



**NORTH WEST COMMUNITY COUNCIL  
SPECIAL MEETING  
September 13, 2021**

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

STAFF: Roxanne MacLaurin, Solicitor  
Andrea Lovasi-Wood, Legislative Assistant  
Liam MacSween, Legislative Assistant

*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 6:03 p.m. and adjourned at 7:54 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:03 p.m.

**2. APPROVAL OF MINUTES – August 9, 2021**

MOVED by Councillor Deagle-Gammon, seconded by Councillor Blackburn

**THAT the minutes of August 9, 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: None

MOVED by Councillor Blackburn, seconded by Councillor Lovelace

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

**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 23495: Amending Development Agreement for 3009 Highway 2, Fall River (PIDs 00526871 and 40500449)**

The following was before Community Council:

- A staff recommendation report dated June 28, 2021
- A staff presentation dated June 28, 2021
- Correspondence from Mark Tobin, Bob Burke, Helen Brooks and Don Walker, Stephanie Appleby-Jones.

Peter Nightingale, Planner II, Rural Policy & Applications, presented Case 23495: Amending Development Agreement for 3009 Highway 2, Fall River (PIDs 00526871 and 40500449). A copy of the staff presentation is on file.

Nightingale responded to questions of clarification from Community Council. in relation to provisions

within the development agreement for environmental monitoring of Lake Thomas, stormwater management, and public access to the lake. Nightingale provided further clarity on the rationale for granting a time extension for the development agreement.

The Chair opened the hearing at 6:44 p.m.

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

**Ron Nelson, on behalf of the applicant, R.I.N Hospitality Investments**, did not provide a formal presentation on Case 23495 but noted availability to respond to questions from Community Council.

Nelson responded to questions of clarification from Community Council indicating there are no specific plans for a boat launch on the subject property, explaining reasons for the time extension request, and advised that maintaining a hotel on the subject property is dependent on the direction provided by the group of investors for the project.

The Chair reviewed the rules of procedure for public hearings and called for the registered speaker.

**Stephanie Appleby-Jones, of Fall River**, raised concerns with the proposed development advising of the detrimental impact of the project on Lake Thomas which is already experiencing environmental challenges. Appleby-Jones cited increasing numbers of fossil fuel burning vehicles in the community and boats on the lake. Appleby-Jones concluded by raising concern of the impact of construction on nearby homeowners.

There were no further speakers registered to speak on Case 23495.

Peter Nightingale responded to questions of clarification from Community Council.

Ron Nelson responded to points raised during the public hearing, advising that Lake Thomas is the most important asset to the development proposal and every effort will be made to ensure its wellbeing and that measures will be taken to lessen the impact of construction on neighbouring properties.

MOVED by Councillor Deagle-Gammon, seconded by Councillor Blackburn

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing was closed at 7:12 p.m.

MOVED by Councillor Deagle-Gammon, 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 June 28, 2021; 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.**

As set out in section 20 of Appendix A – Procedures for Public Hearings, Administrative Order One,

*Respecting the Procedures of the Council*, Deputy Mayor Outhit did not vote.

## **10.2 VARIANCE APPEAL HEARING – NONE**

## **11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **11.1 Correspondence**

Correspondence was received and circulated for items 10.1.1.

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

### **11.2 Petitions – NONE**

### **11.3 Presentation – NONE**

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

## **13. REPORTS**

### **13.1 STAFF**

#### **13.1.1 Case 21639: Margeson Drive Master Plan - Margeson Drive and the Highway #101 Interchange, Middle Sackville – Public Participation Program**

The following was before Community Council:

- A supplementary staff recommendation report dated June 14, 2021

MOVED by Councillor Blackburn, seconded by Deputy Mayor Outhit

**THAT North West Community Council create a Public Participation Committee for Case 21639, which shall be substantially similar per the revised terms of reference as circulated at the September 13, 2021 meeting of the North West Community Council.**

Shayne Vipond, Planner III, Rural Policy and Applications provided a presentation on Case 21639 and responded to questions of clarification from North West Community Council. A copy of the staff presentation is on file.

Deputy Mayor Outhit proposed that after the selection of members from the North West Planning Advisory Committee that the selection of the remaining members of the Public Participation Committee be limited to residents from Districts 13, 14 and 15. As provided for in section 53 (2) of Administrative Order One, Respecting the Procedures of the Council, the amendment was accepted as friendly.

The motion before Council now reads:

MOVED by Councillor Blackburn, seconded by Deputy Mayor Outhit

**THAT North West Community Council create a Public Participation Committee for Case 21639, which shall be substantially similar per the revised terms of reference as circulated at the September 13, 2021 meeting of the North West Community Council, and the terms of reference for the Public Participation Committee shall provide that after the selection of members from the North West Planning Advisory Committee that the selection of the remaining members of the Public Participation Committee be limited to residents from Districts 13, 14 and 15.**

**MOTION AS AMENDED PUT AND PASSED.**

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

#### **13.2.1 Councillor Lovelace - Improvements to Lucasville – Hammonds Plains Intersection**

The following was before Community Council:

- A request for consideration form from Councillor Lovelace

MOVED by Councillor Lovelace, seconded by Councillor Blackburn

**THAT North West Community Council recommend that Regional Council request a staff report on the intersection of Hammonds Plains and Lucasville roads to include:**

- 1. Recommendations to upgrade the intersection to ease the congestion of both west bound and east bound traffic.**
- 2. Appropriately plan for transit in this intersection; and**
- 3. Increase pedestrian safety in this intersection.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Lovelace, seconded by Councillor Blackburn

**THAT North West Community Council request a staff report on lifting the restrictions in Schedule J of the Hammonds Plains, Beaver Bank and Upper Sackville Land Use By-law, entitled “Beaverbank / Hammonds Plains Growth Control Areas”, to permit new connector roads off Hammonds Plains.**

**MOTION PUT AND PASSED.**

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

There were no registered speakers for public participation.

**19. DATE OF NEXT MEETING – October 4, 2021**

**20. ADJOURNMENT**

The meeting was adjourned at 7:54 p.m.

Liam MacSween  
Legislative Support