

WESTERN REGION COMMUNITY COUNCIL
MINUTES

October 26, 2009

PRESENT: Councillor Stephen D. Adams, Chair
Councillor Reg Rankin
Councillor Peter Lund

STAFF: Mr. Martin Ward, Solicitor
Ms. Chris Newson, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 5:30 p.m. in the Keshen Goodman Library, 330 Lacewood Drive, Halifax.

2. APPROVAL OF MINUTES -Special Meetings of September 22, 2009 and October 6, 2009.

MOVED BY Councillor Rankin seconded by Councillor Lund, that the minutes of Special Meetings of September 22, 2009 and October 6, 2009, as presented, be approved. MOTION PUT AND PASSED.

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

Additions: 12.1 Chebucto Wilderness Designation - Councillor Lund
12.2 Engine Brakes Brookside Road - Councillor Rankin

MOVED BY Councillor Lund, seconded by Councillor Rankin that the agenda, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET

4.1 Status Sheet

4.1.1 St. Margaret's Bay Coastal Advisory Committee - Proposed Terms of Reference

An Information Report is expected for the November meeting.

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RESCISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS - NONE

8. HEARINGS

8.1 Public Hearings

**8.1 Case 01272: Rezoning of 1568 Prospect Road, Hatchet Lake
(First Reading Given on September 22, 2009)**

- A report dated August 21, 2009 was before the Community Council.

Mr. Luc Ouellet, Planner, presented the report.

Mr. Ouellet responded to questions of clarification from members of Community Council as follows:

- The land use designation for this particular area does allow more leeway than the Timberlea area in regard to rezoning. Future commercial development has been contemplated along the main road such as local services and/or a marine service use which would typically service a larger area than the immediate local area.
- The closest commercial property would be 200 metres from the proposed site; the lot immediately adjacent to the proposed site was currently vacant;
- Map 1 of the staff report indicates the area of notification. As required by the HRM Charter, notification was sent to each property owner, advertisements were placed in the local newspaper and a sign was placed on the property.
- During the public information meeting, only one person expressed concern with the proposed rezoning.

The Chair thanked staff for the presentation.

Councillor Adams explained the rules and procedures for public hearings then opened the public hearing calling for speakers for or against the proposal.

Ms. Jane Little (applicant), Hatchet Lake, advised that the fundamental purpose of the proposed commercial business was to sell boats (parts/storage) and camp supplies. She noted that many residents and suppliers expressed interest in that type of business being located along the Prospect Road. Ms. Little explained that she was a long time resident of the area and looked forward to many more years as a resident and business owner.

In response to Councillor Lund, Ms. Little advised that no waste would be created onsite.

Mr. Ouellet explained that provincial regulations would have to be followed in regard to any waste oil.

The Chair gave the third call for speakers, hearing none; it was **MOVED BY Councillor Lund, seconded by Councillor Rankin that the public hearing be closed. MOTION PUT AND PASSED.**

Mr. Ouellet confirmed for Councillor Rankin that boat storage on site was a permitted use.

MOVED BY Councillor Rankin, seconded by Councillor Lund that the Western Region Community Council approve the rezoning of 1568 Prospect Road from RB-1 (Residential B-1) to the C-2 (General Business) Zone. MOTION PUT AND PASSED.

9. CORRESPONDENCE, PETITIONS AND PRESENTATIONS - NONE

10. REPORTS

10.1 Case 01318: LUB Housekeeping Amendments, Sandy Cove Road Area, Terence Bay

- A report dated October 9, 2009 was before the Community Council.

MOVED BY Councillor Rankin, seconded by Councillor Lund that the Western Region Community Council give first reading of the proposed rezoning of those portions of 287, 305, and 315 Sandy Cove Road, as well as those portions of PID#40874141 and 00480251, which are currently zoned P-3 (Conservation) to the MU-1 (Mixed Use 1) Zone and schedule a public hearing for November 23, 2009. MOTION PUT AND PASSED.

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Chebucto Wilderness Designation - Councillor Lund

MOVED BY Councillor Lund, seconded by Councillor Rankin that the Western Region Community Council send a letter to the province, copy to the St. Margaret's Bay and Prospect MLA's, endorsing the recent announcement regarding the candidate protection wilderness area to be known as the Five Bridge Lakes Wilderness Area on the Chebucto Peninsula. MOTION PUT AND PASSED.

12.2 Engine Brakes Brookside Road

MOVED BY Councillor Rankin, seconded by Councillor Lund that the Western Region Community Council send a letter to the provincial Department of Transportation and Infrastructure Renewal requesting that the use of engine (Jake) brakes be prohibited on Brookside Road, Brookside. MOTION PUT AND PASSED.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION - NONE

15. NEXT MEETING - November 23, 2009

16. ADJOURNMENT

The meeting was adjourned at 5:48 p.m.

Chris Newson
Legislative Assistant