



**NORTH WEST PLANNING ADVISORY COMMITTEE  
PUBLIC INFORMATION MEETING  
MINUTES  
AUGUST 18, 2021**

**PRESENT:** Ann Merritt, Chair  
Councillor Cathy Deagle Gammon  
Stacey Rudderham  
Jacqueline LeVert  
Donalda MacIsaac

**OTHERS PRESENT:** Councillor Lisa Blackburn

**REGRETS:** Deputy Mayor Tim Outhit  
Jordan Foster  
Nick Horne, Vice Chair  
Gina Jones-Wilson  
Ryan Donato

**STAFF:** 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 7:12 p.m. and the meeting adjourned at 8:11 p.m.*

## 1. CALL TO ORDER

The Chair called the meeting to order at 7:12 p.m.

The Chair acknowledged members of the Committee and introduced HRM staff in attendance.

The Chair welcomed members of the public and reviewed the process for the Public Information Meeting.

## 2. Case 21639 – Middle Sackville Master Plan – Phase 1, Regional Subdivision By-law Amendment, a review of the Growth Management Area policies that restrict the limit of development of the Indigo Shores Subdivision to 25 lots per calendar year.

The following was before the Committee:

- Staff presentation dated August 18, 2021
- Applicant presentation dated August 18, 2021
- Correspondence from Jo-Anna Halfyard dated August 17, 2021

Stephanie Salloum, Planner III, Rural Policy & Applications, presented case 21639 and spoke to the process for Phase 1, indicating the project will occur in three phases. Salloum further spoke to the existing growth management policies in place and stated the area of Middle Sackville around Highway 101 and the Margeson Drive Interchange is designated as an Urban Local Growth Centre.

Public engagement for Phase 1 is open until August 25, 2021 and comments can be provided through the Shape Your City Halifax webpage. A copy of the staff presentation is on file.

Marc Ouellet, of Armco, spoke to the proposal and the benefits of removing the growth controls which would allow for fewer disruptions to residents during construction, a more efficient completion time and eliminate the need to submit multiple applications. A copy of the presentation is on file.

The Chair opened the floor to members of the public to speak and reviewed the rules for speakers.

**Walter Reagan, of the Sackville Rivers Association**, stressed the importance of protecting the watercourses in the area indicating that each watercourse should have an appropriate buffer. Turtle habitats in the area also need to have the proper protections in place. There should be no direct discharge of stormwater into watercourses, and water quality testing should be done until all construction is completed.

**Jo-Anna Halfyard, of Indigo Shores**, expressed concerns around the impacts additional density will have on Sackville Heights Elementary. The intended capacity for the school is 375 students, and currently the school has over 500. The addition of six portables to the school grounds has resulted in loss of physical recreational space for the children to play. They also noted that a development of this size will affect more than just Indigo Shores Residents.

In response to the speakers, Salloum indicated that the Halifax Regional Centre for Education has been consulted but these concerns will be brought back the HRCE for further comment.

**Heather Shwaykowski, of Sackville**, works with the Excel Recreation Program at Sackville Heights Elementary and indicated the existing infrastructure at the school cannot support the additional people and traffic. There is not enough physical space for the kids as it stands, and the washrooms are barely supporting the current number of students. They also noted that Sackville Heights Junior High and Millwood High are also overloaded.

## 3. ADJOURNMENT

**North West Planning Advisory Committee  
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The Chair thanked people for attending and providing feedback.

The meeting adjourned at 8:11 p.m.

Alicia Wall  
Legislative Support