



**NORTH WEST COMMUNITY COUNCIL
DRAFT MINUTES
August 11, 2025**

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

STAFF: Colin Taylor, Solicitor
Krista Vining, Team Lead, Legislative Assistants

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 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 – June 9, 2025

MOVED by Councillor Gillis, seconded by Councillor St-Amand

THAT the minutes of June 9, 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 – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence – None

11.2 Petitions – None

11.3 Presentation – None

12. PUBLIC PARTICIPATION

Lars Beumer, Elmsdale questioned the impact to trades if the project at 326 and 328 Beaver Bank Road was shut down.

Jeff Rhindress, Fall River spoke to the need for affordable housing.

John Canavan, Fall River spoke to the need for affordable housing.

Ron Carroll, Beaver Bank spoke to PLANAPP-2024-01253 and the need for affordable housing.

Paul Hacker, Beaver Bank spoke to PLANAPP-2024-01253 and the need for affordable housing.

Duncan Smith, Fall River spoke to the need for affordable housing.

Elias JeBailey, Halifax noted they were the applicant of PLANAPP-2024-01253 and spoke to the application which was designed towards senior citizen living.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS

14.1 STAFF

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

The following was before Community Council:

- Staff report dated June 25, 2025

MOVED by Councillor Young, 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 June 25, 2025, to allow for development of a three (3) storey commercial building and a six (6) storey multiple unit residential building and schedule a public hearing.

MOTION PUT AND PASSED.

14.1.2 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

The following was before Community Council:

- Staff report dated July 14, 2025
- Staff presentation dated August 11, 2025

Matt Conlin, Planner III gave a presentation.

MOVED by Councillor Gillis, seconded by Councillor Hartling

THAT North West Community Council refuse to give First Reading and refuse to schedule a public hearing, thereby refusing the proposed amendments to Appendix A-1 of the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville.

Conlin responded to questions of clarification from the Community Council.

Colin Taylor, Solicitor provided clarification on the process if Community Council proceeded to public hearing.

MOTION PUT AND DEFEATED.

MOVED by Councillor Gillis, seconded by Councillor Young

THAT North West Community Council give First Reading to consider the proposed Land Use By-law amendments, as set out in Attachment A of the staff report dated July 14, 2025, to increase the total number of permitted units for 326 and 328 Beaver Bank Road, Beaver Bank, and schedule a public hearing.

Taylor and Krista Vining, Team Lead, Legislative Assistant responded to questions of clarification on the process.

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MOTION PUT AND PASSED.

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – September 8, 2025

20. ADJOURNMENT

The meeting was adjourned at 6:56 p.m.

Krista Vining
Team Lead, Legislative Assistants