



**NORTH WEST COMMUNITY COUNCIL
MINUTES
November 10, 2025**

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

STAFF: Meg MacDougall, Solicitor
Krista Vining, Team Lead, Legislative Assistants
Alicia Wall, Legislative Support

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 6:00 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.

1.1 Annual Election of Chair

Krista Vining, Team Lead, Legislative Assistants called for nominations for the position of Chair of the North West Community Council.

MOVED by Councillor Gillis, seconded by Councillor St-Amand

THAT Councillor Deagle Gammon be nominated Chair of the North West Community Council.

MOTION PUT AND PASSED.

Councillor Deagle Gammon was declared the successful nominee.

MOVED by Councillor Hartling, seconded by Councillor Gillis

THAT Councillor Deagle Gammon be appointed Chair of the North West Community Council.

MOTION PUT AND PASSED.

Councillor Deagle Gammon was declared the Chair of the North West Community Council.

Councillor Deagle Gammon assumed the Chair.

1.2 Annual Election of Vice Chair

Councillor Deagle Gammon called for nominations for the position of Vice Chair of the North West Community Council.

MOVED by Councillor Young, seconded by Councillor St-Amand

THAT Councillor Gillis be nominated Vice Chair of the North West Community Council.

MOTION PUT AND PASSED.

Councillor Gillis was declared the successful nominee.

MOVED by Councillor St-Amand, seconded by Councillor Young

THAT Councillor Gillis be appointed Vice Chair of the North West Community Council.

MOTION PUT AND PASSED.

Councillor Gillis was declared the Vice Chair of the North West Community Council.

2. APPROVAL OF MINUTES – October 6, 2025

MOVED by Councillor St-Amand, seconded by Councillor Gillis

THAT the minutes of October 6, 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

Deferred to the December 8, 2025 meeting of the North West Community Council:

- Item 10.2.1 Case VAR-2025-00711: Appeal of Variance Approval – 100 Meadowbrook Drive, Bedford

MOVED by Councillor St-Amand, seconded by Councillor Gillis

THAT the agenda be approved as amended.

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-2025-00132: Amendments to the Planning District 4 Land Use By-law to add self-storage facility as a permitted use in the C-2 zone and to substantively amend the existing development agreement at 2287 Prospect Road, Hatchet Lake (PID 40545626)

The following was before Community Council:

- Staff report dated September 2, 2025
- Staff presentation dated November 10, 2025

Sahar Ghasemshahi, Planner II gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 6:19 p.m.

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

KJ Gandhi, Applicant noted they were available for questions.

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 Gillis, seconded by Councillor St-Amand

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:22 p.m.

MOVED by Councillor Hartling, seconded by Councillor Young

THAT North West Community Council adopt the amendments to the Land Use By-law for Planning District 4, as set out in Attachment A of the staff report dated September 2, 2025.

Contingent upon the amendment to the Planning District 4 Land Use By-law being approved by Community Council and becoming effective pursuant to the requirements of the Halifax Regional Municipality Charter, it is further recommended that North West Community Council:

- 2. Provisionally approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment B of the staff report dated September 2, 2025; and**
- 3. Require the amending 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.

10.2 VARIANCE APPEAL HEARING

10.2.1 Case VAR-2025-00711: Appeal of Variance Approval – 100 Meadowbrook Drive, Bedford

The following was before the Community Council:

- Staff report dated October 23, 2025
- Correspondence from David Carrigan, David Hart, Donnie MacNeil, Bradley Trask, Kelly Trask, Brian Baillie, Caroline Banks

This matter was deferred during the approval of the Order of Business.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for item 10.2.1.

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

11.2 Petitions – None

11.3 Presentation – None

12. PUBLIC PARTICIPATION

Walter Regan, Sackville sought an update on Feely Lake and the Harry Little expansion, noted there was a public meeting regarding Sandy Lake being held on November 12, 2025 and wanted to see the Sackville River Flood Plain zoning updated to include missing sections.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS

14.1 STAFF

14.1.1 PLANAPP 2023-01246: Development Agreement for a Conservation Design Development on Prospect Road (PID 00381715), Whites Lake

The following was before Community Council:

- Staff report dated October 24, 2025

MOVED by Councillor Hartling, seconded by Councillor St-Amand

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 October 24, 2025, to allow a low-density classic conservation design development on Prospect Road (PID 00381715) in Whites Lake and schedule a public hearing.

MOTION PUT AND PASSED.

14.1.2 Hubbards Rural Sidewalks Area Rate and Boundary

The following was before Community Council:

- Staff report dated September 10, 2025
- Staff presentation dated November 10, 2025

Emma Martin, AT Community Programs Coordinator gave a presentation and responded to questions of clarification from the Community Council.

MOVED by Councillor Hartling, seconded by Councillor Gillis

THAT North West Community Council recommend that Halifax Regional Council:

- 1. Approve the community boundary of Hubbards, as shown in Attachment 1 of the staff report dated September 10, 2025, for an area rate of \$0.021 per \$100 of taxable property value, to be charged after substantial completion of the AT facility, consistent with the process outlined in Administrative Order 2022-008-ADM, the *Rural Sidewalk Area Rates Administrative Order*.**
- 2. Pending approval of the area rate in Hubbards:**
 - a. Direct the Chief Administrative Officer to direct staff to explore external funding opportunities with other orders of government to support the active transportation facilities in Hubbards; and**
 - b. Authorize the Chief Administrative Officer, or their designate, to negotiate and enter into one or more agreements, and any amendments to those agreements, with the Province of Nova Scotia respecting the construction, operation, and maintenance of AT facilities in the provincial right-of-way.**

MOTION PUT AND PASSED.

14.1.3 Proposed 2026 Meeting Schedule

The following was before Community Council:

- Staff memorandum dated November 10, 2025

MOVED by Councillor Gillis, seconded by Councillor Hartling

THAT North West Community Council approve the proposed 2026 North West Community Council meeting schedule as outlined in the staff memorandum.

MOTION PUT AND PASSED.

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – December 8, 2025 (Annual Meeting)

20. ADJOURNMENT

The meeting was adjourned at 6:58 p.m.

Alicia Wall
Legislative Support