



**HALIFAX AND WEST COMMUNITY COUNCIL
SPECIAL MEETING
DRAFT MINUTES
July 28, 2020**

PRESENT: Councillor Stephen Adams, Chair
Councillor Lindell Smith, Vice Chair
Councillor Shawn Cleary
Councillor Richard Zurawski
Councillor Russell Walker
Councillor Waye Mason

STAFF: Meg MacDougall, Solicitor
Krista Vining, Legislative Assistant
Hannah Forsyth, Legislative Support

These minutes are considered draft and will require approval by the Halifax and West Community Council at a future meeting.

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 7:15 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – Special July 8, 2020

MOVED by Councillor Smith, seconded by Councillor Cleary

THAT the minutes be approved as presented.

MOTION PUT AND PASSED.

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

MOVED by Councillor Zurawski, seconded by Councillor Mason

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

5. HEARINGS

5.1 PUBLIC HEARING – 6:00 p.m.

5.1.1 Case 22640: Land Use By-law Amendment to Rezone 1686 Prospect Bay Road, 1688 Prospect Bay Road, and Lot 4RC, Prospect

The following was before Community Council:

- A staff recommendation report dated March 24, 2020
- Correspondence from Hilary and Chuck Pritchard, Kevin Grant, Laura O'Hearn, Eleanor Grant
- A staff presentation entitled: Public Hearing for Case 22640

Jacqueline Belisle, Planner II presented the application to rezone the properties from the P-2 (Community Facility) Zone to the RRB-1 (Rural Residential B-1) Zone to permit the renovation of the former church for a single unit dwelling, and the replacement of the former church hall with a single unit dwelling.

In response to a question raised, Belisle confirmed that there was a cemetery adjacent to the lot and clarified that the 3.8 metre coastal elevation standard for residential development was met at the permitting stage.

The Chair opened the Public Hearing and invited the applicant to come forward and address Community Council.

Chrystal Fuller, Brighter Community Planning & Consulting spoke on behalf of the applicant, Chris MacDonald, and explained that the proposal would allow the conversion of the former Church to a home and the construction of a carriage house on the site of the former community hall. Fuller stated that the applicant intended to reserve and respect the architectural elements of the existing church but noted that the community hall was in a state of disrepair and would be demolished.

Belisle responded to a question respecting the 20-metre buffer of land between the ocean and the development area. Belisle confirmed that the church hall was 5 metres above the ordinary water mark.

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

Laura O'Hearn, Prospect spoke to her submitted correspondence on behalf of the Prospect Old Church Association. O'Hearn commented on the Association's disappointment in losing the church and especially the community hall. The Association did not appreciate that the new buyer would consider the architectural value and heritage of the building. O'Hearn also noted the Associations' concern over the possibility of a subdivision on the area and the affects that would have on the community's character. O'Hearn noted that 2014 survey plans show that the church and the hall were once on the same PID.

Fuller responded that the hall was not for sale, but the applicant was committed to be a part of the community.

There were no other registered speakers.

MOVED by Councillor Zurawski, seconded by Councillor Walker

THAT the public hearing be closed. MOTION PUT AND PASSED.

MOVED by Councillor Zurawski, seconded by Councillor Smith

THAT Halifax and West Community Council adopt the amendment to Schedule A, the zoning map of the Land Use By-law for Planning District 4, as set out in Attachment A of the staff report dated March 24, 2020.

MOTION PUT AND PASSED.

5.2 VARIANCE HEARING

5.2.1 Cases 22953, 22954, 22955, 22956, 22957, 22958: Appeal of Variance Refusal - Civics 33-59 Grenoble Court, Halifax

The following was before Community Council:

- A staff recommendation report dated July 8, 2020
- Correspondence from Chris Marchand
- A staff presentation entitled: Cases 22953-22958 Variance Appeals 33-59 Grenoble Court

Kerby MacInnis, Planner I gave an overview of the variance refusal for civics 33-59 Grenoble Court, Halifax. They explained that the variance would reduce the required setback of 20 feet for all six (6) properties. The variance would also make vehicular access difficult, and there would be limited front yard space, when there was an adequate existing area of eight (8) feet in the rear of the lots.

The Chair opened the Public Hearing and invited the applicant to come forward and address Community Council.

Patrick White, Appellant asked Community Council to grant the variance, stating that the lot met the requirements for a semi-detached dwelling, the sidewalk was on the opposite side of the street, and it was their opinion that the five (5) feet in difference would be indiscernible. Further, White noted that no two lots on the street or in adjoining neighborhoods were the same.

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

MOVED by Councillor Cleary, seconded by Councillor Walker

THAT the public hearing be closed.

MOTION PUT AND PASSED.

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MOVED by Councillor Cleary, seconded by Councillor Walker

THAT Halifax and West Community Council allow the appeal.

MOTION PUT AND PASSED.

6. CORRESPONDENCE, PETITIONS & DELGATIONS

6.1 Correspondence

The Legislative Assistant noted that correspondence was received for Items 5.1.1 and 5.2.1. This correspondence was circulated to Community Council.

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

6.2 Petitions – None

7. REPORTS - NONE

8. ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

Hannah Forsyth
Legislative Support