



**NORTH WEST COMMUNITY COUNCIL  
JANUARY 17, 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](http://halifax.ca).*

**North West Community Council Special Meeting Minutes  
January 17, 2022**

*The meeting was called to order at 6:02 p.m., Community Council moved into an In Camera (In Private) session at 7:46 p.m., and reconvened to public session at 7:58 p.m. Community Council adjourned at 8:22 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:02 p.m.

**2. APPROVAL OF MINUTES – December 13, 2021**

MOVED by Councillor Deagle Gammon, seconded by Deputy Mayor Lovelace

**THAT the minutes of December 13, 2021 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 Deputy Mayor Lovelace, seconded by Councillor Blackburn

**THAT the Order of Business 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 – 6:00 p.m.**

**10.1.1 Case 22218: Development Agreement for 32 Dutch Settlement Road, Lantz**

The following was before North West Community Council:

- Staff recommendation report dated November 3, 2021
- Staff presentation dated January 17, 2022
- Applicant presentation dated January 17, 2022

Claire Tusz, Planner II, Current Planning, presented Case 22218 which is an application to construct a new building and demolish two existing buildings on the site.

Public engagement was achieved through a Public Information Meeting held on August 7, 2019 and a mailout notification. A copy of the staff presentation is on file.

Tusz responded to questions of clarification from North West Community Council.

The Chair opened the Public Hearing and invited the applicant to come forward and address North West Community Council.

The hearing opened at 6:18 p.m.

**Margot Young**, on behalf of **Aim Kenny U-Pull** presented to North West Community Council indicating a salvage yard is operated on the site and the new building will improve the employee and public experience, improve the esthetics of the site, and accommodate work activities. It was also noted that all permits are up to date. A copy of the applicant presentation is on file.

The Chair reviewed the rules of procedure for public hearings and called for the registered speakers.

**Cecil Dixon, Enfield**, expressed support for the development and noted the current owner has made numerous improvements to the site and supports local firefighters with training and in various other ways.

MOVED by Deputy Mayor Lovelace, seconded by Councillor Deagle Gammon

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 6:37 p.m.

MOVED by Councillor Deagle Gammon, seconded by Councillor Outhit

**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 November 3, 2021 staff report; and**
- 2. Require the development 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.**

## **10.2 VARIANCE APPEAL HEARINGS**

### **10.2.1 Case 23496: Appeal of Variance Refusal – 10 Shipyard Road, Bedford**

The following was before North West Community Council:

- Staff recommendation report dated December 29, 2021
- Staff presentation dated January 17, 2022
- Correspondence from Peter Dwyer and Serena Graham-Dwyer, Richard M. O'Brien and Gloria Sherman O'Brien, James Rea O'Hagan, John P Girard, Bruce MacCulloch and John Dobbs

Connie Sexton, Planner I, Current Planning, presented Case 23496, which is an application to construct a new dwelling to replace the existing boathouse. The applicant is requesting a 3-inch variance to minimum right side setback and a 4-foot variance to the minimum left side setback. This variance request was refused by the development officer. A copy of the staff presentation is on file.

Andrew Faulkner, Principal Planner/Development Officer, Current Planning responded to questions of clarification from North West Community Council with respect to access to the side of the new dwelling and the setting of precedents.

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

The hearing opened at 6:58 p.m.

**Micah Edelstein, Bedford**, on behalf of the appellant, presented to North West Community Council indicating the property is extremely narrow and is only about 20 feet wide. The existing building on the site has been used as a cottage for approximately 30 years. It was noted that the new building would be designed so the sides of the building do not need to be accessed.

MOVED by Councillor Outhit, seconded by Deputy Mayor Lovelace

**THAT the variance hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 7:07 p.m.

Faulkner responded to questions of clarification from North West Community Council.

MOVED by Councillor Outhit, seconded by Deputy Mayor Lovelace

**THAT the appeal be allowed.**

**MOTION PUT AND DEFEATED.**

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

### **11.1 Correspondence**

The Legislative Assistant noted that correspondence was received for items 10.2.1. This correspondence was circulated to North West Community Council.

For a detailed list of correspondence received refer to the specific agenda item.

### **11.2 Petitions - None**

### **11.3 Presentations - None**

## **12. INFORMATION ITEMS BROUGHT FORWARD – NONE**

## **13. REPORTS**

### **13.1 STAFF**

#### **13.1.1 Case 23532: Discharging Agreement and Amending Development Agreement for 636 Bedford Highway**

The following was before North West Community Council:

- Staff recommendation report dated November 29, 2021

MOVED by Councillor Outhit, seconded by Councillor Deagle Gammon

**THAT North West Community Council:**

**1. Approve, by resolution, the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment B of the November 29, 2021 staff report; and**

**2. Require the amending 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.**

**13.1.2 Case 23058: Development Agreement for vacant lot on Sackville Drive at Millwood Drive (PID 40109308), Middle Sackville**

The following was before North West Community Council:

- Staff recommendation report dated December 14, 2021

MOVED by Councillor Blackburn, 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 December 14, 2021 staff report, to develop two multiple unit residential buildings on Sackville Drive, Middle Sackville and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**13.1.3 Case 20110: Rezoning and Development Agreement for an Open Space Design Development along Windgate Drive, Beaver Bank**

The following was before North West Community Council:

- Staff recommendation report dated October 5, 2021

Thea Langille, Principal Planner, Current Planning responded to questions of clarification from Community Council with respect to the street connections to existing road reserves in neighbouring subdivisions and wastewater treatment.

MOVED by Deputy Mayor Lovelace, seconded by Councillor Outhit

**THAT North West Community Council convene to In Camera (In Private).**

**MOTION PUT AND PASSED.**

MOVED by Councillor Blackburn, seconded by Deputy Mayor Lovelace

**THAT North West Community Council:**

- 1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment B of the October 5, 2021 staff report; and**
- 2. Require that the development 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.**

**13.2 MEMBERS OF NORTH WEST COMMUNITY COUNCIL - NONE**

**14. MOTIONS - NONE**

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

**Private and Confidential Information Items**

1. Private and Confidential In Camera (In Private) Information Report - re: Legal Matter

**16. ADDED ITEMS - NONE**

**17. NOTICES OF MOTION - NONE**

**18. PUBLIC PARTICIPATION**

**Trevor Cloney, Beaver Bank**, spoke to Case 20110 and does not agree with the Elise Victoria Drive connection. They would like to see one of the other three road reserves used instead.

**Lisa Frye, Beaver Bank**, expressed disappointment with how Case 20110 was handled and feels the community's concerns were not taken into consideration.

**19. DATE OF NEXT MEETING** – February 28, 2022

**20. ADJOURNMENT**

The meeting was adjourned at 8:22 p.m.

Alicia Wall  
Legislative Support