



**NORTH WEST COMMUNITY COUNCIL  
SPECIAL MEETING  
February 8, 2021**

PRESENT: Councillor Paul Russell, Chair  
Councillor Lisa Blackburn, Vice Chair  
Deputy Mayor Tim Outhit  
Councillor Pam Lovelace

REGRETS: Councillor Cathy Deagle-Gammon

STAFF: Roxanne Maclaurin, Solicitor  
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 recessed at 8:17 p.m.  
Community Council reconvened at 8:25 p.m., and adjourned at 9:36 p.m.*

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES – January 11, 2021**

MOVED by Councillor Lovelace, seconded by Councillor Blackburn

**THAT the minutes of January 11, 2021 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

Additions:

16.1 Community Council unanimously agreed via email correspondence to amend the Order of Business to include Case 23274: Secondary and Backyard Suites - Housekeeping Amendments.

As per Section 10 (1) and (2) of the Administrative Order One, all members of Community Council must consent to consider or decide on an additional matter.

MOVED by Councillor Blackburn, seconded by Councillor Lovelace

**THAT the Order of Business 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 22704: Amending Development Agreement for Lands on Fourth St, Bedford**

The following was before Community Council:

- A staff recommendation report dated October 19, 2020
- A staff presentation dated February 8, 2021
- An applicant presentation date February 8, 2021
- Correspondence from Jean Bird, Haley Armstrong, Alexandre Lanteigne, David Lea, Bill Millett, Brad Walker and Paula MacInnis

Jennifer Chapman, Planner III, Urban Enabled Applications, presented case 22704. The applicant is requesting an amending development agreement to increase the unit count from 18 to 27, increase surface parking spots from 5 to 14, increase lot size, make changes to the landscaping and site plans, extend dates for commencement and completion and make minor changes to the building elevations related to window placement.

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The land is currently vacant and is zoned Mainstreet Commercial (CMC). The original development agreement was approved on September 18, 2018. A Public Information Meeting was held on April 12, 2018, which 15 people attended.

Public engagement was achieved through a mailout, newspaper ad and Public Information Meetings. Concerns from the public included traffic, preservation of existing trees and the original approval process.

The North West Planning Advisory Committee recommended rejection of the application for various reasons including loss of vegetation, parking and the compatibility with the surrounding neighborhood. As a result of this feedback the applicant made revisions to the application, some of those revisions were to parking and the amount of open space. A copy of the staff presentation is on file.

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

Eugene Pieczonka, Lydon Lynch Architects Ltd., indicated this development is working comprehensively with as of right commercial development along the Bedford Highway. Changes were made as a result of the feedback received. The average size of the units was decreased to allow for the additional nine units, and the landscaped/open space will be increased. A copy of the applicant's presentation is on file.

The Chair reviewed the rules for the Public Hearing and invited the public to come forward and address Community Council.

**Brad Walker, Bedford**, asked if there would be access directly to the Bedford Highway and expressed concerns around the lack of parking, extending dates for commencement and completion and the amount of density. It is felt this development would change the overall feel of the community.

**Paula MacInnis, Bedford**, feels too much density is being added and the bulk and scale of the building does not fit in with the surrounding neighborhood. Concerns were expressed around traffic and the traffic impact statement in that it did not take Fourth Street and High Street into consideration.

**Nancy Bianco, Bedford**, feels Fourth Street will become a thoroughfare and that it is too narrow and has no sidewalks, therefore cannot accommodate a development of this size. Concerns were also expressed around the safety of children walking to school with the increased traffic.

In response to the speakers, Eugene Pieczonka, confirmed it is 9 additional units being added, not 12 as previously stated, and the development is fully compliant with the Land Use By-law and legislative requirements with respect to the traffic impact statement. This development will not have access directly to Bedford Highway.

A discrepancy with the number of parking spaces was noted. The Committee took a short recess so that Eugene Pieczonka could discuss this matter privately with planning staff.

As a result of the discussion with staff regarding the parking spots, it was noted that there is a deficit in the number of parking spots being proposed. The agreed upon solution will be to try to increase the number of indoor parking spots, and if that cannot be accommodated, reduce the number of units accordingly.

MOVED by Councillor Lovelace, seconded by Councillor Blackburn

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

MOVED by Deputy Mayor Outhit, seconded by Councillor Blackburn

**THAT North West Community Council:**

- 1. Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated October 19, 2020; and**
- 2. Require the amending development 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.**

**MOTION PUT AND PASSED.**

## **10.2 VARIANCE APPEAL HEARINGS**

### **10.2.1 Case 22841: Appeal of Site Plan Approval – 20 Majesty Court, Hammonds Plains**

The following was before Community Council:

- Staff recommendation report dated January 26, 2021
- A staff presentation dated February 8, 2021
- Correspondence from Donald Vincent

Rachael Groat, Planner I, Land Development & Subdivision, presented case 22841. The site plan application complies with the requirements of the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law. A letter of appeal of the site plan approval was received from five people in the neighborhood and does not object to the granting of the site plan approval. Traffic was noted as one of the grounds for appeal, as a result a traffic impact statement was submitted, and no negative traffic impacts were revealed.

Community Council asked why a traffic impact statement was not submitted initially. Thea Langille, Principal Planner, Rural Policy & Applications, confirmed that traffic is not part of the site plan approval process.

**Lorna Deveau, Hammonds Plains**, Appellant, expressed concerns around traffic and the need for traffic lights at the Hammonds Plains Road intersection. It was noted that there are no crossings signals or crosswalks in place to cross the Hammonds Plains Road.

MOVED by Councillor Lovelace, seconded by Deputy Mayor Outhit

**THAT Community Council extend the meeting past 9:00 p.m.**

**MOTION PUT AND PASSED.**

**Matthew Canning**, Respondent, indicated that the application has been in process since last February and they would like to move forward. It was noted that the traffic impact statement took peak a.m. and p.m. times into consideration.

MOVED by Councillor Blackburn, seconded by Deputy Mayor Outhit

**THAT the Appeal Hearing be closed.**

**MOTION PUT AND PASSED.**

The Chair declared the Appeal Hearing Closed.

MOVED by Councillor Lovelace, seconded by Councillor Blackburn

**That the appeal be allowed.**

**MOTION PUT AND DEFEATED.**

Decision of the Development Officer upheld.

Community Council noted that while they may wish to consider the appellant's traffic concerns Community Council is limited to the provisions of the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law (LUB). The site plan application meets all the LUB requirements.

**11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**11.1 Correspondence**

The Legislative Assistant noted that correspondence was received for items 10.1.1 and 10.2.1. This correspondence was circulated to the Committee.

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

**11.2 Petitions – none**

**11.3 Presentations - none**

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

**13. REPORTS**

**13.1 STAFF**

**13.1.1 Case 23086: Land Use By-law Amendment for Site B, Fall River**

The following was before Community Council:

- Staff recommendation report dated February 2, 2021

Thea Langille, Principal Planner, Current Planning indicated this location is centrally located within Fall River and the planning allows for residential complexes to age in place. The developer would like to incorporate a nursing home into the development.

MOVED by Councillor Lovelace, seconded by Councillor Blackburn

**THAT the North West Community Council give First Reading to consider approval of the proposed amendment to the Land Use By-law for Planning Districts 14 and 17, as set out in Attachment A of the staff report dated February 2, 2021, to permit Nursing Homes in the RLRC (River-lakes Residential Campus) Zone on Opportunity Site B in Fall River and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**13.2 MEMBERS OF NORTH WEST COMMUNITY COUNCIL**

**13.2.1 – Councillor Blackburn – Amendments to the Sackville Community Bursary Awards**

MOVED by Councillor Blackburn, seconded by Councillor Lovelace

**THAT North West Community Council direct staff to prepare a report and recommendation for Community Council to effect amendments to the Sackville Community Award in order to remove Clause 4 – An applicant who has received a major scholarship of one thousand dollars (\$1,000) or more is ineligible for a Sackville Community Award, and that this amendment be made retroactive to the 2019/20 school-year term.**

It was noted there were issues with the scholarship and several students missed out as a result.

**MOTION PUT AND PASSED.**

**13.2.2 Councillor Blackburn – Planning Provisions and Regulations for Agricultural, Commercial and Recreational Uses in Lucasville**

MOVED by Councillor Blackburn, seconded by Councillor Lovelace

**THAT North West Community Council request an information report outlining the planning provisions and regulations for agricultural uses and commercial recreation uses within the Municipal Planning Strategy and Land Use By-law for the Lucasville area. The report should include the scope and intensity of these land uses within the community and regulations to mitigate conflict between allowable uses in the area.**

There were concerns expressed around a community horse farm in the area and staff are going to undertake a review of the Land Use By-law for Lucasville to ensure the community is recognized for what it is today and not what it was decades ago. Residents do want intensive agricultural uses to be allowed.

**MOTION PUT AND PASSED.**

**14. MOTIONS - NONE**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS**

**16.1 Case 23274: Secondary and Backyard Suites - Housekeeping Amendments**

Jillian MacLellan, Planner III, Regional Planning indicated the amendments are to correct typos and incorrect reference numbers that were missed initially.

MOVED by Councillor Lovelace, seconded by Lisa Blackburn

**THAT North West Community Council**

**1. Give first reading to consider approval of the proposed amendments to the Land Use By-Laws for Bedford, Planning Districts 1 & 3 and Sackville Drive as set out in Attachment B to the Staff Report dated January 2, 2021 to complete housekeeping amendments to the provisions regarding secondary and backyard suites and schedule a public hearing.**

**2. Give first reading to consider approval of the proposed amendments to the Land Use By-Law for Halifax Mainland, as set out in Attachment D to the Staff Report dated January 2, 2021 to complete housekeeping amendments to the provisions relating to secondary and backyard suites and schedule a joint public hearing with Halifax and West Community Council.**

**MOTION PUT AND PASSED.**

**17. NOTICES OF MOTION - NONE**

**18. DATE OF NEXT MEETING – March 8, 2021**

**19. ADJOURNMENT**

The meeting was adjourned at 9:36 p.m.

Alicia Wall  
Legislative Support