



# Community Town Hall

**Sept 2024**



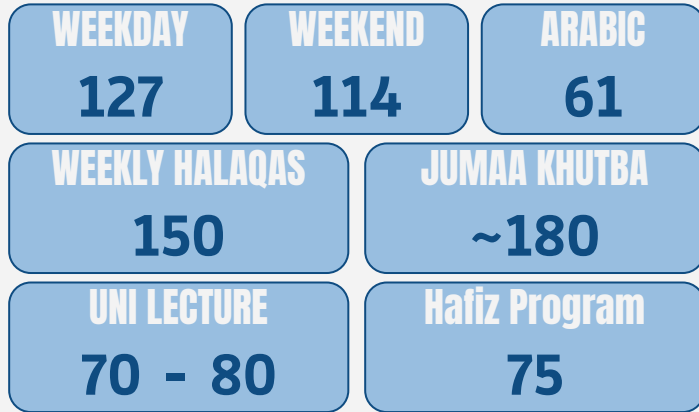
# Last year Review



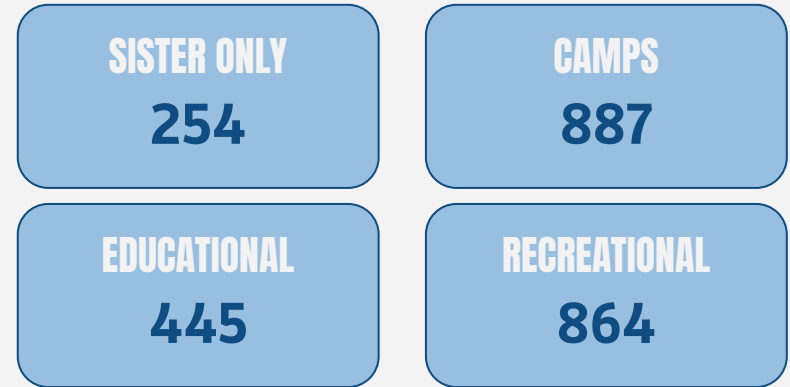
# SABEEL YOUTH ENGAGEMENT

Alhamdulillah! We successfully engaged over **887** youth through our dynamic camp programs

## WEEKLY PROGRAMS



## SEASONAL PROGRAMS



COVERING ALL AGE GROUPS FOR BOTH **BROTHERS** & **SISTERS**

# SABEEL YOUTH ACTIVITIES

NUMBER OF ACTIVITIES  
DELIVERED CONSISTENTLY  
THROUGHOUT 2024

27	200	140	60	12
SEASONAL	HALAQAS	JUMAA'S	LECTURES	CAMPS

COVERING ALL AGE GROUPS FOR BOTH BOYS & GIRLS



**01 FIND A SPACE**

**COMPLETED**

**02 LAUNCH ALL ACTIVITIES**

**COMPLETED**

**03 INITIATE CHARITY APPLICATION**

**COMPLETED**

**04 WRITE-UP CONSTITUTION**

**COMPLETED**

**05 COMMUNITY MEMBERSHIP**

**COMING UP**

**06 ELECTIONS**

**COMING UP**

# OUR SHORT-TERM Goals

# OUR LONG-TERM Goals

**01** FIND A PIECE OF LAND FOR PROJECT **COMPLETED**

**02** RAISE MONEY FOR LAND **COMPLETED**

**03** BUY A PIECE OF LAND **COMPLETED**

**04** BUILD OUR PROJECT **COMING UP**

# **Skeleton of the organization**

The General Assembly

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The Board of Directors

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The Advisory Committee

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The Operations Team

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Imam Committee

# The Board of Directors



**Habib Sairi**



**Mostafa Hanout**



**Mohamed El-Bokl**



**Umar Iqbal**



**Amr Galal**



**Ammar Shakour**



# The Advisory Committee



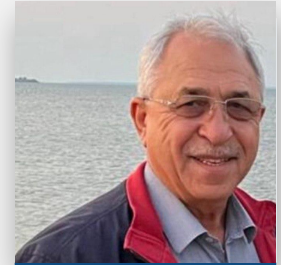
Dr. Fayyazul Hasan



Dr. Basem Khateeb



Dr. Elhadi Shakshuki



Ahmed Habboush



Adel Al-Ameri



Manzoor Ahmed



Khaled Al-Arian



Abderrahmane Sairi

# The Operations Team



Uqba Manzoor



Mohammed Shaaban



Khaled Abouelleil

# Imam committee



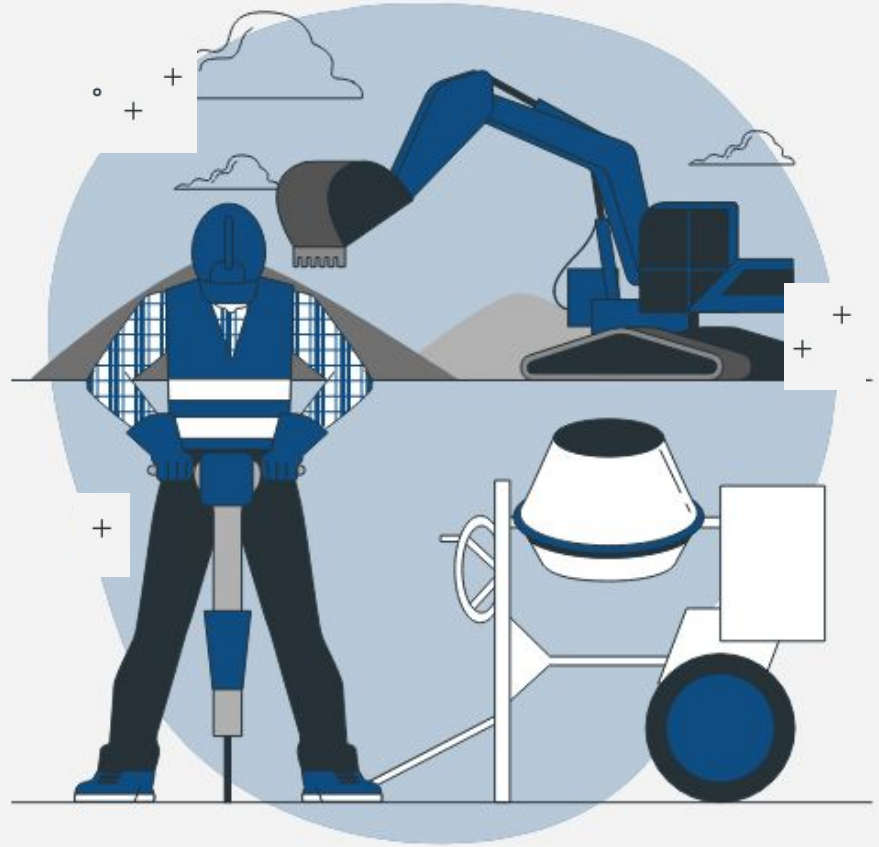
Wael Haridy



Sohyb Hachimi



# Project Update



# Summary of Last Project Update (Mar 2024)

Whom Did We Approach?

Main considerations for selecting land.

Evaluation Criteria (Objective Land Scoring)

Illustrative Examples of Assessed Land Opportunities

Chosen Land

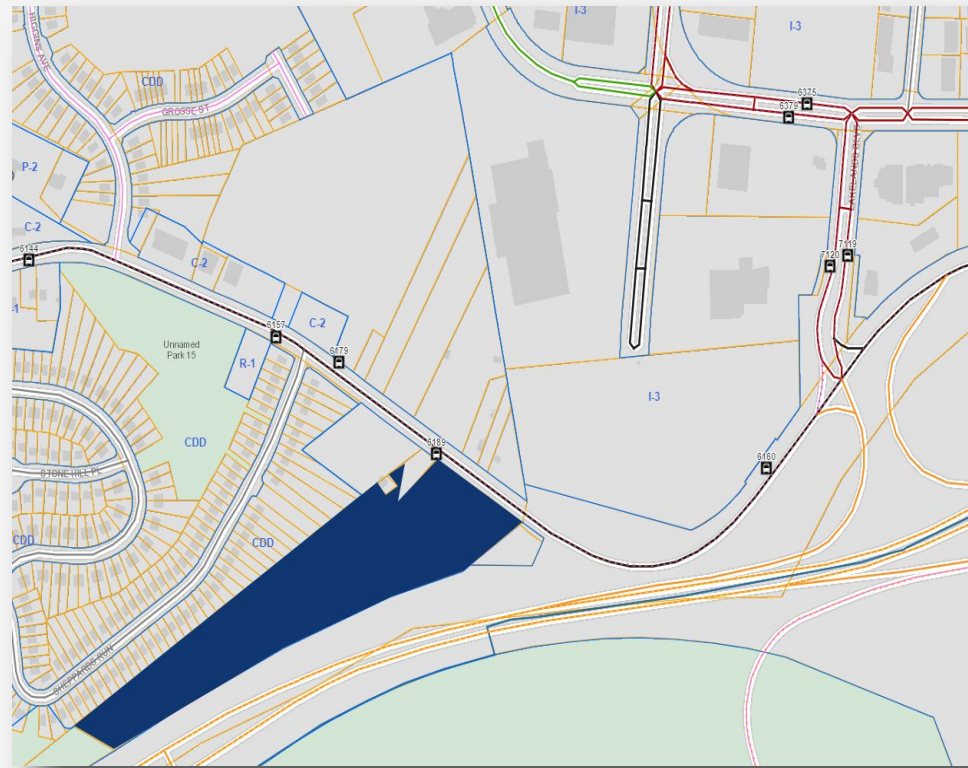
# Land Information

## Amenities

Municipal water and sewage services  
High speed internet access  
Accessible via two public transit routes

## Highlights

Over 100 meters of frontage along St. Margarets Bay Road  
Approximately 500 meters of frontage along Highway 103



Youth Centre



Financial Project



Masjid



School



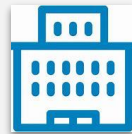
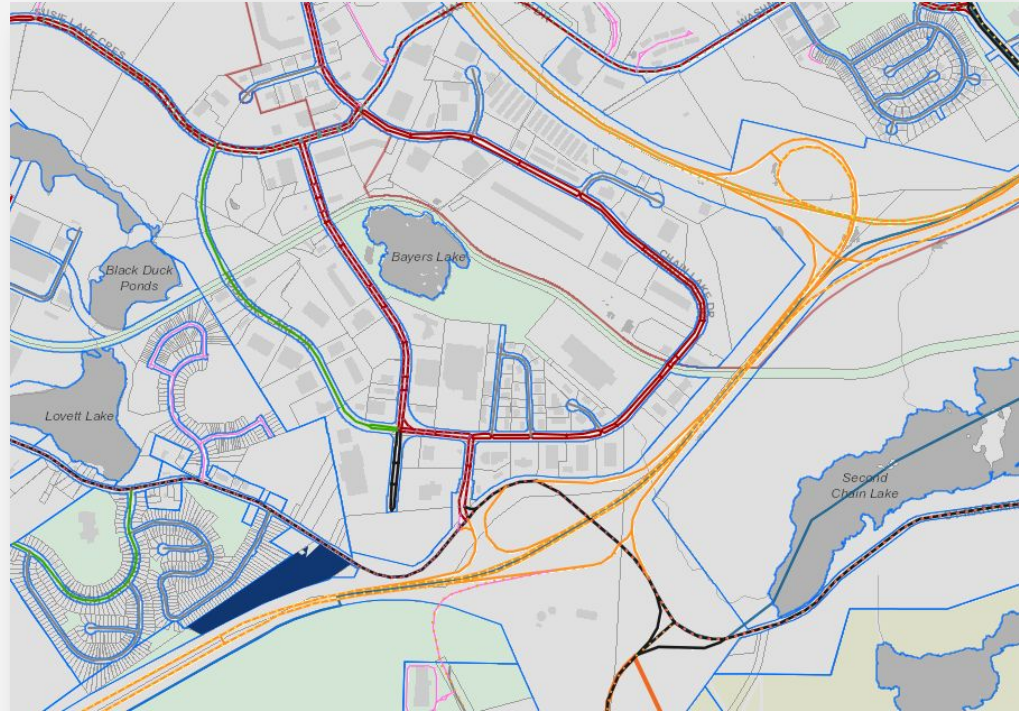
# Land Information - Contd.

## Central Location

- 10 minutes to South Bedford
- 15-minute to Downtown Halifax
- 15 minutes to Lower Sackville
- 15-minute to Bedford Commons
- 10 minutes to Spryfield
- 8-minute to Timberlea

## Zoning

The current zoning permits the three primary components of the project. However, adjustments to zoning may be necessary depending on the chosen Income Generating Project (Waqf).



Youth Centre



Financial Project



Masjid



School

# Project Phases



## Land Acquisition

- Criteria for Land Search
- Land Acquisition Process
- Land Purchase Completion

## Project Planning

- Land Surveying
- Architectural Planning
- Project Cost Estimation

## Phase-1

- Execution of Phase-1
- Phase-2 Planning

## Phase-2

- Execution of Phase-2
- Phase-3 Planning

## Phase-3

- Execution of Phase-3
- Phase-4 Planning

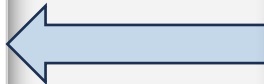
## Phase-4

- Execution of Phase-4



# Land Zoning

HALIFAX



1024 St Margarets Bay Road, Beechville

PID: 40049736  
LOT SIZE: 395,889 sq. ft. (9.1 acres)  
AGE: N/A

2024 ASSESSMENT & TAX: \$201,300 / \$2,214  
HISTORICAL ASSESSMENT: 103% increase (2020-2024)

LISTING HISTORY: First listing event  
BUILDING PERMITS: N/A  
REQUEST OWNERSHIP INFORMATION

LISTING HISTORY >  
PUBLIC RECORD SALES 3 RECORDS >  
TAXES/ASSESSMENT HISTORY >  
DETAILS >  
SCHOOL PROGRAMS >  
LAND REGISTRY >  
CIVIC DATA >

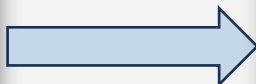
ZONING: R-1  
By-Law Code: 21

BY-LAW AREA: Timberlea/Lakeside/Beechville  
By-Law Code: TLB

POLLING DISTRICT: Timberlea - Beechville - Clayton Park - Wedgewood  
WASTE COLLECTION: TUESDAY  
by Green For Life

<https://www.viewpoint.ca/MJK4p>

LAND USE BY-LAW



TIMBERLEA/LAKESIDE/  
BEECHVILLE

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# Land Zoning



## PART 6: R-1 (SINGLE UNIT DWELLING) ZONE

### 6.1 R-1 USES PERMITTED

No development permit shall be issued in any R-1 (Single Unit Dwelling) Zone except for the following:

#### Residential Uses

Single unit dwellings  
Existing mobile home parks  
Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings  
Business uses in conjunction with permitted dwellings.

#### Community Uses

Open space uses  
Institutional uses except day care facilities, medical clinics and fraternal centres and halls.



### 6.5 R-1 ZONE REQUIREMENTS: COMMUNITY USES

In any R-1 Zone, where uses are permitted as Community Uses, no development permit shall be issued except in conformity with the provisions of Part 18 and Part 19 as are applicable.

## PART 18: P-1 (OPEN SPACE) ZONE

### 18.1 P-1 USES PERMITTED

No development permit shall be issued in any P-1 (Open Space) Zone except for the following:

#### Open Space Uses

Public and private parks and playgrounds  
Recreation uses  
Cemeteries  
Historic sites

## PART 19: P-2 (COMMUNITY FACILITY) ZONE

### 19.1 P-2 USES PERMITTED

No development permit shall be issued in any P-2 (Community Facility) Zone except for the following:

#### Institutional Uses

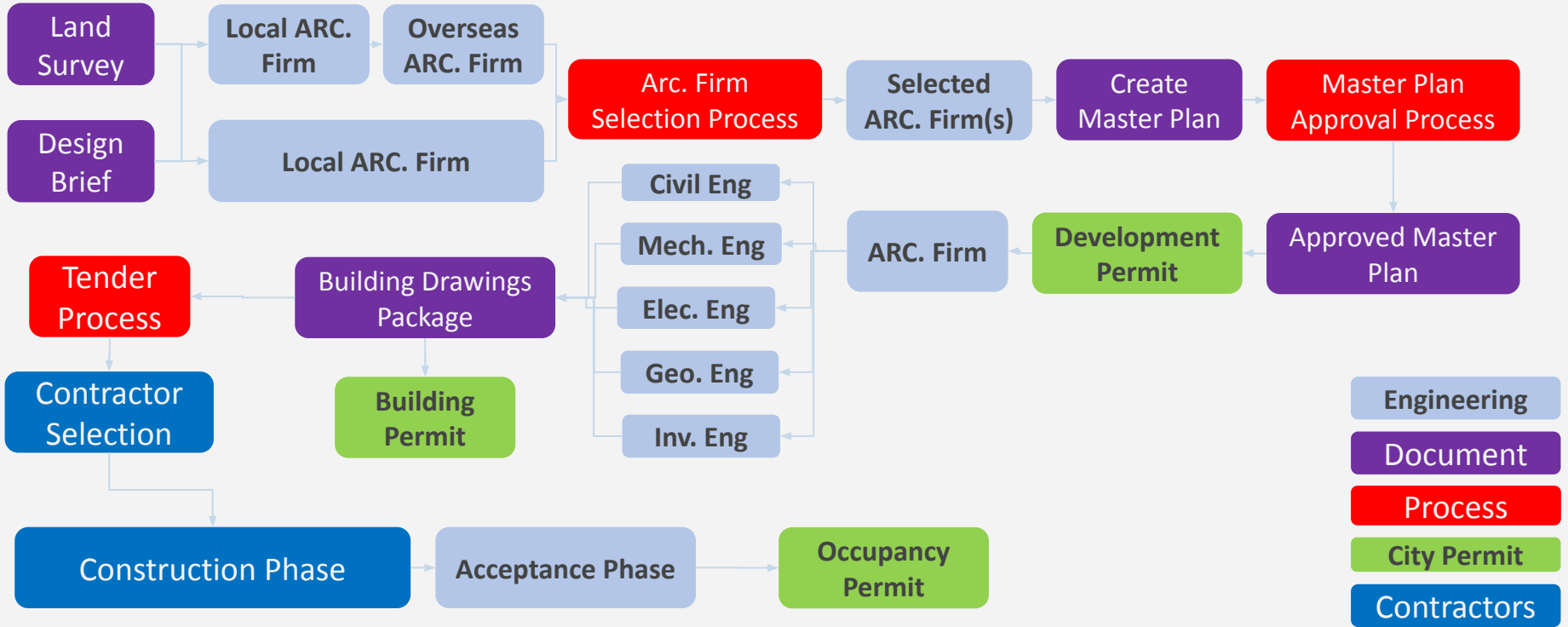
Educational institutions and uses  
Denominational institutions and uses  
Day care facilities

A single dwelling unit in conjunction with a day care facility  
Fire and police stations  
Government offices and public works  
Hospitals and medical clinics  
Public libraries, museums and galleries  
Fraternal centres and halls

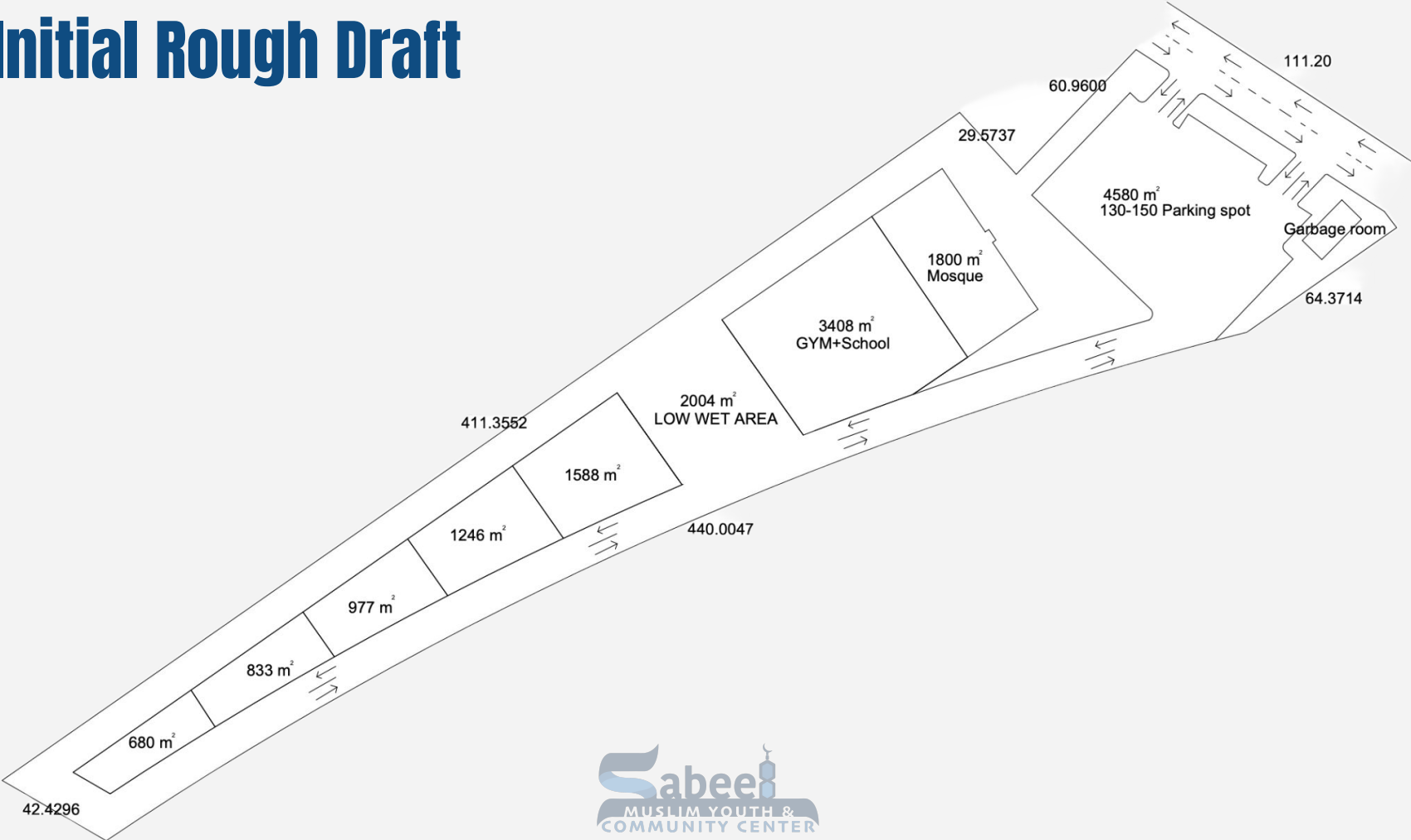
Community centres and halls

**Public transit terminals (RC-Oct 24/11; E-Nov 12/11)**

# Project Milestone Flowchart



# Initial Rough Draft





# Constitution Update



# Strategy/what do we want?

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Strong association with YOUTH as the main target

---

Clear rules

---

System not personal based

---

Encouraging environment for growth

# How?

**Do not reinvent the wheel**

**Review of the literature**

**Summarize and build our own fingerprint**

# Skeleton

Name +/- Definitions

Purpose, Aim, objectives

- **Membership**
- **Organization structure**
- **Conduct of Elections**

Committees-subcommittee (structure-role description)

Amendments-Dissolution

Others: finance-donations



# Membership

**Types/classes of membership**

**Eligibility/qualifications**

**Application mechanism-Annual dues**

**Rights (voting-run for elections)**

**Meetings (annual-special), Quorum**

**Mechanism of suspension or termination**

	Nova Scotia	Kingstone	Saskatchewan	Calgary	BC	Quebec
<b>Types-eligability</b>	Regular, Junior, Associate	<b>-Junior:</b> <16, in servic area <b>-Associate:</b> >16,in serv a, never 1 or 2 <b>-Regular(&gt;16,</b> was previously one of the other 2)	<b>Voting:</b> >16, serv a (>6 m) <b>Associate:</b> no serv a, non Muslim!(2mem <b>Honorary:</b> suggested by board, non V	<b>Regular:</b> >18, serv a, regular prayers, Jumaa, etc <b>Associate:</b> 15-18	<b>-ordinary:</b> Sunni>16, req to mem committee+ nominated by 2 mem <b>Junior(10-16)</b> <b>Life mem:</b> by Gen assembly <b>Honorary:</b> by board	<b>-Voting:</b> >18, serv a,  <b>-Non voting:</b> doesn't qualify for 1
<b>Application-approval by board/executives/old memb</b>	Necessary	NOT clearly stated	Necessary, needs 2 members	Needed+3 members	Approved by mem. Comm.	approved by executives
<b>Dues</b>	A must	A must	A must	A must	A must	A must
<b>Suspension-termination (death, resignation, non payment)</b>	Voting of ½ or 2/3 of the members in a meeting for this purpose	Not mentioned at all	-voting of 2/3 of the GA on a special req by board -false inf	Full power of board to terminate	Several conditions/subjective-all in executive hands-p.11	-Needs majority of members -Can appeal

# Elections

	US Template	Kingston	Saskatchewan	Calgary	BC	Quebec
<b>Elections vs selection of board or executives</b>	All options including ½ and ⅓	Elections (7)	Elections (5)	Elections 13 By/From sectors of the city	Elections 13 By/from branch/chapter rep.	Election by council of trustee mem.
<b>interval</b>	-	Every 2 years	3 years	2 years	2 years	2 years for president and 3 for council
<b>Max period for a position</b>	2	2 consecutive terms	2 consecutive terms	2 consecutive terms	2 consecutive terms	-
<b>Freq. of elections</b>	-	Yearly (1/2 of members each year)	Every 3 years unless a vacancy	Yearly (1/2 of members each year)	Every 2 years	-when vacancy
<b>Elections committee</b>	yes	-	Yes (members not nominated)	Yes (members not nominated)	yes	Not mentioned

# What have we done so far?

# Timeline



# Timeline - Continued



# 1st AGM



Voting on the constitution draft



If passed: Referendum on the current board



If failed: Amendments by the General assembly

# QUESTIONS

