



**NORTH WEST COMMUNITY COUNCIL
DRAFT MINUTES
December 9, 2024**

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

STAFF: Kelsey Nearing, Solicitor
Krista Vining, Team Lead, Legislative Assistants
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 7:00 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 2024 ANNUAL REPORT

The following was before Community Council:

- Staff report dated December 9, 2024

Public Participation for Annual Report

The Chair noted there were no registered speakers and called three times for any members of the public wishing to speak on the matter; there were none.

MOVED by Councillor St-Amand, seconded by Councillor Gillis

That North West Community Council table the 2024 North West Community Council Annual Report as presented.

MOTION PUT AND PASSED.

2. APPROVAL OF MINUTES – November 18, 2024

MOVED by Councillor St-Amand, seconded by Councillor Hartling

THAT the minutes of November 18, 2024 be approved as circulated.

MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Additions: None

Deletions:

- Item 10.2.1 – Case 2023-01221: Appeal of Site Plan Approval - Corner of Majesty Court and Hammonds Plains Road, Hammonds Plains, PID 41165275

MOVED by Councillor Young, seconded by Councillor Hartling

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

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

10.1.1 PLANAPP-2024-00385: Amendment to the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville to amend Appendix A-1 to correct the number of dwelling units from 57 to 64 for PID 00346874 (2361 Hammonds Plains Road, Hammonds Plains)

The following was before Community Council:

- Staff report dated November 4, 2024
- Staff presentation dated December 9, 2024
- Applicant presentation dated December 9, 2024
- Correspondence from Ian Rouse

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

The hearing opened at 7:18 p.m.

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

Jane Rideout, Planning Manager, Sightline Planning & Approvals 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.

JP Sun, property owner noted the area was good for seniors as it was quiet, peaceful and close to services. Sun spoke to the clerical error noted during the applicant's presentation which was corrected from 57 units to 64 units.

The Chair called three times for any other members of the public wishing to speak; there were none.

MOVED by Councillor St-Amand, seconded by Councillor Young

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:29 p.m.

MOVED by Councillor Young, seconded by Councillor Hartling

THAT North West Community Council adopt the amendment to text of the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law set out in Attachment A of the staff report dated November 4, 2024.

MOTION PUT AND PASSED.

10.2 VARIANCE APPEAL HEARING

10.2.1 Case 2023-01221: Appeal of Site Plan Approval - Corner of Majesty Court and Hammonds Plains Road, Hammonds Plains, PID 41165275

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

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for item 10.1.1.

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

11.2 Petitions – None

11.3 Presentation – None

12. PUBLIC PARTICIPATION

Elias JeBailey, Sackville spoke to the construction of a senior's complex in Beaver Bank, and their proposed application to amend the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS

14.1 STAFF

14.1.1 PLANAPP 2024-00499: Amending Development Agreement for 592 Bedford Highway, Halifax

The following was before Community Council:

- Staff report dated November 19, 2024

Ardalan Shareghi Boroujeni, Planner II responded to questions of clarification from Community Council.

MOVED by Councillor Hartling, seconded by Councillor Gillis

THAT North West Community Council give notice of motion to consider the proposed amended development agreement, as set out in Attachment A of the staff report dated November 19, 2024, to allow the conversion of indoor amenity space to four additional residential units and schedule a public hearing.

MOTION PUT AND PASSED.

14.1.2 Proposed 2025 Meeting Schedule

The following was before Community Council:

- Staff memorandum dated December 9, 2024

MOVED by Councillor Hartling, seconded by Councillor St-Amand

THAT North West Community Council approve the proposed 2025 North West Community Council meeting schedule as outlined in the staff memorandum.

MOVED by Councillor Hartling, Seconded by Councillor Gillis

THAT the motion be amended to change meeting times to 6:00 p.m. – 8:00 p.m.

MOTION TO AMEND PUT AND PASSED UNANIMOUSLY.

The motion as amended now read:

MOVED by Councillor St-Amand, seconded by Councillor Gillis

THAT North West Community Council approve the proposed 2025 North West Community Council meeting schedule as outlined in the staff memorandum, as amended.

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MOTION AS AMENDED PUT AND PASSED UNANIMOUSLY.

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – to be confirmed

The date of the next meeting was noted as January 13, 2025 at 6:00 p.m. in the Council Chamber, 3rd Floor City Hall, 1841 Argyle Street, Halifax.

20. ADJOURNMENT

The meeting was adjourned at 7:44 p.m.

Alicia Wall
Legislative Support