



**NORTH WEST COMMUNITY COUNCIL  
MINUTES  
January 12, 2026**

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, 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](http://halifax.ca).*

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

The Chair called the meeting to order at 6:03 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 Councillor Gillis – Proclamation – Lower Sackville Town Crier – January 12, 2026**

Councillor Gillis re-proclaimed Greg Fenwick as the official Town Crier for Lower Sackville.

## **2. APPROVAL OF MINUTES – December 8, 2025**

MOVED by Councillor Hartling, seconded by Councillor St-Amand

**THAT the minutes of December 8, 2026 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*, Councillor Deagle Gammon requested that Item 10.1.2 PLANAPP 2024-00911: Development Agreement for a commercial recreation use at 5933 Prospect Road, Big Lake prior to Item 10.1.1.

MOVED by Councillor St-Amand, seconded by Councillor Young

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

The following was before Community Council:

- Staff report dated October 28, 2025
- Staff presentation dated January 12, 2026
- Correspondence from Jacques and Clara Calmes, AJ MacDonald, Penny and David Kennedy, Robb Pattison, Keir Daborn, Ashley Smith, Bryan Smith, Eric Romano, Eren and Lesley Torbacioglu, Kevin Albert, Joel Brewer, David Barrett, Catherine Carnegy, Honza Pokorny, Sherry Carmont, Alex Gervais

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

The hearing opened at 7:23 p.m.

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

**Courtney Pyne, WSP, on behalf of the Applicant** noted the applicant was seeking a time extension on commencement and completion dates due to the changing financial markets and responded to questions for clarification 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; 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 7:26 p.m.

MOVED by Councillor Young, seconded by Councillor Gillis

**THAT North West Community Council:**

- 1. Approve the proposed development agreement amendment, which shall be substantially of the same form as set out in Attachment A of the staff report dated October 28, 2025; and**
- 2. 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.**

**10.1.2 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
- Staff presentation dated January 12, 2026
- Applicant presentation dated January 12, 2026
- Correspondence from F. William C. Laurette

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

The hearing opened at 6:28 p.m.

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

**John Read, Applicant** gave a presentation and spoke to the proposed camping options, the activities of Stargazing Nova Scotia and rationale for the location. Read responded to questions of clarification from Community Council.

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

**Bill Laurette, Timberlea** expressed displeasure with the timing of notices. Laurette was in support of the astronomy portion, but not the camping portion of the proposal and wanted to see the commercial recreation portion removed prior to Community Council making its decision.

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

**Read** responded that letters were sent out and a sign placed on the property in February and March of 2024 and confirmed only one cabin site could be turned into an RV site due to size.

MOVED by Councillor Gillis, seconded by Councillor St-Amand

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 6:54 p.m.

Joudrey provided clarification around parking.

Jess Harper, Principal Planner responded to questions of clarification. Harper clarified that this was not a zoning change but rather a development agreement application and noted it only applied to this property. Harper further noted that notifications were sent out twice to residents in the notification area prior to the meeting and that Nova Scotia Environment approvals would typically not be in place at this stage.

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 B of the staff report dated November 21, 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:**

- 1. Provisionally approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated November 21, 2025; and**
- 2. Require the 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.**

**11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### 11.1 Correspondence

Correspondence was received and circulated for items: 10.1.1 and 10.1.2.

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 the Halifax Green Network Plan and the Sackville Drive culvert replacement project. Regan was pleased to see the Lake Watchers Program report on the Regional Council agenda and would have liked to have seen Sandy Lake on the list of lakes.

Councillor Gillis noted the Sackville Drive culvert replacement project was ongoing.

Councillor St-Amand noted a report would be going to the Community Planning and Economic Development Standing Committee on the Halifax Green Network Plan.

## 13. INFORMATION ITEMS BROUGHT FORWARD – NONE

## 14. REPORTS

### 14.1 STAFF

#### 14.1.1 PLANAPP-2025-01152: Amendment to the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville to amend Appendix A-1 to include PID 40306565 as access only for 505 Lucasville Road, Lucasville

The following was before Community Council:

- Staff report dated December 4, 2025

Jess Harper, Principal Planner responded to questions of clarification from Community Council.

MOVED by Councillor Young, seconded by Councillor Hartling

**THAT North West Community Council give First Reading to consider the proposed text amendment to Appendix A-1 of the Beaver Bank, Hammond Plains and Upper Sackville Land Use By-law to add PID 40306565 as access only for the development at 505 Lucasville Road (PID 41464512), as set out in Attachment A of the staff report dated December 4, 2025 and schedule a public hearing.**

**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 – February 9, 2026

**20. ADJOURNMENT**

The meeting was adjourned at 7:40 p.m.

Alicia Wall  
Legislative Support