



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
MINUTES  
June 30, 2016**

PRESENT:                   Councillor Lorelei Nicoll, Chair  
                              Councillor Bill Karsten, Vice Chair  
                              Councillor Tony Mancini  
                              Councillor Gloria McCluskey  
                              Councillor David Hendsbee

STAFF:                     Ms. Cathy Collett, Legislative Assistant

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, supporting documents, and information items circulated to Harbor East Community Council are available online: <http://www.halifax.ca/Commcoun/east/index.php>*

*The meeting was called to order at 6:04 p.m. and adjourned at 6:26 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:00 p.m.

**2. APPROVAL OF MINUTES – May 19, 2016**

MOVED by Councillor Tony Mancini, seconded by Councillor Bill Karsten

**THAT the minutes of May 19, 2016 be approved as presented.**

**MOTION PUT AND PASSED.**

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

Additions: 16.1 Motion re: Cole Harbour/Westphal Municipal Planning Strategy – Councillor Nicoll

MOVED by Councillor Gloria McCluskey, seconded by Councillor Karsten

**THAT the order of business be approved as amended.**

**MOTION PUT AND PASSED.**

Two-third majority vote required

**4. BUSINESS ARISING OUT OF THE MINUTES**

**5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS**

**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 Presentations – None**

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

**13. REPORTS**

**13.1 STAFF**

**13.1.1 Case 20296: Development Agreement for 29 Parkstone Road, Dartmouth**

The following was before the Committee:

- A staff report dated May 20, 2016

MOVED by Councillor Mancini, Councillor Karsten

**THAT Harbour East – Marine Drive Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the report dated May 20, 2016 to allow for the conversion of a single unit dwelling to a two unit dwelling on a lot with reduced frontage, and schedule a public hearing;**

**MOTION PUT AND PASSED.**

**13.1.2 Case 20192: Development Agreement Amendment, 721 Windmill Road, Dartmouth**

The following was before the Committee:

- A staff report entitled Case 20192: Development Agreement Amendment, 721 Windmill Road, Dartmouth

MOVED by Councillor Mancini, seconded by Councillor McCluskey

**THAT Harbour East-Marine Drive Community Council give Notice of Motion to consider the proposed amending development agreement, as set out in Attachment A of this report, to remove certain buffering requirements along the western property boundary and Basinview Drive and further described herein, and schedule a public hearing**

**MOTION PUT AND PASSED.**

**13.1.3 Case 18599: Eastern Passage/Cow Bay MPS and LUB Amendments – Multiple Unit Dwellings in the Commercial Designation and a Development Agreement for Multiple Dwelling Units at 1490 Main Road, Eastern Passage**

The following was before the Committee:

- A staff report dated June 3, 2016

MOVED by Councillor Karsten, seconded by Councillor McCluskey

**THAT Harbour East-Marine Drive Community Council**

- 1. Recommend that Regional Council give First Reading to consider the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Eastern Passage/Cow Bay as set out in Attachments A and B of the report dated June 3, 2016, regarding the allowances for multiple unit dwellings in the Commercial Designation in Eastern Passage, and schedule a joint Public Hearing with Harbour East-Marine Drive Community Council;**
- 2. Recommend that Regional Council approve the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Eastern Passage/Cow Bay as set out in Attachments A and B of the report dated June 3, 2016; and**
- 3. Move Notice of Motion to consider the proposed development agreement, as set out in Attachment C of the report dated June 3, 2016, to permit two multiple unit dwellings at 1490 Main Road, Eastern Passage. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1.**

**MOTION PUT AND PASSED.**

**13.1.4 Case 19258: Amendments to the Downtown Dartmouth SPS and LUB and Development Agreement - 8 Linden Lea, Dartmouth**

The following was before the Committee:

- A staff report dated May 20, 2016

MOVED by Councillor McCluskey, seconded by Councillor Mancini

**THAT Harbour East-Marine Drive Community Council**

- 1. Recommends that Halifax Regional Council give First Reading to consider the proposed amendments to the Downtown Dartmouth Secondary Planning Strategy and Land Use By-law as set out in Attachments A and B of this report and schedule a joint Public Hearing with Harbour East-Marine Drive Community Council;**
- 2. Recommend that Regional Council approve the proposed amendments to the Downtown Dartmouth Secondary Planning Strategy and Land Use By-law as contained in Attachments A and B of the report dated May 20, 2016 and;**
- 3. Give Notice of Motion to consider the proposed development agreement as set out in Attachment C of this report to permit the development of a 4 storey 41 unit multiple unit building at 8 Linden Lea, Dartmouth. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1.**

**MOTION PUT AND PASSED.**

Councillor Karsten, vice-chair, took over the role of Chair for the following item:

**13.1.5 Case 19536: Development Agreement to expand an existing industrial use at 422 & 424 Caldwell Road, Cole Harbour – Supplementary Report**

The following was before the Committee:

- A staff report dated June 17, 2016

MOVED by Councillor Lorelei Nicoll, seconded by Councillor David Hendsbee

**THAT Harbour East-Marine Drive Community Council**

- 1. Approve the proposed Development Agreement, which shall be of substantially the same form as set out in Attachment A of this report, to permit an expansion to an existing industrial use at 422 & 424 Caldwell Road, Cole Harbour; and**
- 2. Require the Development 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.**
- 3. Amend the Development Agreement to prohibit signs.**

**MOTION PUT AND PASSED.**

**13.2 BOARD & COMMITTEE**

**13.3 MEMBERS OF COMMUNITY COUNCIL**

14. MOTIONS

15. IN CAMERA (IN PRIVATE) - NONE

16. ADDED ITEMS

16.1 Motion re: Cole Harbour/Westphal Municipal Planning Strategy – Councillor Nicoll

The following was before the Committee:

- A Councillor Request for Consideration Form dated June 30, 2016.

MOVED by Councillor Nicoll, seconded by Councillor Karsten

**THAT Harbour East-Marine Drive Community Council request that Regional Council request a staff report regarding possible amendments to the Cole Harbour/Westphal Municipal Planning Strategy and Land Use By-law to prohibit the continuation of certain light industrial uses identified in Appendix “B” of the Land-Use By-law.**

Councillor Karsten noted that it is very important for Staff to capture in this report what exactly is being proposed when it comes to all Land-Use Bylaws.

**MOTION PUT AND PASSED.**

17. NOTICES OF MOTION

18. PUBLIC PARTICIPATION

**Mr. Warren Wesson** of District 5 commented that residents of Dartmouth are still waiting for the report to come back regarding branding and that they are hopeful it is a brave report. He noted that the Alderney Gate Library should be called the Dartmouth Central Library and that the Alderney Ferry Terminal should be the Dartmouth Ferry Terminal. He explained that he was disappointed that Halifax had dropped on the livable cities in Canada index and congratulated Councillor Karsten on his new position with the Federation of Canadian Municipalities, commenting that he the priorities of affordable and social housing are taken up by Regional Council.

**Liz Campbell** of District 6 commented that she had read that there was a tender out to rename the Dartmouth Sportsplex and that she was just there and saw a sign that said Sportsplex Revolution. She explained that she is disappointed at the absence of “Dartmouth” from the sign.

19. **DATE OF NEXT MEETING – August 4, 2016** – Harbour East-Marine Drive Community Council Meeting Space, Alderney Landing, Dartmouth.

20. ADJOURNMENT

The meeting adjourned at 6:26 p.m.

Cathy Collett  
Legislative Assistant