

HALIFAX REGIONAL COUNCIL

SPECIAL MEETING

MINUTES

June 19, 2025

Council Chamber, 3rd Floor City Hall, 1841 Argyle Street, Halifax

Present:

Mayor Andy Fillmore
Deputy Mayor Tony Mancini
Councillor Cathy Deagle Gammon
Councillor David Hendsbee
Councillor Becky Kent
Councillor Trish Purdy
Councillor Sam Austin
Councillor Laura White
Councillor Virginia Hinch
Councillor Shawn Cleary
Councillor Kathryn Morse
Councillor Patty Cuttell
Councillor Janet Steele
Councillor Nancy Hartling
Councillor John Young
Councillor Billy Gillis
Councillor Jean St-Amand

Staff:

Cathie O'Toole, Chief Administrative Officer
John Traves, K.C., CD, Municipal Solicitor/Chief Governance Officer
Krista Vining, Team Lead, Legislative Assistants
Andrea Lovasi-Wood, Legislative Assistant
Simon Ross-Siegel, 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.***

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Mayor Fillmore called the meeting to order at 1:00 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 THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Additions: None

Deletions: None

MOVED by Councillor Cleary, seconded by Councillor Hinch

THAT the agenda be approved as circulated.

MOTION PUT AND PASSED.

3. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

None

4. PUBLIC HEARING

4.1 Regional Plan Review: Phase 4 (Case 22257), including Minimum Planning Requirements

The following was before Halifax Regional Council:

- Staff report dated May 16, 2025
- Correspondence from Mark Poirier, Kathleen Richardson, Stephen Drage, Stephen Adams, Cesar Saleh, Peggy Cameron, Kathleen Hall, Catherine Smalley, Robert Rutkowski, Megan Crowley, Rebecca Robertson, Janet Sutcliffe, Jan Sheppard Kutcher, Petra Mudie, Jennifer Escott, Margo Grant, Shauna Archibald, Richard Price, Kristen Crewe, Martha Leary, Claire Cullinan, Bettyann Power, Deborah Hall, Robin Johnston, Nathan Brett and Anne Gillies, Tim Leary, Peter Polley, Susan Kulik, Mark Butler, Cathy Vaughan, Meghan Marentette, Mark Butler, Simona Horincar, Carol Bruneau, Sarah Wakely, Linda Liao, L. Jarvis, Sarah Quinn, Jili Liu, Catherine Sanderson, Frank Taussig, Anne Corbin, Robert Sanderson, Katherine Kitching, Janet Barlow, Catherine McKinnon, Julien Delarue, Sean Balfour, Lorraine Simmons, Brigid Garvey, Drew MacPherson, Peter Buzek, Graham Read, Frances Dorsey, Russell MacKinnon, Eva Jay Hall, Vince Purcell, Melanie Dobson, Dylan Carr, Velda Rome, Andrea Lantz Powers, Greg Aikins, Elaine Schnare, Lauren Stuppiello, Ilona Inman and Scott Inman, Andrea Hilchie-Pye, Mark Butler, Annie Barbour, Catherine McKinnon, Ingrid Plache, Catherine Brown, Shelley Radford and Jill White, Dusan Soudek, Diane Doucet-Kenny, Katie Studholme, Soo-Hon Kim, Charles Skinner, Cassie Kent, Regine, Oliver, Pippin and Silas Maass, Sophie Kent-Purcell, Pam Jollimore, Katie Taylor, Sarah O'Malley, Karen Robb, Nick and Pam Field, Stephen Glazier, Sheila Stevenson, Patricia Manuel, Karen McKendry, Wendy Harfouche, Kevin Maclean, Doug Hubley and Lia Renaud, Dale Smith, Chris Fourgnaud, Alex Rhineland, Colin Cameron, Margaret Casey, Terry B. Black, Wendy Harfouche
- Staff presentation dated June 19, 2025

Leah Perrin, Manager of Regional Planning gave a presentation.

The hearing opened at 1:42 p.m.

Mayor Fillmore noted that the municipality was the applicant for this matter.

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

Jillian Ramsay, District 7, Sustainable Cities Coordinator, Ecology Action Centre spoke on behalf of Our HRM Alliance. Ramsay stated support for elements of the Regional Plan Phase 4 Review including the use of "shall" language in areas tied to HalifACT and the increase of the watercourse development buffer to 30 metres. Ramsay expressed concerns that the allowance for flexibility in the negotiation of development agreements to bypass the watercourse buffer did not allow real protection and asked for

greater clarity or a ban against development within the buffer. Ramsay also spoke against the inclusion of the province's minimum planning requirements and special planning areas as they ignored public input, were outside the urban service boundary, included ecologically sensitive areas and brought several negative impacts.

Karen McKendry, Halifax, Senior Wilderness Outreach Coordinator, Ecology Action Centre spoke about how the draft Regional Plan fell short in the protection of people, wildlife and the environment due to the reduced references to the Halifax Green Network Plan. McKendry asked Regional Council to direct staff to revise the Regional Plan to include computer modelling and mapping to support wildlife corridors. McKendry spoke to the need to fully protect Sandy Lake, Blue Mountain-Birch Cove Lakes (BMBCL) and the Purcells Cove Backlands in the Regional Plan including the minimization of the use of special planning area language for Sandy Lake and BMBCL. McKendry expressed concerns that Map 2 was misleading and should show where the urban services boundary currently existed and not just planned. McKendry responded to questions of clarification from Halifax Regional Council.

Sheila Stevenson, Halifax spoke about the Purcells Cove Backlands and the folly of building houses in a fire dependent ecosystem. Stevenson repeated concerns that the Green Network Plan had disappeared from the Regional Plan. Stevenson stated provincial overreach devalued the Regional Plan due to the province's removal of municipal authority and discouragement of resident engagement. Stevenson encouraged Regional Council to reject the Regional Plan because it favoured development and endangered significant environmental assets. Stevenson asked that Phase 5 of the Plan link expansion of the urban service boundary to growth targets, use the Green Network Plan serve to guide planning and include resident engagement.

Richmond Campbell, Halifax spoke in support of the Regional Plan's vision and interdependent goals of improved quality of life and economic development but noted that the implementation of these goals often resulted in conflict. Campbell spoke about how the Regional Plan's direction to "may" or "shall" consider an environmental concern when making planning decisions could create conflict with development especially as the Plan did not specify which concern should take priority. Campbell asked the Regional Plan to be amended to include the Green Network Plan as a "shall" consideration so that the Green Network Plan would not be ignored when it conflicted with development. Campbell asked for the inclusion of conflict resolution mechanisms in Phase 5 of the Regional Plan.

Dale Smith, Canadian Association of Retired Persons Nova Scotia Chapter spoke about Blue Mountain-Birch Cove Lakes (BMBCL) and expressed concerns that the Regional Plan ignored plans for the area to become a regional park when it should have been a priority, which jeopardized the park's chance for a national urban park designation. Smith indicated the conceptual park area map from the 2014 Regional Plan that showed the BMBCL park was missing, replaced by an urban service boundary map for the Highway 102 West Corridor Lands secondary planning area. Smith stated that the overlap of the lands on the two maps indicated a dramatic reduction in the size, quality and potential of the park. Smith asked that the 2014 conceptual park area map and regional park plan be reinstated. Smith responded to questions of clarification from Halifax Regional Council.

Jennifer Szerb, Halifax encouraged Regional Council to ignore provincial demands for development growth as it resulted in increased urban sprawl, traffic problems and would make Halifax an undesirable place to live. Szerb spoke about how densification impacted them personally and displayed two slides. Szerb expressed concerns about multi-unit dwellings being permitted to be built next to smaller, single-family units with little attention paid to a lot's previous non-conforming use, lot size, boundary line setbacks and negative impacts of vertical wall encroachment on neighbouring homes that made them less

valuable. Szerb requested that permitting officers not allow developers to bypass building standards.

Kathleen Hall, Halifax spoke about the work of the Purcells Cove Backlands Coalition and displayed one slide a map showing the Purcells Cove Backlands ownership and zoning. Hall appreciated the Halifax Regional Municipality's ownership of the Shaw Wilderness but noted these lands needed to be connected with the Backlands to ensure greater protection of local wildlife and environment with no allowance for future development because the Backlands played a crucial role in the minimization of climate change and wildfire risk. Hall stated the Regional Plan was not workable and requested Regional Council to resist provincial overreach. Hall responded to questions of clarification from Halifax Regional Council.

Martha Leary, District 11 spoke about the delicate wilderness and wildlife that populated the Purcells Cove Backlands which supported local biodiversity with the added bonus of providing nature trails for residents. Leary repeated concerns about the absence of the Green Network Plan and wildlife corridors from the Regional Plan as it could result in a move away from building whole communities to the development of ecologically sensitive areas and urban sprawl. Leary spoke to the need to maintain a balance of power between the municipality and the province so that the municipality could direct development which protected the environment.

Bea Renton, on behalf of family members in District 7 spoke about the lack of public notice for the public hearing and detailed the pressure of mandatory provincial regulations on the development of the Regional Plan. Renton noted that the provincial regulations and rapid increase of housing construction would place undue pressure on Halifax Regional Municipality's current infrastructure, the ability to plan for anticipated development growth and would result in increased capital costs. Renton expressed concerns about provincial overreach and requested the municipality hold the province accountable for affordable housing, including long term care facilities. Renton stated the inclusion of the provincial regulations in the Regional Plan enabled developers to construct high density apartments with no bedroom limits and no public safety features.

Peter Polley, Herring Cove spoke in support of Halifax Regional Municipality's HalifACT programs. Polley detailed their ongoing construction of net zero buildings including the use of large-scale roof mounted and ground mounted solar energy arrays. Polley detailed how paragraphs EN 66, EN 67 and EN 68 of the Regional Plan ran counter to the HalifACT goals for the rapid development of solar energy projects and prevented developers to install ground mounted solar panels for apartment buildings. Polley requested that commercial solar panel facilities be permitted in all areas and zones and not be restricted to rural areas. Polley responded to questions of clarification from Halifax Regional Council.

Boris Worm, District 11 spoke about the ecological value of the Purcells Cove Backlands and displayed two slides. Worm noted the conservation value of the Backlands as Eastern Canada's closest wilderness area to an urban centre, home to 16 threatened species, with highly visited hiking trails that benefited residents' health. Worm expressed concerns that only 20% of the area was protected. Worm noted the value of the Backlands for the research of threatened species. Worm requested that the Regional Plan remove the new zoning overlaps on the Backlands and that the area be zoned as open space and parkland. Worm responded to questions of clarification from Halifax Regional Council.

Anne Thompson, District 5 expressed concerns that Halifax did not have sufficient water, waste treatment and transportation infrastructure needed to support increased densification that would be allowed by the draft Regional Plan. Thompson supported the ER 3 zoning related to multi-unit dwelling approved in May 2024 and noted concerns that recent developments violated rules about windows and built form requirements resulting

in buildings that were not in line with the existing neighbourhood and its architectural styles. Thompson spoke to the permit approval process. Thompson asked that site visits be required to ensure zoning requirements are satisfied, that the approval process be more transparent and allow residents to challenge a permit's approval.

Nick Antoft, Lucasville spoke to the public hearing process and stated that public hearings should be an opportunity for sober second thought and that residents speaking about the Regional Plan should have their input reflected via changes and amendments made by councillors. Antoft also spoke to their experience at a previous public hearing regarding the Sackville Rivers floodplains and noted that Regional Council should listen to the evidence provided by residents not just rubber stamp staff recommendations. Antoft responded to questions of clarification from Halifax Regional Council and also provided a copy of a referenced email to the Clerk.

Catherine Sanderson, Eastern Shore, Director of the Short Term Rental Association of Nova Scotia expressed support of the Regional Plan's inclusion of one short term rental unit per lot in rural areas of the municipality but noted concerns that the short term rental regulations were too restrictive because of the principal residence requirement in urban and suburban areas. Sanderson spoke to concerns of a proposed exception to the principal residence requirement that could allow owners of student accommodations access to short term rentals during the summer months. Sanderson requested that key performance indicators of the restrictive short term rental regulations be used and that Regional Council consider a licensing program. Sanderson responded to questions of clarification from Halifax Regional Council.

Diane Doucet-Kenny, Halifax expressed concerns about the inclusion of the province's special planning areas and minimum planning requirements in the Regional Plan. Doucet-Kenny requested that Sandy Lake and Highway 102 West Corridor Lands be removed from the special planning areas due to their environmental and recreational value, that the minimum planning requirements be rejected due to the cost and that the urban service boundary not be expanded as the expansion of services should be restricted to current neighbourhoods. Doucet-Kenny also spoke to the negative impacts of provincial overreach into planning as municipal government is best suited to respond to residents.

Catherine McKinnon, Halifax spoke about the fire landscape characteristics of the Purcells Cove Backlands and displayed two slides. McKinnon expressed concerns that increased development in the area could result in wildfires that would result in the loss of property and life. McKinnon expressed concerns that potential amendments that would prevent construction of buildings more than 100 meters from Purcell's Cove Road and preservation of a 100-year-old path along Williams Lake were being delayed until Phase 5. McKinnon repeated concerns about provincial overreach into the municipal planning process.

Joline Dorey, Eastern Shore, Short Term Rental Association of Nova Scotia spoke about how the Short Term Rental Association of Nova Scotia (STRANS) was formed in response to concerns about government regulations and overreach into short term rentals as a response to the housing crisis. Dorey provided statistics from a STRANS member survey which indicated that the majority of STRANS members owned one short term rental as a means to supplement income, that short term rental regulations were unfair and that regulations negatively impacted members' ability to run a small business. Dorey provided additional statistics that short term rentals had minimal impact on the housing crisis. Dorey responded to questions of clarification from Halifax Regional Council.

Terry Black, Windsor Junction spoke about the need to relax short term rental regulations and provided housing vacancy rate statistics that demonstrated that Halifax no longer had an apartment shortage and stated that the real issue was a lack of

affordable housing not a supply problem. Black noted the concerns of homeowners who used short term rentals for income generation or as a means to recoup expenses from home renovations. Black spoke to how the regulations stopped many residents from offering short term rentals and requested that short term rental ban be lifted as Halifax had become a more popular designation for short term rentals and it would allow for the operation of small businesses.

David Jakeman, Halifax spoke about the importance of public trust as Regional Council worked on behalf of residents and displayed one slide. Jakeman spoke about the Housing Accelerator Fund amendments and expressed concerns about how the changes allowed for the building of a multi-unit development that was initially classified as a renovation that significantly impacted the street in the single-unit family neighbourhood and violated public trust.

Stephen Adams, Middle Sackville spoke about the proposed increase of watercourse setbacks from 20 to 30 metres and expressed concerns about whether consideration was given to the financial impacts on development and the issue of intermittent drainage. Adams noted concerns about the process and the evidence used to inform the increase in the watercourse buffer. Adams requested that the existing 20 metre watercourse buffer be maintained. Adams also spoke to development agreements and the Regional Plan's inclusion of non-substantive amendments and requested that a list of substantive amendments also be included. Adams responded to questions of clarification from Halifax Regional Council.

Andrea Osmond, Lower Sackville spoke about the use of a basement apartment in their primary residence as a short term rental. Osmond noted the time and cost of the building regulation process. Osmond also spoke to the impact that short term rental regulations had on their ability to continue to earn much needed income and offer hospitality to tourists. Osmond repeated concerns that short term rentals did not cause the housing crisis as many new apartment buildings were built in their area. Osmond requested that the regulations reflect the goals of the Halifax Integrated Tourism Master Plan and wanted to be able to resume their short term rental.

Tony Cranford, Halifax repeated requests that Halifax Regional Municipality not follow the provincial requirement to include the Hwy 102 West Corridor Lands and Sandy Lake secondary planning areas in the Regional Plan. Cranford spoke to the need for planning not to be fast tracked and that public input be maintained. Cranford expressed concerns that natural areas be preserved in existing state and be protected from development as watersheds and public nature parks, especially Blue Mountain-Birch Cove Lakes, Sandy Lakes and Morris Lake. Cranford stated the costs to implement secondary planning areas should be spent in other areas, including purchase of natural areas for their preservation.

Emily McLean, Halifax requested that Regional Council not include the provincial special planning areas with minimum planning requirements in the Regional Plan because of negative environmental impacts and creation of urban sprawl. McLean spoke to the need to protect Sandy Lake and Blue Mountain-Birch Cove Lakes from development as they were unique, fragile ecosystems. McLean expressed concerns that developers could find loopholes when negotiating development agreements near watercourses as the terms "relaxed" and "reasonable" needed to be more clearly defined or removed to allow for protection of the buffer.

Kateryna Rudenko, Dartmouth spoke about the need to preserve Sandy Lake and Blue Mountain-Birch Cove Lakes because natural areas benefited the lives of Halifax residents by providing recreation and contribution to a person's conscience. Rudenko also spoke to the need for residents and governments to build a good relationship with the environment and to be good stewards of the land.

Brian Noble, District 7 spoke about the concerns of the Liveable Halifax Coalition regarding the need for more fulsome public engagement around densification, acceleration of housing development and the impacts of mandatory minimum housing requirements. Noble requested that a more holistic view of Halifax's culture be included in planning decisions so that the unintended consequences of minimum building requirements, densification and acceleration could be avoided and Halifax could retain the numerous qualities that made it a liveable city. Noble requested more time for an analysis of the effect of the implementation of deregulating building requirements and how all elements of the Regional Plan interacted and that this analysis include public engagement sessions.

Liz Darcy, Lawrencetown spoke about their experience with the short term rental registration process and the financial impacts of the denial of short term rental registration. Darcy stated that short term rentals did not impact the supply of affordable housing but provided tourists accommodation, which positively contributed to local businesses and supported their overhead and retirement. Darcy requested that short term rentals be allowed in rural areas for non-primary residences and that short term rental appeals be reviewed on a case-by-case basis through a fair, transparent basis. Darcy expressed concerns for residents who suffered financially due to regulatory change with no clarity or protection. Darcy responded to questions of clarification from Halifax Regional Council.

Anne Vaughan, Hammonds Plains spoke about the work of Friends of Blue Mountain-Birch Cove Lakes Wilderness Society and the group's vision to create a national urban park. Vaughan noted the area was recognized by the Halifax Regional Municipality as one rich in ecological features worth protecting. Vaughan spoke about the value of the area as a complete wilderness experience, including a five-lake canoeing loop. Vaughan detailed how the municipality long supported the national urban park. Vaughan requested the national urban park and science-based park boundary be included in the Regional Plan and that the special planning areas be removed.

Dave O'Connor, Halifax spoke about the need for special event infrastructure in Halifax to support the city now and for future projected growth. O'Connor expressed concerns about the potential closure of Halifax Exhibition Centre, a large multipurpose special event space as there were no alternative locations. O'Connor noted the potential closure of Exhibition Centre would mean the loss of several business expos and cultural events which would result in several negative economic and employment impacts for Halifax as well as the city's profile. O'Connor responded to questions of clarification from Halifax Regional Council.

Walter Regan, Past President, Sackville River Association requested that the Green Network Plan be added to the Regional Plan in its entirety. Regan also requested that the 30 meter watercourse setback in EN-34 become a buffer, the completion of floodplain mapping and zoning for all rivers in Halifax, the completion of mapping and buffers for all wetlands regardless of whether there is a water course, that all rivers and lakes be tested for water quality, the development of a regional plan for wilderness parks, conservation zones and wilderness corridors including land acquisition, the cessation of direct stormwater discharge into all watercourses and the expansion of the Urban Forest Management Plan. Regan repeated the request that special planning areas be removed from the Regional Plan. Regan responded to questions of clarification from Halifax Regional Council.

Riley Rhodes, Dartmouth spoke to concerns regarding changes to district boundaries, expressed support for protecting the Birch Cove Blue Mountain wildlands reserve, mixed use development in Dartmouth Cove, locating services within residential developments, and conditioning development on the prior provision of adequate essential services. Rhodes expressed concern regarding the construction of a boardwalk in Shubenacadie

Park. Rhodes also spoke to pedestrian safety and in support of reintroducing fluoride to municipal water.

Patricia Manuel, Halifax spoke to Our HRM Alliance's engagement with community planning, supported open space designations for urban park reserves and urban backlands protection measures. While expressing support for watercourse wetland protection policies increasing the buffer to thirty meters, Manuel expressed concerns that they would be compromised by vague language enabling exceptions and should also acknowledge steep banks may require possibly larger buffers in some cases. Manuel spoke in support of coastal protection policies but likewise noted that implementation would require straightforward language to avoid enabling exceptions.

Bill Stewart, Neighbours Speak Up (Halifax) spoke in support of short-term rental and tourism accommodation regulations. Stewart stated that the current by-law represented a viable compromise between resident and tourist concerns, and provincial policies aligned effectively with municipal regulations. Stewart spoke to the importance of collecting and reviewing substantive data to future policy alignment.

Guido Furlani, Planning Advisory Committee West Hants spoke to legacy, trauma, ecological concerns, infill for development, and red tape reduction.

Clark Wilkins, Halifax spoke in favour of enabling development on Lake Loon. Wilkins spoke to difficulty securing a development agreement related to a property located within Lake Loon and changes related to the Housing Accelerator Fund.

Ed Giles, Sandy Lake, Bedford spoke in opposition to the provincial designation of the Sandy Lake Special Planning Area. Giles stated that they believed the municipality should be responsible for community planning within the area. Giles spoke to concerns that the present designation and development approach would not produce affordable housing.

MOVED by Councillor Cleary, seconded by Councillor Kent

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:34 p.m.

Perrin, Kate Greene, Director Regional and Community Planning, Erin MacIntyre, Director of Development Services, Thea Langille, Manager of Urban and Rural Planning Applications, and Jacqueline Hamilton, Executive Director Planning and Development responded to questions of clarification from Council. Perrin spoke to urban areas boundaries and spoke to future information returning to Council regarding short-term rentals.

John Traves, K.C., CD, Municipal Solicitor/Chief Governance Officer and Cathie O'Toole, Chief Administrative Officer responded to questions of clarification from Council.

MOVED by Councillor Hartling, seconded by Councillor Steele

THAT Halifax Regional Council:

1. Repeal the existing 2014 Regional Municipal Planning Strategy and adopt the proposed 2025 Regional Municipal Planning Strategy, as set out in Attachment B of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.

2. Repeal and re-adopt the by-laws, policies, and provisions of the Secondary Municipal Planning Strategies and Land Use By-Laws (as amended) that were

previously adopted to implement the 2014 Regional Plan, as set out in Attachment C of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.

3. Adopt the amendments to the Secondary Municipal Planning Strategies as set out in Attachment D of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.

4. Adopt the amendments to the Land Use By-Laws as set out in Attachment E of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.

5. Adopt the amendments to the Regional Subdivision By-Law as set out in Attachment F of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.

6. Adopted the amendments to the Secondary Municipal Planning Strategies and Land Use By-laws to meet the Provincial Minimum Planning Requirements Regulations related to housing supply as set out in Attachment G of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.

7. Direct the Chief Administrative Officer to:

a) use the Phase 5 Work Plan Framework outlined in Attachment A-5 of the staff report dated May 16, 2025 as a guide for developing a detailed Phase 5 Work Plan;

b) follow the recommended approaches to consider site-specific requests during Phase 5 as set out in Attachment A-6 (Phase 5 Site-Specific Requests), except for Request #C931 for PID# 00642462, and A-8 (Recommended Approach for Margeson Drive Area, Middle Sackville) of the staff report dated May 16, 2025; and

c) return to Council with a Phase 5 public participation program.

Perrin and Greene responded to questions of clarification from Council.

MOVED by Councillor Cuttell, seconded by Councillor Hartling

THAT Halifax Regional Council direct the CAO to prepare a staff report considering as-of-right approaches to allowing Commercial Solar Energy facilities within the Urban Settlement Designation.

MOTION TO AMEND PUT AND PASSED UNANIMOUSLY.

MOVED by Councillor Morse, seconded by Councillor Steele

THAT the Halifax Regional Council direct the CAO to consider developing a Level of Service standard for parks within the Urban Service Boundary for access to parks and recreational spaces within a certain distance or timeframe from residential dwellings as part of the Parks and Outdoor Facilities Priority Plan.

MOTION TO AMEND PUT AND PASSED UNANIMOUSLY.

MOVED by Councillor Cuttell, seconded by Councillor Morse

THAT Halifax Regional Council direct the CAO to consider options to require a mix of unit types and sizes in all communities as part of the Suburban Plan process.

O'Toole and Greene responded to questions of clarification from Council.

MOTION TO AMEND PUT AND PASSED UNANIMOUSLY.

The motion as amended now read:

MOVED by Councillor Hartling, seconded by Councillor Steele

THAT Halifax Regional Council:

1. Repeal the existing 2014 Regional Municipal Planning Strategy and adopt the proposed 2025 Regional Municipal Planning Strategy, as set out in Attachment B of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.

2. Repeal and re-adopt the by-laws, policies, and provisions of the Secondary Municipal Planning Strategies and Land Use By-Laws (as amended) that were previously adopted to implement the 2014 Regional Plan, as set out in Attachment C of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.

3. Adopt the amendments to the Secondary Municipal Planning Strategies as set out in Attachment D of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.

4. Adopt the amendments to the Land Use By-Laws as set out in Attachment E of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.

5. Adopt the amendments to the Regional Subdivision By-Law as set out in Attachment F of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.

6. Adopted the amendments to the Secondary Municipal Planning Strategies and Land Use By-laws to meet the Provincial Minimum Planning Requirements Regulations related to housing supply as set out in Attachment G of the staff report dated May 16, 2025, as amended by Halifax Regional Council on June 10, 2025.

7. Direct the Chief Administrative Officer to:

a) use the Phase 5 Work Plan Framework outlined in Attachment A-5 of the staff report dated May 16, 2025 as a guide for developing a detailed Phase 5 Work Plan;

b) follow the recommended approaches to consider site-specific requests during Phase 5 as set out in Attachment A-6 (Phase 5 Site-Specific Requests), except for Request #C931 for PID# 00642462, and A-8 (Recommended Approach for Margeson Drive Area, Middle Sackville) of the staff report dated May 16, 2025; and

c) return to Council with a Phase 5 public participation program.

8. Direct the CAO to prepare a staff report considering as-of-right approaches to allowing Commercial Solar Energy facilities within the Urban Settlement Designation.

9. Direct the CAO to consider developing a Level of Service standard for parks within the Urban Service Boundary for access to parks and recreational spaces within a certain distance or timeframe from residential dwellings as part of the Parks and Outdoor Facilities Priority Plan.

10. Direct the CAO to consider options to require a mix of unit types and sizes in all communities as part of the Suburban Plan process.

Perrin, Greene and Traves responded to questions of clarification from Council.

MOTION AS AMENDED PUT AND PASSED. (13 in favour, 4 against)

In favour: Mayor Fillmore, Deputy Mayor Mancini, Councillors Deagle Gammon, Hendsbee, Kent, Purdy, Austin, Cleary, Cuttell, Steele, Hartling, Gillis, St-Amand

Against: Councillors White, Hinch, Morse, Young

5. ADJOURNMENT

The meeting adjourned at 9:06 p.m.

Iain MacLean Municipal Clerk