West Community Council direct the Chief Administrative Officer (CAO) to provide a staff recommendation report regarding amendments to the Bedford Land Use By-law to allow for 'dog day care' use in the ILI (Light Industrial) Zone and any additional requirements which might be necessary to reduce possible conflicts between differing land uses.**

**MOTION 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 – March 18, 2024**

**20. ADJOURNMENT**

The meeting was adjourned at 7:40 p.m.

Krista Vining  
Team Lead, Legislative Assistants