

# HALIFAX REGIONAL MUNICIPALITY

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## HARBOUR EAST COMMUNITY COUNCIL JULY 8, 1999 MINUTES

PRESENT: Councillor Bruce Hetherington, Chair  
Councillor Harry McInroy, Vice Chair  
Councillor Ron Cooper  
Councillor Jack Greenough  
Councillor Condo Sarto  
Councillor Clint Schofield  
Councillor John Cunningham

STAFF: Mr. Roger Wells, Planner  
Mr. Dave McCusker, Manager, Traffic and Transportation Services  
Mr. Blair Blakney, Regional Coordinator, Recreation Facilities  
Ms. Julia Horncastle, Assistant Municipal Clerk

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**1. INVOCATION**

The meeting was called to order at 7:00 p.m. with an invocation.

**2. APPROVAL OF MINUTES**

**MOVED by Councillors Greenough and Schofield that the minutes of May 20, 1999 and June 15, 1999 be approved as circulated. MOTION PUT AND PASSED.**

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

Additions

Councillor Cooper requested Washroom Facilities, Sports Fields be added to the agenda (item 12.1)

**MOVED by Councillors Greenough and McInroy that the Order of Business, 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. PUBLIC HEARINGS**

**8.1 Case PA-DAR-06-96 Craigwood Estates, Dartmouth (Approval of Development Agreement)**

Councillor Hetherington advised the public hearing concerning the application was heard at Regional Council on June 1, 1999 and, as the development agreement portion falls under the jurisdiction of the Community Council, it was before Community Council for consideration at this time.

Mr. Roger Wells, Planner, presented the staff report advising the development consists of three types of land uses; maximum of 79 single family dwellings, recreation area with a boardwalk and walkways and a wetland conservation area. He stated the proposed lot sizes are 75 x 100. Mr. Wells advised the recreation area and boardwalk will be

constructed by the developer with final design to be determined at the time of subdivision approval noting, those lands will be conveyed to the Municipality at the time of final endorsement of the subdivision. Mr. Wells noted there is a new clause regarding sidewalks which states that sidewalks will be installed on one side of Craighburn Drive Extension and on one side of the loop street back to Craighburn Drive. Street trees will be provided on all streets. Another new clause dealing with blasting states that blasting activities associated with the development shall be conducted in conformance with the HRM blasting by-law. The pre blast survey shall include those properties located within 500 feet of the boundaries of the development proposal. Also required prior to any excavation or filling of the lands are a site drainage plan, an erosion and sedimentation control plan and a storm water management plan. These plans must be reviewed by the appropriate authorities and will form part of the binding agreement as construction takes place.

Mr. Dave McCusker, Manager of Transportation and Traffic Services, addressed the traffic issues advising traffic services had looked at two possible options for a second access onto Waverley Road and, with the aid of overheads, presented the proposals to Community Council.

**MOVED by Councillors Greenough and McInroy that Harbour East Community Council approve the development agreement including change in access opposite the Montague Road Interchange.**

Councillor Schofield received clarification that the development agreement will state that the change in the intersection will be at the cost of the developer. Mr. Wells advised it was his understanding that the developer was prepared to fund up to a maximum of \$14,000.00 but he was not prepared to personally undertake the improvements.

Councillor Cunningham referenced the wetland conservation area and asked for clarification on what constitutes such an area. In response, Mr. Wells advised as part of the initial application it was determined that there is a substantial area on the site that appeared wet year round. The Department of Environment has legislation in place with respect to protection of wetland areas and although they determined it wasn't a wetland that could not be touched, it does come under their wetland directive. An environmental study was undertaken by the developer to determine environmental impacts and sensitivity of this area and, upon review by the Department of Environment, it was determined a portion of that land has to remain in its undeveloped state.

Councillor Sarto expressed concern with the "right out" and 'right in" turning lanes and suggested a four way stop. Mr. McCusker noted that four way intersections do not normally work well.

Mr. Wells noted there will need to be an amended site plan submitted as a result of the approval of the access/egress point and advised that once it is prepared it will be circulated to all Harbour East Community Council members for information.

**MOTION PUT AND PASSED UNANIMOUSLY.**

**9. CORRESPONDENCE, PETITIONS AND DELEGATIONS**

**9.1 Starr Manufacturing Lands**

! An information report prepared for Ms. Donna Davis-Lohnes, General Manager, Planning Services on the above noted was before Community Council for consideration.

Councillor Cunningham stated that staff is proposing the deadline for the Sobeys proposal be extended to October 31<sup>st</sup> which will not affect the start of the construction which is proposed for the spring of the year 2000.

**MOVED by Councillors Cunningham and Schofield that the report be forwarded to Regional Council as an information item. MOTION PUT AND PASSED.**

**9.2 Cross Canada Trails**

Mr. Blair Blakney advised the Dartmouth link of the Trans Canada Trail has been officially registered. He noted each province is provided an opportunity to construct a Trans Canada Trail Pavilion which dedicated to the donors of the Trail in recognition of their contribution. Mr. Blakney advised and the ferry terminal park was determined to be the best location for the placement of the pavilion which is an 18 foot, 20 x 20 kiosk.

Mr. Blakney introduced Ms. Vera Stone, Nova Scotia Chair of the Trans Canada Trail Committee who provided and update on the trail and outlined the proposal for the pavilion.

**MOVED by Councillors Cooper and McInroy that the Harbour East Community Council endorse the location of the pavilion as appropriate for the listing of those in the Halifax Regional Municipality that have contributed to completion of the Trail.**

Councillor Cunningham noted there are concerns within the community advising the neighbours of the park, residents of Admiralty Place, have sent a letter and filed a petition requesting reconsideration of the location. The Councillor stated in submitting the petition he was requesting Council consider the concerns of the residents of Admiralty Place.

## **MOTION PUT AND PASSED**

Councillor Cunningham requested it be noted for the record that he voted against the motion.

(Councillor Schofield absented himself from the meeting at 8:20 p.m.)

### **10. REPORTS**

#### **10.1 Memorandum - Morris/Russell Lake PPC**

! A memorandum from the Morris/Russell Lake Public Participation Committee regarding the above was circulated to Community Council.

Mr. Phil Elliott, Chair of the PPC, advised the committee had met with HRM staff and representatives of the Department of Transportation on June 7<sup>th</sup>. Mr. Elliott outlined the recommendations as outlined in the memorandum recommending Council and HRM undertake an action plan to determine the feasibility of implementing the outlined scenarios.

**MOVED by Councillors Greenough and Sarto that this report be forwarded to staff for consideration and implementation. MOTION PUT AND PASSED UNANIMOUSLY.**

#### **10.2 Councillor McInroy**

##### **10.2.1 Auxiliary Buildings - Storage Sheds - Residential Lots**

**MOVED by Councillors McInroy and Cooper that staff be requested to prepare an amendment to the appropriate regulations to prohibit the location of auxiliary buildings in the front yard of residential lots within the Cole Harbour/Westphal and the Eastern Passage/Cow Bay Plan areas taking into consideration setback requirements. MOTION PUT AND PASSED UNANIMOUSLY.**

##### **10.2.2 Parking of Commercial Vehicles - Residentially Zoned Areas**

Councillor McInroy advised in the Cole Harbour/Westphal and the Eastern Passage/Cow Bay Plan areas there is a regulation that prohibits the parking of a commercial vehicle on a residential property. He requested staff clarify the present commercial vehicle parking restrictions in residential zones in those plan areas.

**MOVED by Councillors McInroy and Cooper that a staff report be requested clarifying what the current regulations are, what is permitted and what isn't in terms**

of tonnage etc. **MOTION PUT AND PASSED UNANIMOUSLY.**

**11. MOTIONS - NONE**

**12. ADDED ITEMS**

**12.1 Councillor Cooper - Washroom Facilities - Sports Fields**

Councillor Cooper advised the Forest Hills Commons has multiple fields and there are times when these fields are used over a three day period, ten to twelve hours a day. The Councillor noted there was an item identified in the Capital Budget providing for washroom facilities on major sports fields. The Councillor noted amenities at sports fields was identified as having the lowest accepted rating in facilities study for Harbour East area.

**MOVED by Councillors Cooper and Cunningham that due to the difficulties being experienced on the Cole Harbour Commons that Halifax Regional Council consider including that facilities be provided on the Forest Hills Commons to address this concern or to plan for the inclusion of those facilities. Further a report be requested from the Recreation Department to ascertain what the plans are with regards to recreation facilities on the Harbour East side as well as what is happening with regards to the garbage containers as they are being taken away from many of the fields. MOTION PUT AND PASSED UNANIMOUSLY.**

**13. NOTICES OF MOTION - NONE**

**14. PUBLIC PARTICIPATION**

Mr. Harold Northrup stated there are areas where garbage is being put out too early and he had experienced difficulty in contacting a staff person in having this concern addressed.

Councillor Hetherington stated that the area Councillor would follow up and advise Mr. Mark Bernard of the concerns.

Mr. Northrup further noted he had concerns with respect to the hydrant being used to access the water supply. Councillor Hetherington requested Mr. Northrup provide him with relevant information and he would address the concern.

Mr. Norman Fergusson, Admiralty Place, expressed concern with the erection of the Trails Pavilion on the Dartmouth Waterfront noting the available green space on the waterfront is gradually being used up. He expressed concern with the lack of public consultation in siting the pavilion at this location.

Ms. Marjorie Gibbons expressed concern with the businesses being situated on the Dartmouth waterfront. She further stated there are two warehouses in the downtown, one of which backs onto her property, which is being used to process seals which has caused a noxious odour.

Ms. Pauline Lawrence, Hazelhurst Street, stated that the previous uses along the waterfront were not ones that would cause contamination to the soil thus the land would be suitable for additional residential development. She noted that they are a residential area which is being subjected to industrial uses.

Mr. Jack Thomas referenced the Russell/Morris Lake recommendations and noted he had suggested that a resident outside the immediate area be a member of the committee because the concerns are county wide rather than for the immediate area only.

**15. ITEMS FOR NEXT AGENDA - NONE**

**16. NEXT MEETING**

The next meeting is scheduled for Thursday, September 9, 1999.

**17. ADJOURNMENT**

**MOVED by Councillors Cooper and Greenough that the meeting be adjourned at 9:20 p.m. MOTION PUT AND PASSED.**

**Julia Horncastle  
Assistant Municipal Clerk**