

WESTERN REGION COMMUNITY COUNCIL
MINUTES

April 28, 2008

PRESENT: Councillor Reg Rankin, Chair
Deputy Mayor Stephen Adams
Councillor Gary Meade

STAFF: Mr. Martin Ward, Solicitor
Ms. Melody Campbell, Legislative Assistant

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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.

1. APPROVAL OF MINUTES - NONE

MOVED BY Deputy Mayor Adams, seconded by Councillor Meade, that the minutes of March 31, 2008, be approved. MOTION PUT AND PASSED.

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

Additions:

- 12.1 Councillor Meade - Request funds from Hammonds Plains Common Area Rate:
1. \$1000.00 for computer upgrades
 2. \$2000.00 for the Community Old School Reunion

- 12.2 Request for funding - Five Bridges Heritage Trust

Information Report

- 12.3 Urban Design - Planning Districts 1 & 3 (St. Margarets Bay)

MOVED BY Deputy Mayor Adams, seconded by Councillor Meade that the agenda, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET - NONE

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RESCISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS - NONE

8. HEARINGS

8.1 PUBLIC HEARINGS

8.1.1 Case 01138: Housekeeping Amendments - Subdivision of Semi- Detached Dwellings, Planning District 5

Ms. Randa Wheaton, Planner, on behalf of Mr. Paul Sampson, Planner, presented the report dated, March 26, 2008, Case 01138: Housekeeping Amendments - Subdivision of Semi- Detached Dwellings, Planning District 5.

Councillor Rankin explained the guidelines for public hearings. He explained that the guidelines will apply to the two public hearings on this evening's agenda. Councillor Rankin then opened the public hearing calling for any speakers for or against the proposal.

Councillor Rankin called three times for any additional speakers, hearing none the following motion was placed.

Moved by Deputy Mayor Adams, seconded by Councillor Meade that the Public Hearing be closed. MOTION PUT AND PASSED.

MOVED BY Deputy Mayor Adams, seconded by Councillor Meade that Western Region Community Council:

- 1. Approve the proposed amendments to the Planning District 5 (Chebucto Peninsula) Land Use By-law, as shown in Appendix "A" of the report dated March 26, 2008.**

MOTION PUT AND PASSED.

8.1.2. Case 01129: Rezoning of lands located at 1601 Ketch Harbour Road, Sambro

Correspondence was received from the following residents opposing rezoning:

Mr. Kevin Brent
Mr. Todd Gray
Ms. Jane Camsell
Mr. Donald Misener Sr. & Ms. Louise Misener
Mr. Roberta A. Carmichael
Ms. Stephanie Newcombe
Ms. James Stoner

Ms. Randa Wheaton, Planner, presented the report dated March 11, 2008, Case 01129: Rezoning of lands located at 1601 Ketch Harbour Road, Sambro.

Councillor Rankin reiterated the guidelines for public hearings and called for those wishing to speak for or against the rezoning.

Mr. Patrick Gray, President of Silver Seas, supports the rezoning. He wants to hear community concerns this evening.

Mr. Darren Kelly, on behalf of his mother on Ketch Harbour Road does not support the rezoning adding that the building is small. The parking lot is small and near the road which is a traffic hazard. There are community mailboxes nearby.

Mr. Jeff Kelly, Ketch Harbour Road advised that when the club was down the road, you

could hear noise, profanity and squealing tires. Now it will be located closer to his mother's home. There is not much parking available.

Mr. Terry Fleming, Ketch Harbour approves of the rezoning. The old club has been closed for the past couple of years, but there are still cars squealing tires, so it was not from the club. The old club closed because it was not run properly. This club is run by new owners and will be run properly.

Mr. Todd Gray, 1604 Ketch Harbour Road, lives across the street from the proposed club. He advised he has two children, and the building is very close to his residence. He will be unable to sell property if this is approved. He added that there must be a better location for the club away from residences.

Mr. Mike Kelly, son of Lynn Carmichael questioned if Council received the letter from Ms. Carmichael. Mr. Kelly added that he nor his mother support rezoning.

Ms. Penny Hennebury, 1628 Ketch Harbour Road, does not support the rezoning, The staff report does not provide sufficient information on the ecosystem. She raised concern of an increase occupancy load of the septic system. She also questioned the hours of operation. She supports an alternate location.

Mr. Ricky Gray, Sambro, owns the building and land and advised he supports the rezoning. He added that the Club will be run properly under new management.

Ms. Holly LeBlanc, 1613 Ketch Harbour Road, advised that a more appropriate location for the club is near the fire hall and ball diamond in the Pennant area. She stated she would like the club to continue, although in a different location.

Mr. Patrick Gray, President of Silver Seas advised that he hears the community concerns. Many residents want a club in the area. He is looking at this location now, and may be able to get a more secluded site in the future. All members of Sambro are eligible for membership as determined by age and space. They will have to reduce membership due to the small space. Mr. Gray added that he will abide by all rules and is in good standing with Nova Scotia Department of Alcohol and Gaming.

Deputy Mayor Adams commented that this a membership only club and it has been in the Community for a long time, noting that the club is in good standing with the Nova Scotia Department of Alcohol and Gaming.

Councillor Rankin added that the club would be required to follow all rules as set out and be compliant with regulations of the by the Nova Scotia Department of Alcohol and Gaming.

Councillor Rankin called three times for any additional speakers, hearing none the following motion was placed.

Moved by Deputy Mayor Adams, seconded by Councillor Meade that the Public Hearing be closed. MOTION PUT AND PASSED.

MOVED BY Deputy Mayor Adams, seconded by Councillor Meade, that Western Region Community Council:

1. Approve the proposed rezoning of 1601 Ketch Harbour Road, Sambro, (PID 00456541), as shown on Map 1, from the C-1 (Local Business) Zone to the P-2 (Community Facility) Zone and delete reference to the Existing Use in Appendix "C" of the Planning District 5 (Chebucto Peninsula) Land Use By-law as set out in Attachment A of the report dated March 11, 2008.

MOTION PUT AND PASSED.

9. **CORRESPONDENCE, PETITIONS AND PRESENTATIONS - NONE**

10. **REPORTS**

10.1 **STAFF REPORTS**

10.1.1 **Case 01110: Amendment to Sign Requirements - Planning District 1 & 3 (St. Margarets Bay) Land Use By-law**

Ms. Patricia Hughes, Planner, provided a report dated April 7, 2008 to Council.

MOVED BY Councillor Meade, seconded by Deputy Mayor Adams that Western Region Community Council:

1. Give First Reading of the Proposed Amendments to the sign requirements of the Planning Districts 1 & 3 (St. Margarets Bay) Land Use By-law as contained in Attachment "A" of the report dated April 7, 2008 and schedule a public hearing on May 26, 2008.

MOTION PUT AND PASSED.

11. **MOTIONS - NONE**

12. **ADDED ITEMS**

12.1 **Councillor Meade - Request funds from Hammonds Plains Common Area Rate**

MOVED BY Councillor Meade, seconded by Deputy Mayor Adams, that funds from the Hammonds Plains Common Area Rate be allocated to Upper Hammonds Plains:

1. \$1000.00 for computer upgrades
2. \$2000.00 for the Community Old School Reunion

MOTION PUT AND PASSED.

12.2 **Request for funding - Five Bridges Heritage Trust**

Correspondence requesting funding from Ms. Beth McGee, Five Bridges Wilderness Heritage Trust, was distributed to Council. It has to be determined if funding can be made available. This will be brought forward at the next scheduled meeting.

12.3 Urban Design - Planning Districts 1 & 3 (St. Margarets Bay) - Information Report

Mr. Roger Wells, Supervisor, Regional & Community Planning, presented the staff report dated April 18, 2008 to Council.

MOVED BY Councillor Meade, seconded by Deputy Mayor Adams, that Western Region Community Council forward the report to Regional Council to for approval to initiate the process to amend the MPS for more immediate actions in the issue of large format commercial development within the Mixed Use Designations of the Planning District 1 and 3. MOTION PUT AND PASSED.

12.4 Prospect Road Cleanup - Councillor Rankin

MOVED BY Councillor Meade, seconded by Deputy Mayor Adams, that Western Region Community Council send a Letter to Nova Scotia Department of Transportation to initiate cleanup of the Prospect Road. MOTION PUT AND PASSED.

13. NOTICES OF MOTIONS - NONE

14. PUBLIC PARTICIPATION

The Chebucto Wilderness Coalition

Mr. Tom Musial, provided a presentation to Council on behalf of a newly formed coalition of community groups on the Chebucto Peninsula to encourage the Province of Nova Scotia to protect the approximately 9800 hectares of public lands within the boundaries of highways 103 and 333 under the Wilderness Areas Protection Act 1998 as amended. The newly formed coalition lists forty organizations. Mr. Musial provided Council an update on their initiatives. He introduced the members attending Council this evening:

Mr. Richmond Campbell

Ms. Beth McGee

Mr. Jeff Boutlier

Mr. Jim Muir

MOVED BY Councillor Meade, seconded by Deputy Mayor Adams that Western Region Community Council endorse the goal as initiated by the Chebucto Peninsula Wilderness Coalition, and reflected in their application to the Province to have those crown lands bounded by Highway 103 and 333 protected under the Wilderness Area Protection Act. MOTION PUT AND PASSED.

Mr. Jeff Boutlier addressed Council raising concern about clear cutting and bulldozing for box stores and malls in the Tantallon area. The stewardship association led a coalition to address concerns. A visioning process was held, and a position paper was issued reflecting the participant concerns and the visioning process. It called for a Coastal Development Advisory Board so that when developments are proposed for the area, the Board would do a review. The coalition is moving forward with the Department of the Environment. The visioning process is moving forward.

Ms. Eleanor Quinn, addressed Council advising of the need for the signage by-law.

15. NEXT MEETING

Next regularly scheduled meeting will be on Monday, May 26, 2008 at 7:00 p.m.

16. ADJOURNMENT

The meeting adjourned at 8:12 p.m.

Melody Campbell
Legislative Assistant