

HALIFAX REGIONAL MUNICIPALITY

MARINE DRIVE, VALLEY AND CANAL COMMUNITY COUNCIL MINUTES

January 25, 2012

PRESENT: Councillor David Hendsbee, Chair
Councillor Barry Dalrymple, Vice Chair
Councillor Steve Streach

STAFF: Mr. Randolph Kinghorne, Municipal Solicitor
Ms. Krista Vining, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER.....	3
2.	APPROVAL OF THE MINUTES – December 19, 2011.....	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.....	3
4.	BUSINESS ARISING OUT OF THE MINUTES.....	3
	4.1 Status Sheet Review.....	3
5.	MOTIONS OF RECONSIDERATION – NONE.....	3
6.	MOTIONS OF RESCISSION – NONE.....	3
7.	CONSIDERATION OF DEFERRED BUSINESS – NONE.....	3
8.	HEARINGS.....	3
	8.1 Public Hearing.....	3
	8.1.1 Case 17056: LUB Amendments – Planning Districts 14 and 17.....	3
9.	CORRESPONDENCE, PETITIONS AND DELEGATIONS.....	5
	9.1 Correspondence – none.....	5
	9.2 Petitions.....	5
	9.2.1 Councillor Hendsbee.....	5
	9.3 Presentations – None.....	5
10.	REPORTS – NONE.....	5
11.	MOTIONS.....	5
12.	ADDED ITEMS.....	5
	12.1 Case 17055: Development Agreement – 164 Cross Road, Ostrea Lake (Give First Reading).....	5
13.	NOTICES OF MOTION – NONE.....	5
14.	PUBLIC PARTICIPATION.....	5
15.	NEXT MEETING DATE.....	6
16.	ADJOURNMENT.....	6

1. CALL TO ORDER

The meeting was called to order at 7:05 p.m. at the Grand Lake Hall, 22 Lakeside Drive, Grand Lake.

2. APPROVAL OF THE MINUTES – December 19, 2011

MOVED by Councillor Dalrymple, seconded by Councillor Streach that the minutes of December 19, 2011 be approved, as presented. MOTION PUT AND PASSED.

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

Addition:

- 12.1 Case 17055: Development Agreement – 164 Cross Road, Ostrea Lake (**Give First Reading**)

MOVED by Councillor Streach, seconded by Councillor Dalrymple that the Order of Business be approved, as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Status Sheet Review

A copy of the Marine Drive, Valley and Canal Community Council Status Sheet was before the Community Council for review.

The matter related to Case 17056: LUB Amendments – Planning Districts 14 and 17 was addressed later in the meeting and removed from the Status Sheet.

5. MOTIONS OF RECONSIDERATION – NONE

6. MOTIONS OF RESCISSION – NONE

7. CONSIDERATION OF DEFERRED BUSINESS – NONE

8. HEARINGS

8.1 Public Hearing

8.1.1 Case 17056: LUB Amendments – Planning Districts 14 and 17

The following was before the Community Council for consideration:

- Staff report dated November 28, 2011
- Report from the Halifax Watershed Advisory Board dated November 1, 2011

Mr. Andrew Bone, Planner delivered a presentation on Case 17056 to amend the Land Use By-Law for Planning Districts 14 and 17 to allow for a private indoor horse riding barn and an increase to the maximum permitted floor area of buildings intended for agricultural use.

In response to reference made to the Halifax Watershed Advisory Board's November 1, 2011 report, Mr. Bone confirmed the word "solely" was applied to the definition of indoor riding barn and meets the Board's recommendation.

Councillor Hendsbee reviewed the public hearing procedures and opened the public hearing, calling three times for any speakers for or against the matter to come forward at this time; there being no speakers, it was **MOVED by Councillor Streach, seconded by Councillor Dalrymple that the public hearing be closed. MOTION PUT AND PASSED.**

Mr. Bone provided clarification of the properties within the plan area that met the 50 acre or more size requirement. It is staff's position that 50 acres is adequate because of the separation distance and other requirements in the proposed Land Use By-Law amendment. Many of the 50 acre properties on the opposite side of Lake William, Grand Lake and several other areas are relatively inaccessible and not likely to be desirable from a development perspective. Further, the use is rarely requested due to the monetary requirements to build such a building for private use. Many lots closer to the developed areas are subject to subdivision at some point because of their proximity to existing communities. Mr. Bone went on to note that the subdivision of lots less than 50 acres would make the properties ineligible for this requirement. Based on this, staff is satisfied with both the 50 acre and 100 acre size requirement.

It was noted that the subject property is 150 acres.

Councillor Dalrymple advised that most of the large pieces of land in the middle area towards the upper end of Fletcher Lake and Wellington are almost all, if not all currently owned by well known developers with plans for subdivisions where this requirement would not apply.

MOVED by Councillor Dalrymple, seconded by Councillor Streach that Marine Drive, Valley and Canal Community Council approve the proposed amendments to the Land Use By-law for Planning Districts 14 and 17, as contained in Attachments A and B of the November 28, 2011 staff report.

Councillor Dalrymple commented that the Public Information Meeting was well attended and staff was able to answer questions raised; the main question being that this not be a commercial establishment. To his knowledge, no concerns have been expressed with the building being used as a private indoor horse riding barn. He went on to say that many representatives from the Shubenacadie Watershed Environmental Protection

Society were present at Public Information Meeting and have expressed their satisfaction with the amendments. He advised that his only concern was whether the requirement should be 50 or 100 acres, but after seeing the rationale and where the properties are located, he supports staff's recommendation.

MOTION PUT AND PASSED.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence – none

9.2 Petitions

9.2.1 Councillor Hendsbee

Councillor Hendsbee submitted a petition on behalf of Keile Green, resident of East Lawrencetown, containing 740 signatures from residents opposed to the proposed 250 foot high communications tower to be located off the Crowell Road to the right of Little Lake, behind the Seabreeze Subdivision and in sight of and near Lawrencetown Beach Provincial Park in the established community of East Lawrencetown.

9.3 Presentations – None

10. REPORTS – NONE

11. MOTIONS

12. ADDED ITEMS

12.1 Case 17055: Development Agreement – 164 Cross Road, Ostrea Lake (Give First Reading)

A staff report dated December 21, 2011 was circulated to the Community Council.

MOVED by Councillor Streach, seconded by Councillor Dalrymple that Marine Drive, Valley and Canal Community Council Give First Reading to consider the proposed development agreement as provided in Attachment A of the December 21, 2011 staff report, and schedule a public hearing. MOTION PUT AND PASSED.

Public Hearing scheduled for February 22, 2012; location to be announced (District 1).

13. NOTICES OF MOTION – NONE

14. PUBLIC PARTICIPATION

Mr. Tim Chesnut, resident of Dartmouth and Race Director for EPIC Dartmouth, spoke on EPIC Dartmouth which is being held July 1, 2012, centred around Lake Banook. EPIC Dartmouth consists of three individual races, AQUA Dartmouth, EPIC Dartmouth

and IRON Dartmouth. Mr. Chesnut provided a brief history of Ironman triathlons, as well as an overview of the races taking place July 1st and the EPIC Dartmouth Celebration of Sport. He indicated that the coordinators of EPIC Dartmouth have started looking for volunteers and would be grateful if the Councillors could assist with spreading the word about the event to their constituents. Mr. Chesnut submitted a copy of his comments for the record.

The Community Council wished Mr. Chestnut good luck with the event and celebration and advised that they would be happy to provide their support.

15. NEXT MEETING DATE

It was noted that Marine Drive, Valley and Canal Community Council's February 29th meeting had been rescheduled to February 22, 2012.

16. ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Krista Vining
Legislative Assistant

INFORMATION ITEMS

1. Approved 2012 Meeting Schedule