



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
MINUTES  
June 15, 2023**

**PRESENT:** Councillor Trish Purdy, Chair  
Councillor David Hendsbee, Vice Chair  
Deputy Mayor Sam Austin  
Councillor Becky Kent

**REGRETS:** Councillor Tony Mancini

**STAFF:** Joshua Judah, Solicitor  
Andrea Lovasi-Wood, Legislative Assistant

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, reports, supporting documents, information items circulated, and video (if available) are online at [halifax.ca](http://halifax.ca).*

*The meeting was called to order at 6:00 p.m. Community Council adjourned at 6:17 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 20, 2023**

MOVED by Councillor Hendsbee, seconded by Councillor Kent

**THAT the minutes of April 20, 2023 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

As provided for in section 37 (1) of Administrative Order One, *Respecting the Procedures of the Council*, Councillor Hendsbee requested that Item 18 Public Participation be considered prior to item 13.1.1.

MOVED by Councillor Kent, seconded by Deputy Mayor Austin

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

**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**

Correspondence was received and circulated for item 13.1.1.

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**

**13.1 STAFF**

**13.1.1 Case 22622: Development Agreement for 1268 Cole Harbour Road, Cole Harbour – Supplementary Report**

The following was before Community Council:

- Supplementary staff report dated May 18, 2023
- Staff report dated February 28, 2023
- Extract from the April 20, 2023 Harbour East-Marine Drive Community Council draft minutes
- Correspondence from Chad Knowlton, Gloria Knowlton, Anne Knowlton,

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

MOVED by Councillor Purdy, seconded by Councillor Kent

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

1. **In accordance with section 49 (1) of Administrative Order One, *Respecting the Procedures of the Council* waive notice of motion and hereby rescind the April 20, 2023 motion that approved notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated February 28, 2023, to allow for a 30-unit residential building and a 16-unit townhouse-style residential building at 1268 Cole Harbour Road, Cole Harbour, and schedule a public hearing.**
2. **Give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated May 18, 2023, to allow for a 30-unit residential building and a 16-unit townhouse-style residential building at 1268 Cole Harbour Road, Cole Harbour, and schedule a public hearing.**

**MOTION PUT AND PASSED.**

Councillor Purdy resumed the Chair.

### **13.1.2 Implementation of Area Rate to Fund Sidewalks Outside of the Urban Tax Area in East Preston**

The following was before Community Council:

- Staff report dated May 26, 2023

MOVED by Councillor Hendsbee, seconded by Councillor Kent

**THAT Harbour East-Marine Drive Community Council recommend that Regional Council apply an area rate equal to the difference between the urban and rural general tax rates to all residential, resource, and commercial properties paying the rural general rate in the community of East Preston, as shown on Attachment A of the staff report dated May 26, 2023, consistent with the process outlined in *Administrative Order Number 2022-008-ADM, the Rural Sidewalk Area Rates Administrative Order.***

**MOTION PUT AND PASSED.**

**13.2 MEMBERS OF COMMUNITY COUNCIL – NONE**

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

The Chair reviewed the rules of procedure for public participation. The Chair noted there were no registered speakers and called three times for any other members of the public wishing to speak.

**Denise Bowes, District 4** spoke to the frustrations experienced by McLaughlin Road and Lake Loon Road residents due to heavy dump truck traffic from Dexter Construction to a local dumpsite during the summer months over the last 15 years. Bowes observed gaps in Halifax Regional Municipality by-laws that did not limit the number of trucks allowed to enter residential areas and did not consider repeated dumping and infill on a property as development that could be regulated. Bowes spoke to the ongoing public opposition to the dumping operation and how numerous complaints about noise and dust were ignored.

**Sara Sutherland, District 4** spoke to the negative impacts they experienced living close to a local construction dumpsite in the McLaughlin Road and Lake Loon Road area. Sutherland observed the dust, fumes and noise caused by the estimated 200 plus truck trips per day on their street that limited the enjoyment of their property. Sutherland stated that repeated offers by Dexter Construction to keep residents informed of the details of dumping operations were not sustained.

**19. DATE OF NEXT MEETING – July 6, 2023**

**20. ADJOURNMENT**

The meeting was adjourned at 6:17 p.m.

Andrea Lovasi-Wood  
Legislative Assistant