

HALIFAX REGIONAL MUNICIPALITY

**WESTERN REGION COMMUNITY COUNCIL
MINUTES
MARCH 21, 2005**

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

STAFF: Ms. Karen Brown, Solicitor
Ms. Patti Halliday, Legislative Assistant

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1. CALL TO ORDER

Councillor Adams, Chair, called the meeting to order at 7:00 p.m.

2. APPROVAL OF MINUTES

2.1 February 28, 2005

It was noted Ms. Karen Brown, Solicitor, should be added to the list of those present at the February 28, 2005 meeting.

MOVED by Councillor Meade, seconded by Councillor Adams, that the minutes of February 28, 2005 be approved, as amended. MOTION PUT AND PASSED UNANIMOUSLY.

3. APPROVAL OF THE ORDER OF BUSINESS

The following items were added to the agenda:

- 12.1 Councillor Meade - Request to the Department of Transportation for a Hidden Driveway Sign at 10 Hemlock Drive
- 12.2 Councillor Adams - Request to the Department of Transportation re: Old Sambro Road
- 12.3 Councillor Rankin - Status of Western Common Stewardship Committee
- 12.4 Councillor Rankin - Condition of Road at Entrance of Beechville Estates
- 12.5 Councillor Rankin - Lack of Repairs on St. Margaret's Bay Road at Bayers Lake Industrial Park

MOVED by Councillor Rankin, seconded by Councillor Meade, that the agenda be approved, as amended. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING FROM THE MINUTES

4.1 Status Sheet Items - HRM Issues

4.1.1 Councillor Meade - Western Commons - Halifax Regional Water Commission

Lands

See Item 12.3. To be removed from Status Sheet.

4.1.2 Councillor Rankin - Bayside Baptist Youth Camp

Councillor Rankin requested that staff be asked to provide an update for the April 25th meeting regarding this issue.

4.1.3 Councillor Meade - Regional Council Information Report re: Station Road Sewage Problem

It was noted that the target date for a staff report on this matter is April 25th.

4.1.4 Renaming of Sambro Ballfield

No update. To remain on Status Sheet.

4.1.5 Councillor Rankin - West Dover Area, Request for Land Transfer to HRM

Councillor Rankin requested that staff be asked to provide an update on this issue.

4.1.6 Petition - Express Bus Services from Exit 5 to Downtown Halifax

Councillor Meade confirmed that he would like this item to remain on the Status Sheet.

4.1.7 Water Service Boundary - St. George Blvd., Kingswood

Staff working on one report relative to all service boundary expansion requests. To remain on Status Sheet.

4.1.8 Ketch Harbour Wharf

No update. To remain on Status Sheet.

4.1.9 Proposed Amendments to MPS and LUB for Mainland South and Former District 5 re watercourses

No update. To remain on Status Sheet.

4.2 Status Sheet Items - Provincial Issues

4.2.1 Councillor Meade - Dept. of Transportation Additional Funding

No update. To remain on Status Sheet.

4.2.2 Councillor Adams - J. L. Ilsley and Sir John A. MacDonald Family of Schools

No update. To remain on Status Sheet.

4.2.3 Request for Update re Transfer of Roads

Councillor Meade noted a staff presentation regarding this issue is forthcoming so this item can be removed from the Status Sheet.

4.2.4 Councillor Meade - Re-evaluation of Request for Traffic Lights - St. Margaret's Village

No update. To remain on Status Sheet.

4.2.5 Councillor Meade - Request for Traffic Lights at Reconstruction of Exit 5, Hwy 103

No update. To remain on Status Sheet.

4.2.6 Councillor Rankin - Request for Flashing Green Light at Intersection of St. Margaret's Bay Road/Prospect Road

Councillor Rankin noted a previous response from the Province indicated this issue had not been addressed due to a staff member being on sick leave. The Councillor requested that the Department of Transportation be contacted requesting an update on this issue. To remain on Status Sheet.

4.2.7 Councillor Rankin - Condition of Hubley and Hubley Lake Roads

Response received from the Province in February. Shouldering work remains on the list for 2005 season.

4.2.8 Councillor Meade - Status of Peggy's Cove Study

No update. To remain on Status Sheet.

4.2.9 Cranberry Lake - Twinning of Highway 103

No update. To remain on Status Sheet.

4.2.10 Councillor Rankin - Cranberry Lake - Tunnel

No update. To remain on Status Sheet.

4.2.11 Councillor Adams - Illegal Dumping: Look-off on John Brackett Drive

Referred to Ms. Michele Raymond, MLA, for a response.

4.2.12 Lack of Second Exit in Highland Park

No update. To remain on Status Sheet.

8. PUBLIC HEARINGS

8.1 Case 00700: Portion of PID 00421743. Voyageur Way

- C Correspondence from Mr. Robert S. Young, dated February 28, 2005, was before Community Council for its information.
- C A staff report dated December 22, 2004 was before Community Council for its consideration.

Ms. Jill Justason, Planner, presented the staff report to Community Council.

Councillor Adams called for members of the public wishing to speak either in favour of or against the proposal.

Ms. Maureen Gorman, Lucasville

Ms. Gorman addressed Community Council regarding the equestrian centre zoning. Ms. Gorman inquired as to what plans have been put in place for the removal or containment of manure. She also expressed concern as to what may be included in the term "other aspects of the equestrian centre" noting this is a very broad statement.

In response, Ms. Justason stated the equestrian centre is currently zoned MR-1. The only thing the developer has asked staff to consider is moving the access point which requires rezoning. If the rezoning is not approved, the equestrian centre can still be developed as-of-right. With respect to the stockpiling of manure, Ms. Justason stated there is nothing in HRM by-laws to address setbacks, but staff have spoken with the Department of the Environment and there are guidelines which they will address with United Gulf Developments Limited.

Mr. Steve Logan, United Gulf Developments Limited

Mr. Logan addressed Community Council making the following points:

- C The stables are cleaned daily and the manure is moved off site weekly.
- C The current water district carries on past the equestrian centre so the facility will not be in the vicinity of any existing wells.
- C Current setbacks for the building are 500 feet from a residential zone and 300 feet from any watercourse.
- C The horses will be in the stable area for the majority of the time.

Mr. Keith Rafuse, Hammonds Plains Road

Mr. Rafuse addressed Community Council expressing concern with the amount of traffic that this development will generate.

Ms. Justason reiterated that the equestrian centre is permitted as-of-right and the subdivision has received final subdivision approval.

Responding to a question of Councillor Rankin, Ms. Justason stated the Subdivision By-law allows for four lots per year. The CDD portion was a way to allow for negotiation to allow for more than four lots. The rezoning to MR-1 would require larger lot sizes.

Mr. Terry Drisdelle, United Gulf Developments Limited

Mr. Drisdelle noted the basis of the request is to alleviate potential traffic problems down the line with the second access and to ensure the long-term efficiency and management of traffic by having two access points. He noted there are also advantages related to safety with having two access points. Mr. Drisdelle stated a traffic study conducted for all of Voyageur Lakes estimated that in 10-15 years the installation of traffic lights at the end of Voyageur Way would be warranted.

Councillor Adams called three times for any further speakers. Hearing none, the following motion was put:

MOVED by Councillor Meade, seconded by Councillor Rankin, that the Public Hearing be closed. MOTION PUT AND PASSED UNANIMOUSLY.

COMMUNITY COUNCIL DECISION

MOVED by Councillor Meade, seconded by Councillor Rankin, that Western Region Community Council approve the rezoning of a portion of PID 00421743 from CDD (Comprehensive Development District) to MR-1 (Mixed Resource) Zone as illustrated in Maps 1 and 2 of the staff report dated February 15, 2005. MOTION PUT AND PASSED UNANIMOUSLY.

With respect to proposed Highway 113, Councillor Rankin requested a letter be sent to the Province inquiring the status of this project. The Councillor noted this highway was to alleviate traffic on the Hammonds Plains Road as it is not a candidate for widening.

Councillor Rankin asked that the letter remind the Province that Community Council supports this proposed highway.

MOVED by Councillor Rankin, seconded by Councillor Meade, that a letter be sent to the Province inquiring about the status of Highway 113. MOTION PUT AND PASSED UNANIMOUSLY.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Councillor Adams - Old Sambro Road

12.2 Councillor Adams - Request to the Department of Transportation re: Old Sambro Road

Councillor Adams noted he served a petition to Council on June 8/04 and March 5, 2005, regarding the poor conditions of Old Sambro Road. The Councillor stated he would like to once again forward this petition to the Minister of Transportation to determine what improvements are scheduled for the Old Sambro Road in the upcoming construction season.

10. REPORTS

10.1 Case 00758: Re-zoning of 40 Youth Camp Road (set public hearing date)

C A staff report dated February 28, 2005 was before Community Council for its consideration.

MOVED by Councillor Rankin, seconded by Councillor Meade, that Western Region Community Council give First Reading to the proposed rezoning of 40 Youth Camp Road and schedule a public hearing for April 25, 2005. MOTION PUT AND PASSED UNANIMOUSLY.

10.2 Councillor Rankin - Request for Remedial Work (reinstatement of paving) - Terence Bay/Sandy Cove Rd. Intersection to the end of Upper Prospect

Councillor Rankin expressed concern with the condition of the Terence Bay/Sandy Cove Road intersection to the end of Upper Prospect. The Councillor noted this section of road still has the original layer of pavement which goes back to the 1970s.

MOVED by Councillor Rankin, seconded by Councillor Meade, that a letter be sent to the Province requesting that the pavement on this section of road be reinstated. MOTION PUT AND PASSED UNANIMOUSLY.

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Councillor Meade - Request to the Department of Transportation for a Hidden Driveway Sign at 10 Hemlock Drive

MOVED by Councillor Meade, seconded by Councillor Rankin, that a letter be sent to the Department of Transportation requesting that they look into the feasibility of installing a hidden driveway sign at 10 Hemlock Drive, Westwood Hills. MOTION PUT AND PASSED UNANIMOUSLY.

12.2 Councillor Adams - Request to the Department of Transportation re: Old Sambro Road

This item was addressed under Petitions.

12.3 Councillor Rankin - Status of Western Common Stewardship Committee

Councillor Rankin suggested that in order not to delay this initiative any longer, that Community Council request staff to proceed with whatever plans they have for the

formation of this Committee at this time, rather than waiting for a staff report at the end of April and prolonging the delay for its commencement. Community Council agreed to the suggestion.

12.4 Councillor Rankin - Condition of Road at Entrance of Beechville Estates

Councillor Rankin expressed concern regarding the water runoff from Beechville Estates subdivision and the safety hazard it creates on the St. Margaret's Bay Road/Beech Tree Run, particularly in below freezing temperatures. He requested that a letter be sent to the Province regarding this situation.

MOVED by Councillor Rankin, seconded by Councillor Meade, that a letter be sent to the Province regarding this issue. MOTION PUT AND PASSED UNANIMOUSLY.

12.5 Councillor Rankin - Lack of Repairs on St. Margaret's Bay Road at Bayers Lake Industrial Park

Councillor Rankin expressed concern with the chronic condition of this road and requested that a letter be sent to the Province requesting that they conduct extensive patching repairs this spring.

MOVED by Councillor Rankin, seconded by Councillor Meade, that a letter be sent to the Province regarding this issue. MOTION PUT AND PASSED UNANIMOUSLY.

13. NOTICES OF MOTION

None.

14. PUBLIC PARTICIPATION

None.

15. NEXT MEETING

Councillor Rankin noted it is anticipated that the Terence Bay fish plant project will be ready for review at the end of April. Therefore, he suggested the April 25th meeting be held in Terence Bay so the proposal can be reviewed. Following a brief discussion, it was agreed to explore opportunities to hold WRCC meetings throughout the region in the future, but the April meeting will remain at the Keshen Goodman Library.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 7:40 p..m.

Patti Halliday
Legislative Assistant