



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL
DRAFT MINUTES
January 9, 2025**

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

STAFF: Meg MacDougall, Solicitor
Simon Ross-Siegel, Legislative Assistant

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.

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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 11, 2024

MOVED by Councillor Hendsbee, seconded by Councillor Austin

THAT the minutes of December 11, 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 Austin, 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-2024-00311: Development Agreement for 204 Conrad Road, Lawrencetown (PID 00490862)

The following was before Community Council:

- Staff report dated November 4, 2024
- Extract from the December 11, 2024 Harbour East-Marine Drive Community Council draft minutes
- Staff presentation dated January 9, 2025
- Applicant presentation dated January 9, 2025
- Correspondence from Eileen McMullin, Mike and Carol Ann Power, Jessica Bailey, Jeannette Eilke, J Morris, Judy Landry, Sarah Sharpe, Alan Smith, Heidi Kay, Heather Fiske, Gil and Linda Irwin, Susanna Burns, Emily Riley

Ardalan Shareghi Boroujeni, Planner II gave a presentation and responded to questions of clarification from Community Council. Boroujeni clarified that the policy enabled a change in use for the property if the structure remained unchanged, and that the policy did not speak to ownership. Boroujeni spoke to concerns expressed in community engagement feedback related to Conrad Beach and clarified that non-area residents were traveling to the beach, which added to traffic and parking.

The hearing opened at 6:22 p.m.

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

Matthew Howse, Applicant gave a presentation and responded to questions from Community Council. Howse spoke to the proposed layout of the site, parking and bicycle racks, accessibility accommodations for customers, and use of the café.

Howse responded to questions from Councillors regarding the number of planned allocated general parking spaces, electric parking spaces, seating arrangements inside and outside the café, and past operations. Howse confirmed that they were planning for year-round operation of the café. They anticipated providing community specific services for local community members as well as fall and winter surfing visitors. Howse acknowledged that during previous operation there were some occasions when parking was overloaded because there were no paved spaces and painted lines as well as some beach overspill parking on busy days.

The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter.

Doreen Friis, Lawrencetown spoke to the business owners' strong connection to the community and thorough concern for accommodating and mitigating neighbourhood concerns. Friis spoke to their experience regarding beach parking. While they experienced congestion on busy summer days, they stated that the motivating attraction was Conrad Beach rather than the local businesses and the Province was ultimately responsibility for addressing the resulting traffic needs.

Jim Cowieson, Lawrencetown spoke in favour of the proposed development agreement. Cowieson spoke to the benefit of the café in connecting neighbours and generating important points of contact within the rural community.

Chris Kirby, Lawrencetown spoke favourably to the food and beverage offerings and the café's atmosphere and community focus. Kirby noted opportunities relevant to his professional work enabling musicians to connect with one another. Kirby also commended the business' commitment to accessibility.

Alexander Duncan, Lawrencetown expressed support for the business owners' operations as a commendable example of a "values based organization". Duncan noted the applicant's connection to the community and emphasised that the community would benefit from year-round support.

Eileen McMullin, Lawrencetown spoke in opposition to the proposed development agreement. McMullin expressed concerns regarding the insufficiency of parking allocated within the development, and the resulting street parking encroaching on neighbouring homes. McMullin stated that neighbours had experienced intrusions of property from café patrons standing and conversing close to the adjacent property line as well as trespassing on at least one occasion. McMullin stated that vehicle traffic has increased on Conrad Road since the opening of the café and had decreased following its closure.

Carol Ann Power, Lawrencetown expressed concerns related to parking near adjacent neighbouring properties, increased vehicle traffic on Conrad Road, and occasions where café patrons had acted inappropriately to neighbours.

Bruce Friis, Lawrencetown spoke regarding the challenges experienced in rural communities maintaining and attracting new residents and expressed it was encouraging that people were now again moving to rural areas and establishing businesses to revitalise them. Friis stated that rural communities had previously struggled to maintain connections and residents were required to travel long distances to more populated areas for essential services. Friis acknowledged that the beach had become busier as it was sought as a travel destination for non-area residents and that limited parking and a lack of shoulders on the roads had led to confusion for how visitors should park their vehicles. Friis suggested that education and better wayfinding measures could help mitigate these issues.

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The Chair invited the applicant to respond to questions raised by the public.

Howse responded to questions raised by the public. Howse noted the frustrations regarding parking and the fact that the road is an access way to Conrad Beach. Howse proposed to partially remedy parking issues with appropriate wayfinding measures. Howse noted that they remained flexible to changes to the proposed design as well as additional hour of operation restrictions. Howse spoke to the visual barriers which currently included a six-foot solid pressure treated wood fence, though they added that they could seek permission for a higher than permitted fence to address any issues pertaining to elevation issues.

MOVED by Councillor Austin, seconded by Councillor Purdy

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:22 p.m.

Boroujeni and Thea Langille, Manager of Urban & Rural Planning Applications responded to questions of clarification from Council.

Meg MacDougall, Solicitor confirmed that wayfinding requirements and hours of operation restrictions could be requested within the Development Agreement as non-substantive amendments.

MOVED by Councillor Hendsbee, seconded by Councillor Purdy

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; 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.**

MOVED by Councillor Purdy, seconded by Councillor Hendsbee

THAT the motion be amended to include changes to Section 3.13.1 of the Development Agreement regarding hours of operation to read:

“The takeout restaurant may be permitted to operate between:

- (a) the hours of 7:00 a.m. to 7:00 p.m. on weekdays, and the hours of 8:00 a.m. to 7:00 p.m. on weekends and holidays during June, July and August; and**
- (b) the hours of 8:00 a.m. to 5:00 p.m., during the remaining months of the year.”**

MOTION TO AMEND PUT AND DEFEATED.

MOVED by Councillor Austin, seconded by Councillor Mancini

THAT the motion be amended to include changes to Section 3.7.1 of the Development Agreement regarding parking signage to add “and include way-finding signage.”

MOTION TO AMEND PUT AND PASSED.

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The motion as amended now read:

MOVED by Councillor Hendsbee, seconded by Councillor Purdy

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.**

MOTION AS AMENDED PUT AND PASSED.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for item 10.1.1.

For a detailed list of correspondence received refer to the specific agenda item.

11.2 Petitions – None

11.3 Presentation – None

12. PUBLIC PARTICIPATION

Colin May, Dartmouth spoke to concerns regarding the police purchase of an armoured vehicle. May spoke to statistics regarding domestic and intimate partner violence.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS – NONE

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – February 6, 2025

20. ADJOURNMENT

The meeting was adjourned at 8:14 p.m.

Simon Ross-Siegel
Legislative Assistant