



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

PRESENT: Councillor Paul Russell, Chair  
Councillor Lisa Blackburn, Vice Chair  
Deputy Mayor Tim Outhit  
Councillor Pam Lovelace  
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 Community Council adjourned at 8:17 p.m.*

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES – February 8, 2021**

MOVED by Councillor Lovelace, seconded by Deputy Mayor Outhit

**THAT the minutes of February 8, 2021 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

*Additions - NONE*

*Deletions:*

Item 13.1.3 - Case 22143 Development Agreement 120 Day Extension Charleswood, Windsor Junction

Community Council agreed to consider item 13.1.1 after item 13.1.4.

MOVED Deputy Mayor Outhit, seconded by Councillor Lovelace

**THAT the Order of Business be approved as amended.**

**MOTION PUT AND PASSED.**

Two-third majority vote required.

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

The following was before Community Council:

- A staff recommendation report dated February 2, 2021
- A staff presentation dated March 8, 2021
- An applicant presentation dated March 8, 2021
- Correspondence from Stephanie Dixon, Nigel Thorpe, Christine Mirabelli, Doris Bishop, Gordon Wolfe, Blaine Rooney, Pauline Rooney, Elaine Morrow, Bill Morrow, Al Bryant, Anne Bryant, Wade Dunford, Donna MacNeil and Tim Daly

Maria Jacobs, Planner II, Rural Policy & Applications, presented case 23086. The proposal is to allow a nursing home as a permitted use. The site is zoned River-lakes Residential Campus (RLRC), is approximately 49 acres in size and is accessed off of Fall River Road. This type of use will allow people in the community to age in place.

Public engagement was achieved through a mailout notification, webpage and public consultation. Concerns raised by the public included housing affordability, traffic, blasting and water table impacts and the scale of the development. A copy of the staff presentation is on file.

Community Council shared the concerns of the public around impacts on the water table and blasting.

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

Ron Pachal, Vision 7 Developments, stated they were approached by Northwood last summer to see if there was interest in developing a nursing home. The main concept of the development is to provide a housing alternative to people aged 55+ to have the ability to age in place, in their community. It was noted that various studies including traffic, stormwater, drainage, etc. would be submitted at the permitting stage and that the intention is to keep blasting to a minimum. The importance of landscaping was also noted. A copy of the presentation is on file

Community Council inquired as to who determines bed occupancy.

Janet Simm, Chief Executive Officer, Northwood, indicated the Province determines bed occupancy. Efforts are made to give people one of their top three choices.

MOVED by Councillor Lovelace, seconded by Deputy Mayor Outhit

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

Community Council expressed support for the proposal and agreed there is a need for long term care in this area.

MOVED by Councillor Deagle Gammon, seconded by Councillor Lovelace

**THAT North West Community Council adopt the 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.**

**MOTION PUT AND PASSED.**

**10.1.2 Case 23274: Secondary and Backyard Suites - Housekeeping Amendments to the Land Use By-Laws for Bedford, Planning Districts 1 & 3 and Sackville Drive**

The following was before Community Council:

- A staff recommendation report dated January 4, 2021
- A staff presentation dated March 8, 2021

Meaghan Dalton, Planner I, Regional & Community Policy, presented case 23274. The amendments are required in order to correct typos and incorrect section references found by staff in various Land Use By-laws.

MOVED by Councillor Lovelace, seconded by Deputy Mayor Outhit

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

MOVED by Deputy Mayor Outhit, seconded by Councillor Blackburn

**THAT North West Community Council adopt the proposed amendments to the Land Use By-laws for Bedford, Planning Districts 1 & 3 and Sackville Drive as set out in Attachment B of the staff report dated January 4, 2021.**

**MOTION PUT AND PASSED.**

**10.2 VARIANCE APPEAL HEARINGS - NONE**

**11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**11.1 Correspondence**

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

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

**11.2 Petitions**

A petition was tabled by Councillor Lovelace regarding case 22547 - Winslow Drive, Upper Tantallon containing approximately 48 signatures.

**11.3 Presentations – NONE**

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

**13. REPORTS**

**13.1 STAFF**

**13.1.1 Case 22703: Amendments to Development Agreement for lands on Walker Service Road, Lower Sackville**

The following was before Community Council:

- A staff recommendation report dated February 12, 2021

Paul Sampson, Planner II, Urban Enabled Applications, indicated that the proposal is to allow the construction of two 56-unit apartment buildings and the retention of two single family dwelling lots. The public parkland is being removed.

Public engagement was achieved through a mailout, webpage, and a Public Information Meeting. North West Planning Advisory Committee was in favour of the application which included a public parkland component at that time. Subsequent to the submission of the staff report dated February 12, 2021 to Community Council, staff discovered that HRM does not have the authority to accept the parkland. Accordingly, the wording of recommendation #1 in the staff report needs to be modified to remove "public parkland".

Community Council indicated a need for housing in this area and was supportive of the application.

MOVED by Councillor Russell, seconded by Deputy Mayor Outhit

**THAT North West Community Council give notice of motion to consider the proposed amending development agreement, as set out in Attachment A of the staff report dated February 12, 2021, to permit two 56-unit apartment buildings and two single-unit dwellings at 26 and 34 Walker Service Road, and lands with PID 40699829 and 40124398, Lower Sackville and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**13.1.2 Supplemental Report for Case 19117 - Old Truro Road Enfield**

The following was before Community Council:

- A staff supplementary recommendation report dated February 22, 2021

Thea Langille, Principal Planner, Rural Policy & Applications, indicated this supplementary report was being tabled further to Community Council's request at its December 14, 2020 meeting when the public hearing of Case 19117 was deferred to Community Council's April 12, 2021 meeting.

#### **13.1.4 Amendments to the Sackville Community Bursary Awards**

The following was before Community Council:

- A staff recommendation report dated February 18, 2021

The amendments are to clarify information with respect to qualification criteria for the Sackville Community Bursary awards.

MOVED by Councillor Blackburn, seconded by Deputy Mayor Outhit

**THAT the North West Community Council adopt the amendment to the Sackville Community Award as set out in Attachment 2 of the staff report dated February 18, 2021.**

**MOTION PUT AND PASSED.**

Councillor Blackburn assumed the Chair.

#### **13.2 MEMBERS OF NORTH WEST COMMUNITY COUNCIL**

##### **13.2.1 – Councillor Russell - Amendment of Sackville Drive Land Use Bylaw**

This request for a staff report involves lands on the Beaver Bank Connector and Sackville Drive, PIDs 40092777 and 40092769, which are zoned LS and DC-3. The LUB allows access via the LS zone to the DC-3 for existing multi-unit dwellings but not for new multi-unit dwellings. The result is that the new development, zoned DC-3, can be entered via the Beaver Bank Connector but there is no ability to leave the property across the LS zone lands. A broad amendment is preferred so that the LUB will allow access via the LS zone to buildings in the DC-3 zone to both existing and new multi-unit buildings.

MOVED by Councillor Russell, seconded by Councillor Lovelace

**THAT North West Community request a staff report to consider amendments for the Sackville Drive Land Use By-law to allow access to multi-unit dwellings across LS (Large Scale Commercial) Zone lots.**

**MOTION PUT AND PASSED.**

Councillor Russell resumed the Chair.

#### **14. MOTIONS – NONE**

#### **15. IN CAMERA (IN PRIVATE) – NONE**

#### **16. ADDED ITEMS – NONE**

#### **17. NOTICES OF MOTION – NONE**

#### **18. DATE OF NEXT MEETING – April 12, 2021**

#### **19. ADJOURNMENT**

The meeting was adjourned at 8:17 p.m.

**North West Community Council Special Meeting Minutes  
March 8, 2021**

Alicia Wall  
Legislative Support