



**NORTH WEST COMMUNITY COUNCIL
MINUTES
June 26, 2023**

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

STAFF: Karen MacDonald, Senior Solicitor
Catie Campbell, Legislative Assistant

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.

The meeting was called to order at 7:01 p.m. and the Community Council adjourned at 7:30 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 7:01 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 – June 12, 2023

MOVED by Councillor Outhit, seconded by Councillor Russell

THAT the minutes of June 12, 2023 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 Russell

As provided for in section 37 (1) of Administrative Order One, *Respecting the Procedures of the Council*, Councillor Outhit requested that Item 18 – Public Participation be considered prior to item 10.1.1.

THAT the agenda be approved as amended.

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 23247: Amendments to the Sackville Drive Land Use By-law Regarding the Measurement of Building Height

The following was before Community Council:

- Supplementary staff report dated May 2, 2023
- Staff report dated March 15, 2023
- Correspondence from Don Farmer, Angela Hayman and George Hayman
- Staff presentation dated June 22, 2023

Paul Sampson, Planner II gave a presentation and responded to questions of clarification from Community Council.

Councillor Lovelace entered the meeting after the staff presentation had started and was unable to vote on the matter.

The hearing opened at 7:14 p.m.

The Chair noted that the municipality was the applicant for this matter.

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

Angie Haymond, Kaye Street spoke to living near development along Sackville Drive. Haymond noted concerns with development grading and suggested the grading could have a negative impact on their property.

Karen MacDonald, Senior Solicitor responded to questions of clarification from the Community Council regarding impact of development on neighbouring properties. MacDonald highlighted that property owners negatively impacted by development could contact the Municipality's Risk and Insurance department or obtain independent legal advice.

Lawrence Oakley, Kaye Street raised concerns regarding land elevation from Sackville Drive to Kaye Street and impact on property viewpoints. Oakley highlighted environmental concerns associated with development.

MOVED by Councillor Outhit, seconded by Councillor Russell

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:21 p.m.

Sampson responded to questions raised by the public regarding properties near development and noted the proposed amendments would apply to all PR zones and PC zones. Sampson noted development safety regulations would fall within the Municipality's compliance requirements and would be considered a separate issue from the proposed by-law amendments.

MOVED by Councillor Russell, seconded by Councillor Blackburn

THAT North West Community Council adopt the amendments to the Land Use By-law for Sackville Drive, as set out in Attachment A of the supplementary staff report dated May 2, 2023.

MOTION PUT AND PASSED.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for item 10.1.1.

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

11.2 Petitions – None

11.3 Presentation – None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 22097: Request for Additional Time to Sign the Approved Development Agreement for an Equestrian Facility Use at 96 Pockwock Road, Hammonds Plains

The following was before Community Council:

- Staff report dated June 12, 2023

MOVED by Councillor Lovelace, seconded by Councillor Outhit

THAT North West Community Council require that the development agreement for Case 22097 be signed by the property owner within 240 days (an extension of an additional 120 days from the original 120 days), or any extension thereof granted by Council on request of the property owner, from the date of final approval of said agreement by Council and any other bodies as necessary, including applicable appeal periods whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

Claire Tusz, Planner II responded to questions of clarification from the Community Council.

MOTION PUT AND PASSED.

13.2 MEMBERS OF COMMUNITY COUNCIL – NONE

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Walter Regan, Sackville Rivers Association sought an update on the Sackville Streetscaping Plan and potential upcoming Provincial lake transfers to Halifax Regional Municipality.

19. DATE OF NEXT MEETING – September 18, 2023

20. ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Catie Campbell
Legislative Assistant