



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Item No. 1.3**  
**Harbour East-Marine Drive Community Council**  
**December 7, 2023**

**TO:** Chair and Members of Harbour East-Marine Drive Community Council

**-Original Signed-**

**SUBMITTED BY:**

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Cathie O'Toole, Chief Administrative Officer

**DATE:** November 23, 2023

**SUBJECT:** Harbour East-Marine Drive Community Council – 2023 Annual Report

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**ORIGIN**

Harbour East-Marine Drive Community Council requested that the Legislative Assistant maintain a record of the Community Council's business for the first annual meeting held in 2013 and annually held thereafter.

**LEGISLATIVE AUTHORITY**

*Halifax Regional Municipal Charter*, S.N.S 2008, c.39, subsection Section 27(1) provides:

27 (1) A community council shall hold an annual public meeting in the community in each year to report to the public concerning its activities and to receive the views of the public respecting all matters within its mandate. Administrative Order One, *The Procedures of the Council Administrative Order*, schedule 8 Community Council Rules of Governing Procedures.

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**RECOMMENDATION**

It is recommended that Harbour East-Marine Drive Community Council table the 2023 Harbour East-Marine Drive Community Council Annual Report as presented.

## **BACKGROUND**

Harbour East-Marine Drive Community Council was established on December 3, 2012 by Administrative Order 48, *Respecting the Creation of Community Councils*.

Harbour East-Marine Drive Community Council includes the following districts:

- District 2 – Preston – Chezzetcook – Eastern Shore (Councillor David Hendsbee)
- District 3 – Dartmouth South – Eastern Passage (Councillor Becky Kent)
- District 4 – Cole Harbour – Westphal (Councillor Trish Purdy)
- District 5 – Dartmouth Centre (Councillor Sam Austin)
- District 6 – Harbourview – Burnside – Dartmouth East (Councillor Tony Mancini)

## **DISCUSSION**

Harbour East-Marine Drive Community Council met ten (10) times between October 24, 2022 to October 30, 2023 virtually via Zoom and in person in the Harbour East-Marine Drive Community Council Meeting Space.

Community Council met on the following dates:

- October 24, 2022
- December 1, 2022
- January 12, 2023
- February 2, 2023
- February 17, 2023
- March 27, 2023
- April 20, 2023
- June 15, 2023
- July 6, 2023
- August 3, 2023
- October 5, 2023
- October 30, 2023

Harbour East-Marine Drive Community Council's business for the period of October 24, 2022 and October 30, 2023 included the following:

- 12 public hearings;
- 3 variance appeal hearings;
- 22 staff reports;
- 0 reports from Board and Committees;
- 0 motions from a Community Council member;
- 0 requests for information reports brought forward by members of Community Council;
- 113 pieces of correspondence;
- 0 petitions;
- 1 presentations;
- 4 speaker during public participation;
- 12 information reports; and
- Community Council met in camera (in private) 1 time.

Public Hearings were held on the following matters:

### **January 12, 2023:**

**Case 23928: Development Agreement for 386 Cow Bay Road, Eastern Passage**

Public Hearing held and closed. Motion approved 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 September 16, 2022; and
2. Require the 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.

**Case 22875: Development Agreement for 11 Canal Street, Dartmouth**

Public Hearing held and closed. Motion approved 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 September 26, 2022; 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.

**February 2, 2023:**

**Case 24230: Amending Development Agreement for Harbour Isle on Marketplace Drive, Dartmouth**

Public Hearing held and closed. Motion approved 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 9, 2022; and
2. Require the 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.

**Case 22734: Development Agreement for the Former Shannon Park Lands, Dartmouth**

Public Hearing held and closed. Motion approved 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 revised Attachment A of the staff report dated January 6, 2023; and
2. Require the 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.

**March 27, 2023:**

**Case 23805: Development Agreement for lands located on Portland Street and Carver Street, Dartmouth**

Public Hearing held and closed. Motion approved that Harbour East Marine Drive Community Council:

1. Adopt the amendment to the Land Use By-law for Dartmouth, as set out in Attachment A of the staff report dated December 9, 2022.

2. Provisionally approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment B of the staff report dated December 9, 2022; and
3. Require that 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.

**Case 23862: Development Agreement for 1200-1216 Cole Harbour Road, Cole Harbour**

Public Hearing held and closed. Motion approved 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 January 18, 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.

**Case 23052: Amending Development Agreement for Loonview Lane, Westphal**

Public Hearing held and closed. Motion approved 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 January 30, 2023; and
2. Require the 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.

**April 20, 2023:**

**Case 24573: Development Agreement for 519 Cow Bay Road, Eastern Passage**

Public Hearing held and closed. Motion approved 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 February 13, 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.

**July 6, 2023:**

**Case 22622: Development Agreement for 1268 Cole Harbour Road, Cole Harbour**

Public Hearing held and closed. Motion approved 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 May 18, 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.

**August 3, 2023:**

**PLANAPP 2023-00339 (formerly Case 24496): Development Agreement for 1 Circassion Dr, Cole Harbour**

Public Hearing held and closed. Motion approved 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 June 8, 2023; and
2. Require the 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.

**Case 23724: Rezoning and Development Agreement, 1818 Shore Road, Eastern Passage**

Public Hearing held and closed. Motion approved that Harbour East Marine Drive Community Council:

1. Adopt the amendment to Schedule A of the Land Use By-law for Eastern Passage/ Cow Bay, as set out in Attachment A of the staff report dated June 1, 2023;
2. Give provisional approval of the proposed development agreement, which shall be substantially of the same form as set out in Attachment B. The development agreement Harbour East-Marine Drive Community Council Minutes August 3, 2023 6 will be considered approved when the amendment to Schedule A of the Land Use By-law indicated in Recommendation 3 becomes effective; and
3. 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.

**October 30, 2023:**

**Case 2023-00306: Substantive Amendment to Development Agreement for 14 Lake Major Road, Westphal**

Public Hearing held and closed. Motion approved 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 September 21, 2023; and
2. Require the amending 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.

Variance Hearings were held on the following matters:

**February 2, 2023**

**Case 24105: Appeal of Variance Refusal – 1783 East Petpeswick Rd, East Petpeswick**

Variance Hearing held and closed. Motion approved that Harbour East Marine Drive Community Council allow the appeal.

Additional information on the matters dealt with by Community Council and the minutes of the meetings can be viewed online at <https://www.halifax.ca/city-hall/agendas-meetings-reports>.

### **October 30, 2023:**

#### **Case VAR-2023-00781: Appeal of Variance Approval – 410 Ponderosa Drive, Lake Echo**

Variance Hearing held and closed. Motion defeated that Harbour East Marine Drive Community Council allow the appeal.

#### **Case 23563: Appeal of Site Plan Approval – Highway 7, Porters Lake, PID 40740276**

Variance Hearing held and closed. Motion approved that Harbour East Marine Drive Community Council allow the appeal.

### **Public Participation:**

Members of public spoke to wide range of Municipal matters including: active transportation matters, Municipal by-laws matters and events.

### **Planning Advisory Committees:**

HRM has three Planning Advisory Committees, the North West Planning Advisory Committee, reporting to the North West Community Council, the Harbour East-Marine Drive Planning Advisory Committee, reporting to Harbour East-Marine Drive Community Council, and the Halifax Peninsula Planning Advisory Committee, reporting to the Halifax and West Community Council. Planning Advisory Committees hold public meetings associated with municipal planning strategy amendment applications as deemed necessary. On April 22, 2022 the Province approved legislative changes to the *Halifax Regional Municipal Charter* which suspended planning advisory committees for a period of three years.

## **FINANCIAL IMPLICATIONS**

No financial implications at this time.

## **RISK CONSIDERATION**

No risk considerations were identified.

## **COMMUNITY ENGAGEMENT**

Meetings of the Harbour East Marine Drive Community Council are open to public attendance and members of the public are invited to address the Community Committee for up to five (5) minutes during the Public Participation portion of the meeting. Meetings are live webcast on Halifax.ca. The agenda, reports, video, and minutes of the Community Council are posted on Halifax.ca.

## **ENVIRONMENTAL IMPLICATIONS**

No environmental implications were identified.

**ALTERNATIVES**

Harbour East Marine Drive Community Council could choose not to approve the recommendation.

**ATTACHMENTS**

None.

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Annie Sherry, Legislative Assistant, Office of the Municipal Clerk 902.943.8741

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