

HALIFAX REGIONAL MUNICIPALITY

MARINE DRIVE, VALLEY AND CANAL COMMUNITY COUNCIL MINUTES

July 4, 2012

PRESENT: Councillor David Hendsbee, Chair
Councillor Barry Dalrymple, Vice Chair
Councillor Steve Streach

STAFF: Ms. Roxanne MacLaurin, Municipal Solicitor
Ms. Krista Vining, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 7:03 p.m. at the Meaghers Grant Recreation Hall, 4413 Highway 357, Meaghers Grant.

2. APPROVAL OF THE MINUTES – May 29, 2012

MOVED by Councillor Streach, seconded by Councillor Dalrymple that the minutes of May 29, 2012 be approved, as presented. MOTION PUT AND PASSED.

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

MOVED by Councillor Dalrymple, seconded by Councillor Streach that the Order of Business be approved, as presented. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Status Sheet Review

A copy of the Status Sheet was before the Community Council for review.

It was noted that Case 17517 would be addressed under Item 8.1.1 and is proposed for removal from the Status Sheet.

MOVED by Councillor Streach, seconded by Councillor Dalrymple to remove Case 17517: Land Use By-Law Amendments – Larger Accessory Buildings from the Status Sheet following completion of the Public Hearing. MOTION PUT AND PASSED.

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 17510: Rezoning and Land Use By-Law Amendment for Dental/Medical Clinic at 3440 Highway 2, Fall River

A staff report dated May 10, 2012 was before the Community Council.

Ms. Jacqueline Belisle, Planner delivered a presentation on Case 17510, the application by Dr. Lee Chamberlain to rezone the property located at 3440 Highway 2, Fall River,

from the R-1B (Suburban Residential) Zone to C-1 (Local Business) Zone, and amend the Land Use By-Law for Planning Districts 14 and 17 to increase the maximum gross floor area for C-1 uses.

Ms. Belisle responded to questions of clarification respecting access to the site, the removal of medical waste and permitted signage under the Land Use By-law.

Councillor Hendsbee reviewed the Rules of Procedure for public hearings and called three times for speakers to come forward at this time to speak for or against the matter.

Ms. Karen Dewolf, of Fletcher's Lake spoke on behalf of Dr. Lee Chamberlain, indicating that the medical waste would be removed by a professional company that deals in the removal of this material and that it would not be disposed of in the residential sewage.

There being no further speakers, it was **MOVED by Councillor Streach, seconded by Councillor Dalrymple that the public hearing be closed. MOTION PUT AND PASSED.**

MOVED by Councillor Dalrymple, seconded by Councillor Streach that Marine Drive, Valley and Canal Community Council approve the proposed rezoning of 3440 Highway 2, Fall River, from the R-1B (Suburban Residential) Zone to C-1 (Local Business) Zone, and amend the Land Use By-Law for Planning Districts 14 and 17 to increase the maximum gross floor area for C-1 uses as set out in Attachment A of the May 10, 2012 staff report.

Councillor Dalrymple referred to the positive responses received at the Public Information Meeting and in following emails and phone calls from residents. He commented that while the property is located just outside the Fall River visioning area, it does fall within the visioning exercise; to maintain the village atmosphere throughout Fall River while allowing good development and business. He indicated that Dr. Chamberlain had spoken at the Public Information Meeting, identifying that this is a long term business and of his intension to turn the business over to his son in the future. Councillor Dalrymple further noted that the building is being maintained with minor changes to expand the parking lot.

MOTION PUT AND PASSED.

8.1.2 Case 17517: Land Use By-Law Amendments – Larger Accessory Buildings

A staff report dated May 22, 2012 was before the Community Council.

Mr. Darrell Joudrey, Planner delivered a presentation on Case 17517 to amend the Musquodoboit Valley and Dutch Settlement Land Use By-Law and responded to questions of clarification.

Councillor Hendsbee reviewed the Rules of Procedure for public hearings and called three times for speakers to come forward at this time to speak for or against the matter.

There being no speakers, it was **MOVED by Councillor Streach, seconded by Councillor Dalrymple that the public hearing be closed. MOTION PUT AND PASSED.**

MOVED by Councillor Streach, seconded by Councillor Dalrymple that Marine Drive, Valley and Canal Community Council approve the proposed amendments to the Musquodoboit Valley and Dutch Settlement Land Use By-Law as shown in Attachment A of the May 22, 2012. MOTION PUT AND PASSED.

8.1.3 Case 17492: Development Agreement – Home Hardware, Sheet Harbour

A staff report dated May 22, 2012 was before the Community Council.

Mr. Shayne Vipond, Senior Planner delivered a presentation on Case 17492, the application by Jim Gray, on behalf of Gammon Brothers Limited, to approve the proposed development agreement for the expansion of the Home Hardware store at 22536 Highway #7, Sheet Harbour.

Councillor Hendsbee reviewed the Rules of Procedure for public hearings and called three times for speakers to come forward at this time to speak for or against the matter.

There being no speakers, it was **MOVED by Councillor Streach, seconded by Councillor Dalrymple that the public hearing be closed. MOTION PUT AND PASSED.**

MOVED by Councillor Streach, seconded by Councillor Dalrymple that Marine Drive, Valley and Canal Community Council:

- 1. Approve the proposed development agreement for the expansion of the Home Hardware store at 22536 Highway #7, Sheet Harbour, as set out in Attachment A of May 22, 2012 staff report; and**
- 2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence – None

9.2 Petitions – None

9.3 Presentations

9.3.1 Lucie Quigley - MusGo Rider and Rural Transportation Issues

A copy of the presentation entitled: Introducing MusGo Rider!, Door-to-door, on-demand Community Transportation, servicing Jeddore to Porters Lake, was before the Community Council.

Ms. Lucie Quigley gave a presentation on the MusGo Rider program; a door-to-door, pre-booked transportation service for the Jeddore and Porters Lake areas. She noted the need for this program as there is no public transit on the Eastern Shore, highlighted financing received to date, and requested \$10,000 from Councillors' districts funds to offset operating costs.

The Community Council entered into discussion on the program with Ms. Quigley responding to questions. It was noted that Ms. Quigley has also met with the Transportation Standing Committee and Metro Transit staff respecting this program.

Councillor Hendsbee referenced the motion passed by the Transportation Standing Committee on May 24, 2012:

That the Transportation Standing Committee ask for a staff report discussing the three following requests made by MusGo Rider during the May 24, 2012 presentation:

- 1. For HRM to assist MusGo Rider with obtaining vehicle financing for the bus from the Credit Union, where they will utilize a Provincial program of small business loans for Social Enterprises;*
- 2. For \$10,000 in financial support from HRM to offset MusGo Rider operating costs, possibly through Councillors' district capital funds;*
- 3. For support and commitment from HRM to prioritize rural transportation concerns.*

Councillor Hendsbee indicated that the report is projected to come to the Transportation Standing Committee on July 5, 2012.

Discussion was held regarding funding from Councillors' district funds, and reviewing other sources of funding to support this program. It was suggested that following the election, the new Councillors elect could chose to allocate funds from their district budget.

Upon further discussion, it was **MOVED by Councillor Dalrymple, seconded by Councillor Streach that Marine Drive, Valley and Canal Community Council**

support in principle the initiatives of the MusGo Rider program, as outlined in the July 4, 2012 presentation, pending the findings of the staff report coming forward to the Transportation Standing Committee. MOTION PUT AND PASSED.

- 10. REPORTS – NONE**
- 11. MOTIONS – NONE**
- 12. ADDED ITEMS – NONE**
- 13. NOTICES OF MOTION – NONE**

14. IN CAMERA

Council may rise and go into a private In Camera session, in accordance with Section 19 of the Halifax Regional Municipality Charter, for the purpose of dealing with the following;

14.1 In Camera Minutes – May 29, 2012

MOVED by Councillor Streach, seconded by Councillor Dalrymple that the In Camera minutes of May 29, 2012 be approved as circulated. MOTION PUT AND PASSED.

15. PUBLIC PARTICIPATION

No members of the public came forward at this time.

- 16. NEXT MEETING DATE – July 25, 2012 (Location: Gordon R. Snow Community Centre, 1359 Fall River Road, Fall River)
– August 29, 2012**

Members of the public were reminded that the Community Council's Annual General Meeting will be held July 25th, in conjunction with the Community Council's regular meeting.

The Community Council agreed to remove the "if needed" from their August 29th meeting date on their webpage. The Community Council will decide during the setting of their August agenda whether to cancel the meeting due to no forthcoming items/reports.

17. ADJOURNMENT

The meeting adjourned at 7:52 p.m.

Krista Vining
Legislative Assistant

INFORMATION ITEMS – NONE