

HALIFAX REGIONAL MUNICIPALITY

CHEBUCTO COMMUNITY COUNCIL

MINUTES

MONDAY, NOVEMBER 3, 2003

PRESENT: Councillor Linda Mosher, Chair
Councillor Stephen D. Adams
Councillor Russell Walker

ALSO PRESENT: Mr. Barry Allen, Municipal Solicitor
Mr. Paul Sampson, Planner
Ms. Jaime Smith, Planner
Mr. Steven Higgins, Development Officer
Mr. Ken Reashor, Acting Manager, Traffic and Transportation
Services
Ms. Chris Newson, Legislative Assistant

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1. CALL TO ORDER/NOMINATION OF CHAIR

The Legislative Assistant called the meeting to order at 7:00 pm in the Keshen Goodman Library, 330 Lacewood Drive, Halifax. Nominations for Chair and Vice-Chair for Chebucto Community Council were received and the following motions passed: **MOVED BY Councillor Adams, seconded by Councillor Walker that Councillor Mosher be appointed as Chair of the Chebucto Community Council to November 2004. MOTION PUT AND PASSED UNANIMOUSLY.**

MOVED BY Councillor Adams, seconded by Councillor Mosher that Councillor Walker be appointed as Vice-Chair of the Chebucto Community Council to November 2004. MOTION PUT AND PASSED UNANIMOUSLY.

Later in the meeting, the Chair recognized Michele Raymond, MLA for Halifax Atlantic and Diana Whalen, MLA for Halifax Clayton Park, Mr. Ken Reashor, new Acting Manager for Traffic and Transportation Services and Ms. Jaime Smith, new HRM Planner I.

2. APPROVAL OF MINUTES

2.1 Minutes of Regular Meeting October 6, 2003

MOVED BY Councillor Adams, seconded by Councillor Walker that the minutes of October 6, 2003 be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

ADDITION: 12.1 Proposed Chebucto Community Council Meeting Schedule 2004

MOVED BY Councillor Adams, seconded by Councillor Walker that the Order of Business be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Status Sheet Items

4.1.1 26 Armshore Drive - Zoning/Landuse for Infilled Water Lots

! An Informaton Report on the Development of Infilled water lots on the Northwest Arm, dated October 27, 2003 was before the Community Council.

! A Memorandum, dated November 3, 2003, regarding Construction Activity at 26 Armshore Drive, Halifax, was before the Community Council.

Mr. Steven Higgins, Development Officer presented the report. Mr. Higgins reported that the stop work order is still in effect at 26 Armshore Drive. He added that the owner has complied with HRM instructions to secure the building from weather and public access. Mr. Higgins advised there were two major issues for consideration:

! concerning navigatable waters - the Coast Guard has confirmed proper permits were in place.

! surveying of the building location with respect to property boundaries. Mr. Higgins advised that it is still to be determined whether the property involves two parcels of land (the water lot being separate from the house lot) or just one.

Mr. Higgins advised that a further report concerning infilled water lots would be prepared for early 2004 and would be presented to Community Council.

MOVED BY Councillor Walker, seconded by Councillor Adams that a letter be sent to Geoff Regan, MP for Halifax West requesting authority be given to HRM over matters applying to the infilling of water lots on the North West Arm as per page 3, paragraph 3 of the staff report dated October 27, 2003. Further, that the pending staff report include:

! **options to protect view planes and possible restrictions to limit or reduce heights of accessory buildings**

! **that an assessment be done of the Mainland South plan which allows accessory buildings to be 14' from the street line as the infilled portion could be much lower than the street line which would enable a very tall structure to be built.**

! **that staff assess the possibility of prohibiting structures being built within specified distances of the North West Arm or to enact a set back line from the high water mark.**

MOTION PUT AND PASSED UNANIMOUSLY.

4.1.2 Nova Scotia Power - Report on Policy/Procedures

! A correspondence from Nova Scotia Power Inc, dated October 22, 2003, was before the Community Council.

Councillor Adams advised that Nova Scotia Power has provided a copy of the public report regarding the policies/procedures for power restoration and notification to the public. He further indicated that additional information is expected regarding the grid system in the Herring Cove area. To be removed from the Status Sheet.

4.1.3 Crosswalks for District 16

! An Information Report dated October 28, 2003 was before the Community Council.

Councillor Walker advised there are new guidelines being prepared regarding crosswalks and the issue will be re-evaluated once the new guidelines are in place. This item to be removed from the Status Sheet.

4.1.4 Off-leash for Districts 17 and 18

No report received regarding this issue.

Councillor Walker commented that due to the recent devastation of Point Pleasant Park, which had an off-leash dog walking area, residents are using other parks and trails in HRM and allowing their dogs to be off-leash despite signage indicating these areas are on-leash parks.

MOVED BY Councillor Walker, seconded by Councilor Adams that HRM Staff utilize park patrol to monitor dogs off leash at Regatta Point, Sir Sanford Fleming Park and the Frog Pond Trails particularly on weekend afternoons. Also, that HRM Staff assess these areas to ensure that appropriate signage is posted. MOTION PUT AND PASSED UNANIMOUSLY. To remain on the Status Sheet.

4.1.5 HRM Clearing/Flooding Lakes for Skating

No report received. To remain on the Status Sheet.

5. **MOTIONS OF RECONSIDERATION - None**

6. **MOTIONS OF RESCISSION - None**

7. **CONSIDERATION OF DEFERRED BUSINESS**

8. **PUBLIC HEARINGS**

8.1 Case 0400: Housekeeping Amendments - Subdivision of Existing semi-Detached Dwellings

! A District 16 - Planning Advisory Committee recommendation, dated September 19, 2003, was before the Community Council.

! A staff report, dated August 28, 2003, was before the Community Council.

Mr. Paul Sampson, Planner I, presented the report.

Councillor Mosher opened the public hearing calling for speakers for or against. After third and final call for speakers a motion was made to close the public hearing.

MOVED BY Councillor Adams, seconded by Councillor Walker that Chebucto Community Council approve the amendments to the Halifax Peninsula and Mainland Land Use By-Laws as shown in Attachment 1 of the staff report dated August 28, 2003. MOTION PUT AND PASSED UNANIMOUSLY.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS - None

10. REPORTS

10.1 REPORTS FROM DISTRICT 16 - PAC - None

10.2 STAFF REPORTS - None

11. MOTIONS - None

12. ADDED ITEMS

12.1 Proposed Chebucto Community Council Meeting Schedule 2004

MOVED BY Councillor Walker, seconded by Councillor Adams that the proposed meeting schedule of Chebucto Community Council for 2004 be approved. MOTION PUT AND PASSED UNANIMOUSLY.

13. NOTICES OF MOTION - None

14. PUBLIC PARTICIPATION

Mr. Hiram Tiller, Clayton Park West

- ! thank you to Chebucto Community Council and former District 16 Councillor, Diana Whalen for their work on the Lacewood Drive/102 Interchange.
- ! thank you to Councillor Walker as well for the resolving of the water issue at Ramp 0 and Joseph Howe Drive.

Mr. David Copp, 12 Armshore Drive

- ! concern that there is no infill control at the Planning level and that Planning's only control is whether sufficient permits from the Federal Government were obtained.
- ! concern with infilling above mean high water mark - prior to infilling a water lot is used for navigatable purposes and if you take navigatable water and change it, that is

development.

- ! there is no Certificate of Title for this piece of land.
 - ! the By-Law requires a 15' setback from any street and a street is defined so as to include a paved sidewalk/curb open to the public. There is a paved sidewalk and curb area near this water lot therefore, the water lot is not 15' from a public sidewalk/curb.
- Councillor Mosher commented that Planning Staff will consult with Legal Services regarding this issue as they prepare their report.

Mr. William Phillips, 9 Crestview Drive

- ! In August he raised the issue of the lack of a pedestrian push button at the intersection of Herring Cove Road/Purcell's Cove Road and has seen no response to this issue.

Councillor Mosher responded that there is a new Acting Manager for Traffic, Mr. Ken Reashor, who will be doing a tour of the area with her this week and this issue will be discussed.

- ! commented that he has seen numerous requests for vehicle tenders for HRM advertised in the paper and would like to know how many and what type of vehicles were purchased in 2003 and what is budgeted for 2004.

MOVED BY Councillor Adams, seconded by Councillor Walker, that HRM Procurement provide a list of all vehicles purchased in 2003 including the type of vehicle. Further, that HRM Procurement provide information on the 2004 budget for the purchase and type of vehicle.

15. NEXT MEETING DATE - Monday, December 1, 2003.

16. ADJOURNMENT

The meeting adjourned at 7:30 pm.

Chris Newson
Legislative Assistant