



**HALIFAX AND WEST COMMUNITY COUNCIL  
MINUTES  
NOVEMBER 16, 2021**

PRESENT: Councillor Lindell Smith, Chair  
Councillor Patty Cuttell, Vice Chair  
Councillor Kathryn Morse  
Councillor Shawn Cleary  
Councillor Waye Mason  
Councillor Iona Stoddard

STAFF: Meg MacDougall, Solicitor  
Haruka Aoyama, 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 7:18 p.m.*

## **1. CALL TO ORDER**

The Chair called the meeting to order at 6:00 p.m., in Council Chambers, 1841 Argyle Street, City Hall, Halifax.

### **1.1 Annual Election of Chair and Vice Chair**

Haruka Aoyama, Legislative Assistant called for nominations for the position of Chair of the Halifax and West Community Council.

MOVED by Councillor Cleary, seconded by Councillor Mason

**THAT Councillor Smith be nominated Chair of the Halifax and West Community Council.**

**MOTION PUT AND PASSED.**

Councillor Smith accepted the nomination for Chair.

Haruka Aoyama called three times for any further nominations. There being none, Councillor Smith was declared Chair of the Halifax and West Community Council.

Councillor Smith assumed the position of Chair and called for nominations for the position of Vice Chair of the Halifax and West Community Council.

MOVED by Councillor Morse, seconded by Councillor Mason

**THAT Councillor Cuttell be nominated Vice Chair of the Halifax and West Community Council.**

**MOTION PUT AND PASSED.**

Councillor Cuttell accepted the nomination.

The Chair called three more times for any further nominations for the position of Vice Chair of the Halifax and West Community Council. There being none, Councillor Cuttell was declared Vice Chair of the Halifax and West Community Council.

## **2. APPROVAL OF THE MINUTES – October 12, 2021**

MOVED by Councillor Cleary, seconded by Councillor Mason

**THAT the minutes of October 12, 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 Mason, seconded by Councillor Cleary

**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 - NONE**

**11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**11.1 Correspondence**

The Legislative Assistant noted that correspondence was received for item 13.1.1 & 13.1.3, and this correspondence was circulated to Community Council.

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**

**13.1.1 Case 22890: Land Use By-Law amendment for 48 and 50 Old Sambro Road, Halifax**

The following was before Community Council:

- Staff recommendation report dated November 1, 2021
- Staff presentation dated November 16, 2021
- Correspondence from Cathy Vaughan, Deborah Hall, Jeanette Booth, Johanne McKee, Ian McKee, Kathleen Hall, Laurie DuBreuil, Margo Kerr, Lorna Brown and Ashley Sellick, Philip Howard and Leslie Randall, Coleen Nolan, Donna Morrissey, Pamela Cole, and Tasso Dikaos

Jennifer Chapman, Planner III, Current Planning, gave a presentation on Case 22890 and responded to questions of clarification from Community Council.

Maggie Holm, Principal Planner, Current Planning, provided further clarification to Community Council indicating that survey requirements would be determined at the permitting stage.

MOVED by Councillor Cuttall, seconded by Councillor Cleary

**THAT Halifax and West Community Council give First Reading to consider approval of the proposed amendment to the Land Use By-law for Halifax Mainland, as set out in Attachment A of the staff report dated November 1, 2021, to rezone the lands at 48 and 50 Old Sambro Road, Halifax from the R-2P (General Residential) Zone to the R-3 (General Residential and Low-Rise Apartment) Zone, and schedule a public hearing.**

MOVED by Councillor Cuttall, seconded by Councillor Morse

**THAT item 13.1.1 be deferred until a supplemental staff report is received that includes a survey on the buffer setback given the slope of the site.**

**MOTION PUT AND DEFEATED.**

The motion before Community Council now reads:

**THAT Halifax and West Community Council give First Reading to consider approval of the proposed amendment to the Land Use By-law for Halifax Mainland, as set out in Attachment A of the staff report dated November 1, 2021, to rezone the lands at 48 and 50 Old Sambro Road, Halifax from the R-2P (General Residential) Zone to the R-3 (General Residential and Low-Rise Apartment) Zone, and schedule a public hearing.**

**MAIN MOTION PUT AND DEFEATED.**

Concern was raised regarding the lack of accuracy around watercourse setback requirements due to the slope of the site and the environmental implications regarding health of the watersheds.

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

The following was before Community Council:

- Staff recommendation report dated October 18, 2021

MOVED by Councillor Cuttell, seconded by Councillor Stoddard

**THAT Halifax and West Community Council grant an extension of 120 days to the requirement that the development agreement for Case 22051, approved by Halifax and West Community Council on March 30, 2021, be signed by the property owner within 240 days from the date of final approval of said agreement by Council and any other bodies as necessary, including applicable appeal periods whichever is later. If the development agreement is not signed by the property owner within 360 days from that time the approval of the development agreement shall be void and any obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**13.1.3 Case 20401: Updating the Planning Documents for Bedford West Sub Area 10, Kearney Lake Road, Bedford and Halifax**

The following was before Community Council:

- Staff recommendation report dated October 25, 2021
- Staff presentation dated November 16, 2021
- Correspondence from Clayton Developments Limited

Jacqueline Belisle, Planner II, Rural Policy and Applications gave a presentation on Case 20401 and responded to questions of clarification from Community Council.

Miles Agar, Principal Planner, Regional Planning responded to questions of clarification from Community Council.

MOVED by Councillor Morse, seconded by Councillor Mason

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

- 1. Give First Reading to consider the proposed amendments to the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law as set out in Attachments A and B of the staff report dated October 25, 2021, to enable development of Bedford West Sub Area 10, Kearney Lake Road, and schedule a public hearing; and**
- 2. Adopt the proposed amendments to the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law as set out in Attachments A and B of the staff report dated October 25, 2021.**

**MOTION PUT AND PASSED.**

### **13.2 HERITAGE ADVISORY COMMITTEE**

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

The following was before Community Council:

- Heritage Advisory Committee report dated November 12, 2021 with attached staff recommendation report dated October 19, 2021

MOVED by Councillor Stoddard, seconded by Councillor Mason

**THAT Halifax and West Community Council 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.**

**MOTION PUT AND PASSED.**

### **13.3 MEMBERS OF COMMUNITY COUNCIL – NONE**

### **14. MOTIONS - NONE**

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

### **16. ADDED ITEMS – NONE**

### **17. PUBLIC PARTICIPATION - NONE**

### **18. DATE OF NEXT MEETING – December 15, 2021**

### **19. ADJOURNMENT**

The meeting was adjourned at 7:18 p.m.

Alicia Wall  
Legislative Support