



**NORTH WEST PLANNING ADVISORY COMMITTEE  
SPECIAL MEETING  
APRIL 7, 2021**

PRESENT: Ann Merritt, Chair  
Nick Horne, Vice Chair  
Deputy Mayor Tim Outhit  
Councillor Cathy Deagle Gammon  
Stacey Rudderham  
Jacqueline LeVert

REGRETS: Gina Jones-Wilson  
Jordan Foster  
Donalda Maclsaac  
Ryan Donato

OTHERS PRESENT: Councillor Lisa Blackburn

STAFF: Andrea Lovasi-Wood, Legislative Assistant  
Alicia Wall, Legislative Support

*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](http://halifax.ca).*

*The meeting was called to order at 7:02 p.m., and the Committee adjourned at 8:24 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:02 p.m.

**2. APPROVAL OF MINUTES – NONE**

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

MOVED by Deputy Mayor Outhit, seconded by Nick Horne

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

**MOTION PUT AND PASSED.**

**4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE**

**5. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE**

**6.1 Correspondence - none**

**6.2 Petitions – none**

**6.3 Delegations - none**

**7. REPORTS**

**7.1 STAFF**

**7.1.1 Case 21639: Margeson Drive Master Plan – Margeson Drive and the Highway #101 Interchange, Middle Sackville**

The following was before the Committee:

- Staff memorandum from Shayne Vipond dated April 7, 2021
- Staff presentation dated April 7, 2021
- Staff initiation report dated October 26, 2018

Shayne Vipond, Planner III, Rural Policy & Applications presented case 21639 and the proposal to develop a comprehensive Master Plan for the Middle Sackville Urban Local Growth Centre for the lands surrounding the Highway 101 and Margeson Drive interchange. The North West Planning Advisory Committee will act as the Public Participation Committee for the Margeson Drive Master Plan.

Vipond reviewed the master planning process, the history of case 21639 which began in 2011 with a community visioning process. The community vision identified several items of importance including protecting the natural environment, providing recreational opportunities, providing seniors' housing and allowing mixed-use development.

Vipond further spoke to the priorities and timelines for the project. A decision matrix for the project will be used to chart the progress and discussions throughout the process and may form part of reports to Council. A copy of the staff presentation is on file.

Stephanie Salloum, Planner III, Rural Policy & Applications indicated that a Shape Your City webpage is a good fit for the project as it is an interactive application that allows information to be shared between the public and staff and creates opportunities for ongoing public engagement. The webpage would be in addition to Public Information Meetings hosted by the North West Planning Advisory Committee.

In response to the presentation, the Committee noted the following:

- Members asked if there was documentation or policy available to help guide the decision-making process

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- The Committee asked if something can be provided in advance of meetings summarizing or outlining matters for discussion
- Clarification was sought around priorities, such as prioritizing the residential lands

Vipond stated that there are some relevant policies contained within the staff initiation report to Regional Council from December 2018 (which is attached to Vipond's staff memorandum to the Committee) and that the project plan could be simplified and circulated to the Committee. Staff will also be guiding the Committee in the decision-making process as needed. The Master Plan will be added as a standing agenda item to the Committee's agenda.

Thea Langille, Principal Planner, Rural Policy & Applications indicated that using the North West Planning Advisory Committee as the Public Participation Committee is a good choice for many reasons as they are mandated under their Terms of Reference to make recommendations with respect to planning matters to Community Council. It would also allow the Committee to be involved throughout the planning process allowing for well-informed recommendations to Community Council. It was further noted that the residential lands are a priority as the land use has already been chosen and the subdivision is basically approved with the exception of the time of completion, and it is felt that enough technical information should be able to be obtained to move this part along.

Salloum noted that the decision matrix will also help guide the Committee through the decision-making process, and that staff could look at providing an agenda in advance of meetings outlining discussion points.

**8. DATE OF NEXT MEETING – May 5, 2021**

**9. ADJOURNMENT**

The meeting adjourned at 8:24 p.m.

Alicia Wall  
Legislative Support