



**NORTH WEST COMMUNITY COUNCIL
SPECIAL MEETING
MINUTES
MARCH 7, 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.

The meeting was called to order at 6:03 p.m., and recessed at 7:33 p.m. North West Community Council reconvened at 7:40 p.m., recessed at 7:49 p.m. and reconvened at 7:55 p.m. North West Community Council adjourned at 9:07 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:03 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 THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

MOVED by Councillor Deagle Gammon, seconded by Deputy Mayor Lovelace

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

3. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

4. VARIANCE APPEAL HEARING

4.1 Case 23653: Appeal of Site Plan Approval – 1109 Fall River Road, PID 00506501

The following was before North West Community Council:

- Staff recommendation report dated February 15, 2022
- Consent forms authorizing Dave Hawboldt to serve as representative during the appeal hearing from Thomas Attebery and Debbie Attebery, Jaccob Bing and Sarah Bing, William Morrow and Elaine Morrow, Stephanie Dixon, Cheryl Geddes, Greg Gravel and Family, Kori MacCara, Theresa Brown and Keith Brown, Everett King, Roger Williamson and Lori Ferguson, Allison Jones and Peter Jones, Michael Barclay and Judy Barclay, Lindsay Fitzpatrick, Nadine Lamontagne and Mark Lamontagne, Shauna Houk, Nadine Strickey, Keiji Yamanaka, Andrea Pugsley-Connell and Greg Connell, Richard Bennett and Bethany Bennett, Anthony Whitman and Virginia Whitman, Robin Sherwood
- Staff presentation dated March 7, 2022
- Appellant presentation dated March 7, 2022
- Applicant presentation dated March 7, 2022

Trevor Creaser, Principal Planner & Development Officer, Current Planning presented Case 23653 indicating it is an opportunity site and spoke to the permitted uses, proposed site plan, approval criteria and points of appeal. Creaser responded to questions of clarification from North West Community Council.

Peter Duncan, Director, Infrastructure Planning, and Erin Macintyre, Director, Current Planning responded to questions of clarification from North West Community Council.

The Chair reviewed the rules of procedure for variance hearings, opened the hearing and invited the appellants to come forward and address North West Community Council.

The hearing opened at 6:29 p.m.

Natalie Hartt, Fall River, Appellant acknowledged the need for senior's housing but noted the proposal has changed since 2019. Concerns were expressed around the additional density, blasting, impacts on the water table, effluent being pumped into Lake Thomas and traffic.

Chastity McKinnon, Fall River, Appellant expressed concerns with respect to the additional density being proposed, effluent being pumped into Lake Thomas and the lack of information provided to the public with respect to the proposed changes.

Dave Hawboldt, Fall River, Appellant and representative of appellants through written consent, cited concerns regarding blasting, construction impacts, traffic, effluent being pumped into Lake Thomas, lack of information about the sewage treatment plant and the lack of notice provided to the public, and responded to questions of clarification from North West Community Council.

John Berringer, Fall River, Appellant noted there is limited transit access in the area and expressed concerns about parking, impacts on the water table and construction noise.

Colleen Menard, Windsor Junction, requested to be heard and advised North West Community Council that the close proximity of their property to the proposed development resulted in them being especially affected by the decision compared to the general public.

MOVED by Councillor Deagle Gammon, seconded Councillor Tim Outhit

THAT North West Community Council permit Colleen Menard to speak at this site plan approval appeal hearing.

MOTION PUT AND PASSED.

Colleen Menard, Windsor Junction, Appellant was concerned the development could negatively impact property values as well as the impacts on the Third Lake watershed. It was further noted this development would go against the community vision.

Carla Sutherland, Fall River, Appellant echoed concerns regarding impacts on the water table and would like to see baseline testing to ensure there are no negative impacts as a result of the construction.

Arni Lively, Fall River, requested to be heard and advised North West Community Council that the close proximity of their property to the proposed development resulted in them being especially affected by the decision compared to the general public.

MOVED by Councillor Deagle Gammon, seconded by Councillor Blackburn

THAT North West Community Council permit Arni Lively to speak at this site plan approval appeal hearing.

MOTION PUT AND PASSED.

Arni Lively, Fall River, Appellant sited concerns about the impacts on Lake Thomas and responded to questions of clarification from North West Community Council.

Mark Lamontagne, Fall River, Appellant noted concerns with respect to impacts on wildlife.

The Chair invited the Applicant to come forward to address North West Community Council.

Ron Pachal, on behalf of Vision 7 Developments, Applicant presented to North West Community Council and assured the proposed development will be a 55+ community and provide much needed housing and nursing home beds and responded to questions of clarification from North West Community Council.

Rick Gagne, on behalf of Vision 7 Developments, Applicant responded to questions of clarification from North West Community Council.

MOVED by Councillor Deputy Mayor Lovelace, seconded by Councillor Blackburn

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing was closed at 8:51 p.m.

MOVED by Deputy Mayor Lovelace, seconded by Councillor Deagle Gammon

THAT the meeting be extended past 9:00 p.m.

MOTION PUT AND PASSED.

Moved by Councillor Deagle Gammon, seconded Deputy Mayor Lovelace

THAT North West Community Council allow the appeal.

As provided for in section 93 of Administrative Order One, *Respecting the Procedures of the Council*, the vote on the motion was done by recorded vote.

MOTION PUT AND DEFEATED. (1 in favour, 5 against)

Decision of the Development Officer upheld.

In favour: Councillor Deagle Gammon

Against: Councillor Blackburn, Councillor Outhit, Deputy Mayor Lovelace, Councillor Russell

5. ADJOURNMENT

The meeting was adjourned at 9:07 p.m.

Alicia Wall
Legislative Support