



**HALIFAX AND WEST COMMUNITY COUNCIL
SPECIAL MEETING
MINUTES
February 12, 2024**

PRESENT: Councillor Waye Mason, Chair
Councillor Iona Stoddard, Vice Chair
Councillor Lindell Smith
Councillor Shawn Cleary
Councillor Kathryn Morse
Councillor Patty Cuttell

STAFF: William Hatfield, Solicitor
Andrea Lovasi-Wood, 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.

The meeting was called to order at 6:00 p.m., Community Council adjourned at 6:37 p.m.

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 THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Additions: None

Deletions: None

MOVED by Councillor Cleary, seconded by Councillor Stoddard

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

3. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

4. HEARINGS

4.1 PUBLIC HEARINGS

4.1.1 Case 2023-00534 (formerly case 24638): Development Agreement for 6590 Bayers Road, Halifax

The following was before Community Council:

- Staff report dated December 22, 2023
- Extract from January 16, 2024 Halifax and West Community Council draft minutes
- Correspondence from Nader Houella, Bill Campbell
- Staff presentation dated February 12, 2024
- Applicant presentation dated February 12, 2024

Kelly Greenland, Planner II gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 6:18 p.m.

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

Jennifer Daigle, Irving Oil, Applicant gave a presentation and noted the goal was to maintain the ability to operate a gas station. Daigle spoke to the proposed changes to the site 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.

Garth Watt, Halifax and Church warden of Apostles Anglican Church, a neighbouring church to the gas station, expressed concerns around blasting and construction noise.

Daigle was unsure if blasting would be required but offered to provide their contact information to the speaker to address any concerns.

MOVED by Councillor Smith, seconded by Councillor Cleary

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:29 p.m.

Greenland spoke to the concerns contained in the correspondence.

MOVED by Councillor Cleary, seconded by Councillor Morse

THAT Halifax and 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 December 22, 2023; and**
- 2. Require the agreement be signed by the property owner within 240 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.**

Community Council noted the applicant's gas station was one of the few gas stations left on the Peninsula and the changes proposed enhanced the current site and improved the pedestrian experience.

MOTION PUT AND PASSED.

5. ADJOURNMENT

The meeting was adjourned at 6:37 p.m.

Alicia Wall
Legislative Support