

HARBOUR EAST COMMUNITY COUNCIL  
MARCH 2, 2000  
MINUTES

PRESENT: Councillor Harry McInroy, Chair  
Councillor Ron Cooper  
Councillor Jack Greenough  
Councillor Bruce Hetherington  
Councillor Clint Schofield  
Deputy Mayor John Cunningham

REGRETS: Councillor Condo Sarto

STAFF: Mr. Jerry Goneau, Municipal Solicitor  
Mr. Andrew Whittemore, Planner  
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 Hetherington that the minutes of February 3, 2000 be approved, as circulated. MOTION PUT AND PASSED.**

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

Additions

- 9.1.1 Bea MacGregor re: Alderney Landing
- 13.1 Ferry Wharves Around Dartmouth City Hall - Councillor Hetherington
- 13.2 Sign - Dartmouth Waterfront - Councillor Hetherington
- 13.3 Memorandum re PPC Committee for 506 Portland Street

Councillor Cooper requested item #10.1 - Decision of Harbour East Community Council re: Case 00137 - Loon Lake Developments Limited - Golf Course up on the agenda to immediately follow item #7.

Deputy Mayor Cunningham requested item #9.1.1 - Mr. Bob Frame re: Starr Manufacturing be deferred to the April meeting.

**MOVED by Councillors Hetherington and Greenough 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**

**10.1 DECISION OF HARBOUR EAST COMMUNITY COUNCIL RE: CASE 00137 - LOON LAKE DEVELOPMENT LIMITED - GOLF COURSE (JOINT PUBLIC HEARING HELD WITH REGIONAL COUNCIL ON FEBRUARY 22, 2000)**

The Land Use By-law and Municipal Planning Strategy amendments for the above noted rezoning and development agreement were approved by Regional Council on February 22, 2000. The rezoning and development agreement portion of the application are before Community Council for decision.

**MOVED by Councillor Cooper and Deputy Mayor Cunningham that Harbour East Community Council approve the rezoning and development agreement for the Loon Lake Development Limited - Golf Course. MOTION PUT AND PASSED.**

**8. PUBLIC HEARINGS**

**8.1 CASE 00016 - PROPOSED REZONING AND DEVELOPMENT AGREEMENT FOR SOBEY'S, MAIN STREET, WESTPHAL**

Mr. Andrew Whittemore, Planner, with the aid of overheads, presented the staff report outlining traffic patterns, storm drainage, reconfiguration of Pannivista Drive and the pedestrian system.

Councillor Greenough received clarification on traffic flows entering and exiting the proposed development.

Councillor McInroy called for those wishing to speak either in favour of or opposition to the application.

**Mr. Peter Vesna**, Pannivista Drive, expressed concern with the entrance and exit to Pannivista Drive. He requested the stop sign for traffic exiting from the Sobey's parking lot be located before the entrance to Pannivista not after so that the flow of traffic onto Pannivista would not be hindered.

In response to a question regarding access to Jimmy's Mini Mart, Mr. Whittemore advised there will be an easement provided across the Ultramar property to accommodate this.

Mr. Vesna also noted there is pedestrian traffic from Teranaki onto Pannivista at the present time and expressed concern with this increasing as a result of the development.

**Mr. John Harlow**, Montague Road, received assurance that traffic concerns expressed at the public information meeting have been addressed. He noted this will add to the number of traffic accidents at the intersection of Forest Hills Parkway and the #7 Highway.

Councillor McInroy called three times for any additional speakers. Hearing none, the following motion was placed before Community Council.

**MOVED by Councillor Greenough and Deputy Mayor Cunningham that the public hearing close. MOTION PUT AND PASSED.**

**MOVED by Councillors Cooper and Greenough that Harbour East Community Council:**

- **Approve the rezoning of a parcel of land on Pannivista Drive from R-1 (Single Unit Dwelling) zone to C-4 (Highway Commercial) zone, as noted on Map 2 of the staff report dated December 22, 1999;**
- **Approve the proposed development agreement, Attachment 3 of the staff report dated December 22, 1999, to permit the construction of a 48,000 square foot commercial building for a Sobeys store; and,**
- **Require the agreement be signed within 120 days, or any extension thereof granted by Community Council on the request of the applicant, from the date of final approval by Harbour East Community Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods, otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

In response to Councillor Hetherington, Mr. Whittemore advised the Pannivista Drive street closure will have to go to Regional Council for a public hearing prior to any permits being issued.

## **9. CORRESPONDENCE, PETITIONS AND DELEGATIONS**

### **9.1 PRESENTATIONS**

#### **9.1.1 Mr. Bob Frame re: Starr Manufacturing**

This item was deferred to the April meeting under the approval of the Order of Business.

#### **9.1.2 Ms. Bea MacGregor re: Alderney Landing**

Ms. Bea MacGregor, Executive Director, Alderney Landing, provided an update on Alderney Landing advising it has met all its operational targets for this fiscal year. She advised the Board has developed a strategic plan with the goal of being self sufficient within three to five years, independent of government funding. She outlined some of the

upcoming events that will attract an estimated 800,000 people to Downtown Dartmouth this year.

Deputy Mayor Cunningham requested Andrew Cox be notified that the flags on the Dartmouth waterfront are in poor condition and either need to be replaced or removed.

**9.2            PETITIONS - NONE**

**10.            REPORTS**

**10.2           Ratification of Nominations to the Dartmouth Lakes Advisory Board**

- A memorandum from Audrey Manzer, Chairman of the Dartmouth Lakes Advisory Board re appointments to the Board to fill vacancies as a result of resignations was before Community Council.

**MOVED by Councillor Schofield and Deputy Mayor Cunningham that Ms. Stephanie Bird and Dr. Paul Hines be appointed to the Dartmouth Lakes Advisory Board to fill vacancies. MOTION PUT AND PASSED.**

**11.            MEMBERS OF COUNCIL**

**12.            MOTIONS - NONE**

**13.            ADDED ITEMS**

**13.3           Memorandum re PPC Committee for 506 Portland Street**

- A memorandum from Mr. Kurt Pyle, Planning Services, dated March 2, 2000 on the above noted, was before Community Council.

Councillor Hetherington advised one of the members has not attended a number of meetings and, as per the terms of reference, should be removed and a replacement found. The Councillor advised the committee is proposing to hold four additional meetings and is suggesting Ms. Jones not be replaced.

**MOVED by Councillors Hetherington and Schofield that the no new member be appointed and the terms of reference be amended to reflect the decision of Community Council. MOTION PUT AND PASSED.**

**13.2 Sign - Dartmouth Waterfront - Councillor Hetherington**

Councillor Hetherington noted numerous requests have been made to have these signs removed with no results. The Councillor requested an answer within two weeks from legal services why they can't be taken down.

**MOVED by Councillor Hetherington and Deputy Mayor Cunningham requested that legal services advise, within two weeks, how they will have these signs removed. MOTION PUT AND PASSED.**

**13.1 Ferry Wharves around Dartmouth City Hall - Councillor Hetherington**

Councillor Hetherington advised that during an agreement with HRM to put washrooms in the Halifax Ferry Terminal, the Waterfront Development Corporation was given control of a number of spots along the Halifax waterfront as well as the Dartmouth wharves. The Waterfront Development Corporation leased the use of these wharves to Murphy on the Water who are restricting their use. He stated Harbour East Community Council should have been made aware of this prior to it's being finalized.

**MOVED by Councillors Hetherington and Greenough that Real Estate Services be requested to report back to the April Community Council meeting to advise what is taking place, how it was allowed to happen and is there some legal avenue available to change the agreement. MOTION PUT AND PASSED.**

**14. NOTICES OF MOTION - NONE**

**15. PUBLIC PARTICIPATION**

Mr. John Harlow, Cole Harbour North, requested Councillor Cooper investigate the possibility of a change in transit routes to accommodate movement of residents from the North to the South quadrant of the district as residents presently have to travel into the city of Dartmouth to connect to the transit system.

Ms. Nancy Witherspoon advised Community Council that there was a meeting scheduled for 7:00 p.m. March 8, 2000 at Cole Harbour Place at which time Mr. Brian Jollimore of Fisheries and Oceans will provide a presentation on Habitat.

**16. NEXT MEETING**

The next meeting is scheduled for Thursday, April 6, 2000.

17.           **ADJOURNMENT**

**MOVED by Councillors Hetherington and Greenough that the meeting be adjourned at 8:30 p.m. MOTION PUT AND PASSED.**

**Julia Horncastle  
Assistant Municipal Clerk**