



**NORTH WEST COMMUNITY COUNCIL
MINUTES
February 10, 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

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 – January 13, 2025

MOVED by Councillor St-Amand, seconded by Councillor Hartling

THAT the minutes of January 13, 2025 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 Gillis

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-2023-00368: Development Agreement for 70-80 First Lake Drive, Lower Sackville

The following was before Community Council:

- Staff report dated November 5, 2024
- Staff presentation dated February 10, 2025
- Applicant presentation dated February 10, 2025
- Correspondence from Theresa Scratch, Julie Desnoyers and Matt Logan

Dean MacDougall, Planner III gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 6:21 p.m.

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

Paul Dec, Upland Planning and Design and Greg Morrison, First Mutual Properties 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.

Nick Davis, Sackville expressed concerns around school capacity, traffic, privacy, impacts on property value and the lack of capacity for registration in sports for kids.

Paul Wozney, MLA Sackville-Cobequid was pleased to see the reduction in the number of units, however, expressed concerns around the lack of affordable units within the development.

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

Morrison noted the traffic study had not revealed any concerns, and they would try to keep the rental rates as low as possible while still being able to service the debt.

MOVED by Councillor Gillis, seconded by Councillor Hartling

THAT the hearing be closed.

MOTION PUT AND PASSED

The hearing closed at 6:43 p.m.

Macdougall responded to questions of clarification around underground parking and stormwater.

MOVED by Councillor Gillis, seconded by Councillor Hartling

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 November 5, 2024; 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 2024-01716: Amendment to Bedford Land Use By-law to permit automotive vehicles, parts, & accessories sales and services uses in the Light Industrial (LI) zone

The following was before Community Council:

- Staff report dated November 4, 2024
- Staff presentation dated February 10, 2025

Dean MacDougall, Planner III gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 6:55 p.m.

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

Alex Loosdrecht, Vice-President, Fraserway RV spoke to the expansion, provided context about the business, 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 Hartling, seconded by Councillor St-Amand

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:58 p.m.

MOVED by Councillor St-Amand, seconded by Councillor Gillis

THAT North West Community Council adopt the amendment to the text of the Bedford Land Use By-law as set out in Attachment A of the staff report dated November 4, 2024.

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 – None

12. PUBLIC PARTICIPATION

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.

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 – March 3, 2025

20. ADJOURNMENT

The meeting was adjourned at 7:01 p.m.

Alicia Wall
Legislative Support