

WESTERN REGION COMMUNITY COUNCIL
MINUTES
JUNE 25, 2001

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

STAFF: Mr. Barry Allen, Municipal Solicitor
Ms. Julia Horncastle, Assistant Municipal Clerk

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1. **CALL TO ORDER**

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

2. **APPROVAL OF MINUTES - August 23 (regular meeting) and June 5 (special meeting), 2001**

MOVED by Councillor Adams, seconded by Councillor Meade, that the minutes of August 23 (regular meeting) and June 5 (special meeting), 2001, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions

12.1 Case 0377: Revision to Map 1E of the Beaver Bank, Hammonds Plains, Upper Sackville Zoning Map

12.2 Herring Cove Sewer and Water Infrastructure Program - Councillor Adams

Information Report

Information Report from Kulvinder Dhillon, Director, Public Works and Transportation, dated June 19, 2001 regarding Water and Sewer Connection - 2088 St. Margaret's Bay Road was circulated.

MOVED by Councillor Adams, seconded by Councillor Meade, 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**

8.1 **Case 00335 - Application to rezone a parcel of land from P-4 (Conservation) Zone to R-1 (Single Unit Dwelling) Zone, Portuguese Cove**

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

Mr. Paul Sampson, Planner, with the aid of overheads, presented the staff report.

Councillor Rankin called three times for those wishing to speak either in favour of or against the application. Hearing none, the following motion was placed.

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

MOVED by Councillor Adams, seconded by Councillor Meade, that the Western Region Community Council approve the rezoning of a parcel of land (portion of PID# 389221) in Portuguese Cove from P-4 (Conservation) to R-1 (Single Unit Dwelling), Portuguese Cove, Planning District 5 (Chebucto Peninsula), as shown on Map 1 of the staff report dated April 25, 2001. MOTION PUT AND PASSED UNANIMOUSLY.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Presentation - The Youth Justice Dialogue Project - Principles of Restorative Justice and/or Youth Issues

Ms. Angela Richard made a presentation to Community Council on the Youth Justice Dialogue Project.

Councillor Rankin thanked Ms. Richard for her presentation.

10. REPORTS

10.1 Ratification of Development Agreement and Discharge from existing Development Agreement - Case 00071 - Glen Arbour Golf and Residential Community (Joint Public Hearing held on April 24, 2001 with Regional Council)

- A report prepared for Mr. Paul Dunphy, Director of Planning and Development, dated February 20, 2001, on the above noted, was before Community Council.
- A joint public hearing with Regional Council was held on April 24, 2001

Staff confirmed that no appeals had been received for the MPS amendment.

MOVED by Councillor Adams, seconded by Councillor Meade that:

- (d) **Western Region Community Council approve a development agreement (Attachment 2 of the staff report dated February 20, 2001) to allow for the construction of higher intensity residential uses (two unit, townhouses and multiple dwelling uses) on revised Blocks A, B, C, and D, Glen Arbour Integrated Golf Course and Residential Community'**
- (e) **Western Region Community Council discharge lands identified as "future residential development" from the existing development agreement #DA-FEN-04-96-18;**
- (f) **The new development 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 of said Agreement by Community Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods. Otherwise this approval shall be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED UNANIMOUSLY.

10.2 Ratification of Development Agreement - Case 00208 - Conversion of the former Northland Fisheries at 1030 Terence Bay Road to a Visitor and Recreation Centre (Joint Public Hearing held on May 22, 2001 with Regional Council)

- A report prepared for Mr. Paul Dunphy, Director of Planning and Development Services, dated April 5, 2001, on the above noted, was before Community Council.
- A joint public hearing with Regional Council was held on May 22, 2001.

MOVED by Councillor Adams, seconded by Councillor Meade that:

Contingent upon the approval by Regional Council of the Municipal Planning Strategy and Land Use By-Law amendments and the approval or deemed approval of said amendments by the Minister:

- (a) **approve the proposed Development Agreement, attached as Appendix B, to the staff report dated May 22, 2001, to permit conversion of the former Northland Fisheries at 1030 Terence Bay Road, Terence Bay, to commercial, community and resource related uses which are supportive of the tourist industry and the surrounding community.**
- (b) **Allow three (3) one storey accessory buildings of 350 ft. each.**

- (c) Any accessory building can be on any of the three sides.
- (d) Allow for 10,000 sq. ft. of green area.
- (e) give the applicant one hundred and twenty (120) days to sign the Development Agreement from the date of approval by Community Council, or the date of any other approvals required to sign the agreement as the case may be, unless any extension thereof is granted by the Community Council at the request of the applicant, otherwise this approval will be void and obligations arising hereunder shall be at an end.

MOTION PUT AND PASSED UNANIMOUSLY.

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Case 0377: Revision to Map 1E of the Beaver Bank, Hammonds Plains, Upper Sackville Zoning Map

- A report prepared for Mr. Paul Dunphy, Director of Planning and Development Services, dated June 21, 2001, on the above noted, was before Community Council.

MOVED by Councillor Adams, seconded by Councillor Meade, that Western Region Community Council move First Reading to consider the proposed rezoning and to schedule a public hearing for Tuesday, July 17, 2001 at 1:00 p.m. in the Councillor's Meeting Room, 4th Floor, City Hall, 1841 Argyle Street. MOTION PUT AND PASSED UNANIMOUSLY.

12.2 Councillor Adams - Federal Infrastructure Program - Herring Cove Water and Sewer

MOVED by Councillor Adams, seconded by Councillor Meade that a staff report be requested regarding possible ways and means of including the Herring Cove Water and Sewer distribution on the priority list for the Federal Infrastructure Program. MOTION PUT AND PASSED UNANIMOUSLY.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

Mr. Neiff Joseph, addressed Community Council regarding the upcoming public hearing

regarding Case 0377, Revision to Map 1E of the Beaver Bank, Hammonds Plains, Upper Sackville Zoning Map and expressed concern that the proper process was not followed.

In response, Councillor Rankin advised there was no wrong doing and staff are now trying to rectify the situation through the public hearing process.

15. NEXT MEETING

The next meeting is scheduled for Tuesday, July 17, 2001.

16. ADJOURNMENT

MOVED by Councillor Adams, seconded by Councillor Meade that the meeting be adjourned at 7:55 p.m. MOTION PUT AND PASSED UNANIMOUSLY.

**Julia Horncastle
Assistant Municipal Clerk**