



**HARBOUR EAST – MARINE DRIVE COMMUNITY COUNCIL  
MINUTES  
October 14, 2021**

PRESENT:                   Councillor David Hendsbee, Chair  
                                  Councillor Becky Kent, Vice Chair  
                                  Councillor Trish Purdy  
                                  Councillor Sam Austin  
                                  Councillor Tony Mancini

STAFF:                     Josh Judah, Q.C, Solicitor  
                                  Simon Ross-Siegel, 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](http://halifax.ca).*

*The meeting was called to order at 6:03 p.m. and adjourned at 6:22 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:03 p.m.

**2. APPROVAL OF MINUTES – September 2, 2021**

MOVED by Councillor Kent, seconded by Councillor Purdy

**THAT the minutes of September 2, 2021 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

Additions:

- 16.1 Case 23374: Development Agreement for 246 Waverley Road and 2 and 4 Montebello Drive, Dartmouth

Deletions: None

Deferred to the November 4, 2021 meeting of Harbour East – Marine Drive Community Council:

- 13.2.1 Case 23791: Discharge Development Agreement for 42 Townhouses on Brian Dickie Drive, Musquodoboit Harbour

Coucillor Hendsbee stepped down from the Chair and Councillor Kent assumed the Chair.

MOVED by Councillor Mancini, seconded by Councillor Kent

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

**MOTION PUT AND PASSED.**

Councillor Hendsbee reassumed the Chair.

Later in the meeting, it was MOVED by Councillor Mancini, seconded by Councillor Kent

**THAT the following item be deferred to the November 4, 2021 meeting of Harbout East – Marine Drive Community Council:**

- **16.1 Case 23374: Development Agreement for 246 Waverley Road and 2 and 4 Montebello Drive, Dartmouth**

**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**

Simon Ross-Segal, Legislative Assistant noted correspondence received in relation to Case 23805 - Portland Street & 16 Carver Street, Dartmouth. This was circulated as general correspondence to Harbour East-Marine Drive Community Council for information purposes.

**11.2 Petitions – NONE**

**11.3 Presentation – NONE**

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

**13. REPORTS**

**13.1 STAFF**

**13.1.1 Case 23533: Non-substantive amendments to an existing Development Agreement for 1 Horizon Court, Dartmouth**

The following was before Community Council:

- A staff report dated August 10, 2021

MOVED by Councillor Austin, seconded by Councillor Purdy

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

- 1. Approve, by resolution, the proposed Second Amending Development Agreement, as set out in Attachment A, to allow a non-substantive amendment to the existing Development Agreement at 1 Horizon Court, Dartmouth to extend the commencement and completion dates for the development; and**
- 2. Require the Second Amending Development 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.**

Paul Sampson, Planner II, Current Planning responded to questions of clarification from Harbour East Marine Drive Community Council.

**MOTION PUT AND PASSED.**

**13.1.2 Case 23791: Discharge Development Agreement for 42 Townhouses on Brian Dickie Drive, Musquodoboit Harbour**

The following was before Community Council:

- A staff report dated August 20, 2021

This matter was deferred during the approval of the Order of Business.

**13.1.3 Case 22867: Stage 2 Development Agreement for 16 Kings Wharf Place, Dartmouth (Lot E)**

The following was before Community Council:

- A staff report dated September 21, 2021

MOVED by Councillor Austin, seconded by Councillor Kent

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

**1. Give notice of motion to consider the proposed Stage 2 Development Agreement, as set out in Attachment A of the September 21, 2021 report, for a 27-storey, mixed use building at 16 Kings Wharf Place, Dartmouth.**

**MOTION PUT AND PASSED.**

**13.1.4 Case 22579: Request for possible amendments to the Dartmouth LUB to mitigate impact on Residential uses from Commercial uses**

The following was before Community Council:

- A staff report dated August 18, 2021

MOVED by Councillor Kent, seconded by Councillor Mancini

**THAT Harbour East-Marine Drive Community Council direct staff to:**

**1. Continue to enforce the existing Noise By-law; and  
2. Monitor ongoing applications for changes of land uses within the Waverley Road Plan Designation to determine the efficacy of existing land use mitigation regulations.**

**MOTION PUT AND PASSED.**

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS**

**16.1 Case 23374: Development Agreement for 246 Waverley Road and 2 and 4 Montebello Drive, Dartmouth**

The following was before Community Council:

- A staff report dated September 27, 2021

This matter was deferred during the approval of the Order of Business.

**MOTION TO DEFER PUT AND PASSED.**

**17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

There were no speakers registered to speak during public participation.

**19. DATE OF NEXT MEETING – November 4, 2021**

**20. ADJOURNMENT**

The meeting was adjourned at 6:22 p.m.

Liam MacSween  
Legislative Support