

# HALIFAX REGIONAL MUNICIPALITY

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## CHEBUCTO COMMUNITY COUNCIL

### MINUTES

MONDAY, DECEMBER 1, 2003

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

STAFF PRESENT: Mr. Gary Porter, Planner II  
Mr. Andrew Bone, Planner  
Ms. Chris Newson, Legislative Assistant

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**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES**

2.1 Minutes of Regular Meeting November 3, 2003

**MOVED BY Councillor Adams, seconded by Councillor Walker that the minutes of November 3, 2003 be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

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

Additions:            12.1 Hurricane Juan Clean-Up - Councillor Adams  
                              12.2 Indoor Soccer Facility - Councillor Adams

**MOVED BY Councillor Hum, 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 HRM Procurement - List of Vehicles 2003/04

An information report will be available for the January 5, 2004 meeting. To remain on the Status Sheet.

4.1.2 Off-Leash for Districts 17 and 18

No report received. To remain on the Status Sheet.

4.1.3 HRM Clearing/Flooding Lakes for Skating

Councillor Walker advised three lakes in HRM will be used on a trial basis this winter - one lake in Halifax, Dartmouth and Sackville. He added HRM staff are finalizing the Terms of Reference for this project. He further advised the Frog Pond was chosen for the Halifax area as there is lighting and parking already available at this site. To remain on the Status Sheet.

5. **MOTIONS OF RECONSIDERATION - None**
6. **MOTIONS OF RESCISSION - None**
7. **CONSIDERATION OF DEFERRED BUSINESS - None**
8. **PUBLIC HEARINGS - None**
9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS - None**
10. **REPORTS**

**10.1 REPORTS FROM DISTRICT 16 - PAC**

10.1.1 Case 00606: Amendments to the Royale Hemlocks Stage I and Stage II Development Agreement

! A report dated November 21, 2003 was before the Community Council.

**MOVED BY Councillor Walker, seconded by Councillor Hum that the following amendment be considered for inclusion in the motion at the public hearing set for January 5, 2004:**

- 4.1 (c) 13 (n) Notwithstanding any other clause in this agreement, the Developer shall provide six (6) parking spaces for the use of the general public who wish to access the park, subject to the following conditions:**
1. **The spaces shall be located adjacent to the trail system.**
  2. **The parking spaces shall be a minimum of 8 feet by 16 feet in size.**
  3. **Signage shall be provided which identifies the public parking area.**
  4. **The Developer shall provide an easement to HRM which allows for public access to these parking spaces and if required, an easement for access between the parking**

area and the trail.

5. The Developer shall maintain these parking spaces and provide snow removal.
6. The parking area shall meet the requirements of Real Property Planning.

**MOTION PUT AND PASSED UNANIMOUSLY.**

**MOVED BY Councillor Walker, seconded by Councillor Hum that Chebucto Community Council give Notice of Motion to consider an application by Pinnacle Developments Limited to amend the Stage I development agreement for Royale Hemlocks, and schedule the public hearing for January 5, 2004. MOTION PUT AND PASSED UNANIMOUSLY.**

**10.2 STAFF REPORTS**

10.2.1 Case 00530: Application for Stage II Development Agreement, Lot A-2A, Parkland Drive

- ! A Supplemental Report dated November 21, 2003 was before Community Council.
- ! A Staff Report dated June 13, 2003 was before Community Council.

Mr. Gary Porter, Planner II, presented the staff report. Mr. Porter advised that due to minor changes in the design plan the following changes to the development agreement were made:

- ! extension of parking area to permit additional parking spaces,
- ! parking lot to be extended to Parkland Drive,
- ! 113 unit Hotel as opposed to 112 - this change is due to mechanical equipment being removed from the design plan which will provide space for an additional unit.

Mr. Porter further advised an extension can only be granted before the 120 days given for signing the development agreement has expired. He added that in this instance the 120 days has expired and Community Council must re-approve the development agreement. Mr. Porter added a public hearing is not necessary as there have been no substantive changes to the development agreement.

**MOVED BY Councillor Hum, seconded by Councillor Walker that Chebucto Community Council:**

1. **Approve the Stage II development agreement, included as Attachment I of the staff report dated June 13, 2003, to permit a 113-unit hotel on Lot A-2A,**

**Parkland Drive.**

- 2. Require that the development agreement be signed within 120 days, or any extension thereof granted by Community Council on request of the applicant, from the date of final approval by Community Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**AMENDED MOTION PUT AND PASSED UNANIMOUSLY.**

**10.3 REPORT FROM THE HALIFAX WATERSHED ADVISORY BOARD**

**10.3.1 Membership**

A report dated November 17, 2003 was before the Community Council.

**MOVED BY Councillor Walker, seconded by Councillor Adams that Chebucto Community Council approve the appointment of Ms. Ellinor Williams to the Halifax Watershed Advisory Board for a term of three years to November 2006. MOTION PUT AND PASSED UNANIMOUSLY.**

**11. MOTIONS - None**

**12. ADDED ITEMS**

**12.1 Hurricane Juan Clean-up**

**MOVED BY Councillor Adams, seconded by Councillor Walker that Chebucto Community Council request an information report on the feasibility of engaging youth groups, including but not limited to: Boy Scouts, Air Cadets and Boys/Girls Clubs, to assist with the clean-up of our parks and green areas as a result of Hurricane Juan and that:**

- 1. HRM provide a monetary contribution to the participating groups in recognition of their community involvement and clean-up efforts.**
- 2. The information report outline what needs to be done to put this initiative in effect.**
- 3. This request be forwarded to Regional Council for the December 2, 2003 meeting.**

Councillor Adams advised there are financial strains on youth groups throughout HRM. He added many of these groups apply to the Grants Program or other sources for funding. He suggested by assisting with the hurricane clean-up these groups will learn skills, encourage community involvement and relieve some of the burden to HRM in regards to Hurricane Juan clean-up. **MOTION PUT AND PASSED UNANIMOUSLY.**

#### 12.2 Indoor Soccer Facility

Councillor Adams requested that Soccer Nova Scotia be contacted for information outlined in the following motion: **MOVED BY Councillor Adams, seconded by Councillor Walker that the mandate of the Indoor Soccer Facility regarding its use for local and provincial soccer teams be requested as well as information regarding:**

- ! a schedule of times and groups using the facility
- ! what emphasis is placed on league teams to ensure they are competitive at national events.

**MOTION PUT AND PASSED UNANIMOUSLY.**

#### 13. NOTICES OF MOTION - None

#### 14. PUBLIC PARTICIPATION

##### Mr. Hiram Tiller, Thackery Close

- ! right turn lane from Lacewood Drive onto Bi-Centennial Highway is not as long as it was and causes traffic to pile-up.
- ! request for Council to consider meeting with the Department of Transportation or the Department of Public Works to consider having local traffic lanes on Highway 102, specifically at Ramp 0 where you have to come into the main line of traffic to get to the Dunbrack Street exit. Also consider the Lacewood/Kearney Lake ramp.
- ! there should be a local traffic lane from Halifax to Bedford.

#### 15. NEXT MEETING DATE - Monday, January 5, 2004

Councillor Hum expressed regrets for the January 5, 2004 meeting.

#### 16. ADJOURNMENT

The meeting adjourned at 7:25 pm.

Chris Newson  
Legislative Assistant