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1. CALL TO ORDER

Councillor Rankin, Chair, called the meeting to order at 7:02 p.m. in the Community Meeting Room, Prospect Road Community Centre.

2. APPROVAL OF MINUTES – February 27, 2012 and April 3, 2012

MOVED by Councillor Adams seconded by Councillor Lund that the Western Region Community Council approve the February 27th and April 3rd, 2012 minutes, as presented.

Councillor Lund noted that on page 8 of the February minutes a MOTION PUT AND PASSED was omitted and requested that the term be added.

MOTION PUT AND PASSED.

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

Additions:

- 12.1 St. Margaret's Bay Coastal Planning Advisory Committee
- 12.2 Correspondence dated April 20, 2012 from Halifax Water re: Mill Cove Sludge to Herring Cove Waste Water Treatment Facility Update
- 12.3 Case 16559: Open Space Design Development Agreement Three Brooks Subdivision, Granite Cove Drive, Hubley
- 12.4 Case 16559: Development Agreement, Granite Cove Drive, Hubley – Halifax Water Shed Advisory Board Report dated March 17, 2011
- 12.5 Correspondence for Case 16861: Development Agreement for a Day Care Facility – 31 Pinedale Drive, Prospect Bay
- 12.6 Councillor Rankin – Request for Staff Report on Amendments to Planning District 4 Land Use By-Law

MOVED by Councillor Adams, seconded by Councillor Lund that the agenda, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES- 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 16861 – Development Agreement for a Day Care Facility

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

A copy of the staff presentation was circulated at this time.

Ms. Dali Salih, Planner, presented the staff report on Case 16861 and responded to questions of clarification from members of the Community Council. She clarified that the existing well on the south western corner of the site is in the complete opposite direction of the test well which was located on the north eastern side of the site; the community well was not touched.

Councillor Rankin explained the process for public hearings then opened the public hearing calling for any speakers to come forward at this time.

Lynda Noble, Applicant, explained that she had concerns in regard to the previous fire on the property and would not have gone ahead with the purchase of the property until the Level 1 and 2 testing had been completed. Test Pit 8 had some oil; she is working with Strung Oil to do remedial work to remove the soil. She has also worked with Maritime Testing for residential level testing as there will be children at the site. The current report does not show arsenic but does show uranium. She is also working with Enviro Water Technologies to purify the water. The drilled well produces 80 gallons per minute. Although concern had been expressed in regard to salt water intrusion, everything was fine. Work has been ongoing for two years in relation to the purchase of the property as she wanted to ensure everything was in place.

Mary Hammond, Prospect Bay Road, requested clarification of where the septic system would be located and where it would drain as the site is located behind her property. Her grandson had attended Ms. Noble's daycare and had a good experience.

Ms. Salih explained the location of the septic system, to be located to the north of the proposed building, and has been approved by the Nova Scotia Department of Environment. She also clarified that the septic system would not drain.

John Mills, Prospect, advised that he was in support of the proposal as the new daycare is extremely important for the area.

Frank LaLeune, James Street, commented that there are fourteen (14) homes supplied by the community well. The proposal seems pretty straight forward and he hoped it would be approved.

Janice Bower, James Street, advised that she had children who had attended Ms. Noble's daycare and she was in total support of the proposal and hoped Community Council would also support the proposal.

Phyllis Nickerson, James Street, provided her support for the proposal noting that Ms. Noble had a wonderful daycare and the ability to expand and take in more children will benefit more people. She hoped Community Council would approve the application.

Cordel Hudson, James Street, commented that she has three children in daycare and she is very eager for this proposal. She trusts Ms. Noble with her children's safety and the environment. The site is currently vacant and decrepit with graffiti and copious amounts of litter. The site is not nice to drive by or have children walk by. She wants to encourage and support something in the community rather than the suspicious activity occurring at the empty lot.

Amanda Carson, Sterling Road, commented that her children have been attending the daycare centre for four years and it is a wonderful daycare with staff who are very supportive. She offered her support for the proposal.

Ms. Noble gave closing comments indicating that many parents have requested more service. Due to the pressure from the parents, and their support, she is moving ahead with the proposal.

Councillor Rankin gave the third call for any speakers, hearing none it was **MOVED by Councillor Adams, seconded by Councillor Lund that the public hearing be closed. MOTION PUT AND PASSED.**

MOVED by Councillor Adams, seconded by Councillor Lund that the Western Region Community Council:

1. **Approve the proposed Development Agreement as described in Attachment A to the March 22, 2012 staff report, to permit a day care facility by Development Agreement on 31 Pinedale Drive in Prospect Bay; 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 UNANIMOUSLY.

8.2 Variance Appeal Hearings - NONE

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence - NONE

9.2 Petitions - NONE

9.3 Presentation - NONE

10. REPORTS – NONE

11. MOTIONS – NONE

12. ADDED ITEMS

12.1 St. Margaret's Bay Coastal Planning Advisory Committee

A staff report dated April 2, 2012 was before the Community Council.

Discussion ensued on the proposed St. Margaret's Bay Coastal Planning Advisory Committee.

MOVED by Councillor Lund, seconded by Councillor Adams that the Western Region Community Council:

- 1. Request that staff establish a St. Margaret's Bay Coastal Planning Advisory Committee at this time and that the PAC report to the Western Region Community Council until November 2012, and thereafter, would report to the new Community Council formed for the area.**
- 2. That a recommendation be forwarded to Halifax Regional Council for approval on budget implications associated with the formation of a St. Margaret's Bay Coastal Planning Advisory Committee.**

Councillor Rankin noted that due to the funding requirement, the creation of a Committee would be subject to Regional Council approval.

Mr. Roger Wells, Supervisor, Planning, confirmed that without the budget implications the decision would be fully within the Community Council mandate. He clarified that the boundary of the PAC would be within the mandate of the Western Region Community Council. Currently, the PAC would be in both Councillor Lund's and Rankin's districts, however; after October 2012, the PAC would be entirely in the new District 13.

MOTION PUT AND PASSED.

Councillor Adams announced that this would be Mr. Roger Wells' last meeting due to his upcoming retirement from the Halifax Regional Municipality. He thanked Mr. Wells for serving the municipality well over his many years of service.

12.2 Correspondence from Halifax Water re: Mill Cove Sludge to Herring Cove Waste Water Treatment Facility - Update

A letter dated April 20, 2012 from Halifax Water was before the Community Council.

MOVED by Councillor Adams, seconded by Councillor Lund that the Western Region Community Council:

- 1. Request that a copy of the letter be sent to the Herring Cove Advisory Steering Committee.**
- 2. Request clarification on whether the trial will become a permanent process**
- 3. Notify Halifax Water that Councillor Rankin is now Chair of the Western Region Community Council.**

MOTION PUT AND PASSED.

12.3 Case 16559: Open Space Design Development Agreement, Three Brooks Subdivision, Granite Cove Drive, Hubley

A copy of the report for Case 16559: Open Space Design Development Agreement, Three Brooks Subdivision, Granite Cove, Hubley, was circulated to the Community Council at this time. .

MOVED by Councillor Lund, seconded by Councillor Adams that the Western Region Community Council give Notice of Motion to consider the development agreement contained in Attachment A of the April 3, 2012 staff report to allow for a Classic Open Space Design development agreement off Granite Cove Drive, Hubley, and; schedule a public hearing for Monday, May 28, 2012. MOTION PUT AND PASSED.

12.4 Case 16559: Development Agreement, Granite Cove Drive, Hubley – Halifax Watershed Advisory Board Report

A copy of the March 17, 2011 Halifax Watershed Advisory Board report on Case 16559 was circulated to the Community Council at this time.

The report was tabled for the May 28, 2012 public hearing.

12.5 Correspondence for Case 16861: Development Agreement for a Day Care Facility – 31 Pinedale Drive, Prospect Bay

Correspondence received and dealt with under Item 8.1.1. See page 4.

12.6 Councillor Rankin – Request for Staff Report on Amendments to Planning District 4 Land Use By-Law

MOVED by Councillor Lund, seconded by Councillor Adams that the Western Region Community Council request a staff report on amendments to the District 4 Land Use By-Laws, and any/all other documents as required, for a parcel of land

at River Road, Terrence Bay, (PID #00384966) to enable provisions to allow a wind turbine as per approved criteria. **MOTION PUT AND PASSED.**

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

Mr. John Cascadden, Vice-Chair for MacDonald Lake Resident Association and Board member for Five Bridges Heritage Trust, submitted his comments in writing requesting that a Western Common Regional Park Implementation Committee be formed with the suggested mandate and composition as outlined in his document.

Discussion ensued with the following motion being placed: **MOVED by Councillor Adams, seconded by Councillor Lund that the Western Region Community Council request a staff report on the formation of a Western Common Regional Park Implementation Committee with the following mandate and composition:**

- 1. Mandate: To guide, monitor and report on the phased development of the Western Common Regional Park.**
- 2. Composition: Two or more Councillors; two or more appropriate HRM Staff (such as a trails specialist/planner); four or more HRM residents with preference for at least two of those residents residing adjacent to the Western Common Regional Park; the ability to add one or two temporary consultants when specialist knowledge may be required (such as wetlands specialist/bicycle usage); the meetings should be open to the public and contain a minimum thirty (30) minute public participation/input portion; the committee should meet monthly (more often if required); the committee should develop a phase specific project task timeline chart that is to be updated as tasks are started and completed, and; the project task timeline chart must be publically available (online).**
- 3. That the staff report be provided to the Community Council by end of September 2012.**

MOTION PUT AND PASSED.

15. NEXT MEETING DATE – May 28, 2012

16. IN CAMERA - NONE

16.1 Approval of In Camera Minutes of January 25, 2011

MOVED by Councillor Adams, seconded by Councillor Lund that the In Camera minutes of January 25, 2011, as presented, be approved. MOTION PUT AND PASSED.

17. ADJOURNMENT

The meeting was adjourned at 7:57 p.m.

Chris Newson
Legislative Assistant

INFORMATION ITEMS - NONE