

HARBOUR EAST COMMUNITY COUNCIL  
SPECIAL MEETING MINUTES

October 23, 2012

PRESENT: Councillor Darren Fisher, Vice Chair  
Councillor Lorelei Nicoll  
Councillor Gloria McCluskey  
Deputy Mayor Bill Karsten  
Councillor Jim Smith

REGRETS: Councillor Jackie Barkhouse, Chair

STAFF: Mr. Jim Janson, Solicitor, HRM Legal Services  
Mr. Darrell Joudrey, Planner, HRM Community & Recreation  
Services  
Ms. Jennifer Weagle, Legislative Assistant

**\*Minutes administratively approved\***

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**1. CALL TO ORDER**

Councillor Darren Fisher, Vice-Chair, called the meeting to order at 1:37 p.m. in the Media Room, 1<sup>st</sup> Floor, City Hall, 1841 Argyle Street, Halifax.

**2. APPROVAL OF MINUTES – October 4 & 9, 2012**

**MOVED by Councillor McCluskey, seconded by Deputy Mayor Karsten, that the Harbour East Community Council minutes of October 4, 2012 and the Harbour East Community Council & Marine Drive, Valley and Canal Community Council joint special meeting minutes of October 9, 2012 be approved as circulated. MOTION PUT AND PASSED.**

**3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

The agenda was agreed upon as presented.

**4. REPORTS**

**4.1 Case 17224: MPS & LUB Amendments and Development Agreement for 1968 Shore Road, Eastern Passage**

A supplementary staff report dated October 15, 2012 was before Community Council.

Mr. Darrell Joudrey, Planner, reviewed the October 15, 2012 staff report with Community Council. Mr. Joudrey clarified that Regional Council and Harbour East Community Council held a joint public hearing on September 11, 2012 to consider amendments to the Eastern Passage/Cow Bay Municipal Planning Strategy (MPS) and Land Use By-law (LUB), as well as the proposed development agreement for 1968 Shore Road, Eastern Passage. The MPS and LUB amendments have since come into effect, and the development agreement is now before Community Council for approval.

**MOVED by Deputy Mayor Karsten, seconded by Councillor McCluskey, that Harbour East Community Council:**

- 1. Approve the proposed development agreement for 1968 Shore Road as contained in Attachment A of the October 15, 2012 report; and**
- 2. Require the agreement be signed by the property owner within 240 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.**

Responding to questions from Community Council regarding flooding problems in the area, Mr. Joudrey clarified that a Stormwater Management Plan is required under the terms of the development agreement and that water must be dealt with on-site.

Mr. Joudrey clarified that the applicant has requested to extend the signing timeframe of the development agreement to accommodate potential sales of land. Typically 120 days is allotted, however, 240 is being requested by the applicant.

Deputy Mayor Karsten indicated that he feels certain Councillor Barkhouse was satisfied with this proposal, and he is as well. He is comfortable that all questions from the public have been answered and traffic concerns alleviated.

At the request of Councillor Nicoll, Mr. Joudrey clarified that this special meeting was called because of a requirement for the same members that were present for the public hearing to consider the development agreement. Harbour East Community Council, along with the other Community Councils will be dissolved on November 5, 2012. If the matter were to be dealt with by the new Community Council a new public hearing would have to be held.

Councillor Smith arrived at 1:47 p.m.

#### **MOTION PUT AND PASSED.**

#### **5. IN CAMERA**

No In Camera session was held.

#### **5.1 In Camera Minutes – October 9, 2012**

**MOVED by Deputy Mayor Karsten, seconded by Councillor Nicoll, that the In Camera minutes of the Special Joint Harbour East Community Council/Marine Drive Valley & Canal Community Council meeting of October 9, 2012 be approved as circulated. MOTION PUT AND PASSED.**

#### **6. ADJOURNMENT**

The meeting was adjourned at 1:49 p.m.

Jennifer Weagle  
Legislative Assistant