



**NORTH WEST COMMUNITY COUNCIL  
MINUTES  
February 27, 2023**

PRESENT: Councillor Cathy Deagle Gammon, Chair  
Councillor Pam Lovelace, Vice Chair  
Councillor Lisa Blackburn  
Councillor Paul Russell  
Councillor Tim Outhit

STAFF: Andrew Gough, Solicitor  
Catie Campbell, Legislative Assistant

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, reports, supporting documents, information items circulated, and video (if available) are online at [halifax.ca](http://halifax.ca).*

*The meeting was called to order at 7:05 p.m. and adjourned at 8:27 p.m.*

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

The Chair called the meeting to order at 7:05 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 16, 2023**

MOVED by Councillor Russell, seconded by Councillor Lovelace

**THAT the minutes of January 16, 2023 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 Lovelace, 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**

## **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 24193: Development Agreement for 57 Sanctuary Court, Fall River**

The following was before Community Council:

- Staff report dated January 12, 2023
- Staff presentation dated February 27, 2023
- Applicant presentation dated February 27, 2023
- Correspondence from Brandon Robicheau

Councillor Deagle Gammon stepped down from the Chair and Councillor Lovelace assumed the Chair.

Byungjun Kang, Planner III gave a presentation and responded to questions of clarification from Council.

The hearing opened at 7:23 p.m.

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

**Kevin Brown, Design Point Engineering and Surveying and David, Applicant** gave a presentation and responded to questions of clarification from the Community Council.

The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter.

**Kirk Fletcher, St. Croix** spoke in support of the proposed development and highlighted their positive relationship with the property owner.

**Kristina Schuler, Folly Lake** spoke in support of the proposed development and highlighted their positive relationship with the property owner.

**Fraser Hart, Clayton Park** spoke in support of the proposed development and to the professionalism of the property owner. As well, noted the property owner's environment conservation efforts and commitment to giving back to the community.

**Mila Warren, Miller Lake** noted concerns regarding protection of the environment, increased traffic, light pollution and overall oversight of the proposed development. Warren sought clarification on testing procedures downstream from the proposed development.

**Krista Foster, Miller Lake** spoke in favour of the proposed development and noted the graffiti on the property.

**Brandon Robichaud, Miller Lake** spoke against the proposed development and highlighted concerns protection of wells and increased traffic, noting that Sanctuary Court should be upgraded.

**Lisa Pearce, Miller Lake** raised concerns regarding protection of well and the treatment of diseased trees.

**Mark Allison, Miller Lake** sought clarification on the type of composting that would be done on site, protection of wells, what type of machine maintenance would be done on site and associated potential contaminants. Allison encouraged for the development to have ongoing upkeep.

**Jeff Powell, Fall River** raised concerns regarding the state of Sanctuary Court, lack of infrastructure invested in the community, the zoning of the proposed development, protection of wells and potential water contaminants.

**Stephanie Young, Sanctuary Court** raised concerns regarding infrastructure on the proposed development, storing industrial machines, potential contaminants, graffiti, access to the lake, protection of wells, horses on site, zoning, composting on site, structure of the water buffer, leaching and consultation with other levels of government.

**Mike Purcell, Sanctuary Court** spoke against the proposed development and raised concerns regarding the manufacturing of wood chips on site, various right of ways on the proposed development and enforcement.

**Pam Clark, Fall River** spoke to concerns regarding traffic, specifically during school bus hours, as well, protection of animals in the area. Clark encouraged that the business be moved to a different location.

The Chair called three times for any other members of the public wishing to speak on the matter, there were none.

The Chair invited the applicant to respond to questions raised by the public.

Brown responded to question of clarification regarding Sanctuary Court, noting that the road was provincially owned. Brown highlighted that the applicant had no plans to repurpose the well on site and intended to build a residence on site pending approval of the proposed development. Brown noted that

the applicant would abide by environmental requirements and would report to the Department of Environment as needed. Brown addressed concerns regarding maintenance of equipment on site.

MOVED by Councillor Blackburn, seconded by Councillor Outhit

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 8:15 p.m.

Kang responded to question of clarification from Council and clarified that both the Department of Environment and Department of Public Works were consulted. Kang noted that the development agreement would only allow the owner to have trucks under 15 tons and the outdoor lighting requirements and landscaping plan would be approved and monitored by HRM.

MOVED by Councillor Deagle Gammon, 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 December 12, 2022; 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.**

Councillor Deagle Gammon resumed the Chair.

## **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**

#### **13.1.1 Case 22097: Development Agreement for 96 Pockwock Road, Hammonds Plains**

The following was before Community Council:

- Staff report dated January 12, 2023

MOVED by Councillor 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 January 12, 2023, to allow an equestrian facility at 96 Pockwock Road and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

**Walter Regeans, Sackville Rivers Association** spoke about the Sackville Rivers Association upcoming flea market. Reagan sought clarification on the Sackville River Flood Plains, Cushings Hill runoff and watershed management. As well, encouraged for Council to consider increasing funding to urban forest and environment staff during budget deliberations.

**19. DATE OF NEXT MEETING – March 8, 2023 (Special) and March 27, 2023**

**20. ADJOURNMENT**

The meeting was adjourned at 8:27 p.m.

Catie Campbell  
Legislative Assistant