

MARINE DRIVE, VALLEY AND CANAL COMMUNITY COUNCIL
DECEMBER 6, 1999
MINUTES

PRESENT: Councillor Gordon R. Snow, Chair
Councillor Steve Streach
Councillor Keith Colwell

STAFF: Mr. Barry Allen, Municipal Solicitor
Mr. Jim Donovan, 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 Colwell and Streach that the minutes of June 23, August 18 and November 23, 1999 be approved as circulated. MOTION PUT AND PASSED.

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

Additions

The following items were added to the agenda:

- 12.1 Moment of Silence - Councillor Colwell
- 12.2 Condition of Highway #107 after December 1st Snowstorm - Councillor Colwell
- 12.3 CN Rail - Councillor Streach
- 12.4 LWF Ratepayers Association Area Rates - Councillor Snow
- 12.5 Appointment of Community Council Member to Membership Selection Committee

Deletions

Item 9.1.1 - Presentation by the Stonehouse Marketing and Golf Group was deleted from the agenda.

MOVED by Councillors Colwell and Streach 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 00116 - Application by Harbour Ridge Development Limited to

enter into a development agreement to allow for a golf course on a 218 acre parcel of land located in East Petpeswick

- A report from Keith Boutilier, Chair of the Marine Drive, Valley and Canal Community Council dated November 2, 1999 on the above noted was before Community Council.
- A staff report dated October 19, 1999 from Donna Davis-Lohnes, on the above noted, was before Community Council.

Mr. Jim Donovan, Planner, with the aid of overheads, presented the staff report advising staff is recommending approval of the application.

Speakers in Favour

Mr. Rob Barker, East Petpeswick, spoke in favour of the application stating this development will have a positive effect in the spinoff it will generate.

Ms. Janet Baker, East Petpeswick, stated she was in favour of the development as the development would provide economic growth for the Eastern Shore.

Ms. Pauline Milson, Seaside Tourism, spoke in favour of the project.

Mr. James Hughes, East Petpeswick, noted there is high unemployment in the area and feels this development will help in providing employment opportunities.

Mr. Michael Concannon, East Petpeswick Road, stated this will provide a tourist attraction to the area. He further noted the environmental aspects will have to be addressed so as to not harm the environment.

Mr. David Dwyer, West Petpeswick, stated he was in favour of the project but there is a concern that Mr. Baker has proceeded prior to a development agreement being approved which may set a precedent for future development on the Eastern Shore. He stated there was also concern expressed with high sedimentation and runoff during the winter months.

Mr. Bill Dooks, MLA, spoke in favour of the application noting there is still time to look at the environmental issues. Mr. Dooks advised the Department of the Environment will be diligent in their tracking of this development.

Mr. Peter McLean, East Petpeswick Road, spoke in favour of the project and commended the developer on the proposed development. He advised that the runoff from property is

clear without any traces of sedimentation.

Ms. Betty Ann Gaetz, West Petpeswick, stated she did not see a problem with runoff as this is closely watched by the Department of Environment.

Mr. Blake Bayers, spoke in favour of the development stating it is a positive for the community.

Mr. Frank Buchanan, East Petpeswick, feels it is a good idea for Petpeswick and a welcome development.

Ms. Mabel Clements, stated she feels it is a wonderful idea for this area.

Speakers in Opposition

Mr. Stan VanDyke, East Petpeswick, expressed concern with environmental concerns specifically, water drawn down and the drainage of fertilizer.

Ms. Veronica McNeil, East Petpeswick Road, expressed concern with runoff as the property will drain downhill towards properties that are on wells.

MOVED by Councillors Streach and Colwell that the Public Hearing close. MOTION PUT AND PASSED.

Decision of Council

MOVED by Councillors Colwell and Streach that:

- 1. Marine Drive, Valley and Canal Community Council approve the development agreement attached as Appendix "A" to the staff report dated October 19, 1999, to permit a golf course on lands located in East Petpeswick.**
- 2. Marine Drive, Valley and Canal Community Council require the agreement be signed within 120 days, or any extension thereof granted by Council on the request of the applicant, from the date of final approval by 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.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Delegations

9.1.1 The Stonehouse Marketing and Golf Group - Mr. Ged Stonehouse

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

9.1.2 Federal-Provincial Community Access Program for HRM - Mr. Bernie Hart

Mr. Bernie Hart, Technology & Science Secretariat, made a presentation to Community Council on the Community Access Program (CAP) advising it is a joint initiative of Industry Canada and the Province of Nova Scotia providing communities up to \$20,000.00 to establish a community access site. He advised some of the components of the CAP site is to provide access to information technology, training, community information and information and service delivery/distance education.

In response to a query from Councillor Colwell, Mr. Hart advised there are approximately 90 CAP sites available in Nova Scotia.

9.2 Petitions - None

10. REPORTS

10.1 Members of Council

10.1.1 Sidewalks - Ash Lee School - Councillor Snow

MOVED by Councillors Streach and Colwell that a letter be sent to the Halifax Regional School Board requesting the installation of a sidewalk along the Lockview Road to the Ash Lee School driveway. MOTION PUT AND PASSED.

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Halifax Explosion - Councillor Colwell

At the request of Councillor Colwell Community Council observed a moment of silence in remembrance of those killed in the Halifax Explosion and the massacre of the women

students in Montreal.

12.2 Condition of #107 Highway after December 1st Snowstorm - Councillor Colwell

MOVED by Councillors Colwell and Streach that a letter be sent to the Minister of Transportation requesting a review of the service on the #107 Highway. MOTION PUT AND PASSED.

12.3 CNR Rail - Councillor Streach

MOVED by Councillors Streach and Colwell that a letter be sent to CN Rail advising of the deplorable condition of the crossing in Fall River. MOTION PUT AND PASSED.

12.4 LWF Ratepayers Association Area Rate - Councillor Snow

MOVED by Councillors Colwell and Streach that the Marine Drive Valley and Canal that the area rates as proposed by the LWF Ratepayers Association be approved and forwarded to appropriate staff for implementation and incorporation in the 2000/01 budget. MOTION PUT AND PASSED.

12.5 Appointment to the Membership Selection Committee

MOVED by Councillors Streach and Colwell that Councillor Snow be appointed as the Community Council representative to the Membership Selection Committee. MOTION PUT AND PASSED.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

A concern was expressed with mail boxes being knocked over during snow removal and a query was raised as to how far they have to be off the pavement before they would be able to manoeuver around them.

MOVED by Councillors Colwell and Streach that a letter be sent to the Minister of Transportation requesting clarification on the responsibility of the Department of Transportation is regarding damage to mail boxes in rural communities. MOTION PUT AND PASSED.

Mr. Herman Pye, Keltic Gardens Subdivision, requested clarification on the disposal policy relative to HRM vehicles.

Councillor Snow suggested staff be requested to provide clarification on any policy that may be in place.

15. NEXT MEETING

The next meeting is scheduled for Wednesday, January 26, 2000.

16. ADJOURNMENT

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

**Julia Horncastle
Assistant Municipal Clerk**