

WESTERN REGION COMMUNITY COUNCIL

MINUTES

MARCH 25, 2002

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

ALSO PRESENT: Mr. Jim Bauld, Diversion Planning Coordinator
Ms. Grace Ho, Planner
Mr. Kurt Pyle, Planner
Lynne Le Boutillier, Assistant Municipal Clerk

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1.01 **CALL TO ORDER**

The meeting was called to order at 7:00 p.m. Keshen Goodman Library at 330 Lacewood Drive, Halifax.

2. **APPROVAL OF MINUTES** - None.
3. **APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

Added Items: Under Delegations - Proposed Sign By-law (Mobile Sign section) -
Update to Councillors
Status Sheet - Tax Structure Information - New City of Hamilton

MOVED by Councillor Adams, seconded by Councillor Meade to approve the Order of Business, as amended. MOTION PUT AND CARRIED.

4. **BUSINESS ARISING OUT OF MINUTES** - None
5. **MOTIONS OF RECONSIDERATION** - None
6. **MOTIONS OF RESCISSION** - None
7. **CONSIDERATION OF DEFERRED BUSINESS**
- 7.1 **CASE 00180 - APPLICATION TO AMEND THE EXISTING DEVELOPMENT AGREEMENT FOR BEECHVILLE ESTATES, BEECHVILLE**

A memorandum dated March 21, 2002 was before Community Council. Grace Ho, Planner was in attendance with regard to this issue.

Ms. Ho noted that at the February 25, 2002 meeting at which a Public Hearing was held on this item, a decision was deferred on the recommendations contained in staff's report dated December 30, 2001 until staff and the developer had met with the Residents Association on the subject of why a different type of housing is required rather than 60' lots.

The memorandum dated March 21, 2002 summarized the outcome of a meeting on various issues and the results.

Councillor Meade questioned whether in fact the Homeowners Association was not opposed to 40' frontage rather than 60'. Ms. Ho indicated this to be correct.

Mr. Mike Hebb, a member of the Beechville Estates Homeowners Association, noted

that the Association is not violently opposed. They would prefer 60', but understand and accept the 40' minimum. He noted that there is a chance that should the market change and the demand for larger lots increase, a change to larger lots would be permitted.

MOVED BY Councillor Adams, seconded by Councillor Meade that Western Regional Community Council:

1. **Approve the amending Development Agreement for Beechville Estates, attached as Attachment III of the staff report dated December 30, 2001; and**
2. **Require that the amending 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 by Community Council and any other bodies as necessary, whichever is later; otherwise, this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND CARRIED.

8.0 **PUBLIC HEARINGS** - None

9.0 **CORRESPONDENCE, PETITIONS AND DELEGATIONS**

PROPOSED SIGN BY-LAW (MOBILE SIGN SECTION) - DELEGATION REPRESENTING HRM MOBILE SIGN COMPANIES

A written update to Councillors dated March 25, 2002 was provided to the Councillors. Three members of the industry addressed the Community Council, i.e. Steve Gauteau, Brite Signs, Jim O'Connor, Glow Signs and Leba Ramia, Look Signs. It was noted that several drafts of the by-law have been prepared since the members last saw it. It is anticipated that staff will bring the item forward in April or May.

Mr. O'Connor reviewed the written submission with the members. Issues still requiring resolution were listed and explained in detail, i.e. set-backs from curb and sidewalks, downtime, permit charge, severe limitations on use of mobile signs with existence of ground (permanent sign) and use of planter box signs.

During discussion of the down time issue, the industry was questioned regarding what the purpose is of this requirement. It was identified that it could be argued that if the sign was meant to remain in place, why would a permanent sign not be installed. It was noted that there are approximately 400 existing signs and enforcement will present a challenge. It was estimated that there may be 800 to 900 private and rented signs in total.

Referring to the severe limitation on use of mobile signs, when there is an existing ground (permanent) sign to two months a year, the representatives felt such a clause would effectively eliminate the mobile sign business.

In conclusion, it was noted that there does not appear to be much headway being made with the above noted concerns of the industry. They felt it was important to bring the matters to the Community Council's attention, so the members would understand the industry's concerns.

The Chair questioned staff as to whether the intention will be to take the draft by-law to Committee of the Whole before it goes to Regional Council. Mr. Pyle indicated this would be the case. Councillor Adams noted this will give the industry representatives another opportunity to address the issue. During discussion, it was noted that there are six mobile sign companies within the HRM. The three companies represented this evening owned 90% of the signs.

The Chair reflected that the initiative reflects a desire to control clutter. The members were assured that the industry feels similarly. Too many signs, too close together make them less effective. They felt a minimum separation distance of 150' is required. On occasion they have refused to install signs within this separation distance and their customers have gone to competitors. He did not feel the industry can regulate itself.

Steve Gauteau, Brite Signs detailed concerns he has with enforcement. He noted that he has been in the business ten years and concurred there is a lot of junk out there. He noted that the industry has worked hard to clean up.

Mr. Gauteau has suggested that in order to make enforcement easier, a tag system be initiated. An Enforcement Officer noting an infraction of the by-law could check for a tag, follow up on ownership and identify to the company they have 24 hours to comply or the tag would be revoked and the sign removed. He felt this would help reduce paperwork.

Concern was expressed by Mr. Ramia, Look Signs that the initiative may not control regular mobile signs but eliminate them. He felt that if the five areas are not addressed, to the industry's satisfaction, this might happen. He felt that the biggest issue for HRM to address is enforcement. He did not feel the proposed downtime would reduce clutter, but a 150' separation will. He noted that the alliance of companies, represented this evening, welcome regulation of standards in the industry.

Mr. Ramia stressed the importance of mobile signs to a lot of charities and small businesses. He did not feel the by-law proposed was for a city but a small town. He noted that both charities, small business and the mobile sign industry needed help to survive. He invited the members to contact the industry representatives, at any time, if they had questions.

9.1 **PETITIONS**

None.

10.0 **REPORTS**

10.1 **PROJECT 00082 - CONSTRUCTION AND DEMOLITION WASTE
MANAGEMENT STRATEGY FOR HRM: PROPOSED AMENDMENTS TO ALL
MUNICIPAL PLANNING STRATEGIES AND LAND USE BY-LAW**

A report dated March 21, 2002 was before Community Council. Kurt Pyle, Planner was in attendance with regard to this issue.

Mr. Pyle noted he was in attendance to review the report with the members and answer questions and concerns.

Concern was expressed that there were no accompanying maps. It was stressed that their inclusion would be important when the report is taken to Regional Council and Public Hearings.

The Community Council was assured by Mr. Pyle that in the event anyone wants a facility in Districts 18, 22 or 23, they would have to apply for rezoning.

MOVED by Councillor Meade, seconded by Councillor Rankin to 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 Western Region Community Council;**
- 2) **approve amendments to the Municipal Planning Strategies and Land Use By-laws within the jurisdiction of Western Region Community Council, as outlined in Attachments II to XI, 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 XII (amendments are shown in italics and underlined).**

MOTION PUT AND CARRIED.

11.0 **MOTIONS** - None

12.0 **ADDED ITEMS**

12.1 **Status Sheet**

Councillor Adams referring to the Tax Structure Information - New City of Hamilton requested it be referred to the Status Sheet Committee for a report by the April meeting.

13.0 **NOTICES OF MOTION** - None

14.0 **PUBLIC PARTICIPATION**

15.0 **NEXT MEETING**

Monday, April 22, 2002 at the Keshen Goodman Library at 7:00 p.m.

16.0 **ADJOURNMENT**

On a motion from Councillor Meade, the meeting adjourned at 7:50 p.m.

Lynne Le Boutillier
Assistant Municipal Clerk