



**NORTH WEST COMMUNITY COUNCIL  
MINUTES  
FEBRUARY 28, 2022**

**PRESENT:** Councillor Paul Russell, Chair  
Deputy Mayor Pam Lovelace, Vice Chair  
Councillor Lisa Blackburn  
Councillor Tim Outhit  
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 6:02 p.m., North West Community Council adjourned at 7:44 p.m.*

**1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

The Chair called the meeting to order at 6:02 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

**2. APPROVAL OF MINUTES – January 17, 2022**

MOVED by Councillor Deagle Gammon, seconded by Deputy Mayor Lovelace

**THAT the minutes of January 17, 2022 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

MOVED by Councillor Outhit, seconded by Councillor Deagle Gammon

**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**

**8.1 Case 22732: Development Agreement for lands off Kenwood Avenue, Hammonds Plains – Supplementary Report – Deferred December 13, 2021**

The following was before North West Community Council:

- Supplementary staff report dated January 18, 2022
- Staff report dated October 14, 2021
- Memorandum from the North West Planning Advisory Committee dated July 26, 2021
- Memorandum from the North West Planning Advisory Committee dated September 8, 2020
- Correspondence from Heather Grandy, Daniela Alonso Ruiz, Miguel Angel Padilla, Megan Boudreau, Cindy Freeman, Alison Stone, Greg Dauphinee, Colleen Admon, Tracey Laing and KerryLynn McGrath
- Staff presentation dated December 13, 2021
- Applicant presentation dated December 13, 2021

Thea Langille, Principal Planner, Current Planning, responded to questions of clarification from North West Community Council.

MOVED by Deputy Mayor Lovelace, seconded by Councillor Blackburn

**THAT North West Community Council:**

- 1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated October 14, 2021; and**
- 2. Require the 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.**

**9. NOTICES OF TABLED MATTERS – NONE**

**10. HEARINGS**

**10.1 PUBLIC HEARINGS – 6:00 p.m.**

**10.1.1 Case 23058: Development Agreement for vacant lot on Sackville Drive at Millwood Drive (PID 40109308), Middle Sackville**

The following was before North West Community Council:

- Staff recommendation report dated December 14, 2021
- Memorandum from North West Planning Advisory Committee dated May 25, 2021
- Correspondence from Jane MacLaren and Jim MacLaren, Tara Nickerson, Theresa Scratch, Steve Thurbide, Chad Nippard, Robert Burke
- Staff presentation dated February 28, 2022
- Applicant presentation dated February 28, 2022

Dean MacDougall, Planner II, Current Planning gave a presentation on case 23058 and responded to questions of clarification from North West Community Council with respect to school capacity and compatibility with the existing neighborhood.

The Chair opened the hearing and invited the applicant to come forward and address North West Community Council.

The hearing opened at 6:30 p.m.

**Shelley Dickey, Marchand Developments Limited** spoke on behalf of the applicant, indicating two 50-unit buildings containing one and two bedroom suites are being proposed.

**Kevin Marchand, Applicant** was supportive of the recommendations put forth by HRM staff and the North West Planning Advisory Committee and noted the entry points to the development are designed to have minimal impact on traffic.

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

**Chad Nippard, Middle Sackville** expressed concerns with respect to the impact on the resale values of homes on Baker Drive, loss of privacy and mature trees, and the impact on schools.

**Steve Thurbide, Middle Sackville** noted that schools in the area are at capacity and the traffic study should be updated to reflect current traffic levels.

Dickey responded to the speakers indicating that the privacy on Baker Drive and minimizing impacts on traffic are priorities.

MOVED by Councillor Outhit, seconded by Deputy Mayor Lovelace

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 7:05 p.m.

MacDougall provided some additional clarification with respect to the traffic study.

MOVED by Councillor Blackburn, seconded by Deputy Mayor Lovelace

**THAT North West Community Council:**

- 1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated December 14, 2021; 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.**

**MOTION PUT AND PASSED.**

## **10.2 VARIANCE APPEAL HEARING - NONE**

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

### **11.1 Correspondence**

Correspondence was received and circulated for items 10.1.1 and 11.3.1.

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

### **11.2 Petitions - None**

### **11.3 Presentations**

#### **11.3.1 An Outdoor Community Recreational and Teaching Facility – Rita Nigam and Cory Bell, HRM Northern Suburban Area Community Turf Committee**

The following was before North West Community Council:

- Correspondence from Rita Nigam, President, HRM Northern Suburban Area Community Turf Committee
- Presentation dated February 28, 2022

Rita Nigam, on behalf of the HRM Northern Suburban Area Community Turf Committee presented about the proposed recreation and teaching facility, indicating they would like to see Regional Council support this project, and noted the lands are currently owned by the Halifax Regional Centre for Education.

Nigam responded to questions of clarification from North West Community Council.

Cory Bell, on behalf of the HRM Northern Suburban Area Community Turf Committee spoke to the associated financial considerations and responded to questions of clarification from North West Community Council.

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

## **13. REPORTS**

### **13.1 STAFF**

Councillor Russell stepped down from the Chair and Deputy Mayor Lovelace assumed the Chair.

#### **13.1.1 Case 23812: Development Agreement for 216 and 218 Cobequid Road, Lower Sackville**

The following was before North West Community Council:

- Staff recommendation report dated January 19, 2022

MOVED by Councillor Russell, seconded by Councillor Blackburn

**It is recommended 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 January 19, 2022, to add lands to the site enabling balconies, and schedule a public hearing.**

**MOTION PUT AND PASSED**

Councillor Russell resumed the Chair.

**13.1.2 Case 23834: Development Agreement for 5 Bridle Path, Hammonds Plains**

The following was before North West Community Council:

- Staff recommendation report dated February 8, 2022

MOVED by Deputy Mayor Lovelace, seconded by Councillor Outhit

**THAT North West Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated February 8, 2022, to allow the expansion of a commercial recreation use, "The Little Gym of Halifax" at 5 Bridle Path, Hammonds Plains, and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**14. MOTIONS - NONE**

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

**15.1 In Camera (In Private) Minutes – January 17, 2022**

This matter was dealt with in public.

MOVED by Deputy Mayor Lovelace, seconded by Councillor Blackburn

**THAT the In Camera (In Private) minutes of January 17, 2022 be approved as circulated.**

**MOTION PUT AND PASSED.**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION - NONE**

**18. PUBLIC PARTICIPATION - NONE**

**19. DATE OF NEXT MEETING – March 7, 2022 Special Meeting and March 21, 2022**

**20. ADJOURNMENT**

The meeting was adjourned at 7:44 p.m.

Alicia Wall  
Legislative Support