

HARBOUR EAST COMMUNITY COUNCIL
MINUTES
APRIL 4, 2002

PRESENT: Councillor John Cunningham, Chair
Councillor Harry McInroy
Councillor Brian Warshick
Councillor Condo Sarto
Councillor Bruce Hetherington
Councillor Jim Smith

REGRETS: Councillor Ron Cooper

STAFF: Ms. Julia Horncastle, Assistant Municipal Clerk

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1. **INVOCATION**

The meeting was called to order at 7:00 p.m. with the Invocation.

2. **APPROVAL OF MINUTES - February 7, 2002**

MOVED by Councillor Sarto, seconded by Councillor Hetherington, that the minutes of February 7, 2002 be approved. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions

- 12.1 Case 00422: Rezoning Application, Highfield Park Drive
(Give First Reading and set public hearing date)
- 12.2 506 Portland Street - Development Agreement Amendment

Deletions

- 9.1.2 Mr. John Scott - Ivanhoe Cambridge Developments

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

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 - NONE**

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS**

9.1 **Petitions**

There were no petitions served at this meeting.

9.2 Delegations

9.2.1 Mr. Steve Whelan re: Public Off-Leash Dog Park in Dartmouth

Mr. Steve Whelan, reading from prepared text, addressed Community Council regarding the creating of off-leash dog parks in Dartmouth. Following his presentation, Mr. Whelan submitted a copy of his presentation to the Assistant Municipal Clerk.

MOVED by Councillor McInroy, seconded by Councillor Smith, that a copy of the presentation be forwarded to staff for a report and recommendation on the issues raised. MOTION PUT AND PASSED UNANIMOUSLY.

9.2.2 Mr. John Scott - Ivanhoe Cambridge Developments

This item was deleted under the approval of the Order of Business.

9.3 Correspondence

9.3.1 Rotary Club of Dartmouth re: 50th Anniversary

- Correspondence from Mr. William Chisholm, Rotary Club of Dartmouth, dated February 25, 2002 was circulated to Community Council.
- Correspondence from Councillor Sarto, dated March 3, 2002, was circulated to Community Council.

MOVED by Councillor Sarto, seconded by Councillor Hetherington, that the correspondence be referred to Recreation staff requesting a report come forward to the May meeting. Further, it is recommended that staff contact Mr. Chisholm to ascertain the magnitude and scope of the project and to contact the members of the Community Council for input. MOTION PUT AND PASSED UNANIMOUSLY.

10. REPORTS

10.1 MEMBERS OF COUNCIL

10.1.1 105 Pinecrest Drive Rezoning - Councillor Smith

Councillor Smith advised that the rezoning of the property had been approved in order to accommodate the Dartmouth Resource Centre taking possession of the building. The Councillor advised that the Dartmouth Resource Centre has subsequently withdrawn it's offer to purchase the property and the community has expressed concern with how the property could be developed under the current zoning.

MOVED by Councillor Smith, seconded by Councillor Hetherington, that staff start the process to rezone the property at 105 Pinecrest Drive back to R-3 zoning. MOTION PUT AND PASSED UNANIMOUSLY.

10.2 Project 00082 - Construction and Demolition (C&D) Waste Management Strategy for HRM: Proposed Amendments to all Municipal Planning Strategies and Land Use By-Laws

- A report prepared for Mr. Paul Dunphy, Director of Planning and Development Services, dated March 26, 2002, on the above noted, was before Community Council.

Mr. Kurt Pyle, Planner, with the aid of overheads, presented the report advising the report was before Community Council at this time to receive input. Subsequent to the report being presented at each Community Council, it would be forwarded to Regional Council to initiate the amendment process.

In response to Councillor Hetherington, Mr. Pyle advised the sites in Dartmouth are Woodside, Burnside and the oil refinery lands. On further question, Mr. Pyle advised there would only be enough clearance for a transfer station only at the Woodside location.

Councillor McInroy expressed concern with the depth of the land on the Caldwell Road relative to the location of the oil refinery lands.

Mr. Pyle advised there is a proposal for the Whebby site on highway 118, noting that if an application is to come forward it will have to meet the deadline. He confirmed that if there is an application a public meeting would be held.

In response to Councillor Sarto, Mr. Pyle advised that materials that could be used for fill or site rehabilitation would not be included in the list of materials. On further question regarding the list of banned materials noted, Mr. Pyle advised these materials can be recycled currently.

In response to Councillor Sarto, Mr. Pyle advised materials are permitted to stay on site at a transfer station for fifteen days and at a recycling location for one year.

In response to Councillor Smith, Mr. Pyle advised that materials would be inert, noting even though they meet HRM approval they still have to meet Department of Environment requirements as the Department of the Environment gives final approval for disposal.

In response to Councillor Hetherington, Mr. Pyle advised HRM could continue to process asphalt at Turner Drive.

MOVED by Councillor Hetherington, seconded by Councillor Warshick, that Harbour East Community Council recommend that Halifax Regional Council:

1. **move first reading and schedule a public hearing to consider proposed amendments to MPSs and LUBs within the jurisdiction of Harbour East Community Council;**
2. **approve amendments to the Municipal Planning Strategies and Land Use By-Laws within the jurisdiction of Harbour East Community Council, as outlined in Attachments II and VII to the staff report dated March 26, 2002, inclusive, to implement HRM's C&D Waste Management Strategy; and**
3. **amend HRM's C&D License By-Law (L-200) as outlined in Attachment VIII to the staff report dated March 26, 2002.**

MOTION PUT AND PASSED UNANIMOUSLY.

11. **MOTIONS - NONE**

12. **ADDED ITEMS**

12.1 **Case 00422: Rezoning Application, Highfield Park Drive (Give First Reading and set public hearing date)**

- A report prepared for Mr. Paul Dunphy, Director of Planning and Development Services, dated April 10, 2002, on the above noted, was before Community Council.

MOVED by Councillor Smith, seconded by Councillor McInroy, that the Harbour East Community Council give first reading to the proposed amendment to the Land Use By-law for Dartmouth as shown on Map 1 of the staff report and schedule a public hearing for May 2, 2002. MOTION PUT AND PASSED UNANIMOUSLY.

12.2 **506 Portland Street - Development Agreement Amendment**

Councillor Hetherington noted that the Evergreen Subdivision had received approval for the development of 10,000 sq. ft. of commercial space which was to be developed in two parcels. The Councillor advised the developer would like to develop the commercial space in three parcels rather than two, noting the maximum area of commercial space would remain the same at 10,000 sq. ft.

Mr. Pyle advised this would be a minor change to the development agreement, noting there would be no change to the height restrictions but there would be a question of how this would affect parking and access to Portland Street. Mr. Pyle advised there would be a

public meeting and the members of the PPC would be contacted and made aware of the meeting.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

Mr. Jim O'Connor and Mr. Steve Goucher addressed Community Council regarding the Sign By-law as it relates to mobile signs.

Mr. Reg Jones, 77 Lynn Drive, Dartmouth addressed Community Council regarding the defacement of speed limit signs in District 8.

15. NEXT MEETING

The next meeting is scheduled for Thursday, May 2, 2002, at 7:00 p.m.

16. ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

Julia Horncastle
Assistant Municipal Clerk