



**NORTH WEST COMMUNITY COUNCIL
MINUTES
April 14, 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, Legislative Assistant
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 – March 3, 2025

MOVED by Councillor Hartling, seconded by Councillor Young

THAT the minutes of March 3, 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

As provided for in section 12 (5) of *Administrative Order One*, Respecting the Procedures of the Council, Councillor Young requested that Information Item 2, Hammonds Plains Road Functional Plan – Update, be brought forward at the May 12, 2025 North West Community Council Meeting.

MOVED by Councillor Young, 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-2023-00673: A12-unit townhouse development for lands off Highway 2, Fall River (PIDs 40103202 & 00504415)

The following was before Community Council:

- Staff report dated February 14, 2025
- Staff presentation dated April 14, 2025
- Applicant Presentation dated April 14, 2025

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

The hearing opened at 6:11 p.m.

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

Jane Rideout, Planning Manager, Sightline Planning & Approvals, on behalf of the Applicant 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.

Allan Billard, Fall River spoke in support of the development.

John MacDonald, Fall River spoke in support of the development.

The Chair invited the applicant to respond to questions raised by the public. The applicant chose not to respond.

MOVED by Councillor Hartling, seconded by Councillor Gillis

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:20 p.m.

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

MOVED by Councillor Deagle Gammon, seconded by Councillor St-Amand

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.**

MOTION PUT AND PASSED.

Councillor Deagle Gammon resumed the Chair.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

11.1 Correspondence – None

11.2 Petitions – None

11.3 Presentation – None

12. PUBLIC PARTICIPATION

Walter Regan, Sackville Rivers Association sought updates on the Cushing Hill silt runoff, the Sackville Greenway, and the Province buying houses along Union Street and Sackville River. Regan also spoke on the Feely Lake report and proposed amendments to the Sackville floodplain.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS

14.1 STAFF

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

The following was before Community Council:

- Staff report dated March 14, 2025

MOVED by Councillor Hartling, 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 March 14, 2025, to enable a 35-unit senior citizen housing development at the corner of Winslow Drive and Hammonds Plains Road in Upper Tantallon and schedule a public hearing.

Maureen Ryan, Planner III responded to questions of clarification.

MOTION PUT AND PASSED.

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

The following was before Community Council:

- Staff report dated April 3, 2025

MOVED by Councillor Gillis, seconded by Councillor Young

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 April 3, 2025, to develop a five-storey mixed-use building and schedule a public hearing.

MOTION PUT AND PASSED.

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

The following is before Community Council:

- Staff report dated April 3, 2025

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

MOVED by Councillor Deagle Gammon, seconded by Councillor Hartling

THAT the North West Community Council give First Reading to consider approval of the proposed amendment to the Land Use By-law for Musquodoboit Valley/ Dutch Settlement to reduce the minimum parking requirement for a day care facilities use from 1.5 spaces to 1.0 space per 400 square feet (37.2 m2) of gross floor area, as set out in Attachment A of the staff report dated April 3, 2025 and schedule a public hearing.

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 – May 12, 2025

20. ADJOURNMENT

The meeting was adjourned at 6:39 p.m.

Alicia Wall
Legislative Support