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Item No. 1.1
Harbour East-Marine Drive Community Council
December 4, 2025

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

FROM: Jacqueline Hamilton, Acting Commissioner of Operations

DATE: November 24, 2025

SUBJECT: Harbour East-Marine Drive Community Council 2025 Annual Report

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 11, 2024 and November 6, 2025.

RECOMMENDATION

It is recommended that Harbour East-Marine Drive Community Council table the 2025 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 seven (7) times between December 11, 2024 and November 6, 2025 virtually via Zoom and in person in the Harbour East-Marine Drive Community Council Meeting Space.

Community Council met on the following dates:

- January 9, 2025
- February 6, 2025
- June 5, 2025
- July 3, 2025 (Special Meeting)
- August 7, 2025
- September 4, 2025
- November 6, 2025

Harbour East-Marine Drive Community Council's business for the period of December 11, 2024 and November 6, 2025 included the following:

- 5 public hearings;
- 0 variance appeal hearings;
- 5 staff reports;
- 0 reports from Board and Committees;
- 0 motion from a Community Council member;
- 0 requests for information reports brought forward by members of Community Council;
- 17 pieces of correspondence;
- 0 petitions;
- 1 presentation;
- 4 speakers during public participation;
- 6 information reports; and
- Community Council met in camera (in private) 0 times.

Public Hearings were held on the following matters:

January 9, 2025

PLANAPP-2024-00311: Development Agreement for 204 Conrad Road, Lawrencetown (PID 00490862)

Public Hearing held and closed. Motion approved *as amended* 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 4, 2024 *with an amendment to include changes to Section 3.7.1 of the Development Agreement regarding parking signage to add "and include way-finding signage."*; 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.

February 6, 2025

PLANAPP-2023-00159 - Rezoning and Development Agreement for 107 Woodlawn Road, 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 October 15, 2024.
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 October 15, 2024; 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.

July 3, 2025 Special Meeting

PLANAPP 2024-01322: Substantive Amendment to Development Agreement for 112/114 Wyse Road, Dartmouth

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

1. Approve the proposed amending agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated May 1, 2025; 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.

September 4, 2025

PLANAPP 2024-01794: Amendment to the Eastern Shore (West) Land Use By-law to permit utility and communication buildings or structures on lots a minimum of ten (10) acres in the R-6(Rural Residential) zone

Public Hearing held and closed. Motion approved that Harbour East Marine Drive Community Council adopt the amendment to the text of the Land Use By-law for Eastern Shore (West), as set out in Attachment A of the staff report dated May 22, 2025.

PLANAPP-2023-00991: Heritage Development Agreement for 86 Ochterloney Street, Dartmouth for a 15-storey mixed-use development and rehabilitation of 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 April 8, 2025; 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: concerns regarding motorized scooters and cycles traveling through the Dartmouth Commons, promotion of the 2026 City of Laughs Comedy Festival, and general police matters.

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. On March 24, 2025 the Province approved an extension to November 25, 2026.

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 2025 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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