HALIFAX

NORTH WEST COMMUNITY COUNCIL
MINUTES
March 9, 2026

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

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.

2. APPROVAL OF MINUTES – February 9, 2026

MOVED by Councillor Gillis, seconded by Councillor Young

THAT the minutes of February 9, 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

MOVED by Councillor Gillis, seconded by Councillor Hartling

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 2023-01594: Development Agreement for 143 and 153 Sackville Drive, Lower Sackville

The following was before Community Council:

- Staff report dated December 31, 2025
- Staff presentation dated March 9, 2026
- Applicant presentation dated March 9, 2026
- Correspondence from Michelle Champniss

Dean MacDougall, Acting Principal Planner gave a presentation.

The hearing opened at 6:13 p.m.

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

Jane Rideout, Planning Manager, Sightline Planning and Approvals, Applicant gave a presentation and 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.

Walter Regan, Sackville expressed concerns around erosion control, sediment control, stormwater retention and wanted to see a holding pond for stormwater on the site as well as a green roof. Regan was pleased with the 20% commercial space.

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

Rideout responded to questions raised by the public, noting that there would be various types of greenery to assist with stormwater management and that sediment and erosion control requirements set out by the Municipality will be followed closely.

MOVED by Councillor Gillis, seconded by Councillor Hartling

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:25 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 December 31, 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 2023-00943: Development Agreement for 498 Sackville Drive, Lower Sackville

The following was before Community Council:

- Staff report dated January 2, 2026
- Staff presentation dated March 9, 2026
- Applicant presentation dated March 9, 2026
- Correspondence from Reilly Lapierre

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

The hearing opened at 6:36 p.m.

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

Connor Manson, Paul Skerry Architects Limited, Applicant gave a presentation and 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.

Walter Regan, Sackville spoke in support of the green roof but raised concerns regarding stormwater retention. Regan wanted to see a play area for children and oil grit separators.

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

Manson responded to questions raised by the public, noting that stormwater retention would be designed as per the Municipality's standards. Mason added that options for street art could be explored and that the site did not have enough space for an outdoor playground.

MOVED by Councillor Gillis, seconded by Councillor St-Amand

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:44 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 January 2, 2026; 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.

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 spoke to moving North West Community Council meetings back into the Sackville area, sought an update on Pope Street and spoke to the Sackville Rivers Fundraiser on March 29, 2026.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS – NONE

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – April 13, 2026

20. ADJOURNMENT

The meeting was adjourned at 6:48 p.m.

Alicia Wall
Legislative Support