

MARINE DRIVE, VALLEY AND CANAL
COMMUNITY COUNCIL
MINUTES
March 9, 2006

PRESENT: Councillor David Hendsbee, Chair
 Councillor Steve Streach
 Councillor Krista Snow

STAFF: Mr. Randy Kinghorn, Municipal Solicitor
 Ms. Julia Horncastle, Legislative Assistant

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HALIFAX REGIONAL MUNICIPALITY
MARINE DRIVE, VALLEY AND CANAL
COMMUNITY COUNCIL MINUTES

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March 9, 2006

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1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. in the Beaver Bank Kinsac Community Centre, 1583 Beaver Bank Road, Beaver Bank.

2. APPROVAL OF MINUTES - NONE

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

Additions

12.1 Councillor Snow - Request for Traffic Lights at the intersection of Beaver Bank Cross Road and Beaver Bank Road.

MOVED by Councillor Streach, seconded by Councillor Snow, that the Order of Business be approved as circulated. 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. HEARINGS

8.1 PUBLIC HEARINGS

8.1.1 Case 00767: Rezoning - 740 Beaver Bank Windsor Junction Cross Road

- A report dated December 15, 2005, on the above noted, was before Council.

Ms. Thea Langille Hanna, Planner, presented the staff report.

Councillor Hendsbee called for those wishing to speak either in favour of or in opposition to the proposed rezoning.

Mr. David Barrett, Beaver Bank, spoke in favour of the rezoning advising he owns the land adjacent to the property. He stated he feels the community should have more businesses and this business will contribute to the community.

Councillor Hendsbee called three times for any additional speakers. Hearing none, the following motion was placed.

MOVED by Councillor Streach, seconded by Councillor Snow, that the public hearing close. MOTION PUT AND PASSED UNANIMOUSLY.

MOVED by Councillor Snow, seconded by Councillor Streach, that Marine Drive, Valley and Canal Community Council approve the rezoning of 740 Beaver Bank Windsor Junction Cross Road from MU-1 (Mixed Use 1) to I-1 (Mixed Industrial), as shown on Map 2 of the staff report dated December 15, 2005. MOTION PUT AND PASSED UNANIMOUSLY.

8.2 VARIANCE APPEALS

8.2.1 Appeal of Development Officer's decision to refuse an application for a Variance at 8376 Highway 7, Musquodoboit Harbour

- A report dated February 27, 2006, on the above noted, was before Council.

Mr. Sean Audas, Development Officer, presented the report to Council.

Mr. Marcel Goyette, property owner, advised he did not realize he needed a permit. He noted he had received permits from the Department of Transportation regarding the placement of his driveway and Environment for his septic system. He advised it would cost him approximately ten thousand dollars to move the mobile home. He advised there is no other place to locate the mobile on the property noting, he was not aware of the watercourse setback requirements.

In response to Councillor Snow, Mr. Goyette advised that the other side of the shed is too close to the property line of the adjoining property. He noted the shape of the lot does not allow for positioning in another location.

In response to Councillor Streach, Mr. Audas advised the watercourse setback was discussed when the permit for the accessory building was applied for.

Councillor Streach expressed concern that if Council approves this variance it may be sending a mixed to others who have asked and been turned down. The Councillor advised he had received complaints with respect to this property.

MOVED by Councillor Streach, seconded by Councillor Snow, that decision be deferred to October to allow the applicant time to seek permission from the Department of Fisheries and Oceans to infill the lot to meet the setback from a watercourse requirements. MOTION PUT AND PASSED UNANIMOUSLY.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence - None

9.2 Petitions - None

10. REPORTS - NONE

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Councillor Snow - Request for traffic lights at the Intersection of Beaver Bank Cross Road and Beaver Bank Road

MOVED by Councillor Snow, seconded by Councillor Streach, that Transportation and Public Works be advised that the Community Council supports the installation of traffic lights at the intersection of Beaver Bank Cross Road and Beaver Bank Road. MOTION PUT AND PASSED UNANIMOUSLY.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION - NONE

15. NEXT MEETING

To be determined.

16. ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Julia Horncastle
Legislative Assistant