

**WESTERN REGION COMMUNITY COUNCIL
SPECIAL SESSION
MINUTES**

OCTOBER 29, 2002

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

ALSO PRESENT: Andrew Bone, Planner
 Patti Halliday, Assistant Municipal Clerk

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1. CALL TO ORDER

Councillor Rankin called the meeting to order at 2:30 p.m.

2. APPROVAL OF MINUTES - SEPTEMBER 23, 2002

MOVED by Councillor Meade, seconded by Councillor Adams, that the minutes of September 23, 2002 be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

The following items were added to the agenda:

5.2 Councillor Meade - Canada Post

5.3 Councillor Adams - Alleged Zoning Infraction, 2636 St. Margaret's Bay Road

MOVED by Councillor, seconded by Councillor Adams, that the Order of Business, Additions and Deletions, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING OUT OF THE MINUTES

5. REPORTS

5.1 Case 00444 - Amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-Law

C A staff report prepared for Paul Dunphy, Director, Planning and Development Services, regarding the above, was before the Community Council for its consideration.

Mr. Andrew Bone, Planner, presented the staff report and responded to questions of Councillors.

MOVED by Councillor Adams, seconded by Councillor Meade, that Western Region Community Council agree to consider amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Land Use-By-Law relating to the height of accessory buildings in R-1 and R-2 zones. MOTION PUT AND PASSED UNANIMOUSLY.

Councillor Meade noted he has a similar situation in his District where people are purchasing three or four acre lots but they are only permitted to construct an accessory building of a maximum square footage of 750 square feet. The Councillor cited a situation of one individual who wants to construct a 4,400 square foot swimming pool/sauna accessory building which cannot be done under these restrictions. Mr. Bone responded there are options available but they all would require plan amendments. He agreed to forward the issue to Planning staff at the Western Region office.

MOVED by Councillor Meade, seconded by Councillor Adams, that this matter be referred to the Western Region Planning staff for a report. MOTION PUT AND PASSED UNANIMOUSLY.

5.2 Councillor Meade - Canada Post

Councillor Meade noted that Canada Post has changed the postal codes in St. Margaret's Bay. As a result of this change, insurance companies have been increasing insurance rates for these residents based on the "Z" in their postal code which indicates "Halifax." The Councillor asked that a letter be sent to Canada Post requesting that an information package be sent to the insurance companies advising them that the postal codes in St. Margaret's Bay are being changed to "B3Z" and that the residents have not moved to Halifax; therefore, their insurance premiums should not be affected.

MOVED by Councillor Meade, seconded by Councillor Adams, that a letter be sent to Canada Post requesting that an information package be sent to the insurance companies advising them that the postal codes in St. Margaret's Bay are being changed to "B3Z" and that the residents have not moved to Halifax; therefore, their insurance premiums should not be affected. MOTION PUT AND PASSED UNANIMOUSLY.

5.3 Councillor Rankin - Alleged Zoning Infraction, 2636 St. Margaret's Bay Road

Councillor Rankin advised the Committee of an alleged zoning infraction at a body shop located at 2636 St. Margaret's Bay Road with respect to inappropriate use in a residential zone.

MOVED by Councillor Adams, seconded by Councillor Meade, that the alleged zoning infraction at 2636 St. Margaret's Bay Road be referred to staff. MOTION PUT AND PASSED UNANIMOUSLY.

6. NEXT MEETING - Monday, November 25, 2002

It was agreed that the next meeting of the Western Region Community Council be held on Monday, November 25, 2002, if required.

7. ADJOURNMENT

MOVED by Councillor Adams, seconded by Councillor Meade, that the meeting adjourn at 2:40 p.m. MOTION PUT AND PASSED UNANIMOUSLY.

Patti Halliday
Assistant Municipal Clerk