



**HALIFAX AND WEST COMMUNITY COUNCIL
MEETING
MINUTES
OCTOBER 12, 2021**

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

REGRETS: Councillor Patty Cuttell

STAFF: Meg MacDougall, Solicitor
Haruka Aoyama, 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, and information items circulated are online at halifax.ca.

The meeting was called to order at 6:01 p.m., and Community Council adjourned at 7:18 p.m.

1. CALL TO ORDER

The Vice Chair called the meeting to order at 6:01 p.m.

2. APPROVAL OF THE MINUTES – September 21, 2021

MOVED by Councillor Mason, seconded by Councillor Stoddard

THAT the minutes of September 21, 2021 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

It was noted that Community Council agreed to amend the Order of Business to consider items 11 through 16 before item 10.

MOVED by Councillor Mason, seconded by Councillor Stoddard

THAT the agenda be approved as amended.

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 Hearing

10.1.1 Case 23528: Land Use By-law amendment (rezoning) for 1601 Ketch Harbour Road, Sambro

Councillor Smith took over as Chair of the meeting.

The following was before Community Council:

- Staff recommendation report dated September 1, 2021
- Staff presentation dated October 12, 2021
- Applicant presentation dated October 12, 2021
- Correspondence from Penny Henneberry

Peter Nightingale, Planner II, Current Planning, gave a presentation on Case 23528 and responded to questions of clarification from Halifax and West Community Council.

The Chair opened the Public Hearing at 6:35 p.m. and invited the applicant to come forward and address Community Council.

Stephen Adams, Stephen Adams Consulting Services Inc., on behalf of Starfish Licenses Limited and 3255231 Nova Scotia Limited, presented to Community Council indicating that the property was originally zoned C-2 and was rezoned to P-2 in 2008. The request for rezoning originates from a compliance case against the property owner which is now closed. Adams further spoke to the type of gear that would be stored on the property and provided clarification around the retail of fish on the site.

The Chair reviewed the rules of procedure for public hearings and called for the registered speakers.

Jane Camsell, Sambro, expressed concerns around the volume of traffic, safety and noise resulting from refrigeration units/trucks.

Penny Henneberry, Sambro, expressed concerns around noise, protecting the residential uses as per the Municipal Planning Strategy and that rezoning this property could result in a domino effect.

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the public hearing be closed.

MOTION PUT AND PASSED.

The public hearing closed at 7:02 p.m.

MOVED by Councillor Cleary, seconded by Councillor Stoddard

THAT Halifax and West Community Council adopt the amendment to the Land Use By-law for Planning District 5, as set out in Attachment A of the staff report dated September 1, 2021.

MOTION PUT AND PASSED.

10.2 Variance Hearing - NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

The Legislative Assistant noted that correspondence was received for item 10.1.1, and this correspondence was circulated to Community Council.

For a detailed list of correspondence received refer to the specific agenda item.

11.2 Petitions - None

11.3 Presentations - None

12. INFORMATION ITEMS BROUGHT FORWARD - NONE

13. REPORTS

13.1.1 Case 23661: Non-substantive amendments to an existing Development Agreement at 286 and 290 Herring Cove Road, Halifax

The following was before Community Council:

- Staff recommendation report dated August 18, 2021

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT Halifax and West Community Council:

- 1. Approve, by resolution, the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated August 18, 2021; and**
- 2. Require the amending development agreement be signed by the property owners 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.**

MOTION PUT AND PASSED.

14. MOTIONS - NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. PUBLIC PARTICIPATION – NONE

18. DATE OF NEXT MEETING – *November 16, 2021*

19. ADJOURNMENT

The meeting was adjourned at 7:18 p.m.

Alicia Wall
Legislative Support