



**HALIFAX AND WEST COMMUNITY COUNCIL  
MINUTES  
DECEMBER 15, 2021**

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

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 moved into an In Camera (In Private) session at 7:34 p.m. Community Council reconvened at 7:43 p.m. and adjourned at 7:45 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 TABLING OF 2021 ANNUAL REPORT**

The following was before Community Council:

- Staff recommendation report dated December 10, 2021

MOVED by Councillor Mason, seconded by Councillor Cleary

**THAT Halifax and West Community Council accept the 2021 Halifax and West Community Council Annual Report as presented.**

**MOTION PUT AND PASSED.**

- **Public Participation of Annual Report**

The Chair opened the floor for members of the public to address Halifax and West Community Council on the 2021 Annual Report. There were no speakers.

## **2. APPROVAL OF THE MINUTES – November 16, 2021**

MOVED by Councillor Cleary, seconded by Councillor Stoddard

**THAT the minutes of November 16, 2021 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

Community Council agreed to consider Item 17 Public Participation before Item 15 In Camera.

Additions: None

Deletions: None

MOVED by Councillor Cleary, seconded by Councillor Mason

**THAT the agenda 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 Hearing**

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

The following was before Community Council:

- Staff recommendation report dated October 19, 2021
- Heritage Advisory Committee recommendation report dated November 12, 2021
- Staff presentation dated December 15, 2021
- Applicant presentation dated December 15, 2021
- Correspondence from Devin Kowalski and David Banks

Brittney MacLean, Planner II, Current Planning gave a presentation on Case 22879 and responded to questions of clarification from Halifax and West Community Council.

The hearing opened at 6:42 p.m.

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

**Chris Markides, ZZap Consulting Inc., on behalf of Armco Capital Inc, Applicant**, presented to Community Council indicating Armco purchased the abutting land in 2015 to add to the development. It was also noted changes were made to buffers to address concerns from the community.

Chris Markides, ZZap Consulting Inc., and Marc Ouellet, Armco Communities, responded to questions of clarification from Community Council.

The Chair reviewed the rules of procedure for public hearings and opened the public hearing for anyone wishing to speak on the matter; there were none. The Chair called three times for any members of the public wishing to speak on the matter, there were none present.

MOVED by Councillor Cleary, seconded by Councillor Stoddard

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

The public hearing closed at 6:57 p.m.

MOVED by Councillor Stoddard, seconded by Councillor Cleary

**THAT Halifax and 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 October 19, 2021 report; and**
- 2. Require the 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.**

The following amendment was proposed:

MOVED by Councillor Stoddard, seconded by Councillor Morse

3. That Halifax and West Community Council request the Development Officer investigate the opportunity to include the phase 2 property along St. Margaret's Bay Road to be incorporated as HRM parkland for future trail head parking lot access to serve as a gateway access with interpretive panels to the heritage significance of the area.
4. That Halifax and West Community Council recommend that Regional Council direct the Chief Administrative Officer to consider street and park names that are reflective of Beechville's heritage

**MOTION TO AMEND PUT AND PASSED.**

The motion as amended now reads:

MOVED by Councillor Stoddard, seconded by Councillor Cleary

**THAT Halifax and 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 October 19, 2021 report;
2. Require the 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;
3. Request the Development Officer investigate the opportunity to include the phase 2 property along St. Margaret's Bay Road to be incorporated as HRM parkland for future trail head parking lot access to serve as a gateway access with interpretive panels to the heritage significance of the area; and
4. Recommend that Regional Council direct the Chief Administrative Officer to consider street and park names that are reflective of Beechville's heritage.

**MOTION AS AMENDED PUT AND PASSED.**

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

### **11.1 Correspondence**

The Legislative Assistant noted that correspondence was received for items 10.1.1, 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 Proposed 2022 Meeting Schedule**

MOVED by Councillor Cleary, seconded by Councillor Mason

**THAT Halifax and West Community Council approve the proposed 2022 Halifax and West Community Council meeting schedule as outlined in the staff memorandum.**

**MOTION PUT AND PASSED.**

**13.1.2 Case 23120: Halifax Mainland Land Use By-law Amendments to Change the R-2 Zone Requirements for Semi-Detached Dwellings in Mainland South**

The following was before Community Council:

- Staff recommendation report dated November 3, 2021
- Staff presentation dated December 15, 2021

Meaghan Maund, Planner II Current Planning, gave a presentation on Case 23120 and responded to questions of clarification from Halifax and West Community Council.

MOVED by Councillor Cleary, seconded by Councillor Cuttell

**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 3, 2021, to reduce the side yard setback and separation distance requirements for semi-detached dwellings in the R-2 Zone in Mainland South and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**13.1.3 Case 23555: Discharging Development Agreement for property at 5885 Spring Garden Road, Halifax**

The following was before Community Council:

- Staff recommendation report dated June 3, 2021

MOVED by Councillor Mason, seconded by Councillor Cleary

**THAT Halifax and West Community Council:**

1. **Approve, by resolution, the Discharging Agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated June 3, 2021; and**
2. **Require the Discharging 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.**

**13.1.4 Land Use By-law amendment for front yard setbacks in the C-2C (Dutch Village Road Mixed-Use) Zone**

The following was before Community Council:

- Staff recommendation report dated November 12, 2021

MOVED by Councillor Morse, seconded by Councillor Cleary

**THAT Halifax and West Community Council give First Reading to consider approval of the proposed amendments to the C-2C (Dutch Village Road Mixed Use) Zone of the Land Use By-law for Halifax Mainland, as set out in Attachment A of the staff report dated November 12, 2021, to increase the minimum required front and flanking yard setbacks and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**13.1.5 Cases 23746 & 22896: MPS and Development Agreement Amendments for Seton Ridge - Bedford Highway, Seton Road & Lacewood Drive, Halifax**

The following was before Community Council:

- Staff recommendation report dated November 29, 2021

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 (MPS) for the Seton Ridge neighbourhood, as set out in Attachment A of the staff report dated November 29, 2021, to allow for the elimination of a required walkway connection to Bayview Road, Halifax, and schedule a public hearing; and**
- 2. Approve the proposed amendments to the Halifax MPS for the Seton Ridge neighbourhood, as set out in Attachment A of the staff report dated November 29, 2021.**

**It is further recommended that Halifax and West Community Council give Notice of Motion to consider the proposed amending development agreements, as set out in Attachments B1 and B2 of the staff report dated November 29, 2021, to allow changes to the Seton Ridge mixed-use neighbourhood at Bedford Highway, Seton Road and Lacewood Drive, Halifax. The public hearing for the proposed amending development agreements shall be held concurrently with the public hearing referenced in Recommendation 1.**

**MOTION PUT AND PASSED.**

**14. MOTIONS - NONE**

**15. IN CAMERA (IN PRIVATE)**

**15.1 Personnel Matter – Private and Confidential Report**

MOVED by Councillor Cleary, seconded by Councillor Cuttall

**THAT Halifax and West Community Council convene to in camera to discuss the matter.**

**MOTION PUT AND PASSED.**

This matter was dealt with In Camera (In Private) and ratified in public as follows:

MOVED by Councillor Mason, seconded by Councillor Cleary

**THAT the Halifax and West Community Council recommend Regional Council make appointments to Halifax Peninsula Planning Advisory Committee as discussed during the In Camera (In Private) session.**

**MOTION PUT AND PASSED.**

**16. ADDED ITEMS – NONE**

**17. PUBLIC PARTICIPATION**

**Adrienne Malloy**, of Halifax, is concerned about the lack of public knowledge regarding a west end development. People want to know what stage this development is at and want to ensure there is a process in place for public input. The community is concerned about what is being seen in the media.

Councillor Cleary assured public engagement will take place and will reach out to the resident to discuss further concerns.

**18. DATE OF NEXT MEETING – January 18, 2022**

**19. ADJOURNMENT**

The meeting was adjourned at 7:45 p.m.

Alicia Wall  
Legislative Support