

WESTERN REGION COMMUNITY COUNCIL  
MINUTES

March 26, 2007

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

STAFF: Mr. Andrew Bone, Planner  
Ms. Chris Newson, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER .....	3
2.	APPROVAL OF MINUTES .....	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS .....	3
4.	BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET: .....	3
4.1	<u>HRM Issues:</u> .....	3
4.1.1	Water Service Boundary - St. George Blvd. Kingswood .....	3
4.1.2	Legal Definition - Public Consultation/Public Input .....	3
4.1.3	R-1 Zoning on Hammonds Plains Road .....	4
4.2	<u>Provincial Issues</u> .....	4
5.	MOTIONS OF RECONSIDERATION .....	4
6.	MOTIONS OF RESCISSION .....	4
7.	CONSIDERATION OF DEFERRED BUSINESS - None .....	4
8.	PUBLIC HEARING - None .....	4
9.	CORRESPONDENCE, PETITIONS AND DELEGATIONS - None .....	4
10.	REPORTS .....	4
10.1	STAFF REPORTS - None .....	4
10.2	MEMBERS OF COUNCIL .....	4
10.2.1	New High School for Hammonds Plains Area .....	4
11.	MOTIONS .....	4
12.	ADDED ITEMS .....	4
12.1	Building Communities Fund .....	4
12.2	Appointment of Western Common Stakeholder Committee .....	5

12.3	Westwood Hills - Request for Rezoning .....	5
13.	NOTICES OF MOTIONS .....	5
14.	PUBLIC PARTICIPATION: .....	5
15.	NEXT MEETING .....	7
16.	ADJOURNMENT .....	7

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m. in the Thomas Raddall Room of the Keshen Goodman Library, 330 Lacewood Drive, Halifax.

**2. APPROVAL OF MINUTES - February 27, 2007 Special Meeting**

**MOVED by Councillor Meade, seconded by Councillor Rankin, that the minutes of February 27, 2007 Special Meeting be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

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

- Additions:**
- 12.1 Building Communities Fund - Councillor Rankin
  - 12.2 Appointment of Western Common Stakeholder Committee - Councillor Rankin
  - 12.3 Westwood Hills - Request for Rezoning - Councillor Meade

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

**4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET**

**4.1 Status Sheet Items**

**4.1 HRM Issues**

**4.1.1 Water Service Boundary, St. George Blvd., Kingswood**

Councillor Meade requested an update from staff on the water service boundary for Hammonds Plains / Maplewood area. The issue is no longer specific to St. George Blvd., Kingswood. Item to remain on the Status Sheet.

**4.1.2 Legal Definition - Public Consultation/Public Input**

- An e-mail, dated March 26, 2007, from Legal Services was circulated to Community Council at this time.

Councillor Rankin read the information into the record indicating that HRMLegal Services advises that public consultation involves "...consulting or conferring with the public in the sense of giving the public an opportunity to discuss or make known their views on something. Such consultation could be by way of a meeting or by way of written submissions depending upon whether any particular method is prescribed."

Item to be removed from the status sheet.

#### **4.1.3 R-1 Zoning on Hammonds Plains Road**

- An Information Report, dated January 12, 2007, was before Community Council.

Councillor Meade tabled the report. No further action required. Item to be removed from the Status Sheet.

#### **4.2 Provincial Issues - NONE**

#### **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 STAFF REPORTS - NONE**

#### **10.2 MEMBERS OF COUNCIL**

#### **10.2.1 New High School for Hammonds Plains Area**

**MOVED BY Councillor Meade, seconded by Councillor Rankin that the Western Region Community Council forward a letter to the Honourable Minister of Education Karen Casey, copy to MLA Barry Barnet and the Halifax Regional School Board, requesting that a new High School be built in the Hammonds Plains area by 2012.**

Councillor Meade circulated statistics as per the 2006 Census by Statistics Canada

which indicates that between 2001-2006 the population increased by 29.5% in District 23. As this population trend is expected to continue, the Western Region Community Council would like consideration of a new high school in the Hammonds Plains area by 2012 to be part of the Department of Education's budget discussions.

**MOTION PUT AND PASSED UNANIMOUSLY.**

**11. MOTIONS - NONE**

**12. ADDED ITEMS**

**12.1 Building Communities Fund**

**MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council allocate the remaining Building Communities Fund as follows: \$15,000 to the Prospect Community Centre, \$5,000 to the Peggy's Cove Water/Sewer Study and \$2,500 to the Harrietsfield Elementary School. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.2 Appointment of Western Common Stakeholder Committee**

**MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council allow the appointments of the Western Common Stakeholder Committee to take place in consultation with staff and that the first meeting of the Western Common Stakeholder Committee be held on or before the end of April 2007.**

Councillor Rankin requested that the Terms of Reference for the Western Common Stakeholder Committee be made available to the public.

**MOTION PUT AND PASSED UNANIMOUSLY.**

**12.3 Westwood Hills - Request for Rezoning**

**MOVED BY Councillor Meade, seconded by Councillor Rankin that the Western Region Community Council request staff to commence the process to rezone the Westwood Hills Subdivision from MU (Multi Use) zoning to R1 (Residential) zoning. MOTION PUT AND PASSED UNANIMOUSLY.**

**13. NOTICES OF MOTIONS - NONE**

**14. PUBLIC PARTICIPATION**

**Wayne Rogers, Landsdowne Drive**

- complimented council for moving forward with the appointments to the Western

Common Stewardship Committee and requested that the Terms of Reference be made public.

- complimented staff for the clean-up of the Otter Lake Landfill area.
- expressed concern with lack of meetings held by Western Region Community Council especially when debate was ongoing in regard to the Commonwealth Games and more recently the Wind Power Policy.
- suggested that HRM include in their contracts with Consultant's that a certain number of documents, that will be used for public input, be available in hard copy for the public. He indicated that trying to read a lengthy document online is difficult and is also very costly to print. Hard copies could be made available at libraries throughout HRM. The taxpayer is paying for the information and to produce 100 - 500 public copies would make it easier for the public and add very little cost to the bill.
- requested a status update on the Drysdale Bog.
- in regard to public consultation, he believes that the public should be provided the information; be given time to think about the issue; and, given an opportunity to interface and receive feedback.

#### **Beth McGee, Seabright**

- thanked Community Council for moving forward with the Western Common Stewardship Committee.
- questioned the process for public input in regard to the wind energy study as she was told that the only other opportunity for public input, after the recent public information meeting, would be at the public hearing. She requested that the Community Council look into the matter of public consultation.
- requested a status update for the requested zoning change for the I-3, Drysdale Bog area.

#### **Maria Mulder, Bear Cove**

Ms. Mulder submitted her comments in writing in regard to the working conditions/wages for HRM Lifeguards and Aquatic Instructors.

**MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council request Regional Council consider, during budget deliberations, increasing the minimum wage for HRM Lifeguards and Aquatic instructors. MOTION PUT AND PASSED UNANIMOUSLY.**

#### **Becky Mason, Hacketts Cove**

- expressed concern with a recent Sunday Herald article which indicated that 50% of homicides in HRM are unresolved. She requested that staff investigate the accuracy of the statistics quoted in the article and to publicly confirm or verify the numbers as she has heard that the resolution of murders should be 75-80%.
- requested that the matter of the homicide rate and solving of those crimes be placed on the agenda for the Mayor's Roundtable on Violence meeting.

**Dormand Skinner, Nottingham Drive**

- Submitted pictures and various documentation in regard to the commercial uses along the Hammonds Plains Road as well as support from his neighbours in regard to his plans to establish a home based antique furniture refinishing business.
- raised various concerns in regard to the boundary of his property, portions of which were expropriated by the provincial Department of Transportation and Public Works, his limited ability to develop his property, setbacks (40') are commercial but it is considered a residential zone. He is paying taxes for land he cannot use.
- Submitted pictures of Nottingham Drive and commented that the winter condition of that road is very poor. He requested that HRM send a truck to complete what was started (fill in).

**Mrs. Dormand Skinner, Nottingham Drive**

- Submitted letters of support from area residents in support of her family opening a home business.
- Her home is adjacent to a lower series highway and is subjected to loud trucks, traffic and fire alarms. The placement of the property should permit activity of a commercial nature. The property is well maintained and adheres to the requirements of the restrictive covenants for Haliburton Heights.
- Added that they want to be agreeable and work with the residents of Haliburton Heights and HRM to ensure the rules are followed. Any commercial activity, if permitted, will be taken very seriously.

There being no further speakers, Members of Council provided the following responses in regard to issues raised by members of the public:

Commercial options along the Hammonds Plains Road:

- some of the commercial signs/advertisements shown in the pictures submitted by Mr. Skinner are for businesses that are not actually located on the Hammonds Plains Road.
- there is no access to the Yankee Town Road from the Hammonds Plains Road.
- IMP was a prior permitted use.

Mr. Andrew Bone, Planner, provided background information on the zoning matter along the Hammonds Plains Road and advised that:

- there were two municipal plan areas reviewed (Hammonds Plains, Beaver Bank & Upper Sackville and St. Margaret's Bay).
- The grey areas on the map indicate the properties fronting the Hammonds Plains Road with commercial options.
- the Skinner property is located in Haliburton Heights and is subject to protective covenants which do not allow for commercial development/business except for home based businesses of a limited size.
- HRM has no control over the covenants.

- The area from Yankee Town Road and below offers fewer options as it is a controlled access highway with setback requirements as per the provincial Department of Transportation and Public Works. Subsequent to April 1, 2007, legislation may turn that road over to HRM. It is uncertain at this time how HRM will handle controlled access highways.
- Staffing issues have delayed the processing of the request to review accessory building requirements; however, staff are in the process of scheduling a Public Information Meeting (PIM) on the matter.

Drysdale Bog/Wind Energy Study:

- Options have been presented to the owner of the Drysdale Bog property in regard to rezoning/sale of the property.
- Staff working with the Wind Energy Study have indicated that public review/consultation has merit. A staff report will be available when the matter comes before Council at which time, Council would have the following options: amend it, extend public consultation and/or set a public hearing on amendment to the Regional Plan. It will be a public forum.
- members of the public may contact their Councillor with matters of concern at any time by way of phone calls, letters or e-mails.

15. **NEXT MEETING** - April 23, 2006

16. **ADJOURNMENT** - The meeting adjourned at 7:57 p.m.

Chris Newson  
Legislative Assistant