



**NORTH WEST COMMUNITY COUNCIL
MINUTES
May 12, 2025**

PRESENT: Councillor Cathy Deagle Gammon, Chair
Councillor Billy Gillis, Vice Chair
Councillor John Young
Councillor Jean St-Amand

REGRETS: Councillor Nancy Hartling

STAFF: Colin Taylor, Solicitor
Krista Vining, Team Lead, Legislative Assistants
Dorothy Maponga, 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.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:02 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 – April 14, 2025

MOVED by Councillor Gillis, seconded by Councillor Young

THAT the minutes of April 14, 2025 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 St-Amand, seconded by Councillor Gillis

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 PLANAPP-2023-00340: Development agreement for a senior citizen housing development at 445 Winslow Drive, Upper Tantallon (PIDs 41277765 and 41277773)

The following was before Community Council:

- Staff report dated March 14, 2025
- Staff presentation dated May 12, 2025
- Applicant presentation dated May 12, 2025

Maureen Ryan, Planner III gave a presentation.

The hearing opened at 6:23 p.m.

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

Conner Wallace, Zzap Consulting on behalf of Ramar Construction gave a presentation and responded to questions from Community Council.

The Chair reviewed the rules of procedure for public hearings. The Chair noted there were no registered speakers and called three times for any other members of the public wishing to speak.

Joseph Kirby, Dartmouth spoke in favor of the proposed development and emphasized the need for seniors housing. Kirby highlighted that access to affordable housing was a right and that there was no justification for denying affordable housing to seniors.

Jane Earl spoke in favor of the proposed development and questioned whether opportunities for low-income housing had been explored. Earl added that considering low-income housing would widen the scope for affordability.

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

Wallace responded to questions raised by the public. Wallace spoke on the proposed use of the development and the developers' future partnerships to provide supplemental income for prospective tenants.

MOVED by Councillor Gillis, seconded by Councillor Young

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:38 p.m.

Ryan responded to questions of clarification from Community Council. Ryan spoke on the options for access-a-bus and opportunities for low-income housing.

MOVED by Councillor St-Amand, seconded by Councillor Young

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 March 14, 2025; and**
- 2. Require the 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 PLANAPP 2023-00287: Development Agreement for 893 Sackville Drive, Lower Sackville

The following was before Community Council:

- Staff report dated April 3, 2025
- Staff presentation dated May 12, 2025
- Applicant presentation dated May 12, 2025

Darrell Joudrey, Planner II gave a presentation.

The hearing opened at 6:55 p.m.

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

Isabelle Choumiline, Applicant gave a presentation and responded to questions from Community Council.

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

Walter Regan, Sackville spoke to the need for increased stormwater retention, sewage control, green spaces for ground water retention, installation of an oil grit separator and the development of the buffer at the proposed development site.

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

Choumiline responded to questions raised by the public and spoke on the stormwater management plan for the proposed development.

MOVED by Councillor Gillis, seconded by Councillor Young

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:08 p.m.

MOVED by Councillor Gillis, seconded by Councillor St-Amand

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 April 3, 2025; and**
2. **Require the 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.

10.1.3 MINORREV-2025-00111: Amendment to Musquodoboit Valley/Dutch Settlement Land Use By-law to reduce parking requirements for day care facilities

The following was before Community Council:

- Staff report dated April 3, 2025
- Staff presentation dated May 12, 2025

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

Sahar Ghasemshashi, Planner II gave a presentation.

The hearing opened at 7:18 p.m.

The Vice Chair noted that the Municipality was the applicant for this matter.

The Vice Chair reviewed the rules of procedure for public hearings. The Vice Chair noted there were no registered speakers and called three times for any other members of the public wishing to speak; there were none.

MOVED by Councillor St-Amand, seconded by Councillor Young

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:19 p.m.

MOVED by Councillor Deagle Gammon, seconded by Councillor Young

THAT the North West Community Council adopt the amendment the Musquodoboit Valley/ Dutch Settlement Land Use By-law to reduce the minimum parking spaces required for a day care facility use as set out in Attachment A of the staff report dated April 2, 2025.

MOTION PUT AND PASSED.

Councillor Deagle Gammon resumed the Chair.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence – None

11.2 Petitions – None

11.3 Presentation – None

12. PUBLIC PARTICIPATION

Walter Regan, Sackville requested building inspections for large building sites and sought an update on the consultants' report on Sandy Lake and Halifax Regional Municipality's acquisition of the area around Sandy Lake.

13. INFORMATION ITEMS BROUGHT FORWARD

13.1 Councillor Young – Hammons Plains Road Functional Plan – Update

The following was before Community Council:

- Staff report dated March 14, 2024

Mike Connors, Manager, Transportation Planning responded to questions of clarification from the Community Council.

14. REPORTS

14.1 STAFF

14.1.1 PLANAPP 2023-00321: Development Agreement for 600 Bedford Highway, Halifax

The following was before Community Council:

- Staff report dated March 25, 2025

MOVED by Councillor St-Amand, seconded by Councillor Gillis

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 March 25, 2025, to allow an eight-storey residential building at 600 Bedford Highway in Halifax and schedule a public hearing.

Thea Langille, Manager, Urban and Rural Planning responded to questions of clarification from the Community Council.

MOTION PUT AND PASSED.

14.1.2 PLANAPP 2024-00312: Development Agreement for 229 Beaver Bank Road, Beaver Bank

The following was before Community Council:

- Staff report dated March 17, 2025

MOVED by Councillor Gillis, seconded by Councillor Young

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 March 17, 2025, to enter into a development agreement to enable the construction of a townhouse development, consisting of 17 residential units at 229 Beaver Bank Road, Beaver Bank and schedule a public hearing.

MOTION PUT AND PASSED.

14.1.3 PLANAPP–2024-02788: Amendment to the Land Use By-law for Planning Districts 14 & 17 to permit vehicles service use in the Fall River Business (FRB) zone

The following was before Community Council:

- Staff report dated April 28, 2025

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

MOVED by Councillor Deagle Gammon, seconded by Councillor St-Amand

THAT North West Community Council give First Reading to consider approval of the proposed amendment to the Land Use By-law for Planning Districts 14 and 17, as set out in Attachment A of the staff report dated April 28, 2025, to add 'vehicle services' as a permitted use to the Fall River Business (FRB) zone and schedule a public hearing.

MOTION PUT AND PASSED.

Councillor Deagle Gammon resumed the Chair.

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – June 9, 2025

20. ADJOURNMENT

The meeting was adjourned at 7:32 p.m.

**North West Community Council
Minutes
May 12, 2025**

Dorothy Maponga
Legislative Assistant