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1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m in the Keshen Goodman Library, Thomas Raddall Meeting Room, 330 Lacewood Drive, Halifax, NS.

2. APPROVAL OF MINUTES - March 27, 2006

MOVED BY Councillor Meade, seconded by Councillor Rankin that the minutes of March 27, 2006 be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

ADDITIONS: 12.1 Case 00874: Proposed Telecommunications Tower and Shed, 35 Bald Rock Road, Bald Rock.

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

4. BUSINESS ARISING OUT OF THE MINUTES - STATUS SHEET ITEMS

4.1 HRM Issues

4.1.1 Regional Council Information Report re: Station Road Sewage Problem

This item is on the pending list for a Committee of the Whole session. To remain on the status sheet.

4.1.2 Water Service Boundary - St. George's Blvd. Kingswood

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

4.1.3 Shiloa Road

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

4.1.4 Playground - Beechville Estates

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

4.1.5 Exhibition Park - Wood Storage

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

4.1.6 Status of Jericho Road Pavement

- An Information Report dated April 13, 2006 was before Community Council.

Councillor Rankin advised that an information report was received. Item to be removed from the status sheet.

4.1.7 Cost Shared Paving of Local and Subdivision Streets 2006/07

- An Information Report dated April 13, 2006 was before Community Council.

Councillor Meade requested the provincial definition of all classes of roads from the provincial Department of Transportation & Public Works, specifically, what is a class "G" road.

4.2 Provincial Issues

4.2.1 Re-evaluation of Request for Traffic Lights - St. Margaret's Village

Councillor Meade advised that the lights will be installed. This item **to be removed** from the status sheet.

4.2.2 Lack of Second Exit in Highland Park

To remain on the status sheet. No update received.

4.2.3 Chebucto Head Road - Maintenance

Councillor Adams advised that he will look into this matter. To remain on the status sheet.

4.2.4 Status of Terrence Bay Road Paving

- A correspondence dated March 29, 2006 from Minister MacIsaac was before Community Council.

Councillor Rankin indicated that this item maybe removed from the status sheet as the correspondence mentions that Terrence Bay Road will be "*given every consideration for inclusion in the Capital Program*" for 2006/07.

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RESCISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS - NONE

8. PUBLIC HEARINGS

8.1 Case 00826: Rezoning - 2120 Hammonds Plains Road

- A staff report dated March 8, 2006 was before Community Council.

Mr. Andrew Bone, Planner, presented the report; an application to rezone from MU-1 (Mixed Use 1) Zone to C-4 (Highway Commercial) to enable the construction of a 10,000 square foot multi-unit commercial building.

Councillor Adams reviewed the guidelines for the public hearing. He then opened the public hearing calling for anyspeakers for or against the proposal to come forward at this

time.

Public Speakers:

Mr. Ross Evans, Pockwock Road, Hammonds Plains

- Indicated that he is a member of the Halifax Watershed Advisory Board.
- He expressed the following concerns: distance of the development from the brooks and lack of a left-turning lane.
- He added that there should be a left turning lane to the Pockwock Road and that businesses are suffering from the lack of a left turning lane.
- Houses are located very close to the road.
- Snow coming off (Masons Mill) pond in winter causes a driving hazard.
- He added that the small piece of property adjacent to the subject property was declared surplus (from the school property) to allow an access due to site guidelines. He inquired as to why site guidelines/access were required then and not now.
- This commercial development is a great idea and much needed in Hammonds Plains.

Mr. Wayne Rogers, Lansdowne Drive

- Expressed concern that infilling may be required on the property due to the low grade.
- Infilling may affect the waterways (silt infiltration) in the short term and/or long term.
- The Nine Mile River water system is a sensitive system under considerable attack due to the (sewage) treatment plant on the lower end and the Otter Lake landfill.
- He expressed concern with how the construction will be handled, the amount of infilling and the impact on the natural environment.

Mr. Randy Jones, Hammonds Plains, Partner in Proposed Development

- He commented that he has been a resident of Hammonds Plains for twenty years and is very cognizant of the environment and aware of the brook and tributary system.
- The Terrain Group was hired to do the engineering for the site to ensure things were done properly.
- He added that some infilling will be required. He is unable to give 100%

assurance that no silt will reach the brook. All precautions necessary will be taken to ensure there will be no short term or long term environmental effects on the brook.

- His development partner is a landscaper and they take great pride in how the property will look.
- He added that he feels the environmental concerns have been addressed.

Councillor Adams called three times for those wishing to speak either in favour of or in opposition to the proposal. Hearing none, the following motion was placed: **MOVED BY Councillor Meade, seconded by Councillor Rankin that the public hearing be closed. MOTION PUT AND PASSED UNANIMOUSLY.**

Mr. Bone clarified for Councillor Meade that in regard to the watercourses, the proposed development's setback (50') is pretty close to where it would have to be under the draft Regional Plan. If the building had to be moved (site reconfigured) some parking would possibly be lost.

MOVED BY Councillor Meade, seconded by Councillor Rankin that the Western Region Community Council approve the zoning of 2120 Hammonds Plains Road, (PID#41090572), from MU-1 (Mixed Use 1) Zone to C-4 (Highway Commercial) Zone as identified in Attachment "F" of the staff report dated March 8, 2006.

Councillor Rankin commented that the applicants have sought expertise in regard to the issues of traffic and waterways through a traffic engineer analysis/staff review and a review by the Halifax Watershed Advisory Board. The applicants have met the requirements. The community is looking forward to the services that this commercial development will provide which will reduce the need to travel to obtain those same services.

MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council bring forward a motion at Regional Council on Tuesday, April 25, 2006 to have Case 00826: Rezoning - 2120 Hammonds Plains Road included on the list of projects to be grandfathered prior to the advertising of the proposed Regional Plan so that the project may proceed to the permit stage under the current MPS.

Mr. Bone, in response to Councillor Rankin's proposed motion, explained that once the advertisement is placed in the newspaper announcing first reading of the Regional Plan, any permit issued from that point on must be consistent with both by-laws; the current MPS and the proposed Regional Plan requirements. He confirmed for Councillor Adams that the applicants do not have a permit at this time as there is a three week appeal

period prior to the issuing of a permit. The announcement will be placed prior to the completion of the appeal period.

Mr. Bone, in response to Councillor Meade, confirmed that there was a one month delay with the application coming forward to Community Council due to a last minute request by HRM's Development Officer for a traffic impact study. Councillor Meade explained that the request to grandfather the existing MPS would not have been necessary if the report had not been delayed.

MOTION PUT AND PASSED UNANIMOUSLY.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence - None

9.2 Petitions - None

9.3 Delegations - None

10. REPORTS - NONE

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Case 00874: Proposed Telecommunications Tower and Shed, 34 Bald Rock Road, Bald Rock

- A staff report dated April 20, 2006 was before Community Council.

Ms. Jaime Smith, Planner, was in attendance.

Councillor Adams advised that he attended the public meeting last week in Sambro on this matter and all comments were positive, everyone was in favour of the cell tower.

MOVED BY Councillor Rankin, seconded by Councilor Meade that the Western Region

Community Council forward a positive recommendation to Industry Canada supporting the proposed installation of a 200 ft telecommunication tower and shed at 34 Bald Rock Road, Bald Rock. MOTION PUT AND PASSED UNANIMOUSLY.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

Mr. Wayne Rogers, Hammonds Plains

- He was discouraged by the motion passed to grandfather a project (see 8.1 Case 00826: Rezoning - 2120 Hammonds Plains Road) that is known to differ from watercourse setbacks in the Regional Plan. The proposed watercourse setback in the Regional Plan includes that vegetation around the watercourse (20') not be disturbed. Considering that the environment is one of the priorities of the Regional Plan, he asked that Community Council reconsider their previous decision.
- He requested that remedial work be done on the clear-cut land across from Greenhead Road (Otter Lake Landfill area) if the land is not to be used for expansion of the landfill.
- There is still an immense amount of garbage blowing around the landfill site (Otter Lake). He had been assured by Mr Jim Bauld that there were daily patrols of the area and that the Supervisor signs off on the reports.
- He asked why the Community Monitoring Committee is not taking an active role with issues concerning the Otter Lake Landfill.

Councillor Rankin requested that Mr. Bauld be notified of Mr. Rogers concerns in regard to the Otter Lake Landfill area and that he comment on the following:

- Is there sufficient frequency and rigour to the patrols at Otter Lake Landfill.
- What is the plan on the designs for the cells at Otter Lake.
- Pass along concerns to the Community Monitoring Committee to step up vigilance in regard to garbage along the road.

15. NEXT MEETING - Monday, May 29, 2006

16. ADJOURNMENT

The meeting was adjourned at 7:45 pm.

Chris Newson
Legislative Assistant