



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
SPECIAL MEETING  
MINUTES  
September 10, 2020**

PRESENT: Councillor Lorelei Nicoll, Chair  
Councillor David Hendsbee  
Councillor Bill Karsten  
Councillor Sam Austin  
Councillor Tony Mancini, Vice Chair

STAFF: Josh Judah Q.C., Solicitor  
Krista Vining, Legislative Assistant  
Hannah Forsyth, 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](http://halifax.ca).*

*The meeting was called to order at 6:05 p.m. and Community Council adjourned at 7:18 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:05 p.m.

**2. APPROVAL OF MINUTES – Special Meeting August 6, 2020 and Special Meeting August 19, 2020**

MOVED by Councillor Hendsbee, seconded by Councillor Karsten

**THAT the minutes be approved as presented.**

**MOTION PUT AND PASSED.**

**3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

Councillor Karsten requested that items 13.1.1 and 14.1 be dealt with before the public hearing, to which Community Council agreed.

MOVED by Councillor Karsten, seconded by Councillor Austin

**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**

**8.1 CONSIDERATION OF DEFERRED BUSINESS – NONE**

**8.1.1 Fence located at 470 Dyke Road**

The following was before Community Council:

- A staff recommendation report dated March 11, 2020

The Chair reviewed the rules of procedure and opened the Variance Hearing and invited the applicant to come forward and address Community Council.

The applicant chose not to speak.

The Chair invited the neighboring property owner to come forward.

**Craig Giles, Cow Bay** sought confirmation that the fence would be built from the front property pin to the end pin and total the property line.

Rick Brown, Building Standards Supervisor confirmed the fence location as outlined in Attachment 2 of the March 11, 2020 staff report and added that the motion would allow for the process to be in place for further enforcement.

MOVED by Councillor Karsten, seconded by Councillor Mancini

**THAT Harbour East Marine Drive Community Council approve the request to construct fencing in excess of 6.5 feet in height at 470 Dyke Road, Cow Bay.**

**MOTION PUT AND PASSED.**

## **9. NOTICES OF TABLED MATTERS – NONE**

## **10. HEARINGS**

### **10.1.1 Case 21951: Development Agreement for 1000 Micmac Boulevard, Dartmouth**

The following was before Community Council:

- A staff recommendation report dated July 31, 2020
- Correspondence from Linda Robinson, Lorri Lewis-Werner, Cavell Hudson, Barbara James, April Jenkins and Annika States

Dean MacDougall, Planner provided Community Council reviewed the application for a 15 storey multi-unit residential building at 1000 Micmac Boulevard, Dartmouth. MacDougall summarized the three non-substantive amendments within the agreement and noted potential options for the informal pedestrian connection across the privately-owned property. MacDougall also noted there was a mix of opinion on the building's compatibility with the neighbourhood in public feedback. A copy of the staff presentation is on file.

In response to questions, MacDougall confirmed that as much landscaping as possible would be retained.

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

**Blaise Morrison and Scott McCrea, Applicants** gave an overview of their application, noted that 20 percent of the units would have rents 30 percent lower than the median household income.

The Chair reviewed the rules of procedure for public hearings. There were no registered speakers.

MOVED by Councillor Austin, seconded by Councillor Hendsbee

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Austin, seconded by Councillor Mancini

**THAT That Harbour East Marine Drive 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 July 31, 2020; 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.**

**MOTION PUT AND PASSED.**

## **11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **11.1 Correspondence**

The Legislative Assistant noted that correspondence was received for Items 10.1.1 and 14.1. This correspondence was circulated to Community Council.

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

**11.2 Petitions – None**

**12. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**13. REPORTS/DISCUSSION**

**13.1 STAFF**

**13.1.1 Case 21813: Partial Rezoning of PID 41453945, Cow Bay**

The following was before Community Council:

- A staff recommendation report dated July 20, 2020

MOVED by Councillor Karsten, seconded by Councillor Hendsbee

**THAT Harbour East Marine Drive Community Council give First Reading to the proposed amendment to the Land Use By-law for Eastern Passage / Cow Bay, as set out in Attachment A of the staff report dated July 20, 2020, to rezone a portion of PID 41453945, Cow Bay from the P-2 (Community Facility) Zone to the RA (Rural Area) Zone and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**13.2 MEMBERS OF COMMUNITY COUNCIL – NONE**

**14. MOTIONS**

**14.1 Councillor Karsten – New access point to the Silver Sands Beach**

The following was before Community Council:

- A request for Community Council consideration form from Councillor Karsten
- Correspondence from Theresa Kuhn, Angela Granchelli, Nancy MacKinnon, Jen Strong-Kelegenz, Tracey Falconer, Wendy Piercey, Vic Ruzgys

MOVED by Councillor Karsten, seconded by Councillor Mancini

**THAT Harbour East Marine Drive Community Council request a staff report to review all options for a potential new entrance giving access to the Silver Sands Beach in Cow Bay.**

**MOTION PUT AND PASSED.**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION – NONE**

**18. DATE OF NEXT MEETING – November 12, 2020**

**19. ADJOURNMENT**

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