



**NORTH WEST COMMUNITY COUNCIL  
MINUTES  
July 18, 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  
Eric Bowdridge, 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 6:01 p.m., and Community Council adjourned at 7:39 p.m.*

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

The Chair called the meeting to order at 6:01 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 – June 20, 2022**

MOVED by Councillor Outhit, seconded by Councillor Blackburn

**THAT the minutes of June 20, 2022 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 Deagle Gammon, seconded by Councillor Outhit

**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 – 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 21826: Amending Development Agreement for 771-819 Bedford Highway and 12-32 Esquire Lane, Bedford**

The following was before Community Council:

- Staff recommendation report dated June 1, 2022
- Staff presentation dated July 18, 2022
- Correspondence from Neil Muir

Notice of Motion was given on June 20, 2022.

Meaghan Maund, Planner III, Urban Enabled Applications provided an overview of Case 21826 and responded to questions of clarification from Community Council with respect to signage, proposed uses, parking and building height. In response to questions regarding if council was voting to accept an Encroachment Agreement for the proposed accessory buildings, Maund clarified that an Encroachment Agreement was approved for 805 - 819 Bedford Highway, Halifax but that there was no proposed Encroachment Agreement for this case.

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

The hearing opened at 6:44 p.m.

**Ian Watson, Senior Planner, Upland** on behalf of the applicant presented to Community Council and spoke to the proposed amending development agreement, existing uses, signage and parking. Watson responded to questions of clarification from Community Council with respect to accessory buildings and the use of shipping containers.

Roxanne MacLaurin, Solicitor provided further clarification with respect to the use of shipping containers and building code requirements.

There were no registered speakers.

MOVED by Councillor Outhit, seconded by Deputy Mayor Lovelace

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

The public hearing closed at 7:05 p.m.

MOVED by Councillor Outhit, seconded by Deputy Mayor Lovelace

**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 1, 2022; and**
- 2. Require the amending development agreement be signed by the property owner within 120 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 HEARING**

### **10.2.1 Case 24176: Appeal of Variance Refusal – 1236 Beaver Bank Road, Beaver Bank**

The following was before Community Council:

- Staff recommendation report dated July 6, 2022
- Staff presentation dated July 18, 2022
- Handout from Bob Trowsdale

James Coons, Planner I, Land Development and Subdivision presented Case 24176 and spoke to the variances being requested with respect to the side yard setback and separation distance and responded to questions of clarification from Community Council.

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

The hearing opened at 7:19 p.m.

**Bob Trowsdale**, on behalf of the Appellant noted the positive community impact of the Appellant's business, the importance of the sea can to the business, the importance of the location of the sea can to daily operations, and that the property next door is owned by the Appellant and would not create negative

impacts to other property owners. Trowsdale responded to questions of clarification from Community Council.

MOVED by Councillor Blackburn, seconded Councillor Deagle Gammon

**THAT the variance hearing be closed.**

**MOTION PUT AND PASSED.**

The variance hearing was closed at 7:24 p.m.

MOVED by Councillor Blackburn, seconded Councillor Deagle Gammon

**THAT North West Community Council allow the appeal.**

**MOTION PUT AND PASSED.**

Not present: Councillor Outhit

Decision of the Development Officer overturned.

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

### **11.1 Correspondence**

Correspondence was received and circulated for item 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 – NONE**

### **13.2 NORTH WEST PLANNING ADVISORY COMMITTEE – NONE**

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

## **14. MOTIONS – NONE**

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

### **15.1 In Camera (In Private) Minutes – June 20, 2022**

This matter was dealt with in public.

MOVED by Councillor Deagle Gammon, seconded by Deputy Mayor Lovelace

**THAT the In Camera (In Private) minutes of June 20, 2022 be approved as circulated.**

**MOTION PUT AND PASSED.**

## **16. ADDED ITEMS – NONE**

## **17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

There were no registered speakers.

**19. DATE OF NEXT MEETING – September 18, 2022**

**20. ADJOURNMENT**

The meeting was adjourned at 7:39 p.m.

Alicia Wall  
Legislative Support