

WESTERN REGION COMMUNITY COUNCIL
SPECIAL SESSION
JUNE 5, 2001
MINUTES

PRESENT: Councillor Reg Rankin, Chair
Councillor Stephen Adams
Councillor Gary Meade

STAFF: Mr. Trevor Creaser, Development Technician
Mr. Stephen Higgins, Development Officer
Ms. Julia Horncastle, Assistant Municipal Clerk

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1. CALL TO ORDER

The meeting was called to order at 1:15 p.m.

2. RATIFICATION OF APPOINTMENT OF COUNCILLOR RANKIN TO THE MEMBERSHIP SELECTION COMMITTEE

MOVED by Councillor Adams, seconded by Councillor Meade, that the Western Region Community Council ratify the appointment of Councillor Rankin as the representative of the Community Council on the Membership Selection Committee. MOTION PUT AND PASSED.

3. CASE 00335: APPLICATION TO REZONE A PARCEL OF LAND FROM P-4 (CONSERVATION) TO R-1 (SINGLE UNIT DWELLING), PORTUGUESE COVE, PLANNING DISTRICT 5 (CHEBUCTO PENINSULA) (Give First Reading to the proposed rezoning and schedule a public hearing for June 25, 2001)

- A report prepared for Mr. Paul Dunphy, Director of Planning and Development Services, dated April 25, 2001, on the above noted, was before Community Council.

MOVED by Councillor Adams, seconded by Councillor Meade, that the Community Council give First Reading to the proposed rezoning and schedule a public hearing for June 25, 2001. MOTION PUT AND PASSED.

4. DECISION OF COMMUNITY COUNCIL RE CASE 00238: APPLICATION TO REZONE A 46 ACRE PARCEL OF LAND IN TIMBERLEA FROM R-1 (SINGLE UNIT DWELLING) TO CDD; AND TO ENTER INTO A DEVELOPMENT AGREEMENT FOR A COMMERCIAL/RESIDENTIAL DEVELOPMENT

- Public hearing on the above noted was held April 23, 2001.
- An extract from the minutes of the April 23, 2001, Western Region Community Council minutes was before the Community Council.
- A copy of the changes to the proposed development agreement was before the Community Council.
- A copy of the staff recommendations from the staff report dated March 23, 2001 and the development agreement was before Community Council.

MOVED by Councillor Meade, seconded by Councillor Adams, that the Western Region Community Council:

- 1. Approve the Development Agreement (Attachment 3 to the Staff Report dated**

- March 23, 2001) including the recommended revisions (a revised Section 2.7.2, a revised Section 2.7.4, a new Section 2.9.5 and a revised Section 3.5) to permit a commercial/residential development; and,**
- 2. Require the amended agreement be signed within 120 days or any extension thereof granted by Community Council on 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.

5. APPEAL OF THE DEVELOPMENT OFFICERS APPROVAL OF A VARIANCE - 805 PROSPECT ROAD, GOODWOOD

- A report from Stephen Higgins, Development Officer, Western Region, dated June 5, 2001, on the above noted, was before Community Council.

Councillor Meade advised the property owner was using a shed on his property from which to sell ice cream as a home operation. He advised that upon inspection by staff it was found that the shed was not located in accordance with the Land Use By-Law which requires a minimum of an eight foot separation between the dwelling and the shed, noting the shed is located only five feet from the main building.

MOVED by Councillor Meade, seconded by Councillor Adams, that the Western Region Community Council uphold the decision of the Development Officer and approve the variance. MOTION PUT AND PASSED.

6. DEPARTMENT OF TRANSPORTATION - COUNCILLOR ADAMS

Councillor Adams advised HRM is responsible for the former Halifax County area for road repairs but the Department of Transportation has responsibility for the Sambro Loop. He advised the Department of Transportation has to pass through HRM cleared lands to get to the Sambro Loop.

MOVED by Councillor Adams, seconded by Councillor Meade that HRM staff be requested to explore the feasibility of taking over responsibility for that area. MOTION PUT AND PASSED.

MOVED by Councillor Meade, seconded by Councillor Adams, that a letter be sent to the Minister of Transportation to assess whether there are other areas where the Department of Transportation and Halifax Regional Municipality can trade off

responsibility for road maintenance. MOTION PUT AND PASSED.

Councillor Meade requested a copy of the letter be forwarded to MLA's Estabrooks and Chisholm as well as Kulvinder Dhillon, HRM Director of Engineering and Transportation Services.

7. ADJOURNMENT

MOVED by Councillor Adams, seconded by Councillor Meade, that the meeting be adjourned at 1:35 p.m. MOTION PUT AND PASSED.

**Julia Horncastle
Assistant Municipal Clerk**