

**WESTERN REGION COMMUNITY COUNCIL  
MINUTES  
June 27, 2005**

PRESENT: Councillor Steve Adams, Chair  
Councillor Reg Rankin

REGRETS: Councillor Gary Meade

STAFF: Mr. Durk Slaunwhite, Municipal Solicitor  
Mr. Steven Higgens, Development Officer  
Mr. Bill Mosher, Deputy Chief Director, Rural District  
Ms. Julia Horncastle, Legislative Assistant

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1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

2. **APPROVAL OF MINUTES - April 25, 2005 and May 30, 2005**

**MOVED by Councillor Rankin, seconded by Councillor Adams, that the minutes of April 25 and May 30, 2005 be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

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

Additions:

- 12.1 Hidden Driveway Sign at 10 Hemlock Drive
- 12.2 Status of Highway 113

**MOVED by Councillor Rankin, seconded by Councillor Adams, that the Order of Business, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

4. **BUSINESS ARISING OUT OF THE MINUTES**

**STATUS SHEET ITEMS**

4.1 **HRM Issues**

4.1.1 **Councillor Rankin - Bayside Baptist Youth Camp**

This item has been deferred to August 2005.

4.1.2 **Councillor Meade - Regional Council Information Report re: Station Road Sewage Problem**

No information received. Item to remain on status sheet.

4.1.3 **Councillor Rankin - West Dover Area, Request for Land Transfer to HRM**

No information received. Item to remain on status sheet.

4.1.4 **Petition - Express Bus Services from Exit 5 to Downtown Halifax**

No information received. Item to remain on the status sheet.

**4.1.5 Water Service Boundary - St. George Blvd, Kingswood**

No information received. Item to remain on status sheet.

**4.1.6 Ketch Harbour Wharf**

No information received. Item to remain on status sheet.

**4.1.7 Proposed Amendments to MPS and LUB for Mainland South and Former District 5 re Watercourses**

No information received. Item to remain on status sheet.

**4.1.8 Four Way Stop at Lakehigh Crescent and Governor's Lake Drive**

To be removed from status sheet.

**4.1.9 High Speed Internet/Cable Service to West Dover**

To be removed from status sheet.

**4.1.10 Distinguishing Distinctive Communities in Phone Book (MT&T)**

No information received. Item to remain on status sheet.

**4.1.11 Fire Services - Proposed Service Standards**

- A Staff Report dated June 15, 2005 was before the Community Council for information.

Mr. Bill Mosher, Deputy Chief Director, Rural District advised Community Council that the standards would be going forward to Regional Council in the near future and following the Council presentation, Community Council would be provided an opportunity to provide input.

**4.1.12 Entrance to Silver Birch - Lake of the Woods Estates**

No information received. Item to remain on status sheet.

**4.2 Provincial Issues**

**4.2.1 Councillor Meade - Dept. of Transportation Additional Funding**

To be removed from status sheet.

**4.2.2 Councillor Meade - Re-evaluation of Request for Traffic Lights - St. Margaret's Village**

No information received. Item to remain on status sheet.

**4.2.3 Councillor Meade - Status of Peggy's Cove Study**

To be removed from status sheet.

**4.2.4 Cranberry Lake - Twinning of Highway 103**

To be removed from status sheet.

**4.2.5 Councillor Adams - Illegal Dumping: Look-off on John Brackett Drive**

No information received. To remain on status sheet.

**4.2.6 Lack of Second Exit in Highland Park**

No information received. To remain on status sheet.

**4.2.7 Paving of the Terrence Bay Road including Sandy Cove**

No information received. To remain on status sheet.

**4.2.8 Department of Transportation - Enforcement of Signage By-law Prospect Road**

To be removed from status sheet.

**4.2.9 Abbey Road and Buckingham Road**

To be removed from status sheet.

**4.2.10 Possible Land Exchange - Harrietsfield**

To be removed from status sheet.

**5. MOTIONS OF RECONSIDERATION - NONE**

**6. MOTIONS OF RESCISSION - NONE**

**7. CONSIDERATION OF DEFERRED BUSINESS**

**7.1 Community Council Recreation Fund - Mr. Blair Blakeney**

This item has been deferred to the next meeting.

**8. PUBLIC HEARINGS**

**8.1 VARIANCE APPEAL**

**8.1.1 Appeal of the Development Officer's Decision to Refuse an Application for a Variance - 78 Hebridean Drive**

- A Staff Report dated June 21, 2005 was before the Community Council for consideration.

**Mr. James Latter, 86 Hebridean Drive**

Mr. Latter spoke in opposition of the variance. He commented that the building exceeds the height restriction of 16 feet and is 30 feet high. He commented that the building should be removed.

Mr. Higgins advised that at the time the original permit was issued it was 20 feet.

**Mr. Charles Darrah - Applicant**

Mr. Darrah commented that the building was built according to the permit that was issued at the time and exceeds 20 feet by a couple of inches. He further commented that it is 100 feet away from property lines. He was not aware of the watercourse issue.

Councillor Adams noted that the following letters were submitted in support of the variance.

- Letter dated June 21, 2005 - Pat Probert & Terry Power
- Letter dated June 7, 2005 - Heather, Joan & A.H Gladwin
- Letter dated July 27, 2005 - Danny Brackett

Councillor Adams called three times for those wishing to speak either in favour of or in opposition of the variance. Hearing none, the following motion was placed.

**MOVED by Councillor Rankin, seconded by Councillor Adams, that the Western Region Community Council overturn the decision of the Development Officer and allow the**

**applicant to retain the building in its current location. MOTION PUT AND PASSED UNANIMOUSLY.**

Councillor Adams requested that staff confirm the height of the building and to advise Mr. James Latter and the abutting property owner of the same.

**9. CORRESPONDENCE, PETITIONS AND DELEGATIONS**

**9.1 Correspondence - None**

**9.2 Petitions**

Councillor Rankin served a petition on behalf of residents in opposition to a proposed parking lot for use by the general public in the area between 2878 and 2894 St. Margaret Bay Road, Timberlea.

**9.3 Presentations - None**

**10. REPORTS**

**10.1 STAFF REPORTS**

**10.1.1 Case 00589: Timberlea/Lakeside/Beechville MPS and LUB Amendment for 2892/2894 St. Margaret's Bay Road, Timberlea**

- A Staff Report dated June 10, 2005 was before the Community Council for consideration.

**MOVED By Councillor Rankin, seconded by Councillor Adams, that Western Regional Community Council recommended that Regional Council:**

- 1. Give first reading of the proposed amendments to the Timberlea/Lakeside/Beechville Municipal Planning strategy ( MPS) and Land Use By-law (LUB) as contained in Attachment A and schedule a joint public hearing.**
- 2. Approve the amendments to the Timberlea/Lakeside/Beechville Municipal Planning Strategy and Land Use By-law as contained in attachment A.**

**It is further recommended that Western Regional Community Council:**

- 1. Move notice of motion to consider approval of the proposed development agreement, as contained in Attachment B, to permit an expansion of an**

existing Self storage facility at 2892/2894 St. Margaret's Bay Road, Timberlea and schedule a joint public hearing with Regional Council.

2. Approve the proposed development agreement as contained in attachment B, contingent upon the attached amendments being approved by Regional Council and becoming effective pursuant to the requirements of the Municipal Government Act.
3. Require that the development agreement be signed and delivered within 120 days or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

**MOTION PUT AND PASSED UNANIMOUSLY.**

11. **MOTIONS - NONE**

12. **ADDED ITEMS**

12.1 **Hidden Driveway Sign at 10 Hemlock Drive**

A response from Mr. Robert R. Bieren, Area Manager, DOT was received for information.

To be removed from status sheet.

12.2 **Status of Highway 113**

A response from The Honourable Ronald S. Russell, Minister, DOT was received.

To be removed from status sheet.

13. **NOTICES OF MOTION - NONE**

14. **PUBLIC PARTICIPATION**

There were no speakers.

15. **NEXT MEETING**

To be determined.

**16.           ADJOURNMENT**

The meeting was adjourned at 7:45 p.m.

Julia Horncastle  
Legislative Assistant