

HALIFAX REGIONAL MUNICIPALITY

HERRING COVE ADVISORY STEERING COMMITTEE
MINUTES

September 6, 2011

PRESENT: Mr. Brian Dempsey, Chair
Mr. Ed Dempsey
Mr. John Greer
Mr. Ross Heimpel
Mr. Gerard Fagan
Councillor Steve Adams

REGRETS: Mr. Roy Dempsey
Mr. Donald Martin
Mr. Wallace Scallion

STAFF: Mr. Richard Harvey, Senior Planner
Ms. Chris Newson, Legislative Assistant

Table of Contents

1.	CALL TO ORDER.....	3
2.	APPROVAL OF MINUTES – May 19, 2011.....	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.....	3
4.	BUSINESS ARISING OUT OF THE MINUTES - NONE.....	3
5.	CONSIDERATION OF DEFERRED BUSINESS	3
5.1	Case 15890: Potential Amendments to the Municipal Planning Strategy (MPS) and Land Use By-Law (LUB) and Subdivision By-law in Relation to the Herring Cove Area Settlement and Servicing Strategy.....	3
6.	CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE.....	5
7.	REPORTS	5
8.	ADDED ITEMS	5
9.	ADJOURNMENT	5

1. CALL TO ORDER

Mr. Dempsey, Chair, called the meeting to order at 6:33 p.m. in Room 3, Captain William Spry Centre, 10 Kidston Road, Spryfield.

2. APPROVAL OF MINUTES – May 19, 2011

MOVED by Mr. John Greer, seconded by Mr. Gerard Fagan that the minutes of May 19, 2011, as presented, be approved. MOTION PUT AND PASSED.

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

The agenda, as presented, was approved.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CONSIDERATION OF DEFERRED BUSINESS

6. 5.1 Case 15890: Potential Amendments to the Municipal Planning Strategy (MPS) and Land Use By-Law (LUB) and Subdivision By-law in Relation to the Herring Cove Area Settlement and Servicing Strategy

A copy of the potential amendments to the MPS, LUB and Subdivision By-Laws in relation to the Herring Cove Area Settlement and Servicing Strategy was before the Committee.

Mr. Richard Harvey, Senior Planner, presented an overview of staff's preliminary analysis of the initiative to ensure the Municipal Planning Strategy, Land Use By-Laws and Subdivision By-Laws accurately reflect the intent of the Herring Cove Area Settlement and Servicing Strategy. He noted that staff was seeking input from the Herring Cove Advisory Steering Committee in regard to congruency on the proposed amendments. The next steps in the process are to schedule a public information meeting (PIM), following which, staff will return to the Committee with the results of the community consultation for their review/comment. A report would then be formulated for the Western Region Community Council. Mr. Harvey explained that the matter of MPS amendments would then be forwarded to Regional Council.

Discussion ensued on the proposed amendments, specifically on Items #4 and #7, as well as the format for presenting the information to the public. The Committee suggested the following:

- that the F1 zone allow for commercial uses, such as restaurants, by means of a development agreement process
- that a building code/criteria be implemented to ensure buildings preserve the character of the fishing village

-
- that there be no conversion of existing buildings near a watercourse, including salt and fresh water courses, to residential use.
 - that the wording in the LUB be clear to reflect no residential use permitted unless approved through a Development Agreement process that meets certain criteria such as setbacks from water courses, type/look/scale of building.

Mr. Harvey cautioned that if the LUB permits residential development then the criteria would have to enable develop and not be so stringent as to prohibit development; otherwise, the LUB should clearly reflect that no residential use is to be permitted.

Councillor Adams entered the meeting at 6:50 p.m.

In response to a question by Mr. Heimpel, Mr. Harvey explained that the intent of the Herring Cove Area Settlement and Servicing Strategy, in regard to maintaining the fishing village character of the Cove, would have to be specifically described criteria that could be included in the LUB in order to ensure that a person reading the LUB would clearly understand what was meant by "character".

In response to a question by Councillor Adams, Mr. Harvey advised that he would look into the issue of non serviced areas outside the HDR zone in regard to setbacks. As noted by Councillor Adams, unserviced areas would require adherence to the provincial Department of Environment development criteria.

Councillor Adams suggested that staff and the Committee refer to a map to determine how many, if any, properties would be affected in regard to Item #6. Based on discussion by the Committee, staff suggested that wording be included that fishery support uses not be permitted in the HCR zone without direct access to the water.

It was noted that Item #9 may no longer be part of the list if no new residential use is to be considered inside the Cove. If the decision is to permit some residential use via a development agreement process, then some architectural criteria may be considered for inclusion to ensure the fishing village character is maintained for the Cove.

The Committee commented that they would like the F1 zone across from the water side to be changed to R1 residential. Mr. Harvey suggested that the issue of commercial on the F1 zone across from the water be considered by Development Agreement where consideration would be in regard to the impact of the commercial on the residential. The F1 zone could allow for commercial use and some residential through the Development Agreement process.

MOVED by Mr. John Greer, seconded by Mr. Gerard Fagan that the Herring Cove Advisory Steering Committee request that staff forward the material to be distributed at the Public Information Meeting to the Committee for final review and comment prior to distribution to ensure the proposed amendments clearly reflect the intent of the Herring Cove Area Settlement and Servicing Strategy. MOTION PUT AND PASSED.

- 7. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE**
- 8. REPORTS – NONE**
- 9. ADDED ITEMS - NONE**
- 10. ADJOURNMENT**

The meeting was adjourned at 8:12 p.m.

Chris Newson
Legislative Assistant

INFORMATION ITEMS - NONE