

WESTERN REGION COMMUNITY COUNCIL
MINUTES

August 25, 2008

PRESENT: Councillor Reg Rankin, Chair
Deputy Mayor Stephen Adams
Councillor Gary Meade

STAFF: Mr. Randolph Kinghorne, Solicitor
Ms. Melody Campbell, Legislative Assistant

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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, 330 Lacewood Drive, Halifax, NS.

2. APPROVAL OF MINUTES - NONE

MOVED BY Councillor Meade, seconded by Deputy Mayor Adams, that the minutes of August 5, 2008, be approved. MOTION PUT AND PASSED.

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

Additions:

12.1 Information Report: Wind Energy

12.2 Request funds from Hammonds Plains Common Area Rate for Capital Requirements for Hammonds Plains Baseball

12.3 Street resurfacing request (HRM)

12.4 Street resurfacing request (Provincial)

MOVED BY Deputy Mayor Adams, seconded by Councillor Meade that the agenda, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET - NONE

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RESCISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS - NONE

8. HEARINGS

8.1 PUBLIC HEARINGS

8.1.1 Case 01117: Rezoning - Corner of Glen Arbour Way and Hammonds Plains Road

Mr. Andrew Bone, Senior Planner, presented the report dated, July 3, 2008, Case 01117: Rezoning - Corner of Glen Arbour Way and Hammonds Plains Road to Western Region Community Council.

In response to a query by Councillor Meade, Council was advised that the suggestion for an oil grit separator has been sent to the applicant.

Councillor Rankin advised of the guidelines for public hearings. Councillor Rankin then opened the public hearing calling for any speakers for or against the proposal.

Councillor Rankin advised that a traffic study has been done and noted that a traffic light is not warranted in this area.

Mr. Chris Lowe, Annapolis Group Inc., addressed Council regarding the development. He acknowledged that traffic is an issue in the area as this is a rapidly growing community. He advised that designs have been made for traffic lights, and they would be installed as soon as they are permitted. This is an issue that is being addressed between the Developer and the HRM Traffic Authority. He advised that this is a high quality project that will have quality signage and good landscaping.

Mr. Ross Evans, Hammonds Plains, advised that this is an excellent idea. He added that he would like to see city water in the area and noted that he does not like the idea of the road widening, but this process has already begun.

Ms. Christene Haverstock, Hammonds Plains, advised that she is not in favour of the proposal. She is a single woman living with her elderly mother and does not want people so close to her home. She questioned where the shopping centre was going to be located. Mr. Bone advised that this is a commercial venture, no apartment building has been planned.

Ms. Ellen Haverstock, Hammonds Plains, raised concern over increased traffic in the area and noted that it is very difficult for her to get out of her driveway due to the steady stream of traffic. She advised that the walking is dangerous due to traffic speed and volume. She stated that there are still ten to eleven acres of property in behind the area and it will probably be developed. She advised that she is not in favour of the proposal. Mr. Bone stated that the increased commercial in the area would keep people in the area to shop and will keep people in the community for shopping and business. This could decrease the "through" traffic; traffic going through the community to get to shopping in the city core.

Mr. Terry Haverstock, Hammonds Plains, advised that Masons Mill Pond is on dying. He stated that he believes that all of the rezoning and development in the area is damaging the pond. Mr. Bone advised that the pond is located on land owned by another property owner and he stated that this development will not make these matters worse.

Mr. Grant Jarvis, Glen Arbour, addressed Council stating that he is in favour of the proposal. He advised that he is concerned over the lack of traffic lights. He added that there are a couple of factors that have not been considered in the area in the approval of traffic lights; one being the continuing development of Sandy Run. He suggested a right turn lane be installed from Glen Arbour Way.

Ms. Hillary Jarvis, Glen Arbour, advised that the exit onto Hammonds Plains Road is very hilly and much of the traffic in the area is speeding. She noted that added traffic from

businesses in the area and the golf course has not been taken into consideration. She stated that the Fire Department has difficulty at times getting onto the Hammonds Plains Road. She advised that there should be two lanes exiting from Glen Arbour Road. Mr. Bone advised that this option will be looked at in the future, but it is not a part of this application.

Ms. Gina Byrne, Haliburton Hills, advised that traffic lights and a boulevard in the intersection must be considered. The boulevard would slow traffic down. She added that the traffic lights will require the ability to turn red to enable emergency vehicles to enter the intersection.

Mr. Chris Lowe, Annapolis Group Inc., closed the Public Hearing by addressing the concerns raised during the hearing. He advised that the design includes a large buffer around Mason Mill Pond and added that there will be no development behind Beacon Electric. He added that the pond is not on Annapolis Group's property. He advised that the Annapolis Group would like to install lights, but lights have to be warranted as indicated by the Traffic Authority. The Developer is also looking at the possibility of two lanes exiting Glen Arbour Way, although this is part of the work being addressed with HRM and the Traffic Authority.

Councillor Rankin called three times for any additional speakers, hearing none the following motion was placed.

MOVED BY Deputy Mayor Adams, seconded by Councillor Meade that the Public Hearing be closed. MOTION PUT AND PASSED.

Councillor Meade advised that a traffic study was done and traffic lights are not warranted at this time. He reminded the Council that as development in the area continues, the need for traffic lights may change.

MOVED BY Councillor Meade, seconded by Deputy Mayor Adams that Western Region Community Council:

1. **Approve the rezoning of PID #40806861 from MU-1 (Mixed Use 1) Zone to C-4 (Highway Commercial) Zone as identified in Attachment "A" of the report dated July 3, 2008.**

MOTION PUT AND PASSED.

9. **CORRESPONDENCE, PETITIONS AND PRESENTATIONS - NONE**

10. **REPORTS - NONE**

11. **MOTIONS - NONE**

12. **ADDED ITEMS**

12.1 **Information Report - Wind Energy - Wind Turbine Feasibility in Terance Bay**

- An information report dated August 25, 2008 was presented to Western Region Community Council.

Councillor Rankin requests that a copy of the staff report be sent to the Mr. Slaunwhite, the Applicant.

12.2 Request for Funds from Hammonds Plains Area Rate

MOVED BY Councillor Meade, seconded by Deputy Mayor Adams that \$3,500.00 be transferred from Hammonds Plains Common Area Rate for Capital Requirements for Hammonds Plains Baseball. MOTION PUT AND PASSED.

12.3 Request for Street Resurfacing

MOVED BY Councillor Rankin, seconded by Councillor Meade that three streets be added to the list for street resurfacing in Spring of 2009:

- 1. Greenwood Avenue - portion from Eisener to 150 Greenwood**
- 2. Greendale Court - Glengary Subdivision**
- 3. Riverwood - Greenwood Heights**

MOTION PUT AND PASSED.

12.4 Request for Provincial Street Resurfacing

MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council send a letter to the Honourable Minister of Transportation & Infrastructure Renewal Murray Scott urging action by the provincial government to have Prospect Bay Road from the intersection in Prospect to Bay Landing resurfaced. MOTION PUT AND PASSED.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

Mr. Ross Evan addressed Western Region Community Council advising that Masons Mill Pond should be given back to the Community and used as a recreational area. He advised that the pond area does need work. He stated that parking in the area is an issue noting that if there is an event being held at the school, many of the business parking lots are being used as overflow.

Mr. Terry Haverstock addressed Western Region Community Council expressing his concern over the destruction of the ecosystem.

15. NEXT MEETING

Next regularly scheduled meeting will be on Monday, September 22, 2008 at 7:00 p.m.

16. ADJOURNMENT

The meeting adjourned at 7:55 p.m.

Melody Campbell
Legislative Assistant