

WESTERN REGION COMMUNITY COUNCIL
MINUTES

December 18, 2006

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PRESENT: Councillor Stephen D. Adams, Chair
Councillor Reg Rankin
Councillor Gary Meade

STAFF: Ms. Maureen Ryan, Senior Planner, Regional and Community Planning,
Community Development
Ms. Chris Newson, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER	3
2.	PUBLIC HEARINGS	3
2.1	Case 00969: Rezoning /Zone Amendment, Upper Hammonds Plains	3
3.	NEXT MEETING DATE	4
4.	ADJOURNMENT	4

1. **CALL TO ORDER**

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

2. **PUBLIC HEARING**

2.1 **Case 00969: Rezoning / Zone Amendments, Upper Hammonds Plains**

- A staff report dated November 15, 2006 was before the Community Council.

Ms. Maureen Ryan, Senior Planner, Regional and Community Planning, Community Development, presented the report.

Ms. Ryan clarified the historical context of the lands for Councillor Rankin advising that prior to amalgamation, and until approval of the Regional Plan, the zoning was P4 Conservation. She advised that Hartland Developments had submitted a conceptual plan for a subdivision (approved for a maximum of twenty lots over a four year period) prior to January 2, 2004 when the interim growth restrictions were implemented. Ms. Ryan explained that staff did not carry the P4 zoning forward to the new zone. Once that error was realized, immediate action was taken to rectify the situation resulting in this public hearing.

Councillor Adams reviewed the guidelines for public hearings. He then opened the public hearing calling for any speakers for or against the proposed rezoning / zone amendments.

Public Speakers:

Ms. Jenna Jones Wilson, Pockwock Road

- Advised that she is an Executive on the Melvin Tract Society
- Requested clarification on what the rezoning/zone amendment will mean to the Melvin Tract land.

Ms. Maureen Ryan, referring to page 14 of the staff report, responded that there will be no change as the P4 Conservation zoning permitted single unit/mobile dwellings. She added that the zoning did not prohibit residential development. Development of a

subdivision would not be permitted on the Melvin Tract Lands as they are landlocked (no road frontage or access) and would not meet subdivision requirements.

Mr. Walter Jones, Upper Hammonds Plains

- Requested clarification on why the Melvin Tract lands could not have residential development.
- Since construction of a new road is not permitted, he inquired whether an existing road could be widened to provide road access to the Melvin Tract Lands so that the land could be developed if desired.

Ms. Maureen Ryan responded that there are limitations on the amount of development that may occur in that area due to the road capacity issues/limitations under the Municipal Planning Strategy. She reiterated that the Melvin Tract Lands are landlocked and as such, subdivision development would be prohibited. HRM is working to resolve the traffic capacity issues on the Hammonds Plains Road and once those issues have been resolved the matter of a subdivision development may be revisited.

MOVED BY Councillor Rankin, seconded by Councillor Meade that the public hearing be closed. MOTION PUT AND PASSED.

MOVED BY Councillor Meade, seconded by Councillor Rankin that the Western Region Community Council approve:

1. a) **Rezoning of lands owned by Hartland Developments Limited in Upper Hammonds Plains from a P-4 (Conservation) Zone to a PWS (Public Water Supply) Zone;**
b) **Rezoning of lands owned by the Melvin Tract Society and HRWC in Upper Hammonds Plains from a P-4 (Conservation) Zone to a PWS (Protected Water Supply) Zone; and**
c) **Amend the PWS (Protected Water Supply) Zone to permit all of the uses and requirements that were previously established in its predecessor zone, the P-4 (Conservation) Zone, as identified in Attachment D.**
2. **Approve the rezoning and proposed amendments to the Land Use By-Law for Beaver Bank, Hammonds Plains and Upper Sackville, as identified in Attachment D of the staff report dated November 15, 2006.**

MOTION PUT AND PASSED.

3. **NEXT MEETINGS - January 22, 2007**

Councillor Adams gave regrets for the January meeting.

4. **ADJOURNMENT** - The meeting adjourned at 7:14 p.m.

Chris Newson
Legislative Assistant