



**HARBOUR EAST – MARINE DRIVE COMMUNITY COUNCIL
MINUTES
September 4, 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
Alicia Wall, Legislative Support

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.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:03 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 – August 7, 2025

MOVED by Councillor Hendsbee, seconded by Councillor Austin

THAT the minutes of August 7, 2025 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 2024-01794: 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

The following was before Community Council:

- Staff report dated May 22, 2025
- Extract from the June 5, 2025 Harbour East-Marine Drive Community Council minutes
- Staff presentation dated September 4, 2025
- Applicant presentation dated September 4, 2025
- Correspondence from Charles Gaetz, Betty-Anne Gaetz and Frank Gaetz

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

Jess Harper, Principal Planner responded to questions of clarification from Community Council.

The hearing opened at 6:23 p.m.

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

Joel MacNeil, Senior Engineer, Principal, TriMac Engineering and **Tracy Zheng, Chief Development Officer, PowerBank Corp.** gave a presentation and responded to questions from Community Council.

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

Colin Cameron, West Petpeswick wanted to see this project on already disturbed lands and expressed concerns around wildlife disturbance and security, including theft of copper.

David Grimes, Fletchers Lake expressed concerns around local aircraft safety due to the glare and heat given off by the solar panels and noted that lands around an airport boundary were in control of Transport Canada.

Thomas Grimes, West Petpeswick noted that flying over solar panels posed safety risks for pilots, including electromagnetic interference with aircraft communication and navigation equipment and glare from the solar panels.

Lisa Gaetz, West Petpeswick expressed concerns around possible expansion of the project, wildlife, noise and wetland pollution.

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

Zheng noted there were other solar farms in the Province, acknowledged the importance of protecting wildlife and confirmed there would be numerous engineering studies conducted prior to the project commencing. It was also confirmed that the racking was made of steel not copper.

MacNeil indicated that Nav Canada's review of this project had been initiated and there would be cameras on the site to assist with security.

MOVED by Councillor Hendsbee, seconded by Councillor Purdy

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:23 p.m.

MOVED by Councillor Hendsbee, seconded by Deputy Mayor Mancini

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.

MOTION PUT AND PASSED.

10.1.2 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

The following was before Community Council:

- Staff report dated July 23, 2025
- Extract from the August 7, 2025 Harbour East-Marine Drive Community Council minutes
- Staff presentation dated September 4, 2025
- Applicant presentation dated September 4, 2025

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

As set out in section 34 of Administrative Order One, *Respecting the Procedures of the Council*, a motion was required to extend the time of the meeting.

MOVED by Councillor Austin, seconded by Deputy Mayor Mancini

THAT Harbour East – Marine Drive Community Council extend the time of the meeting past 8:00 p.m.

MOTION PUT AND PASSED.

The hearing opened at 7:56 p.m.

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

Connor Wallace, ZZAP Architecture & Planning and **Justine Bowles, Principal Planner, ZZAP Architecture & Planning** gave a presentation and responded to questions from Community Council.

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

Lisa Scott, Dartmouth was pleased to see the progress and development within downtown Dartmouth but expressed concerns around noise and blasting.

Toby Balch, Dartmouth spoke to previous issues with the developer and wanted to see construction disruption mitigated as much as possible. Balch expressed concerns around parking. The Chair invited the applicant to respond to questions raised by the public.

Joe Nickerson, Sidewalk Real Estate Development spoke to the challenges with providing additional parking and noted they would mitigate construction disruption as much as possible.

MOVED by Councillor Hendsbee, seconded by Councillor Austin

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 8:30 p.m.

MOVED by Councillor Austin, seconded by Deputy Mayor Mancini

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.**

MOTION 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 Presentations

11.3.1 Canadian Naval Memorial Trust Proposal

The following was before Community Council:

- Annual Report from Canadian Naval Memorial Trust
- Canadian Naval Memorial Trust presentation dated September 4, 2025

Greg Cottingham, Chair, Canadian Naval Memorial Trust and Rick Emberley Executive Director, Canadian Naval Memorial Trust gave a presentation and responded to questions of clarification from Community Council.

12. PUBLIC PARTICIPATION – NONE

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 – October 2, 2025

20. ADJOURNMENT

The meeting was adjourned at 9:09 p.m.

Alicia Wall
Legislative Support