



**NORTH WEST COMMUNITY COUNCIL  
DRAFT MINUTES  
January 13, 2025**

PRESENT: Councillor 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](http://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 – December 9, 2024**

MOVED by Councillor Gillis, seconded by Councillor Hartling

**THAT the minutes of December 9, 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: None

MOVED by Councillor St-Amand, seconded by Councillor Young

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

The following was before Community Council:

- Staff report dated November 19, 2024
- Staff presentation dated January 13, 2025
- Correspondence from Maureen Palmetier

Dean MacDougall, Planner III gave a presentation and responded to questions of clarification from Community Council. MacDougall clarified there was a drafting error in Attachment C of the November 19, 2024 staff report and supplementary text was incorrectly taken from the 2017 staff report instead of the 2019 staff report.

The hearing opened at 6:18 p.m.

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

**Greg Johnston, Paul Skerry Architects Limited, on behalf of the Applicant** gave a presentation, noting the property owner had purchased the site with the intent to build 35 units. Johnston explained that based on the current housing crisis, they saw an opportunity to add some units to the plan without increasing the building's mass. Johnston explained they redesigned some of the amenity space to add an

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

additional four units. They noted parking would remain a one-to-one ratio with outside visitor parking and spoke to the building's design elements.

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 St-Amand, seconded by Councillor Young

**THAT the hearing be closed.**

**MOTION PUT AND PASSED**

The hearing closed at 6:42 p.m.

MOVED by Councillor St-Amand, seconded by Councillor Hartling

**THAT North West Community Council:**

- 1. Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated November 19, 2024; and**
- 2. Require the amending 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 item 10.1.1.

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

**11.2 Petitions – None**

**11.3 Presentation**

**11.3.1 Rae Smith re: Cobequid Cultural Society**

The following was before Community Council:

- Presentation request dated December 5, 2024
- Handout dated January 13, 2025

Rae Smith, Cobequid Cultural Society spoke to the Society's proposed plan to build a 750-seat theatre in Middle Sackville. Smith noted the Society was working with the Municipality to obtain an Agreement of Purchase and Sale.

**11.3.2 Chuck Hartlen, Glen Arbour Home Owners Association Hammonds Plains Traffic Committee re: Traffic on Hammonds Plains Road**

The following was before Community Council:

- Presentation request dated December 19, 2024

- Presentation dated January 13, 2025

Chuck Hartlen, Glen Arbour Home Owners Association gave a presentation concerning the traffic congestion on the Hammonds Plains Road and responded to questions of clarification from Community Council.

## **12. PUBLIC PARTICIPATION**

**Walter Regan, Sackville Rivers Association** sought an update on the Sackville Rivers Floodplain Zoning report, asked that the Halifax Green Network Plan to be updated, and asked for a new streetscape plan for Sackville.

## **13. INFORMATION ITEMS BROUGHT FORWARD – NONE**

## **14. REPORTS**

### **14.1 STAFF**

#### **14.1.1 PLANAPP-2023-00368: Development Agreement for 70-80 First Lake Drive, Lower Sackville**

The following was before Community Council:

- Staff report dated November 5, 2024

MOVED by Councillor Gillis, seconded by Councillor St-Amand

**THAT North West Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated November 5, 2024, to allow for a new multiple unit residential building and a new commercial building on the lands, and schedule a public hearing.**

**MOTION PUT AND PASSED.**

#### **14.1.2 PLANAPP 2024-01716: Amendment to Bedford Land Use By-law to permit automotive vehicles, parts, & accessories sales and services uses in the Light Industrial (ILI) zone**

The following was before Community Council:

- Staff report dated November 4, 2024

MOVED by Councillor St-Amand, seconded by Councillor Gillis

**THAT North West Community Council give First Reading to consider approval of the proposed amendment to the Bedford Land Use By-law, as set out in Attachment A of the staff report dated November 4, 2024, to add “automotive vehicles, parts, & accessories sales and services” as a permitted use to the Light Industrial (ILI) zone and schedule a public hearing.**

**MOTION PUT AND PASSED.**

### **14.2 MEMBERS OF STANDING COMMITTEE**

#### **14.2.1 Councillor Deagle Gammon - Musquodoboit Valley/Dutch Settlement Land Use By-law**

The following was before Community Council:

- Request for Consideration form from Councillor Deagle Gammon

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

MOVED by Councillor Deagle Gammon, seconded by Councillor Hartling

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

**North West Community Council  
Draft Minutes  
January 13, 2025**

**THAT North West Community Council direct the Chief Administrative Officer (CAO) to provide a staff recommendation report regarding amendments to the Musquodoboit Valley/Dutch Settlement Land Use By-law to consider a reduction in the minimum parking requirements for a 'day care facilities' use and any additional requirements which might be necessary to reduce possible impacts to the road network.**

**MOTION PUT AND PASSED.**

Councillor Deagle Gammon resumed the Chair.

**15. MOTIONS – NONE**

**16. IN CAMERA (IN PRIVATE) – NONE**

**17. ADDED ITEMS – NONE**

**18. NOTICES OF MOTION – NONE**

**19. DATE OF NEXT MEETING – February 10, 2025**

**20. ADJOURNMENT**

The meeting was adjourned at 6:51 p.m.

Alicia Wall  
Legislative Support