

WESTERN REGION COMMUNITY COUNCIL  
MINUTES  
APRIL 25, 2005

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

STAFF:                     Ms. Karen Brown, Municipal Solicitor  
                              Ms. Julia Horncastle, Legislative Assistant

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1. **CALL TO ORDER**

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

2. **APPROVAL OF MINUTES - March 21 and April 5, 2005**

**MOVED by Councillor Meade, seconded by Rankin, that the minutes of March 21 and April 5, 2005 be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

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

Additions

- 12.1 Councillor Rankin - Four Way Stop
- 12.2 Councillor Rankin - Paving Terrence Bay Road and Sandy Cove
- 12.3 Councillor Rankin - Cable Service to West Dover
- 12.4 Councillor Rankin - Distinguishing Distinctive Communities in Phone Book
- 12.5 Councillor Rankin - Fire Service Standards
- 12.6 Councillor Rankin - Signage Prospect Road
- 12.7 Councillor Meade - Area Rate for St. Margarets Bay Village
- 12.8 Councillor Meade - Department of Transportation - Abbey and Birmingham
- 12.9 Councillor Adams - Possible Land Exchange - Harrietsfield
- 12.10 Councillor Rankin - Silver Birch Estates, Lake of the Woods

**MOVED by Councillor Rankin, 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**

**STATUS SHEET ITEMS**

4.1 **HRM Issues**

4.1.1 **Councillor Rankin - Bayside Baptist Youth Camp**

Councillor Rankin advised this item can be removed from the status sheet at this time but to be brought back in two months to the June meeting.

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

To remain on status sheet.

**4.1.3        Renaming of Sambro Ballfield**

To be removed from status sheet.

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

To remain on status sheet.

**4.1.5        Petition - Express Bus Services from Exit 5 to Downtown Halifax**

To remain on status sheet.

**4.1.6        Water Service Boundary - St. George Blvd, Kingswood**

To remain on status sheet.

**4.1.7        Ketch Harbour Wharf**

To remain on status sheet

**4.1.8        Proposed Amendments to MPS and LUB for Mainland South and Former District 5 re Watercourses**

To remain on status sheet.

**4.2        Provincial Issues**

**4.2.1        Councillor Meade - Dept. of Transportation Additional Funding**

To be removed from status sheet.

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

To be removed from status sheet.

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

To remain on status sheet.

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

To be removed from status sheet.

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

To be removed from status sheet.

**4.2.6 Councillor Meade - Status of Peggy's Cove Study**

No information received. To remain on status sheet.

**4.2.7 Cranberry Lake - Twinning of Highway 103**

No information received. To remain on status sheet.

**4.2.8 Councillor Rankin - Cranberry Lake - Tunnel**

To be removed from status sheet.

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

No information received. To remain on status sheet.

**4.2.10 Lack of Second Exit in Highland Park**

No information received. To remain on status sheet.

**4.2.11 Councillor Rankin - Lack of Repairs at St. Margaret's Bay Road/Bayers Lake**

Information received. To be removed from status sheet.

**4.2.12 Councillor Rankin - Condition of Roads at Entrance to Beechville Estates**

Information received. To be removed from status sheet.

**5. MOTIONS OF RECONSIDERATION - NONE**

6. **MOTIONS OF RESCISSION - NONE**

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

8. **PUBLIC HEARINGS**

8.1 **Case 00758: Rezoning of 40 Youth Camp Road**

- A report dated February 28, 2005 on the above noted, was before Council.

Mr. Luc Ouellet, Planner, with the aid of overheads, presented the staff report.

Councillor Adams called three times for those wishing to speak either in favour of or in opposition to the proposed rezoning. Hearing none, the following motion was placed.

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

**MOVED by Councillor Rankin, seconded by Councillor Meade, that the Western Region Community Council approve the rezoning of PID 40265555, as shown on Map 1, of the staff report dated February 28, 2005, from a P-2 (Community Facility) Zone to an RRE-1 (Rural Residential E-1) Zone. MOTION PUT AND PASSED UNANIMOUSLY.**

8.2 **Case 00748: Rezoning of 1562 St. Margaret's Bay Road**

- A report dated March 24, 2005 on the above noted was before Council.

Mr. Luc Ouelett, Planner, with the aid of overheads, presented the staff report.

Councillor Adams called three times for those wishing to speak either in favour of or in opposition to the proposed rezoning. Hearing none, the following motion was placed.

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

**MOVED by Councillor Rankin, seconded by Councillor Meade, that the Western Region Community Council approve the rezoning of PID 40050866, as shown on Map 1, of the staff report dated March 24, 2005, from R-4 (Multi-Unit Dwelling) Zone to an R-1 (Single Unit Dwelling) Zone. MOTION PUT AND PASSED UNANIMOUSLY.**

8.3 **Case 00531: Development Agreement for Expansion of Woodhaven RV Park, Hammonds Plains**

- A report dated March 29, 2005, on the above noted was before Council.

Mr. Richard Harvey, Planner, with the aid of overheads presented the staff report.

Councillor Adams called three times for those wishing to speak either in favour of or in opposition to the proposed rezoning. Hearing none, the following motion was placed.

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

**MOVED by Councillor Meade, seconded by Councillor Rankin, that the Western Region Community Council:**

1. **Approve entering into the proposed development agreement to allow for the expansion of the Woodhaven RV Park.**
2. **Require that the agreement be signed within 120 days, or any extension thereof granted by Council on the request of the applicant, from the date of final approval by Council or any other bodies as necessary, whichever approval is later, including applicable appeal periods; otherwise, this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS**

9.1 **Correspondence - None**

9.2 **Petitions - None**

9.3 **Presentations - None**

10. **REPORTS**

10.1 **Community Council Recreation Fund Pool**

Deferred to the next meeting.

11. **MOTIONS - NONE**

12. **ADDED ITEMS**

**12.1 Councillor Rankin - Four Way Stop**

Councillor Rankin noted there is an extension to Lake High and Governors Lake and there is a tight configuration at this intersection. He requested a request go forward to the Traffic Authority for the installation of a four way stop at the bottom of that street.

**MOVED by Councillor Rankin, seconded by Councillor Meade that a request be made of the Traffic Authority for the installation of a four way stop at the Lakehigh and Governors Lake intersection. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.2 Councillor Rankin - Paving Terrence Bay Road and Sandy Cove**

Councillor Rankin noted Community Council has asked for paving on Terrence Bay Road including Sandy Cove as the current paving was placed there in the 1960's. The Councillor further noted the SS Atlantic site is on the Sandy Cove Road which is a prominent tourist destination.

**MOVED by Councillor Rankin, seconded by Councillor Meade, that the Province be asked to consider the paving of the Terrence Bay Road including Sandy Cove. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.3 Councillor Rankin - Cable to West Dover**

**MOVED by Councillor Rankin, seconded by Councillor Meade, that Eastlink be requested to provide follow up information on the delivery of high speed internet and cable service to West Dover. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.4 Councillor Rankin - Distinguishing Distinctive Communities in Phone Book**

Councillor Rankin noted that such communities as Glen Margaret and Peggy's Cove, which is an international tourist site, come under French Village in the phone directory.

**MOVED by Councillor Rankin, seconded by Councillor Meade, that a MT&T be encouraged to try to as much as possible identify individual communities in the phone book. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.5 Councillor Rankin - Fire Service Standards**

Councillor Rankin expressed concern with fire services in rural areas and a concern that the standards of service may diminish. He noted Fire Services has proposed coming forward to Regional Council to discuss standards. He stated he is asking on behalf of

the community that there be a consultation process prior to any standards being imposed on the community.

Councillor Meade noted that Mr. Mosher, Fire Services, had advised that the communities would be consulted before any changes would take place.

**MOVED by Councillor Rankin, seconded by Councillor Meade, that Fire Services be advised that the communities be consulted prior to any changes in standards being made. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.6 Councillor Rankin - Signage Prospect Road**

**MOVED by Councillor Rankin, seconded by Councillor Meade that clarification be requested with regards to the Department of Transportation and enforcement of signage by-law except for the 100 series highways. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.7 Councillor Meade - Area Rate for St. Margaret's Bay Village**

**MOVED by Councillor Meade, seconded by Councillor Rankin, that an area rate of \$60.00 per lot for a five year period be placed on the properties in St. Margaret's Bay Village. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.8 Councillor Meade - Department of Transportation - Abbey and Birmingham Road**

**MOVED by Councillor Meade, seconded by Councillor Rankin, that a letter be sent to DOT requesting maintenance of Abbey and Birmingham. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.9 Councillor Adams - Possible Land Exchange - Harrietsfield.**

**MOVED by Councillor Adams, seconded by Councillor Meade, that a letter be forwarded to the Department of Natural Resources requesting consideration of acquiring the Stan Havill lands west of the Harrietsfield Irving in exchange for properties suitable to make this particular area parkland. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.10 Councillor Rankin - Silver Birch Entrance, Lake of the Woods**

**MOVED by Councillor Rankin, seconded to Councillor Meade, requesting remedial action be taken with respect to the maintenance of this particular piece of roadway.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**13.           NOTICES OF MOTION - NONE**

**14.           PUBLIC PARTICIPATION**

Mr. Wayne Rogers noted that proposals come forward from a developer for trading of land for parkland there is no information or justification for the public to see why it is being recommended or taken forward.

**15.           NEXT MEETING**

To be determined.

**16.           ADJOURNMENT**

The meeting was adjourned at 8:05 p.m.

Julia Horncastle  
Legislative Assistant