

HARBOUR EAST COMMUNITY COUNCIL  
MINUTES  
MAY 3, 2001

PRESENT: Councillor Bruce Hetherington, Chair  
Councillor Ron Cooper  
Councillor Harry McInroy  
Councillor Jim Smith  
Councillor John Cunningham

REGRETS: Councillor Brian Warshick  
Councillor Condo Sarto

STAFF: Ms. Julia Horncastle, Assistant Municipal Clerk

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**1. INVOCATION**

The meeting was called to order at 7:00 p.m. with the invocation.

**2. APPROVAL OF MINUTES - April 5, 2001 (regular session) and April 17, 2001 (special session)**

**MOVED** by Councillor Cunningham, seconded by Councillor McInroy, that the minutes of April 5, 2001 (regular session) and April 17, 2001 (special session), be approved as circulated. **MOTION PUT AND PASSED UNANIMOUSLY.**

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

**MOVED** by Councillor McInroy, seconded by Councillor Cooper, that the Order of Business be approved. **MOTION PUT AND PASSED UNANIMOUSLY.**

**4. BUSINESS ARISING OUT OF THE MINUTES - NONE**

**5. MOTIONS OF RECONSIDERATION - NONE**

**6. MOTIONS OF RESCISSION - NONE**

**7. CONSIDERATION OF DEFERRED BUSINESS - NONE**

**8. PUBLIC HEARINGS - NONE**

**9. CORRESPONDENCE, PETITIONS AND DELEGATIONS**

**9.1 Presentations**

**9.1.1 Dartmouth Special Olympics Association - Sue Conrad**

Mr. David Ryder, Regional Coordinator, Dartmouth Special Olympics, with the aid of a video presentation, outlined the objectives, budget and current programs of the Dartmouth Special Olympics. He advised they are one of three areas and as there are no government sponsors, they are trying to reduce costs through donations.

Following the presentation, Mr. Ryder advised he would contact the other coordinators and would develop a presentation to be taken to the Grants Committee.

**9.2            Petitions - None**

**10.            REPORTS**

**10.1           MEMBERS OF COUNCIL**

**10.1.1        Councillor Cunningham - Dartmouth Common Committee**

Councillor Cunningham noted that a report had been tabled in March and placed the following motion:

**MOVED by Councillor Cunningham, seconded by Councillor McInroy, that the report be lifted from the table. MOTION DEFEATED.**

**10.2           Appointments to the Halifax/Halifax County Watershed Advisory Board**

- A report from the Halifax/Halifax County Watershed Advisory Board, dated April 19, 2001, on the above noted, was before Community Council.

**MOVED by Councillor Cooper, seconded by Councillor McInroy, that Don Mason and Mark Leaman be appointed as new members on the Halifax/Halifax County Watershed Advisory Board. MOTION PUT AND PASSED UNANIMOUSLY.**

**10.3           Case 00353 - Application by Perry Kossatz, on behalf of Sobeys to amend the existing development agreement (Municipal Case 00016) at 612 Pannivista Drive**

- A report and recommendation from the Harbour East Planning Advisory Board, dated April 12, 2001, on the above noted, was before Community Council.
- A report prepared for Mr. Paul Dunphy, Director of Planning and Development Services, dated March 27, 2001, on the above noted, was before Community Council.

Mr. Kurt Pyle, Planner, with the aid of overheads, presented the staff report, advising the amendment would permit Sobeys to erect three additional signage on the store. He noted that under Section 3.1 of the development agreement these can be considered as non-substantial amendments, noting they will cover no more than 10% of the building and staff is of the opinion that this amendment will not negatively impact on the surrounding area.

**MOVED by Councillor Cooper, seconded by Councillor McInroy, that the Harbour East Community Council:**

- (1) Approve, by Resolution, the non-substantial amendment to the Sobeys grocery store development agreement (Attachment 1 of the staff report dated March 27, 2001), to permit three additional fascia signs on the building;**
- (2) Require the Amending Agreement be signed within 120 days or any extension thereof granted by Community Council on request of the applicant from the date of final approval by Community Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods, otherwise, this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**10.4 Case 00354 - Application to Discharge a Development Agreement for 52 Queen Street, Dartmouth**

- A report prepared for Mr. Paul Dunphy, Director of Planning and Development Services, dated April 25, 2001, on the above noted, was before Community Council.

Mr. Kurt Pyle, Planner, with the aid of overheads, presented the staff report, advising the amendment would allow the conversion of a commercial unit to residential. He advised it is unnecessary to have a development agreement on the property at this time noting, the owners will have to meet the National Building Code requirements as well as those of the Downtown District Business zone.

**MOVED by Councillor Cunningham, seconded by Councillor McInroy, that the Harbour East Community Council approve the discharge of the development agreement registered against 52 Queen Street in Downtown Dartmouth, by entering into the discharging agreement as shown on Attachment 1 to the staff report dated April 25, 2001. MOTION PUT AND PASSED UNANIMOUSLY.**

**10.5 Case 00336 - Application to rezone 10 Celtic Drive in Dartmouth from R-2 (Two Family Residential) to TH (Townhouse) zone**

- A report prepared for Mr. Paul Dunphy, Director of Planning and Development Services, dated April 26, 2001, on the above noted, was before Community Council.

Mr. Kurt Pyle, Planner, with the aid of an overhead, presented the staff report, advising the property in question is the remaining piece of the Jeep Eagle dealership and the request would be to build a townhouse development. He advised the development meets policy requirements and will not increase the density. He advised no concerns have been expressed

by the HRM traffic division. He advised the property is within the service boundary and the developer will have to extend the services at his expense as well as provide a sediment and erosion control plan.

**MOVED by Councillor Cunningham, seconded by Councillor McInroy, that Harbour East Community Council move First Reading of the proposed rezoning and schedule a public hearing for June 14, 2001. MOTION PUT AND PASSED UNANIMOUSLY.**

**10.6            Case 00359 - Setback Requirements - Standardizing Land Use By-Law provisions for front, side and rear yard setback requirements in residential zones in HRM (request for deferral)**

- A memorandum from Mr. Paul Dunphy, Director of Planning and Development Services, dated April 24, 2001, on the above noted, was before Community Council.

**MOVED by Councillor McInroy, seconded by Councillor Cunningham, that Harbour East Community Council approve a deferral of this item to the June 14, 2001 meeting. MOTION PUT AND PASSED UNANIMOUSLY.**

**11.            MOTIONS - NONE**

**12.            ADDED ITEMS - NONE**

**13.            NOTICES OF MOTION - NONE**

**14.            PUBLIC PARTICIPATION - NONE**

**15.            NEXT MEETING**

The next meeting is scheduled for Thursday, June 14, 2001 at 7:00 p.m.

**16.            ADJOURNMENT**

**MOVED by Councillor Cooper, seconded by Councillor Smith, that the meeting be adjourned at 7:55 p.m.. MOTION PUT AND PASSED.**

**Julia Horncastle  
Assistant Municipal Clerk**