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**Item No. 1.1**  
**Harbour East-Marine Drive Community Council**  
**December 11, 2024**

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

**FROM:** Brad Anguish, Commissioner of Operations

**DATE:** November 19, 2024

**SUBJECT:** Harbour East-Marine Drive Community Council 2024 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.

**EXECUTIVE SUMMARY**

The information contained in this report is a high-level summary of the activities and actions taken at Harbour East-Marine Drive Community Council during December 7, 2023 and November 14, 2024.

**RECOMMENDATION**

It is recommended that Harbour East-Marine Drive Community Council table the 2024 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 – Lawrencetown – The Lakes – Chezzetcook – Eastern Shore
- District 3 – Dartmouth South – Woodside – Eastern Passage
- District 4 – Cole Harbour – Preston – Westphal – Cherry Brook
- District 5 – Dartmouth Centre
- District 6 – Dartmouth East – Burnside

## **DISCUSSION**

Harbour East-Marine Drive Community Council met eleven (11) times between December 7, 2023 to November 14, 2024 virtually via Zoom and in person in the Harbour East-Marine Drive Community Council Meeting Space. A special joint meeting between Harbour East-Marine Drive Community Council, Halifax and West Community Council and North West Community Council was held on February 20, 2024 in person in Council Chamber.

Community Council met on the following dates:

- December 7, 2023
- January 11, 2024
- February 1, 2024
- February 20, 2024 special joint public hearing with North West Community Council and Halifax and West Community Council
- March 7, 2024
- April 4, 2024
- June 12, 2024
- July 4, 2024
- October 3, 2024
- October 17, 2024 special
- November 14, 2024

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

- 10 public hearings;
- 0 variance appeal hearings;
- 13 staff reports;
- 2 reports from Board and Committees;
- 1 motion from a Community Council member;
- 0 requests for information reports brought forward by members of Community Council;
- 50 pieces of correspondence;
- 0 petitions;
- 2 presentations;
- 8 speakers during public participation;
- 10 information reports; and
- Community Council met in camera (in private) 0 times.

Public Hearings were held on the following matters:

### **March 7, 2024:**

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

**PLANAPP 2023-00453: Development Agreement for 42 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 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.

**April 4, 2024:**

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

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 17, 2024; 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.

**PLANAPP 2023-00377 (former Case 23958): Development Agreement for 541 Pleasant 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 January 31, 2024; 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.

**May 2, 2024:**

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

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 supplementary report dated March 19, 2024; and
2. Require that the proposed 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 24619: Development Agreement for 53 Queen Street, Dartmouth for a 90m mixed-use addition to a registered heritage property**

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 23, 2024; 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.

**July 4, 2024:**

**Case 2023-00376 (formerly Case 23937): Rezoning for 3 and 5 Bruce Street and Development Agreement for 3 and 5 Bruce Street, Dartmouth**

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 Dartmouth as set out in Attachment A of the staff report dated May 3, 2024;
2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment B; and
3. 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.

**October 17, 2024 Special Meeting:**

**PLANAPP 2024-00160: Development Agreement for lands off Karen Drive, Westphal**

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 20, 2024; 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.

**PLANAPP 2024-00648: Amending Development Agreement for 2 Montebello Drive, 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, 2024; 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.

**Public Participation:**

Members of the public spoke to a wide range of Municipal matters including: accommodations for the Dartmouth Curling Club, car sharing, concerns regarding traffic on Highway 7, and various concerns related to the Dartmouth Commons and Sullivan's Pond.

**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 table the 2024 Annual Report. This is not the recommended action.

### **LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter, SNS 2008, c 39:*

25 The powers and duties of a community council include

(a) monitoring the provision of services to the community and recommending the appropriate level of services, areas where additional services are required and ways in which the provision of services can be improved;

(b) the establishment of one or more advisory committees;

(c) recommending to the Council appropriate by-laws, regulations, controls and development standards for the community;

(d) recommending to the Council appropriate user charges for the different parts of the community;

(e) making recommendations to the Council respecting any matter intended to improve conditions in the community including, but not limited to, recommendations respecting

(i) inadequacies in existing services provided to the community and the manner in which they might be resolved, additional services that might be required and the manner in which the costs of funding these

services might be raised, and

(ii) the adoption of policies that would allow the people of the community to participate more effectively in the governance of the community; and

(f) making recommendations to the Council on any matter referred to it by the Council.

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.

### **ATTACHMENTS**

None.

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