Executive Panel on Housing in HRM Minutes

September 24, 2026

Present: Vicki Elliott, Micah Richardson, Kristin O'Toole Scott, Erin MacIntyre, Peter Duncan, Brandon Umpherville, Peter Nightingale, Kenda MacKenzie, Matt Neville (for Tanya Davis), Dawn Sutherland.
Regrets: Mark Peachey, Tanya Davis.
Guests: Christa Korens, Marci Wiggins, Thea Langille, Jen Richardson

Agenda Items:

1. **PRELIMINARIES**
   - **1.1. Welcome & Call to Order**
     - The Chair called the meeting to order at 12:09 p.m.

   - **1.2 Approval of Agenda**
     - Agenda was circulated electronically prior to the meeting. No amendments were made.

       Motion: Erin MacIntyre
       Second: Kristin O'Toole
       Carried: Chair, Vicki Elliott
       VOTE: Aye (4) Nay ( ) Abstain ( )

       Next steps: Agenda for September 24, 2026 to be posted on the Executive Panel website.

   - **1.3 Approval of Minutes**
     - Minutes for August 20, 2026, and September 3, 2026, were circulated electronically prior to the meeting.
     - No amendments were made.

       Motion: Kristin O'Toole
       Second: Erin MacIntyre
       Carried: Chair, Vicki Elliott
       VOTE: Aye (4) Nay ( ) Abstain ( )

       Next steps: Minutes for August 20, 2026, and September 3, 2026, to be posted on the Executive Panel website.

2. **PRESENTATIONS**
   - **2.1. End to End Housing Pathway Study**

     KPMG gave a presentation on the process and timelines for the End to End Housing Pathway Study.

     Presentation to be posted on Executive Panel website.

3. SPECIAL PLANNING AREA UPDATES

3.1. Site B

Zzap gave a presentation on the proposed development and presented the "What We Heard" report on public engagement.

The Secretariat explained the review and drafting process for the planning documents and development agreement, including the initial Team Review done by HRM, and peer-review of the Phosphorus Net Loading Assessment by HRM's consultant prior to the Panel engaging Zzap to complete planning work on the file.

HRM representatives advised that they had not received a "Municipal Position" on the application from Council, and so would not be able to vote in favour of the proposal.

The following motion was put on the floor:

THAT the Executive Panel on Housing recommend that the Minister of Housing:

1. *Approve the amendments to the Planning Districts 14 and 17 (Shubenacadie Lakes) Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the memorandum dated September 22, 2026; and*
2. *Approve the development agreement for the Opportunity Site B Special Planning Area, which shall be substantially of the same form as set out in Attachment C of the memo dated September 22, 2026.*

Motion: Kristin O'Toole
Second: Micah Richardson
Carried: Chair, Vicki Elliott
VOTE: Aye (3) Nay (2) Abstain ( )

Next steps: Ministerial Orders to be drafted and sent to Minister of Housing for consideration, along with the Executive Panel's recommendation.

3.2. Developer Meetings

- Check-in meetings continue to be held between Panel members and landowners in Special Planning Areas to understand development timelines and remaining barriers. Panel members agreed these meetings are helpful to keep files moving forward. Since the last update, meetings have been held regarding Bedford West Sub-Area 12+1, Southdale/Mount Hope, Westphal, Musquodoboit Harbour. Progress on advancing development on these sites continues, and specific solutions for continuing to advance each site were discussed.

4. ROUNDTABLE

- The Panel discussed various development matters, including project-specific and broader process-related issues, with a focus on removing barriers, improving timelines, and identifying opportunities for more efficient review and progression.

5. NEXT MEETING

5.1. October 8, 2026

6. ADJOURNMENT

- Meeting adjourned: 1:32 p.m.