



COUNCILLOR CATHY DEAGLE GAMMON
DISTRICT 1 ONLINE NEWS
 WAVERLEY - FALL RIVER - MUSQUODOBOIT VALLEY

CONTENTS

June is full of celebrations - 1

NWCC District 1 Update 2

Case 21460 Ingram Drive 2

Fireworks - What's Allowed? 2

Ready to build a Secondary or Backyard Suite? 3

Lot Grading Permits: Do I need one for my new pool or outbuilding? 4

It's not safe to leave your pet in the vehicle 5

Are you a Boomer Homeowner? Check out the Boomer Homeowners Network! 6

Environment Week: June 3rd - 9th 6

Musquodoboit Valley Bicentennial Theatre 7

Upper Musquodoboit Valley Fellowship Club 8

Support for the Ukraine 8

GRAND OASIS FESTIVAL COMING TO GRAND PARADE ALL SUMMER! 8

And if your going Downtown - The Cogswell District Project Update 8

Currently Serving ON: 9

CONTACT INFORMATION 9

SIGN UP TO MY E-NEWSLETTER 9

JUNE IS FULL OF CELEBRATIONS -

29 May - 04 June 2022

Access Awareness Week:

<https://www.halifax.ca/about-halifax/diversity-inclusion/access-awareness-week>

June 2022

National Indigenous History Month

3-9 June 2022

Environment Week

4 June 2022

Recreation Day - HRM

5 June 2022

National Cancer Survivors Day

8 June 2022

World Oceans Day

15 June 2022

World Elder Abuse Awareness Day

19 June 2022

Father's Day



20 June 2022



COUNCILLOR CATHY DEAGLE GAMMON

WAVERLEY - FALL RIVER - MUSQUODOBOIT VALLEY

World Refugee Day

21 June 2022

National Indigenous Peoples Day

Summer Solstice

27 June 2022

Canadian Multiculturalism Day

To all the Graduates of 2022

CONGRATULATIONS

It's time to say goodbye to one of life's great journeys and welcome in an even greater one.

Education is the most powerful weapon which you can use to change the world. – Nelson Mandela

Cathy

NWCC DISTRICT 1 UPDATE

A meeting was held May 16th, 2022 to which I had to send regrets due to illness. Two motions were put forward and passed.

Case 23556: Amendments to the Sackville Drive Land Use By-law – Access to Multi-Unit Dwellings Across LS Zoned Properties

The following was before Community Council:

MOVED by Councillor Russell, seconded by Councillor Blackburn

THAT North West Community Council give First Reading to consider approval of the proposed amendments to the Land Use By-law for Sackville Drive, as set out in Attachment A of the staff report dated May 4, 2022, to allow access to Multi-Unit Dwellings across LS Zoned Properties and schedule a Public Hearing.

Councillor Blackburn – Lucasville Community Association Lucasville-Sackville Black Baptist Cemetery Restoration Funding Request

MOVED by Councillor Blackburn, seconded by Deputy Mayor Lovelace

THAT North West Community Council direct the Chief Administrative Officer to provide \$50,000, or the maximum amount available up to \$50,000, from the

Sackville Landfill Community Compensation Fund to the Lucasville Community Association to fund the restoration of the Lucasville-Sackville Black Baptist Cemetery project to help with restoration costs in replacing/repairing fencing, restoring headstones and clearing of debris and, that the funds be provided as soon as this request is received.

CASE 21460 INGRAM DRIVE

The proposal is an application to enable a residential development at the south end of Ingram Drive and west of Highway 102, Fall River, known as Opportunity Site C.

The [survey](#) results are available [here](#) . Please check the [website](#) for updates.

FIREWORKS – WHAT'S ALLOWED?



While residents may use consumer fireworks (recreational fireworks purchased at a retail outlet) on private property without a permit, **please keep in mind they can only be used on designated days during the year.**

Fireworks are only permitted on New Year's Eve, Canada Day, Natal Day, and on recognized religious holidays, before 1:00am. **Permission to set off fireworks outside the permitted days would require an approved exemption from Regional Council.**

June 2022



COUNCILLOR CATHY DEAGLE GAMMON

WAVERLEY - FALL RIVER - MUSQUODOBOIT VALLEY

Consumer fireworks on private property are also subject to burning by-laws.

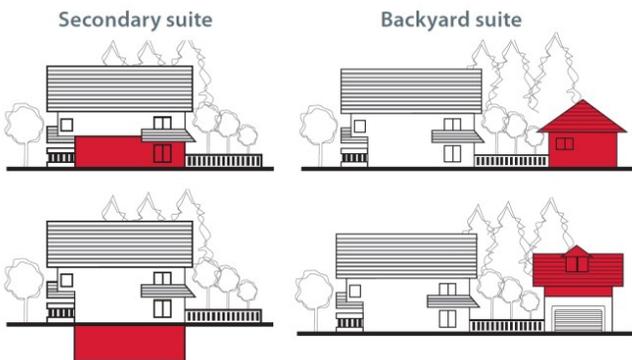
If there are any burn restrictions in place, fireworks are prohibited as open-air burning is prohibited. Consumer fireworks are always banned when the provincial Burn Safe map is red (“no burn”), even during a designated holiday where fireworks are allowed: <https://novascotia.ca/burnsafe/>

If you witness or suspect a dangerous situation due to the fireworks (i.e. fireworks being used during a fire ban, in a hazardous area, causing an immediate risk of fire, etc.) **please call 911** as with any fire or safety hazard.

If it is not an immediate safety concern but a violation of the HRM noise by-law, you may contact Halifax Regional Police (HRP). Call **902-490-5020** to report incidents that require an officer to come to the scene, including noise complaints in-progress.

For general, non-urgent questions or concerns regarding the use of fireworks in our municipality, please contact **311**.

READY TO BUILD A SECONDARY OR BACKYARD SUITE?



Are you considering adding a Secondary or Backyard suite to your property? These can be used by aging

parents or adult children or can be used as rental units for the general public.

Regional Council approved Backyard Suites in 2020. The new rules apply mostly everywhere in the Halifax Regional Municipality for single-detached houses, duplexes or semi-detached houses, and townhouses/rowhouses.

Determine your desired type of installation:

Backyard Suites are separate free-standing buildings, either built overtop an accessory structure like a garage, or simply on their own (i.e., granny suites, carriage flats or tiny homes). A Backyard Suite must satisfy all Building and Plumbing Code requirements as they apply to a residential dwelling. There will also be a lot coverage restriction that will determine how large the structure can be, applied by the local Land Use bylaw (determined through the permit application process or by submitting a request for information through 311).

Secondary Suites are separate dwelling units that are completely contained within a home (i.e., in-law suites or basement apartments). The total floor area of all storeys of a Secondary Suite cannot be more than 80% of the total floor area of all storeys of the Main Suite, excluding the garage and any common spaces that serve both suites, or 80 m² (861 ft²), whichever is the lesser.

Apply for a Permit:

You can get permission to install or construct a secondary or backyard suite by applying for and obtaining a permit through HRM. Visit <https://www.halifax.ca/home-property/building-development-permits/house-home/develop-your-property#BackyardSuite> to learn more about applying for either a Secondary Suite or a Backyard Suite (and the various requirements for each), and to start your permit application process online.

You can also call 311 and submit a service request if you would like to have a Planner contact you directly



COUNCILLOR CATHY DEAGLE GAMMON

WAVERLEY - FALL RIVER - MUSQUODOBOIT VALLEY

to help you get started. This website provides step-by-step information on the permit application process: <https://www.halifax.ca/home-property/building-development-permits/apply-a-permit>

Other considerations:

It is important to review, and follow other requirements that may be involved in addition to obtaining a permit as applicable:

Building Code and Regulatory Information:

<https://www.halifax.ca/home-property/building-development-permits/building-code-regulatory-information>

Here are other important steps involved in completing your new construction (as applicable to your property):

Well/Septic tie-in or construction (NS Environment): Contact 902-424-7773

The National Building Code will require confirmation that either tie-in to an existing septic, or a new septic system has been reviewed and accepted by NS Environment.

Municipal Water Connection (Halifax Water):

Contact 902-420-9287 or customercare@halifaxwater.ca

Power Connection (NS Power): Contact 1-800-428-6230

You may also find HRM's "**Renos: Additions & Renovations**" FAQ document helpful for more information on getting started:

https://www.halifax.ca/sites/default/files/documents/home-property/building-renovating/Renos%20Application%202020_0.pdf

LOT GRADING PERMITS: DO I NEED ONE FOR MY NEW POOL OR OUTBUILDING?

Installing a new pool or shed this summer? Before taking the plunge, it's important to first learn what plans or permits the municipality may be required

for your new installation.

Halifax Regional Municipality's Lot Grading By-law (L-400) was updated in 2020 to require a Lot Grading Permit for some pools and accessory buildings. A Lot Grading Permit applies to residential properties in the **urban service area** only. This means if your home is **not** serviced by the municipal sewer system, you do not apply for a Lot Grading Permit

If you need to apply for a Lot Grading Permit, you can do so when applying for the required permit to construct a swimming pool or accessory building. It's possible that multiple permits are required when constructing a swimming pool: a permit to construct the pool, a permit to construct a fence and/or deck, and a Lot Grading Permit, if applicable to you. To apply, and to learn more about permits, visit [Halifax.ca](https://www.halifax.ca) and click on "[Submit a Permit Application.](#)"



The information below will help you determine if you need to apply for a Lot Grading Permit for your new addition:

Seasonal pools

Lot Grading Permits = Not required.

These are pools that are purchased at Walmart or Canadian Tire (for example) that are set up by



COUNCILLOR CATHY DEAGLE GAMMON

WAVERLEY - FALL RIVER - MUSQUODOBOIT VALLEY

property owners at the beginning of the pool season and then dismantled for winter.

Above ground/on-ground pools

Lot Grading Permits = Required, but most do not require a Lot Grading Plan.

If you believe lot grading and existing drainage patterns on your property will **not** be impacted by your pool installation, then a Lot Grading Plan is not required when you apply for your Lot Grading Permit. However, in this case you must still submit a Site Plan stating (a) there will be no changes to the lot grading, and (b) the size and location of the new structure to be installed.

Engineering staff will review this and confirm that lot grading and drainage patterns will not be impacted. This most likely requires a site visit by Engineering staff to confirm. If Engineering staff determine that a Lot Grading Plan prepared by a Professional Engineer is required, you will be contacted.

A Lot Grading Plan prepared by a Professional Engineer may be required if constructing your pool will involve altering surface grades or if the pool will block a drainage path on your property. However, basic levelling of an area on the yard to accommodate a pool does not usually require a Lot Grading Plan.

In-ground pools

Lot Grading Permit = Required, along with a Lot Grading Plan prepared by a Professional Engineer with your permit application.

Most people planning an in-ground pool will have landscaping plans prepared that can be easily converted to a grading plan.

Small sheds

Lot Grading Permits = Not required.

These are small sheds that can be purchased at department stores, under 215 sq. ft. These structures are typically quite basic and do not necessarily require a concrete pad.

Larger sheds/garages

Lot Grading Permits = Required, but not all require a Lot Grading Plan

If you believe the lot grading and existing drainage patterns on the property will not be impacted, then a Lot Grading Plan is not required at the time of application. Similar to the process for above-ground/on-ground pools, as stated above, even you determine a Lot Grading Plan is not required, you must submit a Site Plan stating there will be no changes to the lot grading. This site plan must also identify the size and location of the new structure.

However, a Lot Grading Plan prepared by a Professional Engineer may be required for any accessory building which requires a Building Permit that will create a change to the lot grading and drainage patterns, either due to altering surface grades or if the structure blocks a drainage path.

Halifax Regional Municipality has communicated the above information to the Pool association, and pool retailers in the area, so that they are also aware of these by-law changes.

It's not safe to leave your pet in the vehicle

We're excited to welcome the warm, summer-y weather! However, the heat is not so enjoyable for pets – it can prove to be deadly when they're left behind in your vehicle.

The RCMP and the SPCA are encouraging all motorists to think twice before leaving your pets in your vehicle for any amount of time. Leaving your



COUNCILLOR CATHY DEAGLE GAMMON

WAVERLEY - FALL RIVER - MUSQUODOBOIT VALLEY

window cracked or parking in the shade makes almost no difference, according to the SPCA.

Even during a quick trip into the grocery store, the inside of your vehicle can heat up quickly and become intolerable for pets. Please leave your pet at home, or only visit pet-friendly businesses.

If you witness an animal exhibiting the following signs, they may be in distress (according to the SPCA):

- Exaggerated panting
- Rapid or erratic pulse
- Anxious or staring expression
- Weakness and muscle tremors
- Lack of coordination
- Red or blue tongue and lips
- Convulsions or vomiting
- Collapse or coma

Here are things to do if you come across an animal in a vehicle that appears to be in distress:

- Look for the owner of the car. Go to nearby stores and have the owner paged.
- If you cannot locate the owner, call your local police and stay at the vehicle until police arrive. Do not contact police unless the animal is obviously distressed.
- If you are unsure if an animal is in distress, call the Nova Scotia SPCA at 1-888-703-7722
- Follow up by filing a report with the Nova Scotia SPCA either online or by phone and ensure that you obtain a license plate of the vehicle.

Let's keep our four-legged friends safe this summer!



June 2022

ARE YOU A BOOMER HOMEOWNER? CHECK OUT THE BOOMER HOMEOWNERS NETWORK!

Join The Boomer Homeowners' Network

Are you a Boomer Homeowner (aged 57- 75) thinking about where you might want to live as the years move on and your abilities or preferences change?



Think you might enjoy the mutual support of others who are on the same journey? learning more about relevant topics that can help you decide?

Contact: Jesslyn Dalton at 1-902-461-1351 or daltonjesslyn@gmail.com and get connected!

Are you a Boomer homeowner between 57- 75? Have you been thinking about where you might want to live as the years move on and your abilities or preferences change? Think you might enjoy the mutual support of others who are in the same place in life?

Well, there is a discussion group launching for that. The Boomer Homeowners Network is being organized by Jesslyn Dalton. Dalton envisions the group providing an opportunity for people to learn from each other and experts. For more information contact Jesslyn Dalton 902-461-1351 or at daltonjesslyn@gmail.com

ENVIRONMENT WEEK: JUNE 3RD - 9TH

#CanadianEnvironmentWeek (CEW) runs from June 3rd - 9th, with special dedicated days to highlight our natural world, including World Environment Day (June 5th) and World Oceans Day (June 8th). 🌍 🌲



COUNCILLOR CATHY DEAGLE GAMMON

WAVERLEY - FALL RIVER - MUSQUODOBOIT VALLEY



For more information about CEW, including EnviroTips that you can incorporate into your daily life to help our planet visit:

www.canada.ca/en/environment-climate-change/services/canadian-environment-week.html

This year, the United Nations theme for World Environment Day is "ecosystem restoration". This fits perfectly with Canada's variety of ecosystems, some of which are unique in the world.

Join the conversation on social media using #EnviroWeek to celebrate and safeguard our environment and restore our ecosystems.

You can also get involved by considering volunteering with community groups such as LakeWatchers, to monitor our local lakes (www.halifax.ca/lakewatchers), downloading the free Litterati app to get involved and collect data on litter trends around the HRM, or consider hosting a Great NS Pick-Me-Up community clean-up event in your area!  Register with www.nspickmeup.ca.

What a fun time with [Capilano Community Nova Scotia Clean Up and BBQ](#). Congratulations to [Jenn Lightfoot](#) an awesome organizer. Community spirit was evident in abundance. Our environment says thank you all.



MUSQUODOBOIT VALLEY BICENTINNEL THEATRE

On May 7th Mayor Savage and I enjoyed the final performance of The Adams Family – a sold out show! Congratulations to the students and organizers for an entertaining evening.



VALLEY COMMUNITIES PICNIC





COUNCILLOR CATHY DEAGLE GAMMON

WAVERLEY - FALL RIVER - MUSQUODOBOIT VALLEY

UPPER MUSQUODOBOIT VALLEY FELLOWSHIP CLUB

I was pleased to present from District Capital Funds a cheque for \$6,960.00 to the Fellowship Club to install an electric hot water tank, an upgraded electrical panel and two heat pumps.



SUPPORT FOR THE UKRAINE



Grand Lake Community Centre

22 Lakeside Drive, Grand Lake

Date: Saturday June 25, 2022

Dance, silent auction, 50/50, Bar, hot food, Door Prizes & More

Time: 6 pm to 11 pm (come early for Auction viewing)

Music: The ReBound (starts at 7pm)

Tickets: \$10.00 at the door

For more information on how you can help call Randy at 497-6722 or Scott at 403-2112

June 2022

GRAND OASIS FESTIVAL COMING TO GRAND PARADE ALL SUMMER!

Come on downtown to the Grand Oasis stage at Grand Parade (in front of City Hall) all summer long - HRM's Civic Events team is bringing you 15 weeks of FREE music, art, and culture!

Follow along for details and more exciting announcements on the #GrandOasis website www.halifax.ca/grandoasis and follow www.facebook.com/hfxcivicevents

There will be 38 events, featuring 50+ artists starting on June 21st. There's a great lineup already announced, including Alan Doyle, Classified, Joel Plaskett, Neon Dreams, Ria Mae, and more - and there will be more artists announced!

Grand Oasis is in the heart of the city and has limited capacity - reserve your free pass now. Don't miss out! Reserve here and stay tuned for more details: halifax.ca/grandoasis



AND IF YOUR GOING DOWNTOWN - THE COGSWELL DISTRICT PROJECT UPDATE

The Cogswell District project is the biggest city-building project in the history of Halifax. This new neighbourhood district is currently under construction, and will be a place for people to live, work, and play. Where the Cogswell Interchange now stands, we can look forward to a connection between downtown with the north end and waterfront,



COUNCILLOR CATHY DEAGLE GAMMON

WAVERLEY - FALL RIVER - MUSQUODOBOIT VALLEY

creating a stronger, more inclusive network of communities.

The completion of the Cogswell District project is expected to cost approximately \$122.6 million (gross) and span fiscal years 2021-22 to 2024-25. This project has the potential to be primarily self-funded in the long term once construction is over and the redevelopment of the area is completed.

The sale of land, utility cost sharing, and the subsequent property taxes will help off-set the front-end investment and generate long-term recurring revenue for the municipality.

Significant public feedback was used to inform the 90 per cent construction design, approved by Regional Council on February 26, 2019. The design plan addresses accessibility, public art and commemorative features, parks and open spaces, multi-use paths, streetscapes, and a transit hub for the new neighborhood. During the September 14, 2021 Regional Council meeting, the construction tender was awarded to Dexter Construction Limited. As construction is happening now, over the coming weeks and months, a number of road closures and lane drops will be required to support the dismantling of the current Cogswell Interchange and construction of three by-pass roads.

Visit www.halifax.ca/cogswell to learn more about the project plan and see the latest updates and construction notices. All construction impacts will also be communicated to residents via www.halifax.ca/news and HRM's social media channels.



June 2022

CURRENTLY SERVING ON:

Regional Council, North West Community Council and the following boards and committees:

- Environment and Sustainability Committee
- Audit and Finance Committee (Vice Chair)
- Grants Committee (Chair)
- Halifax Water Commission
- North West Planning Advisory Committee
- Accessibility Advisory Committee
- Community Committees
- Halifax International Airport Authority
- Goffs Quarry Community Liaison

CONTACT INFORMATION

Cathy Deagle Gammon, Councillor
District 1 – Waverley – Fall River –
Musquodoboit Valley

PO. Box 1749, Halifax NS, B3J 3A5

Phone: 902-717-2718

Email: Cathy.deaglegammon@halifax.ca

Website: <https://www.halifax.ca/city-hall/districts-councillors/district-1/councillor-cathy-deagle-gammon>

Council Constituency Coordinator:

Email: Victoria.Palmer@halifax.ca

SIGN UP TO MY E-NEWSLETTER

I'll be regularly sending out e-newsletters to community members. If you'd like to keep up to date with my Councillor news, please get in touch with Vicki Palmer, Constituent Coordinator at:

Victoria.Palmer@halifax.ca

902-490-2012