



**HARBOUR EAST – MARINE DRIVE COMMUNITY COUNCIL
MINUTES
October 3, 2019**

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

REGRETS: Councillor Bill Karsten

STAFF: Liam MacSween, Legislative Assistant

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 6:03 p.m., and adjourned at 6:32 p.m.

1. CALL TO ORDER

Councillor Austin called the meeting to order at 6:03 p.m. in the Harbour East-Marine Drive Community Council Meeting Room, 60 Alderney Drive, Dartmouth.

2. APPROVAL OF MINUTES – September 5, 2019

MOVED by Councillor Mancini, seconded by Councillor Hendsbee

THAT the minutes of September 5, 2019 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

MOVED by Councillor Nicoll, seconded by Deputy Mancini,

THAT the agenda be approved as circulated.

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 – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence – NONE

Liam MacSween, Legislative Assistant noted correspondence received for agenda item 18 – Public Participation. This correspondence was distributed to members of Harbour East- Marine Drive Community Council.

11.2 Petitions – NONE

11.3 Presentation – NONE

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 21440: Amendments to the Cole Harbour/ Westphal Municipal Planning Strategy and Land Use By-law for 206 Ross Road to enable an expansion to the existing C&D Transfer Facility

The following was before Community Council:

- A staff recommendation report dated March 15, 2019

Jennifer Chapman, Planner III provided an overview of the March 15, 2019 staff report.

MOVED by Councillor Nicoll, seconded by Deputy Mayor Mancini

THAT Harbour East-Marine Drive Community Council approve the proposed amendments to the Land Use By-law for Cole Harbour/ Westphal, as set out in Attachment B of the staff report dated March 15, 2019.

In response to questions from Community Council, Chapman advised that the intent of the site design is to move operations further away from Ross Road to alleviate queuing on the street. Further, Chapman noted that an environmental management plan is also required to protect the watercourse located on site.

MOTION PUT AND PASSED.

Councillor Austin stepped down as Chair. Councillor Nicoll assumed the Chair.

13.1.2 Case 22490: Non-substantive amendments to an existing development agreement for 181 Pleasant Street, Dartmouth

The following was before Community Council:

- A staff recommendation report August 14, 2019

MOVED by Councillor Austin, seconded by Councillor Hendsbee

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 the staff report dated August 14, 2019, to allow a non-substantive amendment to an existing development agreement extending the commencement and completion dates for the building construction

MOTION PUT AND PASSED.

13.1.3 Case 22376: Non-substantive amendments to an existing development agreement at Brian Dickie Drive, Musquodoboit Harbour

The following was before Community Council:

- A staff recommendation report dated June 13, 2019

MOVED by Councillor Hendsbee, seconded by Councillor Austin

THAT Harbour-East Marine Drive 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 June 13, 2019 staff report, to extend the commencement and completion date of construction for the proposed development at Brian Dickie Drive, Musquodoboit Harbour; and

2. Require the amending development agreement be signed by the property owners 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.

MOTION PUT AND PASSED.

13.1.4 Case 22463: Non-substantive amendments to an existing development agreement for 249-251 Windmill Road and 257 Windmill Road, Dartmouth

The following was before Community Council:

- A staff recommendation report dated August 23, 2019

MOVED by Councillor Austin, seconded by Deputy Mayor Mancini

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 the staff report dated August 23, 2019 to allow a non-substantive amendment to an existing development agreement extending the commencement and completion dates for the building construction

In response to questions from Community Council, Anne Totten, Planner II advised that the Centre Plan establishes rules respecting transitioning, as the application was received before the notice of motion provided for the Centre Plan, the old transitioning rules apply to it.

In terms of construction delays, Totten advised that applicant has not provided a rationale, but staff would bring an update at the next meeting of Harbour-East Marine Drive Community Council.

MOTION PUT AND PASSED.

Councillor Austin reassumed the Chair.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE)

15.1 Approval of In Camera (In Private Minutes) – September 5, 2019

The following motion was passed in public session:

MOVED by Councillor Hendsbee, seconded by Councillor Nicoll

THAT the In Camera (In Private) minutes of September 5, 2019 be approved as circulated.

MOTION PUT AND PASSED.

16. ADDED ITEMS – NONE

16.1 Title

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Shalom Mandaville, of Dartmouth provided commentary on the need to change the methodology employed by HRM staff in sampling lake water. Mandaville advised that a greater emphasis should be placed on fecal chloroform testing as opposed to phosphorus level testing. Mandaville provided further commentary on how municipal water is treated for consumption in HRM.

Jerri Urwood, of Cole Harbour, provided commentary on the number of development applications in the Dartmouth and Cole Harbour area and inquired as to how many are active. Urwood noted high vacancy rates across the municipality for rental units located in strip malls. Urwood noted that many of the developments are owned by large real estate investment firms, with rents that are prohibitive to many small business owners. Urwood encouraged Halifax Regional Council and staff to investigate this issue to see if regulations can be put in place to stabilize rental prices for small business owners.

19. DATE OF NEXT MEETING – November 7, 2019

20. ADJOURNMENT

The meeting was adjourned at 6:32 p.m.

Liam MacSween
Legislative Assistant