



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL
SPECIAL MEETING
MINUTES
October 11, 2016**

PRESENT: Councillor Lorelei Nicoll, Chair
Councillor Bill Karsten, Vice Chair
Councillor Tony Mancini
Councillor Gloria McCluskey
Councillor David Hendsbee

STAFF: Ms. Claire Gillivan, Solicitor
Ms. Cathy Collett, Legislative Assistant

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, supporting documents, and information items circulated to Harbor East Community Council are available online: <http://www.halifax.ca/Commcoun/east/161011hemdcc-agenda.php>

The meeting was called to order at 7:03 p.m. and adjourned at 8:25 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 7:03 p.m.

2. APPROVAL OF MINUTES – None

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

Councillor Hendsbee requested that public participation be added to the agenda as there a number of people in attendance who wished to speak to the Shore Active Transportation Association report and the subject of a telecommunications tower in Three Fathoms Harbour.

MOVED by Councillor McCluskey, seconded by Councillor Mancini

THAT the order of business be approved as amended.

MOTION PUT AND PASSED.

2/3 majority vote required.

4. CONSIDERATION OF DEFERRED BUSINESS

4.1 Staff report – Shore Active Transportation Association Presentation

The following was before committee:

- A staff report “Active Transportation in Porters Lake and Adjacent Communities, dated September 16, 2016

Mr. David MacIassac came forward and briefly addressed the report. He commented that Halifax Regional Municipality has a municipal plan and the National Trans Canada Trails would also like to use the identified route as a corridor. As Mr. MacIassac explained, the main role of HRM staff in this matter is to support the work of the Shore Action Transportation Association.

MOVED BY Councillor Hendsbee, seconded by Councillor Mancini

That Harbour East Marine Drive Community direct staff to continue to advance the Halifax Active Transportation Priorities Plan in the Lake Echo to Musquodoboit Harbour area in conjunction with the Province of Nova Scotia and the Shore Active Transportation Association.

Councillor Hendsbee noted that there has yet to be public consultation on the corridor, explaining that it is important for HRM take on the role of an active negotiator with the Province to negotiate the corridor along the 107 Highway. He commented that he is eager to see the province engage with the community on this matter.

Responding to questions of clarification from Councillors McCluskey and Mancini, Mr. MacIassac explained that it is too soon to estimate financial costs, as it is not yet clear what the route will be or the provincial process. He confirmed that the trail would be multi use and allow for bicycles.

MOTION PUT AND PASSED.

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS - NONE

6. HEARINGS

6.1 PUBLIC HEARING

6.1.1 Case 18932: Multiple Unit Development Agreement, Brian Dickie Drive, Musquodoboit Harbour

The following was before committee:

- A staff report dated August 25, 2016
- A presentation from EDM Environmental Design and Management Limited

Ms. Thea Langille came forward and provided a brief presentation on Case 18932, explaining that Mr. Shayne Vipond, the planner for this matter, was unable to be there this evening.

Responding to questions of clarification, Ms. Langille explained that there is quite a distance between the proposed site and the lake and that the lake will be protected.

Mr. Matt Neville, planner with EDM, came forward and acknowledged the work of Shayne Vipond on the case. He commented on the desire of the community for a type of housing that would be a viable option for those who did not want to leave the area, but are not able to support a single family home. He noted that there is the opportunity for shared amenities in the proposed development and that they will be set up for one-level living. He explained that the buildings would have a clustered, garden style with a shared wastewater system.

Councillor Hendsbee commented that he is pleased that the development is finally at the public hearing stage and requested that the record reflect his comment that it should be known up front that there is a potential Highway 107 bypass behind the area that has been identified as a potential future corridor.

The Chair opened the public hearing.

Mr. Bill Dukes congratulated Mike and Kim for the vision to put the application forward, commenting that he knows the importance of this construction to the community. He explained he receives calls from many people that would like to be able to find one-level living in the area and is in complete support of the project.

Mr. Kevin Murphy, MLA for Eastern Shore, commented that it is a pleasure to congratulate Mike and Kim for getting to this point and that they have been extremely dedicated to this project. He explained that he is here to support the project and reinforce that the absence of single level homes is an issue for the Eastern Shore, especially for seniors and those on fixed incomes. He noted that the proposed development will fit nicely with the community.

Mr. Kent Smith, Vice President of the Musquodoboit Harbour Area Chamber Commerce and Civic Affairs, extended his congratulations to Mr. and Mrs. Young for this necessary service.

Ms. Janet Fraser of East Petpeswick commented that next year will be 50 years since she moved to the area, and speaking on behalf of seniors, she is pleased this is going forward and hopes that it will be open to more than just seniors.

Ms. Jamie Smith commented that she lives and volunteers in the community, right between Scott's Pond and where the development will be, and she would like to know to whom she can address any questions or concerns she might have.

Mr. Steven Marshall, Musquodoboit Harbour, noted that there are times when leaving Brian Dickie can be quite a challenge and asked whether there is any consideration for adjustments in speed zones or additional lanes? He explained that he does support the project, despite his concerns regarding traffic.

Responding to questions of clarification, the applicant commented that a traffic study had been completed and the left hand turn lane was not considered to be required.

MOVED by Councillor Karsten, seconded by Councillor Mancini

THAT the public hearing close.

MOTION PUT AND PASSED.

MOVED BY Councillor Hendsbee, seconded by Councillor Karsten

That Harbour East Marine Drive Community Council:

1. Approve the proposed development agreement in substantially the same form as set out in Attachment A of the August 25, 2016 staff report: and
2. Require the 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.

Members of the Community Council commented on how happy they were to see the proposal come forward and what a great opportunity it would be for the Eastern Shore.

MOTION PUT AND PASSED.

6.2 Public Participation

Nancy Austin of Three Fathom Harbour commented that there should not be any cell towers in iconic view planes. She continued that the Community in this area needs tourism and that the reasons that Council rejected Eastlink's proposal should be the same for the Bell application, as it will be seen from Lawrencetown beach. She requested that the planning department file a non-concurrence.

Tom Austin of Three Fathom Harbour thanked the Community Council for the opportunity to present this. He explained that he is here to ask Council to uphold the privacy of communities in HRM. He commented that Council recently passed an AO that removes citizens as stakeholders in their own community. The AO has placed too much power in an unelected member of staff. He suggested that there is a myth that HRM has no power in the process because it is Federal, however, he explained that HRM can consider community compatibility and Historic

Doyle Sapphire of Lawrencetown commented on the importance of community involvement for that which affects the community. In the last 5 years, he stated that there was a refusal to consult the community and that he is not supportive of something that would disrupt the tourism of the Lawrencetown Beach. He commented that the approval process should be a consultation process and that he would like to know his representatives position on the matter.

Leslie Mickey of Three Fathoms Harbour noted that she had recently become involved in the group and had learned more about what is going on in the community. She stated that she is not in support on the tower at the proposed site and does not believe it would benefit the community.

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Mary MacDonald of the Shore Active Transportation Association commented that she would like to explain further that there is no routing for the section of the trail addressed in the earlier presentation. She explained that ten years ago a community group in East Chezzetcook had a plan ready to go to tender but that the province did not engage. She emphasized the importance of find a routing for the blue route and noted that it is now beyond the resources of the Community Group.

7. DATE OF NEXT MEETING

November 10, 2016, 6:00 p.m. HEMDCC Meeting Space Main Floor, Alderney Gate
60 Alderney Drive, Dartmouth

8. ADJOURNMENT

The meeting adjourned at 8:25 p.m.

Cathy Collett
Legislative Assistant