



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
DRAFT MINUTES  
June 9, 2022**

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

REGRETS: Councillor Sam Austin

STAFF: Joshua Judah, Q.C., Senior Solicitor  
Simon Ross-Siegel, Legislative Assistant  
Kim Johnson, Legislative Support

*These minutes are considered draft and will require approval by the Harbour East-Marine Drive 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](http://halifax.ca).*

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*The meeting was called to order at 6:00 p.m. Community Council moved into an In Camera (In Private) session at 7:05 p.m. and reconvened at 7:10 p.m. Community Council adjourned at 7:12 p.m.*

**1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

The Chair called the meeting to order at 6:00 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

**2. APPROVAL OF MINUTES – May 5, 2022**

MOVED by Councillor Hendsbee, seconded by Councillor Purdy

**THAT the minutes of May 5, 2022 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

Additions: None

Deletions: None

MOVED by Councillor Kent, seconded by Councillor Purdy

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

**MOTION PUT AND PASSED.**

Later in the meeting, as provided for in Section 37 (1) of Administrative Order One, Community Council requested that Item 18 be considered prior to Item 15.

MOVED by Councillor Kent, seconded by Councillor Purdy

**THAT Item 18 Public Participation be considered prior to Item 15 In Camera (In Private).**

**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**

General correspondence was received from Sandy Moser and circulated.

Correspondence was received and circulated for Item 13.1.3.

**11.2 Petitions – None**

**11.3 Presentations – None**

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

**13. REPORTS/DISCUSSION**

**13.1 STAFF**

**13.1.1 Case 24022: Partial Rezoning of 2143 and 2155 Cow Bay Road, Cow Bay**

The following was before Community Council:

- Staff recommendation report dated April 25, 2022

MOVED by Councillor Kent, seconded by Councillor Purdy

**THAT Harbour East-Marine Drive Community Council give First Reading to consider approval of the proposed rezoning of a portion of 2143 and 2155 Cow Bay Road, Cow Bay (PID 41498981 and PID 41498973), from the P-2 (Community Facility) Zone to the RA (Rural Area) Zone in the Eastern Passage/Cow Bay Land Use By-law, as set out in Attachment A of the April 25, 2022 report, and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**13.1.2 Case 23032: Rezoning for 538 Pleasant Street, Dartmouth**

The following was before Community Council:

- Staff recommendation report dated March 22, 2022

MOVED by Councillor Kent, seconded by Councillor Hendsbee

**THAT Harbour East-Marine Drive Community Council give First Reading to consider approval of the proposed amendment to Schedule 1 - Zoning Map for Dartmouth, of the Land Use By-law for Dartmouth, as set out in Attachment A of the March 22, 2022 report, to rezone 538 Pleasant Street, Dartmouth, from the C-2 (General Business) Zone to the I-2 (General Industrial) Zone, and schedule a public hearing.**

Dean MacDougall, Planner III, Current Planning, responded to questions of clarification from the Community Council regarding the size of the notification area and concerns that the community has been insufficiently informed regarding the proposed zoning change. MacDougall provided options and associated risks for expanding the notification area within required timelines.

Community Council invited the Applicant to speak to options for improving community awareness of the project in anticipation of the public hearing.

Margot Young, EDM Planning Services Ltd., on behalf of the Applicant, responded to concerns of Community Council. The Applicant offered to expedite notification to a larger area and host a public information session.

MOVED by Councillor Kent, seconded by Councillor Hendsbee

**THAT the motion be amended to expand the notification area to include all properties within the South Woodside area.**

**MOTION TO AMEND PUT AND PASSED.**

The motion as amended now reads:

MOVED by Councillor Kent, seconded by Councillor Hendsbee

**THAT Harbour East-Marine Drive Community Council give First Reading to consider approval of the proposed amendment to Schedule 1 – Zoning Map for Dartmouth, of the Land Use By-law for Dartmouth, as set out in Attachment A of the March 22, 2022 report, to rezone 538 Pleasant Street, Dartmouth, from the C-2 (General Business) Zone to the I-2 (General Industrial) Zone, and schedule a public hearing, and that the notification area be expanded to include all properties within the South Woodside area.**

**MOTION AS AMENDED PUT AND PASSED.**

### **13.1.3 Burnside Business Improvement District**

Councillor Mancini stepped down from the Chair and Councillor Purdy assumed the Chair.

The following was before Community Council:

- Staff recommendation/information report dated May 25, 2022
- Correspondence from the Greater Burnside Business Association (GBBA) Steering Committee dated May 24, 2022
- Staff presentation dated June 9, 2022

MOVED by Councillor Mancini, seconded by Councillor Hendsbee

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

- 1. Approve, for the purposes of conducting an area rate vote and public meeting pursuant to By-law B-700, the proposed Burnside Business Improvement District area rate, minimum levy, and maximum levy; and**
- 2. Approve, for the purposes of conducting an area rate vote and public meeting pursuant to By-law B-700, the proposed Burnside Business Improvement District boundaries.**

Scott Sheffield, Community Developer, gave a presentation on business improvement districts, including the process for their development under By-Law B-700, and responded to questions of clarification from the Community Council.

Amy Gibson Saab and Dee Deuville, representing the Steering Committee for the Greater Burnside Business Association (GBBA), gave a presentation on the work of the GBBA to date, the benefits of the proposed Burnside Business Improvement District, and responded to questions of clarification from the Community Council.

**MOTION PUT AND PASSED.**

Councillor Mancini resumed the Chair.

### **13.2 MEMBERS OF COMMUNITY COUNCIL – NONE**

### **14. MOTIONS – NONE**

### **15. IN CAMERA (IN PRIVATE)**

#### **15.1 PERSONNEL MATTER – *Private and Confidential Report***

The following was before the Community Council:

- Private and confidential staff recommendation report dated May 27, 2022

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**Harbour East-Marine Drive Community Council  
Draft Minutes  
June 9, 2022**

This matter was dealt with in public.

MOVED by Councillor Purdy, seconded by Councillor Hendsbee

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

- 1. Adopt the recommendations as outlined in the private and confidential staff report dated May 27, 2022; and**
- 2. Direct that the staff report dated May 27, 2022 be maintained as private and confidential.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Kent, seconded by Councillor Purdy

**THAT Harbour East-Marine Drive Community Council convene to In Camera (In Private) to discuss Item 15.2 PERSONNEL MATTER.**

**MOTION PUT AND PASSED.**

**15.2 PERSONNEL MATTER – *Private and Confidential Report***

The matter was dealt with In Camera (In Private) and ratified in public as follows:

MOVED by Councillor Kent, seconded by Councillor Purdy

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

- 1. Adopt the recommendations as outlined in the private and confidential staff report dated May 30, 2022; and**
- 2. Direct that the staff report dated May 30, 2022 be maintained as private and confidential.**

**MOTION PUT AND PASSED.**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

There were no registered speakers for this meeting.

**19. DATE OF NEXT MEETING – June 30, 2022**

**20. ADJOURNMENT**

The meeting was adjourned at 7:12 p.m.

Kim Johnson  
Legislative Support