



**NORTH WEST COMMUNITY COUNCIL
MINUTES
September 8, 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
Alicia Wall, Legislative Support
Krista Vining, Team Lead, Legislative Assistants

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 – August 11, 2025

MOVED by Councillor St-Amand, seconded by Councillor Gillis

THAT the minutes of August 11, 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 Gillis, seconded by Councillor Hartling

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

The following was before Community Council:

- Staff report dated June 29, 2025
- Staff presentation dated September 8, 2025
- Applicant presentation dated September 8, 2025
- Correspondence from Keir Daborn, Sreecharan Annamalai, Kelena Kelly, Rana Anil, Jessica White

Kelly Greenland, Planner II gave a presentation.

The hearing opened at 6:19 p.m.

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

Chris Markides, Applicant gave a presentation and responded to questions from Community Council.

The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter.

Rachelle DuLong, Sackville expressed concerns around school capacity, access to medical treatment, water contamination and traffic.

Walter Regan, Sackville was pleased to see the 30-metre setback from the water course and the stormwater retention pond. Concerns were expressed regarding the sewer line capacity, landscaping, flooding and the location of the commercial parking.

Lyle Mailman, Sackville expressed concerns around the height of the buildings.

The Chair invited the applicant to respond to questions raised by the public.

Markides responded to questions raised by the public and noted the Halifax Regional Centre for Education had no issues with school capacity, the commercial parking could not be moved to the rear due to the grade of the lot and noted there would be no impact on wells as the site was serviced by Halifax Water.

MOVED by Councillor St-Amand, seconded by Councillor Gillis

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:45 p.m.

MOVED by Councillor Young, seconded by Councillor Gillis

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.**

MOTION PUT AND PASSED.

10.1.2 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 September 8, 2025
- Applicant presentation dated September 8, 2025

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

Thea Langille, Manager Urban & Rural Planning Applications Program and Kelsey Nearing, Solicitor responded to questions of clarification from Community Council.

The hearing opened at 7:20 p.m.

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

Elias JeBailey, Applicant gave a presentation and responded to questions from Community Council.

The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter.

Paul Hacker, Beaver Bank spoke in favour of the proposal.

Ron Carroll, Beaver Bank was in favour of the proposal and noted the need for affordable units.

Walter Regan, Sackville expressed concerns around silt runoff, stormwater runoff and traffic, and suggested green roofs be considered.

Duncan Smith, Beaver Bank was in favour of the additional units, especially given they were affordable units.

Joe Azzi, Beaver Bank spoke in favour of the proposal.

Lyle Mailman, Beaver Bank expressed concerns around traffic and mud from the site collecting on Beaver Bank Road.

The Chair invited the applicant to respond to questions raised by the public.

JeBailey responded to questions raised by the public and noted solar panels would be installed on the roofs and advised mud on Beaver Bank Road was being mitigated.

MOVED by Councillor Gillis, seconded by Councillor Hartling

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:45 p.m.

Conlin responded to questions of clarification from Community Council and provided clarification around the July 15, 2022 letter issued by the Municipality and the amendments to Appendix A-1 of the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law.

MOVED by Councillor Gillis, seconded by Councillor Young

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.

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 Karen Robinson - Sandy Lake Conservation Association

The following was before Community Council:

- Presentation request dated August 27, 2025
- Presentation dated September 8, 2025
- Handout dated September 8, 2025

Karen Robinson, Sandy Lake Conservation Association gave a presentation on the preservation of assets at Sandy Lake.

As set out in section 34 of Administrative Order One, *Respecting the Procedures of the Council*, a motion was required to extend the time of the meeting.

MOVED by Gillis, seconded by Young

THAT North West Community Council extend the time of the meeting past 8:00 p.m.

MOTION PUT AND PASSED.

12. PUBLIC PARTICIPATION

Walter Regan, Sackville spoke to the Sackville Rivers Association dinner and auction and thanked Councillor Young for the work done on the Harry Little Park upgrade and Feely Lake.

Lyle Mailman, Beaver Bank was concerned about traffic on Beaver Bank Road and would like to see Beaver Bank designated as a special planning area with planning rules specific to the area.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS

14.1 STAFF

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

The following was before Community Council:

- Staff report dated August 18, 2025

MOVED by Councillor Gillis, seconded by Councillor St-Amand

THAT North West Community Council give First Reading to consider approval of the proposed 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, to rezone a portion of 83 Galloway Drive in Beaver Bank from R-1B (Auxiliary Dwelling with Home Business) to R-6 (Rural Residential) and schedule a public hearing.

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 – October 6, 2025

20. ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

Alicia Wall
Legislative Support