



**NORTH WEST COMMUNITY COUNCIL  
October 17, 2022**

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

STAFF: Andrew Gough, Solicitor  
Eric Bowdridge, Legislative Assistant

*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 7:00 p.m., and Community Council adjourned at 9:47 p.m.*

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

The Chair called the meeting to order at 7:00 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 – October 3, 2022**

MOVED by Councillor Outhit, seconded by Deputy Mayor Lovelace

**THAT the minutes of October 3, 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 Blackburn

**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 24038: Amendments to Development Agreement, 1715 Sackville Dr, Middle Sackville (PID 41158858)**

The following was before Community Council:

- Staff report dated August 11, 2022
- Staff presentation dated October 17, 2022
- Applicant presentation dated October 17, 2022

Notice of Motion was given on October 3, 2022.

Taylor MacIntosh, Planner II gave a presentation on Case 24038 and responded to questions of clarification from Community Council regarding traffic and school purpose.

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

Council.

The hearing opened at 7:17 p.m.

**Erin Sauve, WSP, Planner on behalf of the applicant** gave a presentation and responded to questions of clarification from Community Council regarding the ability to provide outdoor recreation to the students.

The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter; there were none.

MOVED by Councillor Outhit, seconded by Deputy Mayor Lovelace

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 7:26 p.m.

MOVED by Councillor Blackburn, seconded by Councillor Outhit

**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 report dated August 11, 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.**

**10.1.2 Case 24308: Bedford Land Use By-law Amendment (Rezoning) for 378 Shore Drive, Bedford**

The following was before Community Council:

- Staff report dated July 21, 2022
- Staff presentation dated October 17, 2022

Notice of Motion was given on October 3, 2022.

Dean MacDougall, Planner III gave a presentation on Case 24038 and responded to questions of clarification from Community Council regarding the required rail line buffer and retaining wall.

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

The hearing opened at 7:40 p.m.

The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter; there were none.

MOVED by Councillor Outhit, seconded by Councillor Deagle Gammon

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 7:41 p.m.

MOVED by Councillor Outhit, seconded by Deputy Mayor Lovelace

**THAT North West Community Council adopt the amendment to the Land Use By-law for Bedford, as set out in Attachment A of the staff report dated July 21, 2022.**

**MOTION PUT AND PASSED.**

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

**11.1 Correspondence – None**

**11.2 Petitions – None**

**11.3 Presentation – None**

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

## **13. REPORTS**

### **13.1 STAFF**

#### **13.1.1 District Boundary Review – Phase Two Presentation**

The following was before Community Council:

- Staff presentation dated October 17, 2022
- Correspondence from Mary Ann McGrath

Liam MacSween, Elections and Special Projects Manager, John Ariyo, District Boundary Resident Review Panel, and Kate Sullivan, District Boundary Resident Review Panel gave a presentation on District Boundary Review – Phase Two.

### **Public Participation**

The Chair opened the floor for members of the public to speak to Phase Two – District Boundary Review.

**Jim Simon, Lakeview, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O. Simon spoke to a lack of criteria for inclusion in District O and that the Lakeview community was not with Sackville but with Windsor Junction and Fall River. Simon noted that removing Lakeview from Lakeview, Windsor Junction and Fall River (LWF) would impact schools.

**Janet Craig, Lakeview, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O noting the lack of connection to Lower Sackville.

**Jack Eisner, Fall River, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O. Eisner stated that the Lakeview community was part of the Fall River area and that their lake systems are interconnected.

**Jim Paris, Lakeview, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O. Paris spoke to a lack of community consultation regarding the District Boundary Review, previous erosion of borders and that the community did not want to be part of Sackville.

**Pat Paris, Lakeview, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O. Paris spoke to previous attempts to change the district which houses Lakeview, limitations of

development in lakeview and that development would align more with Windsor Junction and Fall River than Sackville.

**Paul McLean, Lakeview, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O stating that the change was not logical and did not align with Lakeview communities of interest.

**Mark McLean, Lakeview, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O noting that the proposed changes were made through numbers and percentages and not community engagement.

**Keith McLean, Lakeview, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O. McLean stated that Lakeview had long standing historical background with Windsor Junction and Fall River and that there was no relevant history with Sackville. McLean spoke to the interconnection of sports teams, community groups and facilities between Lakeview, Windsor Junction and Fall River. McLean suggested Lot 841 on the Cobequid Road as a new boundary.

**Janet Lugar Miller, Lakeview, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O stating that they moved to Lakeview from Bedford because of the small schools and LWF community spirit. Lugar Miller noted that the Waverley Search and Rescue was in Lakeview.

**Barry Dalrymple, representing the LWF Ratepayers Association, LWF Community Hall, LWF Firemen's Association, and LWF Baseball Association, Waverly, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O, noting that LWF has been operating as a community for over 100 years and that community locations, sports teams, and organization were shared in LWF. Dalrymple stated that the community of interest criteria should ensure that Lakeview connects with Windsor Junction, Fall River, Wellington, Grand Lake, Oakfield and Lake Fletcher because they were all linked, and that population was the only criteria being considered to change Lakeview. Dalrymple expressed concerns regarding the current growth projections, suggesting the projections were too low due to the Burnside connector, Wellington connector and current large scale residential development proposals. Further, that the District Boundary Resident Review Panel should reassess Lakeview's status as a suburban community as their services were not comparable to those of a suburban community. Dalrymple suggested moving a small portion of District 1 to Dartmouth to satisfy criteria and leave Musquodoboit Valley in its district because it had changed districts in the previous 2 district boundary reviews.

**Louise Mark, Lakeview, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O. Mark noted the lack of similarities between the community of Lakeview and community of Sackville. Mark stated that moving Lakeview to District E was a minimal change because it consisted of two streets and two cul de sacs.

**Sue Kelso, Lakeview, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O. Kelso spoke to moving to Lakeview for the community connection with LWF, shared facilities with LWF and that they did not want to be part of Sackville.

**Chris McNaught, Lakeview, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O. McNaught spoke to the family like connection of LWF and changing the district might change that connection.

**Corddry Taylor, Larry Uteck, District 13** noted concerns regarding the lack of arterial roads in Larry Uteck and that the Windsor Street Exchange was no longer what was causing traffic backups. Taylor asked for the District Boundary Review growth projections to be reviewed, suggesting the numbers appeared low.

**Elizabeth Booth, Lakeview, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O. Booth spoke to their recent move to Lakeview and a sense of community in Lakeview that was

instantly recognizable when touring. Booth noted that the community archives and community hall were part of LWF, that their local bakery and shops were in LWF, and staff should ensure that Lakeview connects with Windsor Junction, Fall River, Wellington, Grand Lake and Oakfield. Further, Booth suggested reducing the size of District A as the area councillor's successor would be negatively impacted due to the hours of travel required.

**Jay Cameron Simon, LWF Ratepayers Association, Chair, Fall River, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O, disagreeing with the District Boundary Review regarding the impact of area rate. Cameron Simon spoke to the impacts on community volunteering if the community was split between districts, Lakeview as a desirable growth area, support for bringing in parts of Waverly Road because the community wanted to grow like Waverly and not Dartmouth Crossing, and the seemingly unreasoned split at Fletchers Lake. Further, Cameron Simon stated that dividing their communities, along with Wellington, Oakville and Grand Lake, into three districts would significantly impact the current community and reduce the ability of community advocacy. Cameron Simon suggested that the size of District A was unsustainable, potentially dangerous for the area councillor, due to driving conditions, and that the idea of a singular rural district was unfavourable and would cause further rural community segregation from Halifax.

**Mary Ann McGrath, Kearney Lake, District 10** distributed a map to Community Council with their suggested amendments to proposed District P. McGrath spoke about proposed District P and the adjacent boundaries to the south, east and west. McGrath noted that a pole was conducted and that the proposed separation from schools, churches and traditional community with Prince's Lodge and Birch Cove is not opposed by the community as there are advantages to have Kearney Lake as one district. McGrath requested that Blue Mountain-Birch Cove Park not be housed in one district and that the district boundaries for the communities neighbouring the park be done in a way that allows for the park's watercourses and access points to relate to the appropriate neighbouring community.

**Pat Clahane, Waverly Road, District 1** opposed the inclusion of the Municipality of Lakeview in proposed District O. Clahane spoke to the natural geographically based boundary that begins at the outflow of Lake Charles and promotes the development of community character and collaboration. Clahane noted the frail social fabric of community organizations in the current pandemic climate, negative effects that may occur if communities are separated, the term River Lakes as used in District 1 to refer to the self name given to their community and that if the district is not broken why try to fix it.

**Walter Regan, District 15** spoke about the possibility of a third Councillor in Sackville.

Iain MacLean, Municipal Clerk and Liam MacSween, Elections and Special Projects Manager responded to questions of clarification from Community Council regarding: the splitting of Bedford and West Bedford, the five criteria set out in the *Municipal Government Act*, parity of voting power variance for District A and District E, the Nova Scotia Utility and Review Board requirements, clarity of growth numbers, and their effect on boundary development, and consideration around the national urban park.

The Chair called three times for any other speakers to come forward and address Community Council, there were none.

Andrew Gough, Solicitor spoke to Community Council's ability to discuss during public participation as outlined in Administrative Order One.

### **13.1.2 Community Council Nominations to Boards and Committees**

The following was before Community Council:

- Staff report dated October 12, 2022

MOVED by Councillor Deagle Gammon, seconded by Councillor Blackburn

**THAT North West Community Council recommend that Halifax Regional Council:**

- 1. Appoint the Councillors to Boards, Committees and Commissions for a term to November 30, 2024, as outlined in Attachment 1 of staff report dated October 12, 2022; and**
- 2. Appoint the Councillors to Boards, Committees and Commissions who are the successful candidates after a vote by secret ballot for a term to November 30, 2024, as outlined in Attachment 2 of staff report dated October 12, 2022.**

Eric Bowdridge, Legislative Assistant and Iain MacLean, Municipal Clerk responded to questions of clarification from the Council.

As provided for in section 90 of Administrative Order One, *Respecting the Procedures of Council*, the motion was separated for voting purposes.

MOVED by Councillor Deagle Gammon, seconded by Councillor Blackburn

**THAT North West Community Council recommend that Halifax Regional Council:**

- 1. Appoint the Councillors to Boards, Committees and Commissions for a term to November 30, 2024, as outlined in Attachment 1 of staff report dated October 12, 2022.**

**MOTION PUT AND PASSED.**

Councillor Russell was nominated as a member to the Audit and Finance Standing Committee.

Councillor Blackburn was nominated as a member to the Community Planning and Economic Development Standing Committee.

Councillor Deagle Gammon was nominated as a member to the Environment Sustainability and Standing Committee.

Councillor Outhit and Deputy Mayor Lovelace were nominated as a member to the Transportation Standing Committee. A secret ballot election was conducted, and Councillor Outhit was nominated as a member to the Transportation Standing Committee.

Councillor Deagle Gammon was nominated as a member to the Grants Committee.

Councillor Blackburn was nominated as a member to the North West Planning Advisory Committee.

Councillor Outhit was nominated as a member to the North West Planning Advisory Committee.

The Chair called three times for further nominations for the positions, there were none.

MOVED by Councillor Outhit, seconded by Councillor Deagle Gammon

**THAT nominations cease for the appointment of Councillors to Boards, Committees and Commissions.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Deagle Gammon, seconded by Deputy Mayor Lovelace

**THAT recommendation 2 be amended as follows;**

2. **Appoint Councillor Russell to the Audit and Finance Standing Committee for a term to November 2024;**
3. **Appoint Councillor Blackburn to the Community Planning and Economic Development Standing Committee for a term to November 2024;**
4. **Appoint Councillor Deagle Gammon to the Environment and Sustainability Standing Committee for a term to November 2024;**
5. **Appoint Councillor Outhit to the Transportation Standing Committee for a term to November 2024;**
6. **Appoint Councillor Deagle Gammon to the Grants Committee for a term to November 2024; and**
7. **Appoint Councillor Blackburn and Councillor Outhit to the North West Planning Advisory Committee for a term to November 2024.**

**MOTION TO AMEND PUT AND PASSED.**

The motion as amended now reads:

MOVED by Councillor Deagle Gammon, seconded by Councillor Blackburn

**THAT North West Community Council recommend that Halifax Regional Council:**

2. **Appoint Councillor Russell to the Audit and Finance Standing Committee for a term to November 2024;**
3. **Appoint Councillor Blackburn to the Community Planning and Economic Development Standing Committee for a term to November 2024;**
4. **Appoint Councillor Deagle Gammon to the Environment and Sustainability Standing Committee for a term to November 2024;**
5. **Appoint Councillor Outhit to the Transportation Standing Committee for a term to November 2024;**
6. **Appoint Councillor Deagle Gammon to the Grants Committee for a term to November 2024; and**
7. **Appoint Councillor Blackburn and Councillor Outhit to the North West Planning Advisory Committee for a term to November 2024.**

**MOTION AS AMENDED 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 Regan, Sackville River Association, District 15** requested updates on repairs to the pope street erosion site, a tree replacement program on Cushing Hill, and safeguarding of setbacks on the Oak Hill Brook constriction site and the MacKenzie's Brook constriction site.

**19. DATE OF NEXT MEETING – November 21, 2022**

**20. ADJOURNMENT**

The meeting was adjourned at 9:47 p.m.

Eric Bowdridge  
Legislative Assistant