

WESTERN REGION COMMUNITY COUNCIL

MINUTES

JUNE 23, 2003

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

ALSO PRESENT: Angus Schaffenburg, Planner
Sandra Shute, Legislative Assistant

TABLE OF CONTENTS

1.	Call to Order	4
2.	Approval of Minutes - May 26, 2003	4
3.	Approval of the Order of Business and Approval of Additions and Deletions	4
4.	Business Arising Out of the Minutes	
4.1	Status Sheet Items	
4.1.1	Proposed Amendments re Maximum Square Footage of Accessory Buildings for Districts 1 and 3 Plan, St. Margarets	4
4.1.2	Rezoning of HRM Lands, Moores Lakes Area	4
4.1.3	Pinedale Park Subdivision, Prospect Bay Road re Wells	4
5.	Motions of Reconsideration - None	4
6.	Motions of Rescission - None	4
7.	Consideration of Deferred Business - None	4
8.	Public Hearings - None	5
9.	Correspondence, Petitions and Delegations - None	5
10.	Reports	
10.1	Case 00590 - Road Network Amendment for Westgate Community, Timberlea	5
10.2	Case 00536 - Trinity Way and Housekeeping Amendments for the Westgate Community	6
11.	Motions - None	6

12.	Added Items	
12.1	Clarification re Gravel Roads Outside the Urban Core from Department of Transportation	6
13.	Notices of Motion - None	7
14.	Public Participation - None	7
15.	Next Meeting Date	7
16.	Adjournment	7

1. **CALL TO ORDER**

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

2. **APPROVAL OF MINUTES - MAY 26, 2003**

MOVED by Councillor Adams, seconded by Councillor Meade to approve the Minutes of meeting held on May 26, 2003 as circulated. MOTION PUT AND PASSED.

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

Added Item: Clarification re Gravel Roads Outside the Urban Core from Department of Transportation - Councillor Meade

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

4. **BUSINESS ARISING OUT OF THE MINUTES**

4.1 **Status Sheet Items**

4.1.1 Proposed Amendments re Maximum Square Footage of Accessory Buildings for Districts 1 and 3 Plan, St. Margarets

Follow up to be sent.

4.1.2 Rezoning of HRM Lands - Moores Lakes Area

Follow up to be sent.

4.1.3 Pinedale Park Subdivision, Prospect Bay Road re Wells

Follow up to be sent.

5. **MOTIONS OF RECONSIDERATION** - None

6. **MOTIONS OF RESCISSION** - None

7. **CONSIDERATION OF DEFERRED BUSINESS** - None

8. **PUBLIC HEARINGS** - None

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS** - None

10. **REPORTS**

10.1 **Case 00590 - Road Network Amendment for Westgate Community, Timberlea**

A Staff Report dated June 9, 2003 was before Community Council. Angus Schaffenburg, Planner provided an overview of the application with the aid of overheads.

Councillor Rankin stated that this proposal does not constitute a major amendment pursuant to the definition. There is no change in the density and it makes for more efficient layout.

As part of his presentation, Mr. Schaffenburg advised that when there is a non-substantial amendment proposed, a notification is sent out to the neighbours so that they will know what is happening and, with Community Council's indulgence, the neighbours could speak on the matter.

Community Council agreed to hear from members of the public.

Mr. Gordon Hamlin, Parkdale Avenue asked why it was necessary for the change. In response, Mr. Schaffenburg advised that it related to the grades in the area. The existing design would require more disturbance at the time of lot grading and makes sight lines for driveways more difficult to achieve. The Consultant indicated there was some advantage to the new design and there would be a shift in the location for single detached homes so that there would be more single detached homes in the Parkdale area.

Mr. Hamlin then asked for clarification on multi-units. In response, Mr. Schaffenburg advised that there was a choice of multi-units or townhouses.

Mr. Hamlin then asked if there was a restriction on the height. Councillor Rankin stated, in response, that the matter before Community Council was the road network but asked the Consultant to respond.

Ms. Margot Cantwell, Environmental Design and Management Limited advised that the Westgate Development Agreement includes a height schedule. There were no changes to height.

In response to Councillor Rankin re the effect on the adjacent community, Mr. Schaffenburg advised that staff feels there is an advantage to the adjacent community because the multis

have been moved further away. This had been a concern when the development was originally discussed.

In response to Councillor Meade as to whether the roads would be private or public, Mr. Schaffenburg advised they would be public roads.

MOVED by Councillor Adams, seconded by Councillor Meade to:

1. **Approve the proposed Development Agreement amendment as set out in Attachment "A" of the Staff Report dated June 9, 2003; and**
2. **Require that the Development Agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by 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 PASSED UNANIMOUSLY.

10.2 **Case 00536 - Trinity Way and Housekeeping Amendments for Westgate Community, Timberlea**

A Staff Report dated June 17, 2003 was before Community Council. Angus Schaffenburg, Planner provided a brief overview of the application.

MOVED by Councillor Meade, seconded by Councillor Adams to give First Reading and Notice of Motion to consider the proposed rezoning and Development Agreement, respectively, and schedule a Public Hearing for July 14, 2003. MOTION PUT AND PASSED UNANIMOUSLY.

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 **Clarification re Gravel Roads Outside the Urban Core from Department of Transportation**

Councillor Meade asked that a letter be sent to Department of Transportation requesting clarification re certain roads and costs pertaining to same that appear on the list for 2003/04 just recently released by Department of Transportation.

MOVED by Councillor Meade, seconded by Councillor Adams that a letter be sent to Department of Transportation in this regard. MOTION PUT AND PASSED.

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION** - None

15. **NEXT MEETING DATE**

Monday, July 14, 2003.

16. **ADJOURNMENT**

On a motion from Councillor Adams, the meeting adjourned at 7:20 p.m.

Sandra M. Shute
Legislative Assistant