



**HARBOUR EAST – MARINE DRIVE COMMUNITY COUNCIL
DRAFT MINUTES
December 4, 2025**

PRESENT: Councillor Becky Kent, Chair
Councillor Trish Purdy, Vice Chair
Councillor David Hendsbee
Councillor Sam Austin
Councillor 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.

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.

1.1 TABLING OF 2025 ANNUAL REPORT

The following was before Community Council:

- Staff recommendation report dated November 24, 2025

Public Participation for Annual Report

The Chair noted there were no registered speakers and called three times for any speakers present to address Community Council; there were none.

MOVED by Councillor Hendsbee, seconded by Councillor Purdy

THAT the Harbour East – Marine Drive Community Council table the 2025 Harbour East – Marine Drive Community Council Annual Report as presented.

MOTION PUT AND PASSED.

2. APPROVAL OF MINUTES – November 6, 2025

MOVED by Councillor Purdy, seconded by Councillor Hendsbee

THAT the minutes of November 6, 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 Hendsbee, 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-2024-00294: Development Agreement for 119 Merrimac Drive, Cole Harbour

The following was before Community Council:

- Staff report dated October 14, 2025
- Staff presentation dated December 4, 2025
- Applicant presentation dated December 4, 2025
- Correspondence from Gordon Yetman, Amy David

Kelly Greenland, Planner II gave a presentation and responded to questions of clarification from Council.

The hearing opened at 6:20 p.m.

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

Ruby Shepherd, Junior Planner, Fathom Studio and Ross Cantwell, HRM Apartments 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.

John Shannon, Halifax spoke to concerns regarding stormwater runoff and pest control.

Braderick Smith, Halifax spoke to concerns regarding the possibility of active construction impacting the potential future sale of their home as well as concerns regarding pest control.

Gordon Yetman, Halifax spoke to concerns regarding stormwater runoff.

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

Cantwell responded to questions raised by the public. Cantwell spoke to the future stormwater runoff management plan, garbage and pest management practices, and potential construction timelines.

MOVED by Councillor Purdy, seconded by Councillor Austin

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:52 p.m.

MOVED by Councillor Purdy, seconded by Councillor Hendsbee

THAT the 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 October 14, 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.**

Greenland responded to questions of clarification from Council.

MOTION PUT AND PASSED.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for items: 10.1.1 and 15.1.

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

11.2 Petitions – None

11.3 Presentation – None

12. PUBLIC PARTICIPATION

Jane Eye, East Hants spoke about and in support of the proposed Eastern Shore Land Use By-law Amendment. Eye spoke to the experience of residents' challenges imposed by the current By-law standards through road service standards and upgrading requirements.

David Melvin, Halifax spoke in support of the proposed Eastern Shore Land Use By-law Amendment.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS – NONE

15. MOTIONS

15.1 Councillor Hendsbee – Eastern Shore Land Use By-law Amendment

The following was before Community Council:

- Request for Consideration form from Councillor Hendsbee
- Correspondence from Jennifer Corson, Jane Eye, Andy Robbins

MOVED by Councillor Hendsbee, seconded by Councillor Purdy

THAT the Harbour East – Marine Drive Community Council direct the Acting Chief Administrative Officer (A.CAO) to provide a staff recommendation report regarding amendments to the Eastern Shore (West) Land Use By-law to consider extending the timeline identified in Section 4.4(e)(iv) as it relates to the shared private driveway known as Moser Head Road and the requirements that it be constructed, and certified by a professional engineer, to the design standards contained in Schedule E and any additional requirements which might be necessary to ensure that appropriate emergency access is provided.

Maggie Holm, Acting Manager of Urban & Rural Planning Applications responded to questions of clarification from Council.

MOTION PUT AND PASSED.

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – January 15, 2026

20. ADJOURNMENT

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**Harbour East – Marine Drive Community Council
Draft Minutes
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The meeting was adjourned at 7:17 p.m.

Simon Ross-Siegel
Legislative Assistant