



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
DRAFT MINUTES  
March 7, 2024**

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

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

*These minutes are considered draft and will require approval by 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, information items circulated, and video (if available) are online at [halifax.ca](https://www.halifax.ca).*

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**Harbour East-Marine Drive Community Council  
Draft Minutes  
March 7, 2024**

*The meeting was called to order at 6:00 p.m. Community Council adjourned at 7:09 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 – December 7, 2023, February 1, 2024 and February 20, 2024**

MOVED by Councillor Mancini, seconded by Councillor Hendsbee

**THAT the minutes of December 7, 2023, February 1, 2024 and February 20, 2024 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.**

**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**

**10.1 PUBLIC HEARINGS**

**10.1.1 PLANAPP-2023-00335 (formerly Case #24571): Substantive Amendments to a Development Agreement at 95 Montebello Drive, Dartmouth**

The following was before Community Council:

- Staff report dated December 18, 2023
- Staff presentation dated March 7, 2024

Taylor MacIntosh, Planner II gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 6:11 p.m.

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

**Rodney Habib, Applicant** spoke to their family heritage and involvement in their community. Habib outlined the contributions of their family business to the local area and their plans to grow the business.

Habib requested Community Council consider approval of the proposed substantive amendments to the Development Agreement.

The Chair reviewed the rules of procedure for public hearings. The Chair noted there were no registered speakers and called three times for any other members of the public wishing to speak; there were none.

MOVED by Councillor Mancini, seconded by Councillor Kent

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 6:19 p.m.

MOVED by Councillor Mancini, seconded by Councillor Purdy

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

- 1. Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated December 18, 2023; and**
- 2. Require the amending agreement be signed by the property owner within 120 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.**

Community Council noted the applicant's family achievements and demonstrable contributions made to the community. Community Council further noted that with the continued growth of Halifax Regional Municipality (HRM) varied options for services and amenities ensured continued growth and success, and that public engagement did not indicate opposition to the application.

**MOTION PUT AND PASSED.**

#### **10.1.2 PLANAPP 2023-00453: Development Agreement for 42 Canal Street, Dartmouth**

The following was before Community Council:

- Staff report dated November 20, 2023
- Staff presentation dated March 7, 2024
- Applicant presentation dated March 7, 2024

Dean MacDougall, Planner III gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 6:40 p.m.

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

**John Dib, WM Fares Architects, Applicant** gave a presentation and responded to questions from Community Council.

The Chair reviewed the rules of procedure for public hearings. The Chair noted there were no registered speakers and called three times for any other members of the public wishing to speak; there were none.

MOVED by Councillor Mancini, seconded by Councillor Purdy

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 6:52 p.m.

Councillor Austin stepped down from the Chair. Councillor Mancini assumed the Chair.

MOVED by Councillor Austin, seconded by Councillor Kent

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

- 1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated November 20, 2023; and**
- 2. Require the development agreement be signed by the property owner within 120 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.**

Maggie Holm, Principal Planner responded to questions of clarification from Community Council and clarified that decisions related to development in the Centre 2 (CEN-2) Zone of the Regional Centre Land Use By-law (LUB) rested with Harbour East-Marine Drive Community Council.

Community Council noted that the proposed Development Agreement was consistent with the vision for the future growth node as outlined in the Dartmouth Cove Plan and the regulations of the Regional Centre LUB, and indicated confidence in the success of the development.

**MOTION PUT AND PASSED.**

Councillor Austin resumed the Chair.

## **11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **11.1 Correspondence – None**

### **11.2 Petitions – None**

### **11.3 Presentations – None**

## **12. PUBLIC PARTICIPATION**

**Ralph Jacob, Dartmouth Curling Club** indicated support for development in the Dartmouth Cove area. Jacob raised potential issues of current and future developments on the curling club, including parking and planned street level changes for Canal Street and the Dundas Street extension.

**Paul Clark, Dartmouth** spoke to the varied transportation options in HRM and promoted the option of car sharing.

## **13. INFORMATION ITEMS BROUGHT FORWARD – NONE**

## **14. REPORTS**

### **14.1 STAFF**

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**14.1.1 PLANAPP-2023-00728: Development Agreement for 8990, Highway 7, Head of Jeddore (PID 00609149)**

The following was before Community Council:

- Staff report dated January 17, 2024

MOVED by Councillor Hendsbee, seconded by Councillor Kent

**THAT Harbour East- Marine Drive Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated January 17, 2024, to allow a commercial building (grocery store) that exceeds 5000 square feet and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**14.1.2 PLANAPP 2023-00377 (former Case 23958): Development Agreement for 541 Pleasant Street, Dartmouth**

The following was before Community Council:

- Staff report dated January 31, 2024

MOVED by Councillor Kent, seconded by Councillor Purdy

**THAT Harbour East-Marine Drive Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated January 31, 2024, to construct a mixed-use, multi-unit building and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**14.1.3 PLANAPP 2023-01030: Development Agreement for an expansion to an existing commercial building at 667 Highway 7, Westphal (Gateway Meat Market)**

The following was before Community Council:

- Staff report dated February 12, 2024

MOVED by Councillor Purdy, seconded by Councillor Hendsbee

**THAT Harbour East-Marine Drive Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated February 12, 2024, to allow an expansion to an existing commercial building at 667 Highway 7, Westphal and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**15. MOTIONS – NONE**

**16. IN CAMERA (IN PRIVATE) – NONE**

**17. ADDED ITEMS – NONE**

**18. NOTICES OF MOTION – NONE**

**19. DATE OF NEXT MEETING – April 4, 2024**

**20. ADJOURNMENT**

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The meeting was adjourned at 7:09 p.m.

Kim Johnson  
Legislative Support