



**HALIFAX AND WEST COMMUNITY COUNCIL  
SPECIAL MEETING  
MINUTES  
August 26, 2020**

**PRESENT:** Councillor Stephen Adams, Chair  
Councillor Lindell Smith, Vice Chair  
Councillor Shawn Cleary  
Councillor Richard Zurawski  
Councillor Waye Mason

**REGRETS:** Councillor Russell Walker

**STAFF:** Meg MacDougall, Solicitor  
Krista Vining, 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 6:00 p.m. and Community Council adjourned at 6:32 p.m.*

## **1. CALL TO ORDER**

The Chair called the meeting to order at 6:00 p.m.

## **2. APPROVAL OF MINUTES – Special August 19, 2020**

MOVED by Councillor Cleary, seconded by Councillor Smith

**That the minutes be approved as presented.**

## **MOTION PUT AND PASSED**

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

MOVED by Councillor Mason, seconded by Councillor Cleary

**That the Order of Business be approved as presented.**

## **MOTION PUT AND PASSED**

## **4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE**

## **5. HEARINGS**

### **5.1 PUBLIC HEARINGS – 6:00 p.m.**

#### **5.1.1 Case 22288: Development Agreement for a commercial recreation use at the south corner of Prospect Road and McGraths Cove Road, McGraths Cove**

The following was before Community Council:

- Staff recommendation report dated July 2, 2020
- Correspondence from Sunnhilde Schlosser and Manfred Schlosser dated August 16, 2020

Maria Jacobs, Planner II, Rural Policy & Applications presented Case 22288 being a proposal for a low impact, high-end campground with up to 35 campsites. Other uses on the site will include fishing, a boardwalk, a canteen and viewing platforms. The site fronts on Eastern Lake with the primary access off Prospect Road. The property is zoned RB-1 and RRA-1 with Residential B and Rural Residential A designations. Some highlights of the policy review included compatibility with the surrounding uses and community, environmental protection, road network, traffic generation, parking and access/egress.

Public engagement was achieved through postcards, a public information meeting held on September 18, 2019 and a webpage. Public concerns include impact on the lake and watercourses in the area, water supply, traffic on Prospect road and fire protection. A copy of the presentation is on file.

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

**David Cahill, Wilderness Stays Limited** has lived in Nova Scotia since 2015 and operates two other successful businesses with construction experience in running major projects. The campground will offer short-weekend rentals and activities such as rock climbing, canoeing and zip-lining. Cahill spoke to some different kinds of glamping units and indicated the campground will be a place of outdoor education. A copy of the presentation is on file.

MOVED by Councillor Mason, seconded by Councillor Cleary

**That the public hearing be closed.**

**MOTION PUT AND PASSED**

MOVED by Councillor Cleary, seconded by Councillor Zurawski

**That Halifax and 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 July 2, 2020; 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.**

**MOTION PUT AND PASSED**

**6. CORRESPONDENCE, PETITIONS & DELGATIONS**

**6.1 Correspondence**

The Legislative Assistant noted that correspondence was received for Item 5.1.1. This correspondence was circulated to Community Council.

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

**6.2 Petitions – NONE**

**6.3 Delegations – NONE**

**7. REPORTS**

**7.1.1 Case 22624: Development Agreement for 2322 and 2324 Hunter Street, Halifax**

The following was before Community Council:

- Staff recommendation report dated June 22, 2020

MOVED by Councillor Smith, seconded by Councillor Cleary

**That Halifax and West Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated June 22, 2020, to allow the reconfiguration of an existing non-conforming commercial/residential building to a six (6) unit residential building at 2322 and 2344 Hunter Street, Halifax, and schedule a public hearing.**

**MOTION PUT AND PASSED**

**7.1.2 Case 22051: Development Agreement for a service station at 1656 Prospect Road, Hatchet Lake**

The following was before Community Council:

- Staff recommendation report dated August 19, 2020

MOVED by Councillor Mason, seconded by Councillor Cleary

**That Halifax and West Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated August 19, 2020, to enable a service station with an accessory convenience store and drive-through restaurant at 1656 Prospect Road, Hatchet Lake, and schedule a public hearing.**

**MOTION PUT AND PASSED**

**7.1.3 Case 22050: Amendments to the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law for Parkmoor Avenue, Hayes Street and Charlton Avenue (PID 00277228), Halifax**

The following was before Community Council:

- Staff recommendation report dated August 20, 2020

MOVED by Councillor Cleary, seconded by Councillor Zurawski

**That Halifax and West Community Council recommend that Halifax Regional Council:**

- 1. Give First Reading to consider the proposed amendments to the Municipal Planning Strategy (MPS) for Halifax and Land Use By-law (LUB) for Halifax Mainland, as set out in Attachments A and B of the staff report dated August 20, 2020, to permit single detached dwellings with modified lot requirements and five townhouse buildings on a portion of the lands identified as PID 00277228, near Parkmoor Avenue, Hayes Street and Charlton Avenue, Halifax, and schedule a public hearing; and**
- 2. Adopt the proposed amendments to the MPS for Halifax and LUB for Halifax Mainland, as set out in Attachments A and B.**

**MOTION PUT AND PASSED**

**8. ADJOURNMENT**

The meeting was adjourned at 6:32 p.m.

Alicia Wall  
Legislative Support