

HERRING COVE ADVISORY STEERING COMMITTEE
MINUTES

SEPTEMBER 22, 2011

PRESENT: Brian Dempsey, Chair
Ross Heimpel
John Greer
Wallace Scallion

REGRETS: Ed Dempsey
Roy Dempsey
Don Martin
Gerard Fagan

STAFF: Miles Agar, Planner
Chris Newson, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:05 p.m. in Herring Cove Place, Sobey's Community Meeting Room, 279 Herring Cove Road, Spryfield.

2. APPROVAL OF MINUTES – September 6, 2011

MOVED by Mr. John Greer, seconded by Mr. Wallace Scallion that the minutes of September 6, 2011, as presented, be approved. MOTION PUT AND PASSED.

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

Additions:

- 8.1 Correspondence re: Herring Cove Breakwater
- 8.2 Bedford Sewage Sludge Transported to Herring Cove Sewage Treatment Plant

The agenda, as amended, was approved.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. CONSIDERATION OF DEFERRED BUSINESS

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

(i) Preliminary Analysis

A Memorandum dated September 15, 2011 was before the Committee.

Mr. Miles Agar, Planner, reviewed the Memorandum and provided a brief history of Case 15890.

The Committee reviewed the preliminary analysis document and concurred with staff's suggestions with the following comments:

Item #1: New Subdivisions by Development Agreement:

Ensure wording provides as much clarity as possible to eliminate potential for misinterpretation.

Item #2: Three (3) Lots or Less with Reduced Frontage

Okay as presented.

Item #3: Three (3) Lots or Less with Reduced Frontage – Residential (DA)

Okay as presented.

Item #4: New Residential Development around the “Cove”

Last paragraph to be removed and clarity included to clearly state that an existing building (fish store/shed) cannot be converted to residential use.

Item #5: Development of Existing and Vacant Undersized Lots

Following discussion in this matter, it was requested that staff look at options to allow for development to be considered for a lot on the Cove through a Development Agreement process for specific uses only not including residential.

The Committee agreed to define the “specific uses” at a future meeting with the intent being that the uses would be in keeping with the fishing village character of the Cove.

Item #6: Fishery Support Uses in the HCR Zone

Okay as presented.

Item #7: Restaurants and Local Commercial Uses in the F-1 Zone

Staff to provide more clarity in the wording to ensure that it is understood that restaurants and local commercial uses would be considered on a site specific basis within the F-1 Zone and subject to a Development Agreement process.

Item #8: Local Commercial Uses in the HCR Zone

The Committee requested that staff ensure clarity in this section that consideration of local commercial uses in the HCR zone would be by Development Agreement process only for a building size of no larger than 2000 square feet but not as part of a new residential subdivision.

Item #9: Location of F-1 Zoning

Following discussion on this matter, the Committee requested that staff ensure clarity in the wording so that it is clear that without direct access to the Cove only residential development would be permitted, however; if the lot has direct access to the Cove, fishery support uses would be permitted as of right. Some of the lots without direct access along the Cove have a long standing connection with the lands along the Cove so it is further suggested that the as of right option be considered on a case by case basis. The F-1 Zoning to remain.

(ii) Additional Analysis

A Memorandum dated September 15, 2011 was before the Committee.

Discussion ensued on the additional analysis document.

Item #1: Minimum Lot Areas in a New Subdivision Enabled By a Development Agreement

Following discussion on this item, the Committee requested that staff consider how best to ensure that the buffer area would be protected from any activity.

Discussion also centered on the minimum lot size of 6,000 square feet being made up of the usable part only. The Committee requested that clarity be provided in that the 6,000 square feet was not to include the buffer area.

Item #2: Seniors Housing by Development Agreement (DA) in the HCR Zone

The Committee agreed to leave both options as presented.

Item #3: Parkland Dedication Required Through the Subdivision Process

Following discussion on this matter, the Committee concurred with both options as presented.

(iii) Public Consultation

A Memorandum dated September 15, 2011 was before the Committee.

The Committee concurred with staff's approach in regard to the format of the Public Information Meeting.

Staff agreed to forward the revised wording in regard to Item #5: Development of Existing and Vacant Undersized Lots, from the Preliminary Analysis memorandum, to the Committee prior to the public information meeting. The Committee requested that the material available for the public on the website include reference to the development of existing and vacant undersized lots and that a link be provided to the Herring Cove Area Settlement and Servicing Strategy document.

6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

7. REPORTS – NONE

8. ADDED ITEMS

8.1 Correspondence – Letter dated September 12, 2011 on Herring Cove Breakwater

A letter dated September 12, 2011 from Mr. Peter Bigelow, Manager, HRM Real Property Planning, was before the Committee.

Discussion ensued on this matter.

MOVED by Mr. Wallace Scallion, seconded by Mr. Ross Heimpel that the Herring Cove Advisory Steering Committee recommend that the Western Region Community Council:

- 1. Request that staff move forward with a public information meeting with the community of Herring Cove in regard to the Herring Cove Breakwater, and;**
- 2. Recommend that the catchment area for the potential area rate, to support the long and short term maintenance of the Herring Cove Breakwater facility, be the entire community of Herring Cove.**

MOTION PUT AND PASSED.

8.2 Herring Cove Sewage Treatment Plant – To Receive Sewage Sludge

Mr. Dempsey, Chair, advised that he had received a phone call from Halifax Water in regard to external sewage sludge being transported from Bedford to the Herring Cove Sewage Treatment Plant. Discussion ensued on this matter.

MOVED by Mr. Ross Heimpel, seconded by Mr. Wallace Scallion that the Herring Cove Advisory Steering Committee recommend that the Western Region Community Council:

- 1. Advise Halifax Water of the Committee's non support of the proposal to transport sewage sludge from Bedford to the Herring Cove Sewage Treatment Plant for the following reasons:**
 - a) The Community of Herring Cove was promised that the sewer and water services project would be completed without delay if they agreed to the placement of a sewage treatment plant in Herring Cove; that project has not as yet been completed in Herring Cove.**
 - b) Concern expressed with the potential for more frequent trips than the proposed three or four trips per week;**
 - c) Concern expressed with the odour that would emanate from the trucks;**
 - d) Concern expressed with the potential for setting a precedent that sewage sludge from other areas could be transported to the Herring**

Cove Sewage Treatment Plant if/when other sewage treatment plants reach capacity such as Eastern Passage or Halifax.

- 2. Request that the Western Region Community Council inquire as to who has the authority to make the decision to transport sewage sludge to Herring Cove and whether the decision has been finalized and if so, what is the time frame for when the transport of external sewage sludge would commence.**

MOTION PUT AND PASSED.

9. ADJOURNMENT

The meeting was adjourned at 8:47 p.m.

Chris Newson
Legislative Assistant

INFORMATION ITEMS – NONE