

HARBOUR EAST COMMUNITY COUNCIL
MINUTES
March 5, 2009

PRESENT: Councillor Andrew Younger, Chair
Councillors: Lorelei Nicoll
Gloria McCluskey
Bill Karsten
Jackie Barkhouse
Jim Smith

STAFF: Ms. Julia Horncastle, Acting Municipal Clerk

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1. CALL TO ORDER

The meeting was called to order at 6:00 p.m. in the School Board Building, 90 Alderney Drive, Dartmouth.

2. APPROVAL OF MINUTES - January 8, 2009

MOVED by Councillor McCluskey, seconded by Councillor Nicoll, that the minutes of January 8, 2009, be approved. MOTION PUT AND PASSED.

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

Additions

- 12.1 Councillor Younger - Amendment to Dartmouth Land Use By-Law re: Standing Residential Wind Turbines
- 12.2 Councillor Smith - Woodland Avenue Traffic Concerns
- 12.3 Councillor Smith - Move Information Item number 1 forward to the regular agenda - Information Report dated February 5, 2009 from Traffic Authority re: Stop Sign Request - Argus Drive/South Ridge Circle
- 12.4 Councillor Barkhouse - Move Information Item number 2 forward to the regular agenda - Report dated February 3, 2009 from Acting Director Community Development re: Deck Setbacks - Heritage Hills

MOVED by Councillor Smith, seconded by Councillor McCluskey, that the Order of Business, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RESCISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS - NONE

8. PUBLIC HEARINGS - NONE

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence - None

9.2 Petitions - None

10. REPORTS

10.1 Case 01241: Amending Agreement - 35 Baker Drive, Dartmouth

- A report dated February 16, 2009, on the above noted, was before Council.

Ms. Mackenzie Stonehocker, planner, presented the report to Council.

MOVED by Councillor Karsten, seconded by Councillor Smith, that Harbour East Community Council:

- 1. Approve by resolution, the non-substantive Amending Agreement for 35 Baker Drive, Dartmouth, presented as Attachment A to the staff report dated February 16, 2009, to allow for an additional driveway access, and,**
- 2. Require that the Amending Agreement be signed within 120 days, or any extension thereof granted by the Community Council on request of the applicant, from the date of final approval by Community Council and any other bodies as necessary, whichever is later; otherwise, this approval will be void and any obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

10.2 Group Homes by Development Agreement

- A report dated February 16, 2009, on the above noted, was before Council.

MOVED by Councillor Barkhouse, seconded by Councillor Karsten, that Harbour East Community Council initiate the process to consider amending the Land Use By-Law for Dartmouth as per Option 1 contained in the February 16, 2009 staff report to address group home uses.

Councillor McCluskey stated group homes should not proceed as of right but be by development agreement and should be in more than one district. She noted there is a need for group homes but expressed concern with the effect they may have on a neighbourhood such as home value depreciation.

In response to Councillor Smith as to what regulations a group home is subject to, Mr. Sean Audas, Development Officer, advised there would be a requirement for maintenance as well as a yearly inspection.

MOTION DEFEATED.

MOVED by Councillor Smith, seconded by Councillor McCluskey, that Harbour East Community Council initiate the process to consider amending the Land Use By-Law for Dartmouth as per Option 4 contained in the February 16, 2009 staff report to address group home uses. MOTION PUT AND PASSED.

10.3 Appointment of Representative to Membership Selection Committee

MOVED by Councillor McCluskey, seconded by Councillor Karsten, that Councillor Smith be appointed as the Harbour East Community Council representative on the Membership Selection Committee. MOTION PUT AND PASSED.

10.4 Extension of the Terms of Dartmouth Lakes Advisory Board to November, 2009

MOVED by Councillor McCluskey, seconded by Councillor Smith, that the terms of the Dartmouth Lakes Advisory Board be extended to November, 2009 and further that Councillor Barkhouse be appointed as the Harbour East Community Council representative to November, 2009. MOTION PUT AND PASSED.

10.5 MEMBERS OF COUNCIL

10.5.1 Councillor Barkhouse - Renaming of Autoport Avenue, Eastern Passage

MOVED by Councillor Barkhouse, seconded by Councillor McCluskey, that staff be requested to consider the renaming of Autoport Avenue, Eastern Passage to Hugh McManus Avenue. MOTION PUT AND PASSED.

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Councillor Younger - Amendment to Dartmouth Land Use By-Law re: Standing Residential Wind Turbines

MOVED by Councillor Smith, seconded by Councillor Barkhouse, that staff provide a report on amending all Land Use By-Laws under the Harbour East jurisdiction to include a provision which would permit free standing residential wind turbines by Site Plan approval where they are not already permitted as of right. MOTION PUT AND PASSED.

12.2 Councillor Smith - Woodland Avenue Traffic Concerns

MOVED by Councillor Smith, seconded by Councillor McCluskey, that Harbour East Community Council request a staff report addressing the following action requests to Community Council:

- 1. Reduce green light time at MicMac and Lancaster intersection to allow for more breaks in traffic in the am and pm peak hours**
- 2. Provide advance warning to traffic light change**
- 3. Request Province to lower speed sign limits from Dartmouth Crossing into Woodland Avenue**
- 4. Request Province to install rumble strips before and after Traffic Lights**
- 5. Request Province to approve the changing of the traffic lights to a round about**
- 6. Request Province permission to install lower than 50 km speed signs**
- 7. Install speed regulatory signs that show fine amounts**
- 8. Get permission and install changeable message sign at top of hill after Lancaster Drive/Micmac intersection**
- 9. Support for hidden speed infraction cameras on Woodland Avenue if and when Province approves use in Nova Scotia**

MOTION PUT AND PASSED.

12.3 Councillor Smith - Information Item number 1 - Information Report dated February 5, 2009 from Traffic Authority re: Stop Sign Request - Argus Drive/South Ridge Circle

Councillor Smith advised that the report did not address the concern. There was no request for an all way stop and the stop sign on Fury Drive has no impact on his request. He noted the problem is with the fact that there is a blind spot when drivers comedown Argus and want to make a turn onto Fury.

MOVED by Councillor Smith, seconded by Councillor Karsten, that Community Council request a stop sign on South Ridge Circle where the intersection of

**Argus and Fury creates a blind spot when drivers make a left hand turn onto Fury.
MOTION PUT AND PASSED.**

12.4 Councillor Barkhouse - Information Item 2 - Report dated February 3, 2009 from Acting Director Community Development re: Deck Setbacks - Heritage Hills

MOVED by Councillor Barkhouse, seconded by Councillor McCluskey, that planning be requested to initiate a planning process to address the issues outlined in the information report dated February 3, 2009 for the Heritage Hills development agreement. MOTION PUT AND PASSED.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

No speakers came forward.

15. NEXT MEETING

The next meeting is scheduled for Thursday, April 2, 2009.

16. ADJOURNMENT

The meeting was adjourned at 6:55 p.m.

Julia Horncastle
Acting Municipal Clerk

INFORMATION ITEMS

1. Information Report dated February 5, 2009 from Traffic Authority re: Stop Sign Request - Argus Drive/South Ridge Circle
2. Information Report dated February 3, 2009 from Acting Director Community Development re: Deck Setbacks - Heritage Hills