



**HERITAGE ADVISORY COMMITTEE  
DRAFT MINUTES  
November 10, 2021**

**PRESENT:** Jenny Lugar, Chair  
Patrick Connor, Vice Chair  
David Atchison  
Marisha Caswell  
Jennifer Clarke-Hines  
Leslie Digdon  
Sandra Nowlan  
Lois Yorke  
Cassandra Baccardax  
Councillor David Hendsbee  
Councillor Iona Stoddard

**REGRETS:** Luke Stock

**STAFF:** Brittney MacLean, Planner II, Current Planning  
Seamus McGreal, Planner III, Heritage Planning  
Simon Ross-Siegel, Legislative Assistant  
Sharon Chase, Legislative Support

*These minutes are considered draft and will require approval by the Heritage Advisory Committee at a future meeting.*

*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 3:03 p.m. and the Committee adjourned at 4:22 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 3:03 p.m.

**2. APPROVAL OF MINUTES – October 27, 2021**

MOVED by Councillor Stoddard, seconded by Sandra Nowlan

**THAT the minutes of October 27, 2021 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

Additions:

- Item 11.1 Case H00520: Amendment to the Bonus Zoning Provisions for Heritage Buildings within the Downtown Halifax Land Use By-law

Deletions: None

MOVED by Marisha Caswell, seconded by Lois Yorke

**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. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**7. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE**

**8. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**9. REPORTS**

**9.1 STAFF**

**9.1.1 Case 22879: Amending Development Agreement for Lovett Lake Estates, Beechville**

The following was before the Committee:

- A staff recommendation report dated October 19, 2021
- A staff presentation dated November 10, 2021

Brittney MacLean, Planner II, gave a presentation to the Committee. The proposal and site context were reviewed highlighting the Beechville Baptist Church, a Registered Heritage Property; a historic baptismal path; and the site of a historic building foundation uncovered in 2014. Staff are seeking the Committee's input regarding the adequacy of protection/buffering from the abutting Registered Heritage Properties, under policy CH-16.

MacLean answered questions of clarification from Committee members.

MOVED by Councillor Stoddard, seconded by David Atchison

**THAT the Heritage Advisory Committee recommend that Halifax and West Community Council:**

- 1. Give notice of motion to consider the proposed amending development agreement, as set out in Attachment A of the October 19, 2021 report, for the inclusion of additional lands (phase 3) within the Lovett Lake Estates residential development in Beechville and schedule a public hearing;**
- 2. Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the October 19, 2021 report; 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.**

The Committee reviewed the two areas of parkland and the location of the baptismal path. It was noted that originally parkland had been proposed along the highway to beautify the area and to potentially be used for trailhead parking. They would encourage re-consideration of this approach to capitalize on this location. The Committee looked at the public engagement feedback and discussed some of their concerns where the unique identity of the Beechville area could be lost. The increased buffer and the use of berms, trees and fencing were reviewed.

MOVED by Councillor Hendsbee, seconded by David Atchison

**THAT the motion be amended to add:**

- 4. Investigate the opportunity to include the phase 2 property along St. Margaret's Bay Road to be incorporated as HRM parkland for future trail head parking lot access to serve as a gateway access to the heritage significance of the area.**

The Committee felt it was important to recognize the community's origins where some of the founding families could be included in street naming. Currently there is work happening in the Beechville area on the Municipal Planning Strategy and boundaries. Civic Addressing could potentially conduct engagement in the community to gather a list of historic names. The Committee also identified an opportunity for recognition of the community in the parks with signage and interpretive panels. Councillor Hendsbee proposed an additional clause 5 and additional wording to clause 4 to capture the Committee's recommendations. As provided for in section 53 (2) of Administrative Order One, Respecting the Procedures of the Council, the amendment was accepted as friendly.

MOVED by Councillor Hendsbee, seconded by David Atchison

**THAT the motion be amended to add:**

- 4. Investigate the opportunity to include the phase 2 property along St. Margaret's Bay Road to be incorporated as HRM parkland for future trail head parking lot access to serve as a gateway access with interpretive panels to the heritage significance of the area; and**
- 5. Work with the community to develop street and park names that are reflective of Beechville's heritage.**

**MOTION TO AMEND PUT AND PASSED.**

The motion now read:

**THAT the Heritage Advisory Committee recommend that Halifax and West Community Council:**

- 1. Give notice of motion to consider the proposed amending development agreement, as set out in Attachment A of the October 19, 2021 report, for the inclusion of additional lands (phase 3) within the Lovett Lake Estates residential development in Beechville and schedule a public hearing;**
- 2. Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the October 19, 2021 report; 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.**
- 4. Investigate the opportunity to include the phase 2 property along St. Margaret's Bay Road to be incorporated as HRM parkland for future trail head parking lot access to serve as a gateway access with interpretive panels to the heritage significance of the area; and**
- 5. Work with the community to develop street and park names that are reflective of Beechville's heritage.**

**MOTION AS AMENDED PUT AND PASSED.**

## **9.2 MEMBERS OF THE HERITAGE ADVISORY COMMITTEE – NONE**

## **10. MOTIONS/DISCUSSION – NONE**

## **11. ADDED ITEMS**

### **11.1 Case H00520: Amendment to the Bonus Zoning Provisions for Heritage Buildings within the Downtown Halifax Land Use By-law**

The following was before the Committee:

- A staff recommendation report dated October 28, 2021
- A staff presentation dated November 10, 2021

Seamus McGreal, Planner III, gave a presentation to the Committee. This amendment addresses a discrepancy within the Downtown Halifax Land Use By-law. The addition of clause c allows the implementation of Policy 18A regarding public benefit options.

McGreal answered questions of clarification from Committee members.

MOVED by Cassandra Baccardax, seconded by Lois Yorke

**That the Heritage Advisory Committee recommend that Halifax Regional Council:**

- 1. Give First Reading to consider an amendment to the Land Use By-law for Downtown Halifax as contained in Attachment A of the October 28, 2021 report and schedule a public hearing; and**
- 2. Adopt the amendment to the Land Use By-law for Downtown Halifax, as set out in Attachment A of the October 28, 2021 report.**

**MOTION PUT AND PASSED.**

## **12. DATE OF NEXT MEETING – December 8, 2021**

## **13. ADJOURNMENT**

The meeting adjourned at 4:22 p.m.

Sharon Chase  
Legislative Support