



**REGIONAL CENTRE COMMUNITY COUNCIL  
DRAFT MINUTES  
May 27, 2026**

PRESENT: Councillor Sam Austin, Chair  
Councillor Tony Mancini  
Councillor Laura White  
Councillor Virginia Hinch

REGRETS: Councillor Becky Kent, Vice Chair  
Councillor Shawn Cleary

STAFF: Colin Taylor, Solicitor  
Andrea Lovasi-Wood, Legislative Assistant  
Alicia Wall, Legislative Support

*These minutes are considered draft and will require approval by Regional Centre 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](http://halifax.ca).*

## **1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

The Chair called the meeting to order at 6:01 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 – April 15, 2026**

MOVED by Councillor Hinch, seconded by Councillor White

**THAT the minutes of April 15, 2026 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 White, seconded by Councillor Mancini

**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 2025-01327: Regional Centre Land Use By-Law amendment for 3709 Barrington Street, Halifax**

The following was before Community Council:

- Staff report dated March 19, 2026
- Staff presentation dated May 27, 2026

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

The hearing opened at 6:14 p.m.

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

**Mark Hubley, applicant** responded to questions of clarification from Community Council and advised the lease with the existing tenant expired on June 30, 2026.

The Chair reviewed the rules of procedure for public hearings. The Chair noted there were no registered speakers and called three times for any other members of the public wishing to speak; there were none.

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MOVED by Councillor Mancini, seconded by Councillor White

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 6:17 p.m.

MOVED by Councillor Hinch, seconded by Councillor White

**THAT Regional Centre Community Council adopt the amendment to Schedule 2 of the Land Use By-law for Regional Centre, as set out in Attachment A of the staff report dated March 19, 2026.**

**MOTION PUT AND PASSED.**

## **10.2 VARIANCE APPEAL HEARING**

### **10.2.1 Case VAR-2025-03242: Appeal of Variance Approval – PID 00114579, Dartmouth (Corner of Portland Street and Skokomul Street)**

The following was before Community Council:

- Staff report dated April 24, 2026
- Correspondence from Robert and Sheila Frame
- Staff presentation dated May 27, 2026
- Applicant presentation dated May 27, 2026

Lian Vroege, Planner I gave a presentation and responded to questions of clarification from Community Council.

The Chair reviewed the rules of procedure for variance hearings and invited the appellant to come forward and address Community Council. The Chair noted the appellant, Robert and Sheila Frame, provided a written submission which had been circulated to Community Council.

The Chair invited any other speakers who identified as being affected by the decision to come forward and address Community Council; there were none.

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

**James Coons and Cassie Kent, FBM Architecture, applicant/respondent** gave a presentation and responded to questions of clarification from Community Council.

MOVED by Councillor Austin, seconded by Councillor White

**THAT Regional Centre Community Council allow the appeal.**

Community Council noted the requested variance was minor in nature and the property was an unusual shape.

**MOTION PUT AND DEFEATED.**

Decision of the Development Officer upheld.

### **10.2.2 Case VAR-2026-00394: Appeal of Variance Approval – 1681 Oxford Street, Halifax, PID 00048272**

The following was before Community Council:

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- Staff report dated May 4, 2026, revised May 27, 2026
- Correspondence from Sergey Nilov and Anna Nilova
- Staff presentation dated May 27, 2026

Ignacio Lopez, Planner I gave a presentation and responded to questions of clarification from Community Council.

Aaron Bliss, Development Officer responded to questions of clarification from Community Council and indicated the lot was shallower than most lots in the area.

The Chair reviewed the rules of procedure for variance hearings, opened the hearing, and invited the appellant to come forward and address Community Council.

**Nicholas Habib, appellant** spoke against the variance and noted an existing shed and deck rails were encroaching on neighboring properties.

The Chair invited any other speakers who identified as being affected by the decision to come forward and address Community Council; there were none.

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

**Sergey Nilov, applicant/respondent** noted that granting the variance still allowed for adequate separation of the proposed addition from abutting properties and did not pose any safety concerns.

MOVED by Councillor White, seconded by Councillor Mancini

**THAT Regional Centre Community Council allow the appeal.**

Community Council noted this was a small change to the applicant/respondent's own property and trusted the development officer's judgment.

**MOTION PUT AND DEFEATED.**

Decision of the Development Officer upheld.

## **11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **11.1 Correspondence**

Correspondence was received and circulated for items: 10.2.1 and 10.2.2.

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

### **11.2 Petitions – None**

### **11.3 Presentation – None**

## **12. PUBLIC PARTICIPATION**

**Sergey Nilov, Halifax** expressed concerns around a development on Jubilee Road respecting building height, shadowing, lack of public notification/consultation and consideration of the impacts to existing properties. Nilov sought staff's review of the development.

## **13. INFORMATION ITEMS BROUGHT FORWARD – NONE**

## **14. REPORTS – NONE**

## **15. MOTIONS – NONE**

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**16. IN CAMERA (IN PRIVATE) – NONE**

**17. ADDED ITEMS – NONE**

**18. NOTICES OF MOTION – NONE**

**19. DATE OF NEXT MEETING – June 17, 2026**

**20. ADJOURNMENT**

The meeting was adjourned at 7:16 p.m.

Alicia Wall  
Legislative Support