

HALIFAX REGIONAL MUNICIPALITY

CHEBUCTO COMMUNITY COUNCIL
MINUTES

February 6, 2012

PRESENT: Councillor Linda Mosher, Chair
Councillor Russell Walker, Vice Chair
Councillor Steve Adams
Councillor Debbie Hum

REGRETS: Councillor Mary Wile

STAFF: Ms. Kirby Grant, Solicitor
Ms. Shawnee Gregory, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:02 p.m. in the Keshen Goodman Library, Halifax.

2. APPROVAL OF MINUTES – January 9, 2012

MOVED by Councillor Walker, seconded by Councillor Hum that the minutes of January 9, 2012 be approved as presented. MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

MOVED by Councillor Adams, seconded by Councillor Walker that the agenda be accepted as presented. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Status Sheet

4.1.1 Keefe Drive – Emergency Concerns Due to Road Construction and Lack of Seawall

No update. To remain on Status Sheet.

4.1.2 Sherbrooke Drive Update

No update. To remain on Status Sheet.

4.1.3 Beech Tree Infestation on HRM Owned Trees- Fairmount Subdivision

No update. To remain on Status Sheet.

4.1.4 Restricting Signage on Dunbrack Street

No update. To remain on Status Sheet.

4.1.5 Chain of Lakes Trail - Surplus Lands

No update. To remain on Status Sheet.

4.1.6 Graffiti on Chain of Lakes Trail – Northwest Arm Overpass

No update. To remain on Status Sheet.

4.1.7 Request to Amend the C-1 Zone to Remove R-4 Uses under the Mainland Land Use By-law

No update. To remain on Status Sheet.

4.1.8 Public Right Away (Tow Path) on the Northwest Arm - Maintenance and Access

No update. To remain on Status Sheet.

4.1.9 Pocket Park - Crown Drive and Brook Street - Private Property and Parking Issue

No update. To remain on Status Sheet.

4.1.10 Pedestrian Safety/Metro Transit - Stoneridge Subdivision

An information report dated January 13, 2012 was before Community Council.

Community Council accepted the information report dated January 13, 2012. Item to be removed from Status Sheet.

4.1.11 Chain of Lakes Trail - Impervious Surface/Flooding Onto Joseph Howe Drive

The Chair indicated that staff had remedied the issue and that the item could be removed from the Status Sheet.

4.1.12 Flooding - Purcell's Cove Road

No update. To remain on Status Sheet.

4.1.13 Off Leash Dog Park for Royale Hemlock Estates/Wentworth Estates Area

No update. To remain on Status Sheet.

4.1.14 Dakin Drive – Increasing Traffic Shortcutting

No update. To remain on Status Sheet.

4.1.15 Bus Route 52 Service – Bayers Lake Business Park

An information report dated January 17, 2012 was before Community Council.

Community Council accepted the information report dated January 17, 2012. Item to be removed from Status Sheet.

Councillor Hum advised that the Transportation Standing Committee had also moved a motion requesting that staff bring back further information regarding this matter; noting she would ask that the report to also be forwarded to Community Council.

- 5. **MOTIONS OF RECONSIDERATION – NONE**
- 6. **MOTIONS OF RESCISSION – NONE**
- 7. **CONSIDERATION OF DEFERRED BUSINESS – NONE**

8. **HEARINGS**

8.1 **Public Hearings**

8.1.1 **Case 17123: Amending Stage 1 Development Agreement - Clayton Park West Phase 5**

This item was dealt with later in the meeting. Please see page 8.

8.2 **Variance Appeal Hearings - None**

9. **CORRESPONDENCE, PETITIONS & DELEGATIONS**

9.1 **Correspondence - None**

9.2. **Petitions – None**

9.3 **Presentations - None**

10. **REPORTS**

10.1 **Staff**

10.1.1 **Case 17257, Amendment to the Existing Development Agreement for Governors Brook to Reduce the Number of Townhouse Units and to Add Additional Parkland**

A report dated December 16, 2011 was before Community Council.

MOVED by Councillor Adams, seconded by Councillor Walker that Chebucto Community Council give Notice of Motion to consider an application by Armco Capital Inc. to amend the existing agreement for Governor's Brook and schedule a Public Hearing for March 5, 2012. MOTION PUT AND PASSED.

10.1.2 Case 17251 - Telecommunications Tower (Monopole) – 547 Herring Cove Road, Halifax

A report dated January 7, 2012 was before Community Council.

MOVED by Councillor Adams, seconded by Councillor Hum that Chebucto Community Council forward no objections to Industry Canada in relation to the proposal by Eastlink to place a new 35 metre telecommunications tower (monopole), and associated equipment cabinets, at 547 Herring Cove Road, Halifax, as shown on Map 1 and Attachments B, C and D of the report dated January 7, 2012.

Councillor Adams advised that two public meetings were held regarding this matter and several residents did attend. He indicated that the proposed site was approximately two and a half football fields back from Herring Cove Road so he saw no issue with the request.

MOTION PUT AND PASSED.

10.1.3 Case 01254 Development Agreement, 3620 Dutch Village Road, Halifax

A supplementary report dated January 20, 2012 was before Community Council.

MOVED by Councillor Walker, seconded by Councillor Hum that Chebucto Community Council:

- 1. Approve the development agreement as contained in Attachment A of the supplementary report dated January 20, 2012, to allow for a mixed use development at 3620 Dutch Village Road, Halifax; and**
- 2. Require that 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 or 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.

10.2 Councillor

10.2.1 Chain of Lakes Trail Improvements – Councillor Mosher

Councillor Walker, Vice Chair, assumed the Chair at 7:12 p.m.

MOVED BY Councillor Mosher, seconded by Councillor Hum that any proposed trail expansions, connections or adjacent land use changes for the Chain of Lakes Trail must be approved by the area Councillor or Chebucto Community Council, and either the area Councillor or Chebucto Community Council, as the case may be, may require public consultation to be held. MOTION PUT AND PASSED.

Councillor Mosher resumed the Chair at 7:13 p.m.

8.1.1 Case 17123: Amending Stage 1 Development Agreement - Clayton Park West Phase 5

A report dated December 29, 2011 was before Community Council.

Mr. Miles Agar, Planner, provided the presentation on Case 17123: Amending Stage 1 Development Agreement - Clayton Park West Phase 5.

The Chair reviewed the rules of procedure for Public Hearings and called for those wishing to speak for or against Case 17123: Amending Stage 1 Development Agreement - Clayton Park West Phase 5.

Mr. Bruce Smith, Forestside Crescent, stated that he was pleased that Clayton Developments and Shaw were partners in this development. He indicated that he currently lived in one of their homes and had owned one other in his life; noting that they build quality homes and he was sure they would continue to do so. He asked if lots E and H which were listed as 'not for development' would be used for parkland or if they would have another future use.

Mr. Agar advised that it had been identified in Stage 1 that no development could take place; indicating that block G has been set aside as formal parkland, block F was Water Commission lands, and blocks H and E were not intended for development. He stated that there could be development on block E in the future; however, it would have to be done via a Stage II process.

Mr. Smith continued that he would like the developer to ensure there are substantial setbacks from all roads, including Highway 102, and that green buffers be put in place as well in order to create a more aesthetically pleasing roadway and sound buffers for residents. He also stated that the 102 was planned for development in the future so enough land should be set aside to accommodate. Mr. Smith wondered who would pay for the new streets and roads and expressed concern that the entire site was made up of pyretic slate and wondered about any plans for its removal and disposal.

Mr. Agar advised that there were provincial requirements regarding pyretic slate which the developer would be required to meet.

The Chair called three times for additional speakers. Hearing none, the following motion was passed:

MOVED by Councillor Walker, seconded by Councillor Adams, that the Public Hearing be closed. MOTION PUT AND PASSED.

Mr. Kevin Neat, Associate Planner with Clayton Developments, emphasized that they were not requesting any additional density and were rather working within the allotted 1866 residents and simply redistributing the population. He stated that there was a cost sharing arrangement for the Washmill Lake area and they had paid for their portion of roads. He advised that Clayton has a pyretic slate management plan for each developable block and these plans have been submitted to both the Department of Environment and HRM. Mr. Neat also stated that the Department of Transportation has identified particular setbacks which must be met along Highway 102. In closing, he indicated that detail on green buffers would be more viewable via a Stage II process; however, they would still try to create as many as possible.

MOVED by Councillor Walker, seconded by Councillor Hum that Chebucto Community Council:

- 1. Approve the proposed amending development agreement, presented as Attachment A to the report dated December 29, 2011; and**
- 2. Require the amending agreement be signed by the property owner within 120 days, or any extension thereof granted 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. MOTIONS – NONE**
- 12. ADDED ITEMS - NONE**
- 13. NOTICES OF MOTION – NONE**
- 14. PUBLIC PARTICIPATION**

Mr. Bruce Smith, Forestside Crescent, indicated that he was speaking as a representative of the Halifax North West Trails Association. He submitted concerns for the record regarding the revised development plan for the expanded Bayers Lake Lands.

Staff's response to Mr. Smith's questions will be submitted for the March meeting.

15. IN CAMERA
15.1 In Camera Minutes – December 5, 2011

MOVED by Councillor Walker, seconded by Councillor Hum that the minutes of December 5, 2011 be approved as presented. MOTION PUT AND PASSED.

15.2 Personnel Matter

15.2.1 Purcell's Cove Community Steering Committee - Volunteer Appointment of an Alternate for Area Two

Community Council agreed not move In Camera at this time and that this item be deferred until such time that an alternate for Area Two is required.

16. NEXT MEETING DATE – March 5, 2012

17. ADJOURNMENT

The meeting was adjourned at 7:37 p.m.

Shawnee Gregory
Legislative Assistant