



**REGIONAL CENTRE COMMUNITY COUNCIL
MINUTES
June 22, 2022**

PRESENT: Councillor Sam Austin, Chair
Councillor Waye Mason, Vice Chair
Councillor Tony Mancini
Councillor Shawn Cleary
Councillor Lindell Smith

STAFF: Meg MacDougall, Solicitor
Jill McGillicuddy, Legislative Assistant
Alicia Wall, Legislative Support

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 6:00 p.m., and Community Council adjourned at 6:55 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 – April 28, 2022

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT the minutes of April 28, 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 Cleary, seconded by Councillor Mason

THAT the agenda be approved as presented.

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

10.2 VARIANCE APPEAL HEARINGS

10.2.1 Case 24071: Appeal of Variance Approval – 6085 Coburg Road, Halifax

Appeal of a Variance Approval – Appeal by Neighbor to property owner

The following was before Community Council:

- Staff recommendation report dated June 7, 2022
- Staff presentation dated June 22, 2022

James Coons, Planner I, Development Services presented case 24071 and spoke to the requested variances and responded to questions of clarification from Community Council.

The Chair reviewed the rules of procedure for variance hearings, opened the hearing and invited the appellant to come forward and address Community Council.

The hearing opened at 6:11 p.m.

The Chair confirmed it is not a requirement for the appellant to attend the hearing and the written submission as attached in the report can be relied upon.

The appellant was not in attendance. Staff confirmed that letters and emails were sent to the appellant providing notice of the hearing. Staff did not receive any response.

The Chair invited the property owner to come forward to address Community Council.

Ross Langley on behalf of **Gorsebrook Properties Limited** confirmed the garbage will be contained inside and the design is in keeping with the general style of the neighborhood.

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing was closed at 6:13 p.m.

Community Council determined the design is compatible with the neighborhood, that there is sufficient parking, and was pleased to see that garbage will be contained inside.

Moved by Councillor Mason, seconded Councillor Cleary

THAT Regional Centre Community Council allow the appeal.

MOTION PUT AND DEFEATED.

Decision of the Development Officer upheld.

10.2.2 Case 24051: Appeal of Variance Refusal – 5832 West St, Halifax

Appeal of a Variance Refusal – Appeal by Property Owner

The following was before Community Council:

- Staff recommendation report dated June 7, 2022
- Staff presentation dated June 22, 2022
- Correspondence from Will Creene, Russell Hubley and Jennifer Belt, Carroll Godsman, Mike Manning and Andrew Waugh

Faith Ford, Planner I, Development Services presented case 24051 and spoke to the requested variance and responded to questions of clarification from Community Council.

The Chair reviewed the rules of procedure for variance hearings, opened the hearing and invited the property owner to come forward and address Community Council.

The hearing opened at 6:31 p.m.

Devon Peavoy, Halifax, indicated their lot is very small and other property owners in the area with small lots have already constructed additions. The importance of maintaining the character of the area and reducing impacts on surrounding properties was noted.

Carroll Godsman, Halifax, expressed concerns around lighting and the size of the addition.

In response to Godsman, Peavoy noted they were not aware of their neighbor's concerns and that they are being very mindful of impacts on any neighboring properties

The Chair called three times for any other speakers within the notification area to come forward and address Community Council; there were none.

MOVED by Councillor Cleary, seconded by Councillor Smith

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:47 p.m.

Community Council sought clarification regarding permitted, as of right development on the lot and noted the lot coverage resulting from the proposal would be less than that of a permitted accessory building. Additionally, the variance request is not in contravention to the intent of the by-law. It was further noted that HRM has no legislation to protect light.

Ford responded to questions of clarification from Community Council.

MOVED by Councillor Smith seconded by Councillor Cleary

THAT Regional Centre Community Council allow the appeal.

MOTION PUT AND PASSED.

Decision of the Development Officer overturned.

Not present: Councillor Mason

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for item 10.2.2.

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

11.2 Petitions - None

11.3 Presentation - None

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 – NONE

18. PUBLIC PARTICIPATION – NONE

19. DATE OF NEXT MEETING – September 28, 2022

20. ADJOURNMENT

The meeting was adjourned at 6:55 p.m.

Alicia Wall
Legislative Support