



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
MINUTES  
March 2, 2017**

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

**REGRETS:** Councillor Bill Karsten, Chair

**STAFF:** Ms. Claire Gillivan, Solicitor  
Ms. Krista Vining, 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 Community Council are available online: <http://www.halifax.ca/Commcoun/east/170302hemdcc-agenda.php>*

*The meeting was called to order at 6:00 p.m., and adjourned at 7:42 p.m.*

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES – February 2, 2017**

MOVED by Councillor Nicoll, seconded by Councillor Austin

**THAT the minutes of February 2, 2017 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

MOVED by Councillor Hendsbee, seconded by Councillor Nicoll

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

Two-third majority vote required.

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTE – 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 Case 19755: Rezoning 1 Research Drive**

The following was before Community Council:

- A staff recommendation report dated December 14, 2016
- Correspondence from Tom and Nan Austin and William (Bill) Zebedee

Ms. Erin MacIntyre, Principle Planner presented the application of CBCL Limited on behalf of Nova Scotia Innovation Corporation to rezone the property located at 1 Research Drive and a portion of two adjacent properties to the north, from S (Industrial) to I-1 (Light Industrial). A copy of staff's presentation is on file.

Ms. MacIntyre responded to questions on the extent of the Institutional zoning in relation to the abutting Residential zone.

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

Ms. MacIntyre indicated that the applicant did not have a presentation but was available to respond to questions of clarification.

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

**Ms. Ruth Van Iderstine, Dartmouth** spoke about how the proposal would impact the environment and wildlife and the need to keep small urban portions of forest. She explained that she was not against progress or development but did not want to see another parking lot developed and how there were numerous empty office spaces and parking lots in the area. Ms. Van Iderstine also commented on the new P-9 elementary school being built and was concerned with its proximity to the already existing heavy commercial transport infrastructure.

**Ms. Bonnie Purcell, Dartmouth** explained that wetlands are a balanced ecological system of plants, animals and insects. She commented on the impact/chain reaction the loss of the wetland would have on humans, animals and the ecosystem.

**Ms. Elaine Trudeau, Dartmouth** agreed with comments made by Ms. Van Iderstine regarding the proximity of the new P-9 elementary school and children's safety. She also agreed that there were a number of vacant buildings in the area and not encroaching on the wetlands.

**Mr. Tanner George, Dartmouth** was concerned for the wetlands and spoke to the assimilation of Aboriginals in Canada and the loss of plant life knowledge and the medicinal benefits.

The Chair called three times for any other members of the public wishing to speak on the matter. There being none, the applicant was invited to respond.

**Mr. Chris Tretiak, CBCL Limited representing Nova Scotia Innovation Corporation** spoke to the site plan as identified in Ms. MacIntyre's presentation and responded to questions on the process for stormwater management. Mr. Tretiak was unable to speak to the reasoning for not drawing the area for rezoning shorter into the property but explained that he could find that information out.

MOVED by Councillor Nicoll, seconded by Councillor Austin

**THAT the public hearing close.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Austin, seconded by Councillor Nicoll

**THAT Harbour East-Marine Drive Community Council approve the amendment to the Dartmouth Land Use By-law, as set out in Attachment A of the staff report dated December 14, 2016.**

Members recognized that the zoning did not fit the intended use of the property. Provisions for a buffer could address concerns with the wetlands. Concerns were expressed about certain uses under the I-1 zone not being compatible with the abutting residential zone.

**MOTION PUT AND DEFEATED.**

It was suggested that the alternative recommendation proposed in the December 14, 2016 staff report might address some of the concerns.

The Community Council recessed at 6:50 pm. and reconvened at 6:54 p.m.

The Chair spoke to the motion being defeated and the Community Council not being prepared to move an alternative motion at this time. It was suggested that the applicant could bring this matter back through a new application process or the possibility of addressing the zoning through the Centre Plan.

**10.1.2 Case 20235: Rezoning 101 Research Drive**

The following was before Community Council:

- A staff recommendation report dated December 14, 2016
- Correspondence from Tom and Nan Austin and William (Bill) Zebedee

Ms. Erin MacIntyre, Principle Planner presented the application of CBCL Limited on behalf of Clearwater Fine Foods Incorporated to rezone the property located at 101 Research Drive from S (Industrial) to I-1 (Light Industrial). A copy of staff's presentation is on file.

Ms. MacIntyre responded to a question raised on the property's current non-conforming zoning.

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

It was noted that the applicant did not have a presentation but was available to respond to questions.

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

**Ms. Rush Van Iderstine, Dartmouth** expressed concern with the location of the new P-9 school being built in proximity to the property at 1 Research Drive. She commented on the impact and loss of wetland for industrial use.

**Ms. Elaine Trudeau, Dartmouth** asked what the proximity of the property was to the new school being built and what the impacts might be on residents and the wetlands with the rezoning.

The Chair called three times for any other members of the public wishing to speak on the matter. There being none, the applicant was invited to respond.

**Mr. Chris Tretiak, CBCL Limited representing Nova Scotia Innovation Corporation** explained that the building on the property was owned by Clear Water for research purposes. He noted that there were no plans to change the current use and the intent was to change the zoning to fit with the current use.

**Mr. Phil Walton, Dartmouth** wanted confirmation on what the applicant's intent was for the property. At the request of the Chair, Mr. Tretiak reiterated that there was no intent for further development on the site.

**Mr. Tanner George, Dartmouth** sought clarification on the location of the P-9 school being built and the type of research being done. In response, Mr. Tretiak was unable to speak to the type of research being done but he was able to point out the location of the school as identified on the site map provided in Ms. MacIntyre's presentation.

MOVED by Councillor Austin, seconded by Councillor Nicoll

**THAT the public hearing close.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Austin, seconded by Councillor Hendsbee

**THAT Harbour East-Marine Drive Community Council approve the amendment to the Dartmouth Land Use By-law, as set out in Attachment A of the staff report dated December 14, 2016.**

As explained for Case 20235: Rezoning 1 Research Drive addressed earlier, see page 4, members recognized that the zoning for 101 Research Drive did not fit the intended use of the property. Provisions

for a buffer could address concerns with the wetlands. Concerns were expressed about certain uses under the I-1 zone not being compatible with the abutting residential zone.

**MOTION PUT AND DEFEATED.**

As explained with Case 20235, members were not prepared to move an alternative recommendation and suggested that the applicant could bring this matter back through a new application process or the possibility of addressing the zoning through the Centre Plan.

**11. CORRESPONDENCE, PEITIONS & DELGATIONS**

**11.1 Correspondence**

The Legislative Assistant noted that correspondence was received for items: 10.1 and 10.2. This correspondence was circulated to Community Council.

**11.2 Petitions – None**

**11.3 Presentations**

**11.3.1 Tina McPhee, Team Lead re: Dartmouth Community Health Team Update**

The following was before Community Council:

- Dartmouth Community Heath Team presentation
- An information sheet re: wellness programs and wellness navigation
- A copy of CHT's Spring Schedule (March – August 2017)

Ms. Tina McPhee, Team Lead and dietician with Dartmouth Community Health Teams spoke to their wellness programing, who they service, guiding principles and spring schedule for March to August 2017.

Ms. Gina Monk, Wellness Navigator spoke on how CHT supports the community.

Due to technical difficulties, the Legislative Assistant advised that the link to the video Ms. McPhee and Ms. Monk had planned to show would be uploaded to the Community Council's March 2, 2017 agenda page for viewing. A copy of the video was also provided for the file.

Members thanked Ms. McPhee and Ms. Monk for their presentation and spoke to the benefits for communities and raising awareness of these programs.

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

**13. REPORTS – NONE**

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION**

**17.1 Councillor Nicoll on behalf of Councillor Karsten**

“Take notice that, at a future meeting of Harbour East-Marine Drive Community Council, Councillor Karsten intends to move a motion to adopt the terms of reference for a public consultation committee for a portion of District 3.”

Ms. Maggie Holm, Principle Planner, Urban Enabled Applications spoke to the background respecting a planning application for a multi-use building at 651 Portland Hills. She noted that there is specific policy

in the Dartmouth Municipal Planning Strategy which requires a Public Participation Committee (PPC) to hold any public meetings for substantive amendments to the existing development agreement for the Portland Hills area. This PPC does not presently exist, and therefore one needs to establish to then hold a public information meeting and advise Community Council on the requested amendments. Staff has written the Terms and Conditions (TOC) for the Committee, and at the advice of legal, Notice of Motion is required to approve the TOC as they would be considered a new policy of Community Council.

**18. PUBLIC PARTICIPATION**

**Mr. Tanner George, Dartmouth** expressed concern with the assimilation of Aboriginals in Canada and the loss of knowledge around Flora, commenting on medicinal plants being used to alleviate symptoms.

In response to a question raised by **Ms. Ruth Van Inderstine, Dartmouth**, the Legislative Assistant explained that the Community Council's agendas are posted online [www.halifax.ca](http://www.halifax.ca) a week before the meeting. Members of the public can also contact the Clerk's Office to have their names added to the mailing list to receive a hard copy of the monthly agendas.

**Ms. Elaine Tredeau, Dartmouth** expressed appreciation to the Dartmouth Community Health Team for the information provided and commented on 211 Nova Scotia which can also help people to find programs and services in their area.

In response to a question raised by a resident on the progress of the Centre Plan, Councillor Austin indicated that information could be found online at [centreplan.ca](http://centreplan.ca).

**19. DATE OF NEXT MEETING – April 6, 2017, 6:00 p.m.** HEMDCC Meeting Space Main Floor, Alderney Gate 60 Alderney Drive, Dartmouth

**20. ADJOURNMENT**

The meeting was adjourned at 7:42 p.m.

Krista Vining  
Legislative Assistant