



**NORTH WEST COMMUNITY COUNCIL
DRAFT MINUTES
December 8, 2025**

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

STAFF: Meaghan Carlson, Solicitor
Krista Vining, Legislative Assistant
Alicia Wall, Legislative Support

These minutes are considered draft and will require approval by North West Community Council at a future meeting.

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 TABLING OF 2025 ANNUAL REPORT

- **Public Participation for Annual Report**

MOVED by Councillor Gillis, seconded by Councillor Hartling

THAT North West Community Council table the 2025 North West Community Council Annual Report as presented.

MOTION PUT AND PASSED.

2. APPROVAL OF MINUTES – November 10, 2025

MOVED by Councillor St-Amand, seconded by Councillor Gillis

THAT the minutes of November 10, 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

As provided for in section 37 (1) of *Administrative Order One, Respecting the Procedures of the Council*, Krista Vining, Legislative Assistant requested that Item 1.1 – Tabling of 2025 Annual Report be considered prior to Item 13.

MOVED by Councillor Hartling, seconded by Councillor St-Amand

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 – November 10, 2025

8.1 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
- Map from Donnie MacNeil
- Correspondence from Patrick Connolly
- Staff presentation dated December 8, 2025

- Appellant (David Hart) presentation dated December 8, 2025
- Applicant presentation dated December 8, 2025

Matt Larter, Planner I gave a presentation and responded to questions of clarification from Community Council.

Kristin Poole Chislett, Planner II responded to questions of clarification from Community Council.

The Chair reviewed the rules of procedure for variance hearings and invited the appellants to come forward and address Community Council.

Donnie MacNeil, Appellant displayed a map of the Fieldview Court Subdivision Concept Plan and expressed opposition to the variance due to the proximity of the proposed intersection to their driveway, lack of sidewalks in the area, the grade of Meadowbrook Drive and speeding on Meadowbrook Drive.

David Hart, Appellant gave a presentation and spoke in opposition to the variance due to the development not fitting in with the character of the existing neighborhood, being located too close to existing intersections and speeding on Meadowbrook Drive.

Brian Baillie, Appellant spoke in opposition to the variance and noted it was too close to existing intersections, there not being enough street frontage and the safety impacts on buses and pedestrians.

The Chair invited any other speakers who identified as being affected by the decision to come forward and address Community Council.

Sean Cianflone, Bedford was not in support of the proposal and viewed it would affect the safety of children in the neighborhood.

Shirley Hall, Bedford expressed concern with blasting and the effects on wildlife in the area.

Betty Dillman, Bedford spoke in opposition to the variance due to the loss of woods and traffic concerns.

Kathy MacGillivray, Bedford expressed concerns around the lack of buffer, loss of neighborhood character and the safety of children.

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

Cesar Saleh, Applicant gave a presentation and responded to questions of clarification from Community Council. Saleh noted single family houses were being built to fit with the character of the existing neighborhood and noted that the required setbacks would be adhered to.

Poole Chislett responded to questions of clarification from Community Council.

Trevor Creaser, Principal Planner responded to questions of clarification from Community Council.

MOVED by Councillor St-Amand, seconded by Councillor Gillis

THAT the appeal be allowed.

MOTION PUT AND DEFEATED.

9. NOTICES OF TABLED MATTERS – NONE

10. HEARINGS

10.1 PUBLIC HEARINGS

10.1.1 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
- Staff presentation dated December 8, 2025

Jess Harper, Principal Planner gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 7:34 p.m.

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

Tom Lavers, Applicant responded to questions of clarification from Community Council, noting a condo corporation would be set up for the 12 lots and the common space would be for the condos' residents.

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 Hartling, seconded by Councillor Gillis

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:37 p.m.

MOVED by Councillor Hartling, seconded by Councillor Gillis

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 October 24, 2025; 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.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for item 8.1

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 updates on the updated Sackville River flood plain study, Feely Lake and moving North West Community Council meetings to the Sackville area.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS

14.1 STAFF

14.1.1 PLANAPP 2025-00792: Amendments to an existing Development Agreement for 131 Hanwell Drive, Middle Sackville

The following was before Community Council:

- Staff report dated October 28, 2025

MOVED by Councillor Young, seconded by Councillor Gillis

THAT North West Community Council give notice of motion to consider the proposed amending agreement, as set out in Attachment A of the staff report dated October 28, 2025, to extend the commencement date for construction by five (5) years and completion date by eight (8) years and amend section 6.2 of the existing development agreement to allow for any future extension to the commencement and completion dates through the non-substantive process and schedule a public hearing.

MOTION PUT AND PASSED.

14.1.2 PLANAPP 2024-00911: Development Agreement for a commercial recreation use at 5933 Prospect Road, Big Lake

The following was before Community Council:

- Staff report dated November 21, 2025

MOVED by Councillor Hartling, seconded by Councillor Young

THAT North West Community Council:

- 1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated November 21, 2025, to permit a commercial recreation use (Stargazing Park) and schedule a public hearing;**
- 2. Give First Reading to consider the proposed amendments to the Land Use By-law for Planning Districts 4, as set out in Attachment B of the staff report dated November 21, 2025, to address a housekeeping matter and schedule a public hearing which shall be held concurrently with that indicated in Recommendation 1.**

MOTION PUT AND PASSED.

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

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**North West Community Council
Draft Minutes
December 8, 2025**

19. DATE OF NEXT MEETING – January 12, 2026

20. ADJOURNMENT

The meeting was adjourned at 7:46 p.m.

Alicia Wall
Legislative Support