



**HALIFAX AND WEST COMMUNITY COUNCIL  
DRAFT MINUTES  
January 21, 2025**

PRESENT: Councillor Patty Cuttell, Chair  
Councillor Kathryn Morse, Vice Chair  
Councillor Laura White  
Councillor Virginia Hinch  
Councillor Shawn Cleary  
Councillor Janet Steele

STAFF: Elise Martino, Solicitor  
Andrea Lovasi-Wood, Legislative Assistant

*These minutes are considered draft and will require approval by Halifax and West 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).*

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Draft Minutes  
January 21, 2025**

## **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.

## **2. APPROVAL OF MINUTES – December 16, 2024**

MOVED by Councillor Morse, seconded by Councillor White

**THAT the minutes of December 16, 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 Cleary, seconded by Councillor Stelle

**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 2024-00371: Development Agreement for 6319 Chebucto Rd, Halifax**

The following was before Community Council:

- Staff report dated November 4, 2024
- Staff presentation dated January 21, 2025

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

The hearing opened at 6:20 p.m.

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

**Peter Henry, Applicant** spoke regarding the accessibility of the proposed building's main floor which included a café and stated the inclusion of an elevator was cost prohibitive given the building's size. Henry responded to questions of clarification from Community Council and noted the three proposed rental units included egress windows and were more affordable for a single person due to the units' smaller size.

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The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter.

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.

MOVED by Councillor Cleary, seconded by Councillor Steele

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 6:27 p.m.

MOVED by Councillor Cleary, seconded by Councillor White

**THAT Halifax and West 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 November 4, 2024; and**
- 2. Require the development 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.**

**MOTION PUT AND PASSED.**

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

### **11.1 Correspondence**

Correspondence was received and circulated for item 14.1.1.

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

### **11.2 Petitions – None**

### **11.3 Presentation – None**

## **12. PUBLIC PARTICIPATION**

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**

### **14.1 STAFF**

#### **14.1.1 PLANAPP 2024-01000: Amendment to the Land Use By-law for Planning District 5 (Chebucto Peninsula) to amend Schedule E – Areas Subject to Reduced Road Frontage Requirements**

The following was before Community Council:

- Staff report dated December 21, 2024

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- Correspondence from Madeleine Stolz

MOVED by Councillor Cleary, seconded by Councillor Morse

**THAT the Halifax and West Community Council give First Reading to consider approval of the proposed amendment to Schedule E - Areas Subject to Reduced Road Frontage Requirements of the Planning District 5 (Chebucto Peninsula) Land Use By-law as set out in Attachment A of the staff report dated December 21, 2024, and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**15. MOTIONS – NONE**

**16. IN CAMERA (IN PRIVATE) – NONE**

**17. ADDED ITEMS – NONE**

**18. NOTICES OF MOTION – NONE**

**19. DATE OF NEXT MEETING – February 18, 2025**

**20. ADJOURNMENT**

The meeting was adjourned at 6:35 p.m.

Andrea Lovasi-Wood  
Legislative Assistant