

WESTERN REGION COMMUNITY COUNCIL
MINUTES

June 27, 2011

PRESENT: Councillor Stephen Adams, Chair
Councillor Peter Lund, Vice-Chair
Councillor Reg Rankin

REGRETS: None

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

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1. CALL TO ORDER

Councillor Adams, Chair, called the meeting to order at 7:00 p.m. in the Keshen Goodman Library, 330 Lacewood Drive, Halifax.

2. APPROVAL OF MINUTES – May 3, 2011

MOVED by Councillor Lund, seconded by Councillor Adams that the minutes of May 3, 2011, as presented, be approved. MOTION PUT AND PASSED.

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

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

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

4.1 Status Sheet Updates

Councillor Lund advised that the Rezoning of Birch Bear Woods Subdivision item may be removed from the status sheet as the process is underway.

Councillor Adams advised that the remaining items were up to date as updates were provided to the Herring Cove Advisory Steering Committee (at their May meeting) on: the Herring Cove Service Area and Settlement Strategy proposed revisions; the Herring Cove Sewer and Water Project (and a report forwarded to Community Council) and the Herring Cove Community Centre. These items may be 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 Hearings – NONE

8.2 Variance Appeal Hearings - NONE

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence – NONE

9.2 Petitions - NONE

9.3 Delegations - NONE

10. REPORTS

10.1 STAFF

10.1.1 Case 01213: Municipal Planning Strategy Amendments for the Industrially Zoned Lands Surrounding Drysdale Bog, Goodwood

Mr. Richard Harvey, Planner, presented the staff report. He then responded to questions of clarification from Members of Community Council.

MOVED by Councillor Rankin, seconded by Councillor Lund that the Western Region Community Council recommend that Halifax Regional Council:

- 1. Give First Reading to the proposed amendments to the Halifax Municipal Planning Strategy, the Land Use By-Law for Mainland Halifax, the Municipal Planning Strategy for Planning District 4, and the Land Use By-Law for Planning District 4, as provided in Attachments A, B, C and D of the June 8, 2011 staff report, and; schedule a public hearing;**
- 2. Approve the proposed amendments to the Halifax Municipal Planning Strategy, the Land Use By-Law for Mainland Halifax, the Municipal Planning Strategy for Planning District 4, and the Land Use By-Law for Planning District 4, as provided in Attachment A, B, C and D of the June 8, 2011 staff report.**

In response to a question of clarification from Councillor Rankin, Mr. Harvey noted that there would not be a joint public hearing between the Western Region Community Council and Regional Council as the Municipal Planning Strategy (MPS) and Land Use By-Law (LUB) amendments are a matter for Regional Council. If in future, a development proposal is received, that would be a matter for the Western Region Community Council as well as any rezoning considerations. The amendments to the MPS and LUB are required to enable a rezoning.

Councillor Rankin requested that the report go before Regional Council before the summer recess.

MOTION PUT AND PASSED.

10.1.2 Uniform Charge for Ketch Harbour Area Residents Association

Mr. Gordon Roussel, Financial Consultant, Finance, presented the report. He then responded to questions of clarification from Members of Council in regard to the area rate guidelines approved by Regional Council in January 2000 and the process followed in regard to the Ketch Harbour proposed area rate including details on the ballot and information package sent to residents.

Although not a public hearing, Members of the public in attendance expressed opposition to the proposal.

MOVED by Councillor Lund, seconded by Councillor Rankin that Western Region Community Council recommends that Halifax Regional Council approve an annual uniform charge of \$66.67 to be applied against each of the residential properties with dwellings within the mapped area depicted in Appendix A of the June 10, 2011 staff report effective with the 2011-12 fiscal year for the purpose of funding the activities of the Ketch Harbour Area Residents Association. MOTION PUT AND PASSED.

10.2 HERRING COVE ADVISORY STEERING COMMITTEE

10.2.1 Incomplete Capital Project – Herring Cove Sewer and Water

Councillor Adams left the Chair at 7:30 p.m. Councillor Lund assumed the Chair at this time.

MOVED by Councillor Adams, seconded by Councillor Rankin that the Western Region Community Council request a staff report recommending that:

- 1. Halifax Regional Council formerly and strongly approach senior levels of government to consider cost sharing the remaining phase of the Herring Cove Sewer and Water project; and,**
- 2. Illustrate how the Herring Cove Sewer and Water Project can be completed;**
- 3. Halifax Regional Council be requested to bring forward the Herring Cove Sewer and Water project as a Capital Budget item and allocate funds to the project until sufficient funding is in place to complete the servicing project.**

MOTION PUT AND PASSED.

Councillor Adams resumed the Chair at 7:34 p.m.

11. MOTIONS

11.1 Councillor Lund

MOVED by Councillor Lund, seconded by Councillor Rankin that the Western Region Community Council:

- 1. Endorse the designation of the candidate Chebucto Wilderness area, also referred to as the Five Bridge Lake Wilderness area, as proposed in its entirety to also include the north west quadrant and the transportation lands adjacent to the Bluff Wilderness Trail, and;**

2. **Forward this endorsement by letter to the Honourable Minister of Environment Mr. Sterling Belliveau and MLAs Bill Estabrooks and Denise Peterson-Rafuse.**

MOTION PUT AND PASSED.

12. ADDED ITEMS - NONE

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

Mr. Dan Caines, resident near the Drysdale Bog lands, expressed appreciation that the Drysdale Bog lands are being considered for residential as there will be less chance of contamination to his wells than from industrial development. He noted that many meetings have been held in regard to the sensitivity of the bog lands and he does not understand why the lands cannot be left to the Western Commons or a land swap considered as these lands are very important to the environment.

Councillor Adams advised Mr. Caines that there will be public hearing held at Regional Council on this issue and he may present his comments at that hearing.

Mr. Dan Welsh, Co-Chair of the Ketch Harbour Area Residents' Association, thanked the Community Council for moving the motion forward in regard to the Uniform Charge for Ketch Harbour Area Residents Association as a large majority of the community supports the initiative. He apologized for the behaviour of some of the residents who were in attendance at this meeting. He noted that the percentage result of the community vote speaks for itself. He clarified that he has lived in Ketch Harbour for ten years and has only owned a boat for the last two which will be tied to a private mooring in the harbour.

15. NEXT MEETING DATE – July 25, 2011 (If required)

16. ADJOURNMENT

The meeting was adjourned at 7:38 p.m.

Chris Newson
Legislative Assistant

INFORMATION ITEMS - NONE