HALIFAX

NORTH WEST COMMUNITY COUNCIL
MINUTES
June 22, 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.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:01 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 – May 11, 2026

MOVED by Councillor St-Amand, seconded by Councillor Gillis

THAT the minutes of May 11, 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 St-Amand

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 2025-01005: Development Agreement to allow for a commercial recreation use, expansion of the Musquodoboit Valley Rifle and Revolver Club (MVRRC) at 1000 Glenmore Road, onto PID 00539791, Glenmore

The following was before Community Council:

- Staff report dated April 2, 2026
- Correspondence from Terry Cox, Golden Valley Market, Parkers Esso, Reid’s Restaurant & Bakery
- Staff presentation dated June 22, 2026

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

The hearing opened at 6:14 p.m.

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

Jennifer Tsung and **Mark McCrea, Applicant** spoke to the various entities that would use the facility, the types of firearms that would be used, regulations in place and responded to questions of 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 Hartling

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:22 p.m.

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

MOVED by Councillor Deagle Gammon, seconded by Councillor Young

THAT the 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 2, 2026; and**

2. **Require the 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.**

Councillor Deagle Gammon spoke to the application providing community and economic benefits.

MOTION PUT AND PASSED.

Councillor Deagle Gammon resumed the Chair.

10.1.2 PLANAPP-2023-00942: Heritage Development Agreement for 1262 Bedford Highway, Bedford (Honeycote)

The following was before Community Council:

- Staff report dated May 6, 2026
- Correspondence from John P. Ghosn, Andrew and Samantha Hachey, Sandra Winters, Andrew Kirk, Kattie Calleja, Wendy Hayes-Walsh
- Staff presentation dated June 22, 2026
- Applicant presentation dated June 22, 2026

Carter Beaupre-McPhee, Planner III gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 6:57 p.m.

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

Jacob Ritchie, Fathom Studio on behalf of the Applicant Zagros Nova Home Developments gave a presentation and responded to questions for clarification from Community Council.

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

Francene Cosman, Bedford spoke to the indigenous history in the area and expressed concerns around any artifacts that may be uncovered, the petroglyphs located close to the site, losing the view of the Bedford Basin and increased traffic.

Anastacia Stergiadis, Bedford spoke against the development and noted the lack of affordable housing in the area, acknowledged that heritage development agreements come with different development rights and expressed concern around the loss of the view of the Bedford Basin.

Dale Proude, Bedford spoke in opposition to the development and indicated it did not fit with character of the surrounding neighbourhood.

As set out in section 34 of Administrative Order One, *Respecting the Procedures of the Council*, a motion was required to extend the time of the meeting.

MOVED by Councillor St-Amand, seconded by Councillor Hartling

THAT the North West Community Council extend the time of the meeting past 8:00 p.m.

MOTION PUT AND PASSED,

Klaus Waerr, Bedford noted they were the previous owner of the property, inquired about the ownership of trees, and noted the property was unkempt.

Wendy Hayes-Walsh, Bedford stated the building was not compatible with the surrounding neighbourhood and expressed concerns about height, massing, scale and visual dominance.

Carolyn Crowell, Bedford echoed concerns raised by the previous speaker and wanted to see the trees preserved.

Sandi Corbin, Bedford expressed concerns with the development and wanted to see a revised proposal submitted to reflect the concerns of the area residents.

Jane DeLuca, Bedford spoke against the development due to size, trees being lost, massing, parking, traffic and affordability.

Tanya Sieliakus, Bedford expressed opposition to the develop and noted the area held a significant amount of Mi'kmaq history and acknowledged the petroglyphs located 250 meters from the site.

Sarah Kirby, Bedford spoke against the development and indicated there was no benefit to the community, that it did not fit with the character of the surrounding neighbourhood and was concerned about construction disruption and the lack of sidewalks along the Meadowbrook Drive side of the site.

Kattie Calleja, Bedford spoke against the development and expressed concerns with traffic.

Jayne Simpson, **Bedford** noted the development did not fit with the character of the existing neighbourhood and was concerned about the loss of trees and wanted assurances in place for moving the house and any incomplete work by the developer.

JF Bandon, Bedford was concerned about construction disruption, traffic and indicated the size of the building did not fit with existing neighbourhood.

Rosemary Young, Bedford noted the lack of notice given by the Municipality to the area residents.

John Abla, Bedford spoke in favour of the development and noted it would provide much needed housing and benefit local businesses in the area.

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

Ritchie responded that the trees within the right-of-way were owned by the municipality and confirmed that all applicable municipal regulations and procedures would be followed. The applicant had an arborist assess the condition of the trees on site, and landscape architects evaluated suitable species to be added through new plantings, including trees, shrubs and other greenery. Ritchie suggested that the trees in the right-of-way would be more distressed with an as-of-right development. Ritchie also noted that the stone wall around the site perimeter would be restored by hand. Ritchie explained that bonding requirements were defined in the development agreement, which served as a legal contract permitting development beyond what would be allowed as-of-right. Ritchie acknowledged the difference in height between the proposed development and the heritage building but that it met heritage preservation requirements and was designed to respect and complement the heritage building.

MOVED by Councillor Gillis, seconded by Councillor Hartling

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 8:45 p.m.

Beaupre-McPhee confirmed municipal ownership of the trees in the right-of-way, spoke to the independent arborist report and confirmed the developer must comply with the municipality's tree by-law. Beaupre-McPhee clarified that the bonding outlined in the development agreement was for the completion of landscaping, and explained that the developer was required to submit a structural analysis by a professional engineer with recommendations for stabilizing or reinforcement measures required to demolish the rear addition and relocate the heritage building. Should the house be destroyed, the developer would not be able to proceed with the development. Beaupre-McPhee also spoke to blasting regulated under HRM's blasting by-law, the developer obtaining a blasting permit, that there were no anticipated conflicts identified in the Traffic Impact Statement, and there were no anticipated concerns identified in the preliminary stormwater management plan. Beaupre-McPhee responded to questions of clarification on the notification area and public engagement process.

In response to a question raised on a duty to consult with the Mi'kmaq community, Meaghan Carlson, Solicitor advised that North West Community Council would need to convene in camera (in private).

As provided for in section 103 of Administrative Order One, *Respecting the Procedures of the Council*, a motion was made to convene In Camera to discuss Legal Advice.

MOVED by Councillor Hartling, seconded by Councillor St-Amand

THAT North West Community Council convene to In Camera (In Private) to discuss Legal Advice.

MOTION PUT AND PASSED.

Carlson explained that if North West Community Council defeated the motion, the decision could be appealed to the Nova Scotia Regulatory and Appeals Board. The Board would consider whether the

proposed development was reasonably consistent with the Municipal Planning Strategy policies. Carlson also noted that, in some cases, the developer may have the option to submit a new application for future consideration.

MOVED by Councillor St-Amand, seconded by Councillor Gillis

THAT the 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 7, 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.**

North West Community Council was not satisfied the application met the Regional Municipal Planning Strategy policies related to proportionality and being subordinate to the heritage property. They also noted concerns with a lack of an established minimum standard (for proportionality and subordination).

MOTION PUT AND DEFEATED.

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
11.2.1 Councillor St-Amand

Councillor St-Amand submitted a petition from Jane De Luca regarding PLANAPP-2023-00942: Heritage Development Agreement for 1262 Bedford Highway, Bedford (Honeycote) with approximately 291 signatures from residents encouraging local officials, planners, and developers to pursue solutions that support housing and growth while also recognizing the importance of heritage, public spaces, and compatibility with the surrounding neighbourhood.

11.3 Presentation – None

12. PUBLIC PARTICIPATION

Jayne Simpson, Bedford spoke to language used to extend the meeting time and suggested user-friendly language make the process easier for residents to follow.

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 – August 10, 2026

20. ADJOURNMENT

The meeting was adjourned at 9:24 p.m.

Alicia Wall
Legislative Support