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Item No. 1.1
North West Community Council
December 8, 2025

TO: Chair and Members of North West Community Council

FROM: Brad Anguish, A/Chief Administrative Officer

DATE: November 12, 2025

SUBJECT: North West Community Council 2025 Annual Report

ORIGIN

North West Community Council requested that the Legislative Assistant maintain a record of the Community Council's business for the first annual meeting held in 2013 and annually held thereafter.

EXECUTIVE SUMMARY

The information contained in this report is a high-level summary of the activities and actions taken at North West Community Council during December 9, 2024 to November 10, 2025.

RECOMMENDATION

It is recommended that North West Community Council table the 2025 North West Community Council Annual Report as presented.

BACKGROUND

North West Community Council was established on December 3, 2012 by Administrative Order 48, the *Community Council Administrative Order*.

The North West Community Council includes the following districts:

- District 1: Waverley – Fall River – Musquodoboit Valley
- District 13: Prospect Road – St. Margarets
- District 14: Hammonds Plains – Upper Hammonds Plains – Lucasville – Middle & Upper Sackville
- District 15: Lower Sackville – Beaver Bank
- District 16: Bedford – Wentworth

DISCUSSION

North West Community Council met eleven (11) times between December 9, 2024 and November 10, 2025 virtually via Zoom and in person in the Council Chamber.

North West Community Council met on the following dates:

- December 9, 2024
- January 13, 2025
- February 10, 2025
- March 3, 2025
- April 14, 2025
- May 12, 2025
- June 9, 2025
- August 11, 2025
- September 8, 2025
- October 6, 2025
- November 10, 2025

North West Community Council's business for the period covering December 9, 2024 to November 10, 2025 includes the following:

- 15 public hearings;
- 1 variance appeal hearing;
- 18 staff reports;
- 0 reports from Board and Committees;
- 1 motion from a Community Council member;
- 1 request for an information report brought forward by members of Community Council;
- 22 pieces of correspondence;
- 0 petitions;
- 4 presentations;
- 16 speakers during public participation;
- 15 information reports; and
- 0 Private and confidential In Camera (In Private) reports.

Public Hearings were held on the following matters:

December 9, 2024

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)

Public Hearing held and closed. Motion approved 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.

January 13, 2025

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

Public Hearing held and closed. Motion passed 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.

February 10, 2025

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

Public Hearing held and closed. Motion passed 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.

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

Public Hearing held and closed. Motion passed 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.

April 14, 2025

PLANAPP-2023-00673: A 12-unit townhouse development for lands off Highway 2, Fall River (PIDs 40103202 & 00504415)

Public Hearing held and closed. Motion passed 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 February 14, 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.

May 12, 2025

PLANAPP-2023-00340: Development agreement for a senior citizen housing development at 445 Winslow Drive, Upper Tantallon (PIDs 41277765 and 41277773)

Public Hearing held and closed. Motion passed 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 March 14, 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.

PLANAPP 2023-00287: Development Agreement for 893 Sackville Drive, Lower Sackville

Public Hearing held and closed. Motion passed 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 April 3, 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.

MINORREV-2025-00111: Amendment to Musquodoboit Valley/Dutch Settlement Land Use By-law to reduce parking requirements for day care facilities

Public Hearing held and closed. Motion passed that North West Community Council adopt the amendment the Musquodoboit Valley/ Dutch Settlement Land Use By-law to reduce the minimum parking spaces required for a day care facility use as set out in Attachment A of the staff report dated April 2, 2025.

June 9, 2025

PLANAPP 2023-00321: Development Agreement for 600 Bedford Highway, Halifax

Public Hearing held and closed. Motion passed that North West Community Council:

1. Approve the proposed development agreement to allow an eight-storey residential building at 600 Bedford Highway, which shall be substantially of the same form as set out in Attachment A of the staff report dated March 25, 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.

PLANAPP 2024-00312: Development Agreement for 229 Beaver Bank Road, Beaver Bank

Public Hearing held and closed. Motion passed that North West Community Council:

1. Approve the proposed development agreement for a 17-unit townhouse development at 229 Beaver Bank Road, which shall be substantially of the same form as set out in Attachment A of the staff report dated March 17, 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.

PLANAPP-2024-02788: Amendment to the Land Use By-law for Planning Districts 14 & 17 to permit vehicles service use in the Fall River Business (FRB) zone

Public Hearing held and closed. Motion passed that North West Community Council adopt the amendment to the text of the Land Use By-law for Planning Districts 14 and 17, as set out in Attachment A of the staff report dated April 28, 2025.

September 8, 2025

PLANAPP 2023-00812: Development Agreement for 1491 Sackville Drive, Middle Sackville

Public Hearing held and closed. Motion passed 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 June 29, 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.

PLANAPP-2024-01253: Amendment to Appendix A-1 of the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville to increase the number of permitted units for 326 & 328 Beaver Bank Road, Beaver Bank

Public Hearing held and closed. Motion passed that North West Community Council approve the proposed Land Use By-law amendments as set out in Attachment A of the staff report dated July 14, 2025.

October 6, 2025

PLANAPP 2025-01190: Rezoning a portion of 83 Galloway Drive, Beaver Bank, from R-1B to R-6 zone

Public Hearing held and closed. Motion passed that North West Community Council adopt the amendment to the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville, as set out in Attachment A of the staff report dated August 18, 2025.

November 10, 2025

PLANAPP-2025-00132: Amendments to the Planning District 4 Land Use By-law to add self-storage facility as a permitted use in the C-2 zone and to substantively amend the existing development agreement at 2287 Prospect Road, Hatchet Lake (PID 40545626)

Public Hearing held and closed. Motion passed that North West Community Council adopt the amendments to the Land Use By-law for Planning District 4, as set out in Attachment A of the staff report dated September 2, 2025.

Contingent upon the amendment to the Planning District 4 Land Use By-law being approved by Community Council and becoming effective pursuant to the requirements of the Halifax Regional Municipality Charter, it is further recommended that North West Community Council:

2. Provisionally approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment B of the staff report dated September 2, 2025; and
3. Require the amending 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.

Variance Appeal Hearing was held on the following matter:

November 10, 2025

Case VAR-2025-00711: Appeal of Variance Approval – 100 Meadowbrook Drive, Bedford

Variance Appeal Hearing deferred to the December 8, 2025 meeting.

Public Participation:

Members of the public spoke to a wide range of Municipal matters including: proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law, Sackville Rivers floodplain mapping, Halifax Green Network Plan, Sackville Streetscape Plan, Downtown Halifax Business Commission's Vision 2030, Cushing Hill silt runoff, the Sackville Greenway, floodplain mapping and housing along Union Street and Sackville River, Feely Lake report, Sandy Lake consultant's report, future planning applications including affordable housing, various community events, Harry Little Park expansion, traffic along Beaver Bank Road and stormwater repairs on Pope Street.

Planning Advisory Committees:

HRM has three Planning Advisory Committees, the North West Planning Advisory Committee, reporting to the North West Community Council, the Harbour East-Marine Drive Planning Advisory Committee, reporting to Harbour East-Marine Drive Community Council, and the Halifax Peninsula Planning Advisory Committee, reporting to the Halifax and West Community Council. Planning Advisory Committees hold public meetings associated with municipal planning strategy amendment applications as deemed necessary. On April 22, 2022 the Province approved legislative changes to the *Halifax Regional Municipal Charter* which suspended planning advisory committees for a period of three years. On March 24, 2025 the Province approved an extension to November 25, 2026.

FINANCIAL IMPLICATIONS

No financial implications at this time.

RISK CONSIDERATION

No risk considerations were identified.

COMMUNITY ENGAGEMENT

Meetings of the North West Community Committee are open to public attendance and members of the public are invited to address the Community Committee for up to five (5) minutes during the Public Participation portion of the meeting. Meetings are live webcast on Halifax.ca. The agenda, reports, video, and minutes of the Community Council are posted on Halifax.ca.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

North West Community Council could choose not to table the 2025 Annual Report. This is not the recommended action.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, SNS 2008, c 39:

25 The powers and duties of a community council include

(a) monitoring the provision of services to the community and recommending the appropriate level of services, areas where additional services are required and ways in which the provision of services can be improved;

(b) the establishment of one or more advisory committees;

(c) recommending to the Council appropriate by-laws, regulations, controls and development standards for the community;

(d) recommending to the Council appropriate user charges for the different parts of the community;

(e) making recommendations to the Council respecting any matter intended to improve conditions in the community including, but not limited to, recommendations respecting

(i) inadequacies in existing services provided to the community and the manner in which they might be resolved, additional services that might be required and the manner in which the costs of funding these services might be raised, and

(ii) the adoption of policies that would allow the people of the community to participate more effectively in the governance of the community; and

(f) making recommendations to the Council on any matter referred to it by the Council.

27(1) A community council shall hold an annual public meeting in the community in each year to report to the public concerning its activities and to receive the views of the public respecting all matters within its mandate.

Administrative Order One, *The Procedures of the Council Administrative Order*, Schedule 8 Community Council Rules of Governing Procedures.

ATTACHMENTS

None.

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