

CHEBUCTO COMMUNITY COUNCIL

MINUTES

MONDAY, FEBRUARY 7, 2005

PRESENT: Councillor Linda Mosher, Chair
Councillor Russell Walker, Vice-Chair
Councillor Debbie Hum
Councillor Stephen D. Adams
Councillor Mary Wile

ALSO PRESENT: Mr. Angus Schaffenburg, Planner
Mr. Richard Harvey, Planner
Ms. Chris Newson, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER	3
2.	APPROVAL OF THE MINUTES.	4
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.	4
4.	BUSINESS ARISING OUT OF THE MINUTES	4
4.1	Status Sheet Items	4
4.1.1	Jack Lake Lands	4
4.1.2	As-of-Right Development Along Bedford Highway	4
4.1.3	Proposed Sign - Shoppers Drug Mart, Herring Cove Road	4
4.1.4	Hurricane Juan Clean-Up in Districts 10, 15, 16, 17 and 18	5
4.1.5	Armdale Rotary Traffic Signal St. Margaret's Bay Road/Herring Cove Road	5
5.	MOTIONS OF RECONSIDERATION - None	5
6.	MOTIONS OF RESCISSION - None	5
7.	CONSIDERATION OF DEFERRED BUSINESS	5
8.	PUBLIC HEARINGS	5
9.	CORRESPONDENCE, PETITIONS AND DELEGATIONS	5
9.2	Petitions	5
9.2.1	Petition to Re-Zone Ralston Avenue and Pearson Avenue from R2 General Residential to R1 Single Family Dwelling Designation	5
9.3	Delegations	6
9.3.1	Halifax North West Trails Association	6
9.3.2	Blue Mountain/Birch Cove Lakes	6
10.	REPORTS	8
10.1	District 16 Planning Advisory Committee	8
10.2	Chebucto Community Council Appointment to Council Executive Committee	8
10.3	Non-Truck Routes	8

11.	MOTIONS	9
12.	ADDED ITEMS	9
12.1	Designation of Property to Parkland/Conservation - Keyworth Lane area .	9
12.2	Update on Melvin Road (Purcell's Cove area)	9
13.	NOTICES OF MOTION	9
13.1	Councillor Mosher	9
14.	PUBLIC PARTICIPATION	10
15.	NEXT MEETING DATE	10
16.	ADJOURNMENT	10

1. CALL TO ORDER

The Chair called the meeting to order at 7:05 pm.

2. APPROVAL OF THE MINUTES - None

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

Additions: 12.1 Designation of Property to Parkland/Conservation - Keyworth Lane area
12.2 Update on Melvin Road

MOVED BY Councillor Walker, seconded by Councillor Adams that the agenda be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1.1 Jack Lake Lands

Councillor Adams advised no further information has been received. **To remain on Status Sheet.**

4.1.2 As-of-Right Development Along Bedford Highway

- A staff report dated January 18, 2005 was before Community Council.

MOVED BY Councillor Hum, seconded by Councillor Walker that a decision on this issue be deferred pending consultation with community residents and MLA Peter Christie. Councillor Hum advised the meeting with community residents and MLA Peter Christie is planned for March 2, 2005. **MOTION PUT AND PASSED UNANIMOUSLY.**

4.1.3 Proposed Sign - Shoppers Drug Mart, Herring Cove Road

- An Information Report dated January 31, 2005 was before Community Council.

Mr. Richard Harvey, Planner, presented the report.

MOVED BY Councillor Adams, seconded by Councillor Walker that Chebucto Community Council direct staff to:

1. **Consult with Shoppers Drug Mart regarding potential**

amendments to the Land Use By-Law (and Municipal Planning Strategy if necessary) relating to signage in Mainland South, in keeping with the Discussion Section of the staff report dated January 31, 2005.

2. **To have this process initiated through an application by the Company.**

MOTION PUT AND PASSED UNANIMOUSLY.

- 4.1.4 Hurricane Juan Clean-Up in Districts 10, 15, 16, 17 and 18

Councillor Mosher advised no further information has been received. **To remain on status sheet.**

- 4.1.5 Armdale Rotary Traffic Signal St. Margaret's Bay Road/Herring Cove Road

Councillor Adams advised no information has been received. **To remain on status sheet.** *The Legislative Assistant later advised that an Information Report dated January 26, 2005 had been received but was omitted from the Community Council package. A copy of the Information Report was circulated to Councillors, staff and the member of the public who raised the issue at Community Council on January 10, 2005.*

5. MOTIONS OF RECONSIDERATION - None
6. MOTIONS OF RECISSION - None
7. CONSIDERATION OF DEFERRED BUSINESS - None
8. PUBLIC HEARINGS - None
9. CORRESPONDENCE, PETITIONS AND DELEGATIONS
 - 9.1 Correspondence - None
 - 9.2 Petitions

- 9.2.1 Petition to Re-Zone Ralston Avenue and Pearson Avenue from R2 General Residential to R1 Single Family Dwelling Designation.

Councillor Walker submitted a petition on behalf of residents in the area of Joseph Howe Drive to Abbott Drive to the Railway Cut to Mumford Road. The petition contained 207 signatures.

The petition requests that *“Halifax Regional Municipality rezone the area of Ralston Avenue/Pearson Avenue from the present R2 General Residential to R1 Single Family Dwelling designation. The request for R1 Single Family Dwelling designation is in order to stabilize and retain the character of the neighbourhood.”* Councillor Walker requested this be considered a priority by staff.

9.3 Delegations

9.3.1 Halifax North West Trails Association - Mr. Bob MacDonald

- A copy of Mr. MacDonald's presentation is on file in the Municipal Clerk's Office.

Mr. MacDonald gave a brief history of the Halifax North West Trails Association (HNWTA).

- He advised there are approximately seventy (70) members.
- The initial organizational meeting was held in June 2003 and currently the group meets 6 to 7 times per year.
- The area covered by this organization is the Mainland North West Region of Halifax bounded by Hammonds Plains Road (north), Bedford Basin (east), St. Margaret's Bay Road (south), Highway 102 (west). The Birch Cove Lakes - Blue Mountain Proposed Wilderness area is included.
- HNWTA members are citizens interested in hiking, walking and the appreciation of nature.
- There are 12 km of existing trails in this area.
- Mapping of the trails is being done by the group. Mr. MacDonald suggested that trail maps be included in the HRM Visitor's Map.
- A Request for Proposal for a Master Plan for Trails in Mainland North is almost ready.
- HNWTA will work with others to promote the protection of the Blue Mountain - Birch Cove Lakes area.
- Mr. MacDonald indicated that with HRM's Regional Planning Process it is clear that HRM Planners, Developers, Politicians and Trails Groups must work together.

Councillor Mosher thanked Mr. MacDonald for his presentation.

9.3.2 Birch Cove Lakes Wilderness Society - Dr. Chris Miller/MLA Diana Whalen

- A copy of Dr. Miller's presentation is on file in the Municipal Clerk's Office.

Dr. Miller presented on the Blue Mountain - Birch Cove Lakes Wilderness Area (BMBCL) indicating that:

- BMBCL is located in Mainland North
- It is forested land bound by Highway 102, Route 3, Kearney Lake Road and Hammonds Plains Road.

- Size is 4,300 acres of publicly-owned Crown Land.
- Importance is due to the fact that the area is the last remaining patch of wilderness near the fast-growing communities of Timberlea, Hammonds Plains and Mainland North.
- Ecological Significance of the area includes: Headwaters for Kearney Lake/Paper Mill Lake and Nine Mile River watersheds, important habitat for endangered mainland moose, twenty-two lakes, old growth stands of red spruce etc., 142 species of birds, rare sub-arctic tundra species Greenland sandwort.
- Blue Mountain is highest point of land in metro Halifax (400' at summit).
- Popular destination for outdoor recreation pursuits.
- Immediate threats: disposal of crown land, proposed Highway 113, uncontrolled suburban sprawl and continued encroachment.

The BMBCL Society is requesting that crown-owned lands in the vicinity of the Blue Mountain - Birch Cove Lakes be designated as protected under Nova Scotia's Wilderness Areas Protection Act. Dr. Miller added that Regional Council could help by supporting this proposal and support establishment of a regional park and wilderness corridor in the vicinity; call on the Provincial Government to undertake a Wilderness Area Assessment for the BMBCL wilderness area.

MLA Diana Whalen submitted the following documentation which is on file in the Municipal Clerk's Office:

- Resolution No. 2686 dated October 8, 2004 and the Terms of Reference for the Preparation of a Focus Report dated December 7, 2004 from the Nova Scotia Department of Transportation and Public Works.

MLA Whalen advised that the Terms of Reference for the Focus Report, dated December 7, 2004, from the Provincial Department of Transportation and Public Works, indicates that: *"In accordance with section 13 (1) (c) of the Environmental Assessment Regulations, the Minister directed TPW to provide a focus report to examine how the proposed Highway 113 fits within the context of the current Halifax Regional Municipality's (HRM's) regional planning efforts, including but not limited to consideration of parks and natural areas, recreational land-use, transportation corridors and private development."*

MLA Whalen commented this is a unique opportunity for HRM to preserve publicly owned crown land. She indicated that a petition has been circulated and will be coming to Community Council at a later date. She requested that Chebucto Community Council pass a motion to support the preservation of these lands.

MLA Whalen responded to Councillor Wile's comment regarding the risk of a land swap indicating there is always a risk of a land swap. She advised that this particular parcel of land has no logging or mineral rights attached to it. Protection of this parcel of land under the

Wilderness Protection Act is recommended and encouraged. Councillor Hum advised that she has met with Minister Peter Christie and he has indicated that there is no land swap planned.

Mr. Roger Wells, Planner, responded to Councillor Hum that HRM sent a submission during the first call for comments from the Provincial Department of Transportation and Public Works department which resulted in the Minister including the qualifier that the province contact HRM.

MOVED BY Councillor Adams, seconded by Councillor Hum that Chebucto Community Council:

1. **Request that MLA Diana Whalen give a presentation to the Western Region Community Council on this matter;**
2. **Request a staff report in regards to what HRM can do to support the preservation of the Blue Mountain/Birch Cove Lakes area.**

MOTION PUT AND PASSED UNANIMOUSLY.

10. REPORTS

10.1 District 16 Planning Advisory Committee

MOVED BY Councillor Hum, seconded by Councillor Walker that the District 16 - Planning Advisory Committee, established on December 2, 2002 by Chebucto Community Council on an interim basis to January 31, 2005, be disbanded as of February 7, 2005. MOTION PUT AND PASSED UNANIMOUSLY.

10.2 Chebucto Community Council Appointment to Council Executive Committee

MOVED BY Councillor Adams, seconded by Councillor Hum that Chebucto Community Council appoint Councillor Walker, or designate, as the representative from Chebucto Community Council to the Council Executive Committee. MOTION PUT AND PASSED UNANIMOUSLY.

10.3 Non-Truck Routes

MOVED BY Councillor Walker, seconded by Councillor Hum that Chebucto Community Council request HRM's Traffic Authority provide a staff report indicating:

1. **What is a non-truck route.**
2. **Where are trucks permitted to go for local traffic on Mumford Road and**

Chebucto Road.

3. **The procedure to change local traffic from the railway cut each way so that local traffic could only go to the railway cut to Joseph Howe and the railway cut to Chebucto Road.**

Further, that Halifax Regional Police provide information on how often this area is monitored, how many stops have been made in the last two years and how many tickets have been issued.

Councillor Mosher advised there are existing reports from the last three years on this issue.

MOTION PUT AND PASSED UNANIMOUSLY.

11. MOTIONS - None

12. ADDED ITEMS

12.1 Designation of Property to Parkland/Conservation - Keyworth Lane area

MOVED BY Councillor Adams, seconded by Councillor Walker that Chebucto Community Council request staff provide information on the procedure to designate HRM owned lands around Keyworth Lane, Danforth Road and Governors Brook as Parkland or Conservation or a designation that would prevent any new developments. MOTION PUT AND PASSED UNANIMOUSLY.

12.2 Update on Melvin Road (Purcell's Cove area)

MOVED BY Councillor Adams, seconded by Councillor Walker that Chebucto Community Council request staff provide clarification on the status of Melvin Road by indicating whether it is a private road or a public road. Further, that Melvin Road be considered in respect to snow removal and services offered by HRM such as garbage removal. MOTION PUT AND PASSED UNANIMOUSLY.

Councillor Mosher indicated that one half of Melvin Road is currently ploughed and garbage is picked up but the other half does not have service.

Councillor Mosher requested Councillor Walker assume the Chair at this time.

13. NOTICES OF MOTION

Councillor Mosher

TAKE NOTICE THAT at the next regular meeting of Chebucto Community Council to be held on March 7, 2005, I intend to bring forward a motion requesting Planning Staff for a report to change the zoning of Lot 3 Crown Drive, Halifax (PID # 00299636) from R-3 (General Residential/Low Rise Apartment) zone to R-2P (General Residential) zone.

Councillor Mosher resumed the Chair at this time.

14. PUBLIC PARTICIPATION

Alan Ruffman

- Request the meeting schedule from the Municipal Clerk's Office include the time of the meetings.
- Trail around the Old Edmonds Ground: Consider a name that would reflect the heritage of the area such as: Egan Edmonds Walkway or Hosterman Family. Suggested staff speak to Iris Shea for her knowledge of the area history.
- Suggest HRM consider a change to the MGA (Municipal Government Act) that would give the municipality some authority over the formal investigation of proposed roadways that is currently under the prevue of the Province.

Devon Waslowski.

- Blue Mountain/ Birch Cove Lakes area should be saved. Great opportunity for public to walk in this area as walking is important for cardiovascular health.
- He has started a petition in the cardiology unit of the hospital to save this area and in only four lunch hours he has received 200 signatures.

Peter Foley

Councillor Walker confirmed for Mr. Foley that a report on the Mumford Road Non-Truck Route issue is expected for the March 7, 2005 meeting.

John McMullin

- Expressed concern for wilderness areas and requested HRM do everything possible to protect the Birch Cove Lakes/Blue Mountain area from uncontrolled development.

15. NEXT MEETING DATE

The next meeting will be held on Monday, March 7, 2005 at 7:00 pm in the Keshen Goodman Library, 330 Lacewood Drive, Halifax.

16. ADJOURNMENT

The meeting adjourned at 8:00 pm.

Chris Newson
Legislative Assistant