



**REGIONAL CENTRE COMMUNITY COUNCIL
MINUTES
July 24, 2024**

PRESENT: Councillor Sam Austin, Chair
Councillor Shawn Cleary, Vice Chair
Councillor Waye Mason
Councillor Lindell Smith

REGRETS: Councillor Tony Mancini

STAFF: Meg MacDougall, Solicitor
Krista Vining, Team Lead, Legislative Assistants
Dorothy Maponga, Legislative Assistant

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.

The meeting was called to order at 6:04 p.m. and the Community Council adjourned at 6:25 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:04 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 – January 24, 2024

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT the minutes of January 24, 2024 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 Mason, seconded by Councillor Cleary

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 VARIANCE APPEAL HEARINGS

10.1.1 Case VAR-2024-00642: Appeal of Variance Refusal – 3162 Ralston Avenue, Halifax, PID 00205211

The following was before Community Council:

- Staff report dated July 12, 2024
- Staff presentation dated July 24, 2024
- Appellant presentation dated July 24, 2024

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

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

The hearing opened at 6:12 p.m.

Kristen Lewis, Archadeck of Nova Scotia gave a presentation, speaking on behalf of the property owners, Aine Humble and Arthur McCalla, on the necessity of the deck replacement due to its age. Lewis highlighted that the property was within the six-metre rear setback requirement and that due to the above grade rear door, a deck under 40 inches would not be feasible. They added that a deck was required to ensure the property owners had access to the rear door. Lewis emphasized that the proposed deck would not change the scale and character of the neighbourhood and asked Community Council to consider the property owner's request.

The Chair invited property owners within the notification area to speak regarding the appeal; there were none.

The Chair called three times for any other speakers within the notification area to come forward and address Community Council; there were none.

MOVED by Councillor Mason, seconded by Councillor Cleary

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:19 p.m.

Meg MacDougall, Solicitor responded to questions of clarification from Community Council.

MOVED by Councillor Cleary, seconded by Councillor Mason

THAT Regional Centre Community Council allow the appeal.

The Community Council supported the variance request, taking into account the location and size of the property and proposed deck, and that the installation of a privacy screen that would address privacy concerns.

MOTION PUT AND PASSED.

Decision of the Development Officer overturned.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence – None

11.2 Petitions - None

11.3 Presentation – None

12. PUBLIC PARTICIPATION

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.

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 – August 28, 2024

The Chair noted a special meeting was also scheduled for August 12, 2024.

20. ADJOURNMENT

The meeting was adjourned at 6:25 p.m.

Dorothy Maponga
Legislative Assistant