

CHEBUCTO COMMUNITY COUNCIL  
MINUTES

Monday, October 4, 2010

PRESENT: Councillor Russell Walker, Chair  
Councillor Debbie Hum, Vice Chair  
Councillor Linda Mosher

REGRETS: Councillor Mary Wile  
Councillor Stephen Adams

STAFF: Ms. Shawnee Gregory, Legislative Assistant

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1.	<b>CALL TO ORDER</b>	

The Chair called the meeting to order at 7:04 p.m. in the Keshen Goodman Library.

**2. APPROVAL OF MINUTES - September 13, 2010**

**MOVED BY Councillor Mosher, seconded by Councillor Hum, that the minutes of September 13, 2010 be approved as presented. MOTION PUT AND PASSED.**

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

**MOVED BY Councillor Hum, seconded by Councillor Mosher, that the agenda be approved as presented. MOTION PUT AND PASSED.**

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

**4.1 Status Sheet Items**

**4.1.1 J.L Ilsley High School - Campus Opportunity**

Councillor Mosher indicated that she planned to meet with HRM Real Estate staff regarding this matter prior to the next meeting.

This item is to remain on the Status Sheet.

**4.1.2 Keefe Drive - Emergency Concerns Due to Road Condition and Lack of Seawall**

Councillor Mosher advised that this matter had been referred back to Transportation and Public Works staff.

This item is to remain on the Status Sheet.

**4.1.3 Plow Damage**

There was no update. This item is to remain on the Status Sheet.

**4.1.4 Resident Traffic and Safety Concerns - Fairmount Subdivision**

Councillor Mosher stated that she had been advised by Transportation and Public Works staff to add this item to the Regional Council agenda and request a staff report. She requested that a reminder be sent to staff regarding this matter.

This item is to remain on the Status Sheet.

#### **4.1.5 Tall Trees Lane**

- An information report dated September 21, 2010 was before Community Council.

Councillor Hum advised that the information report dated September 21, 2010 was in response to resident requests that Tall Trees Lane become a public street rather than a private lane. She indicated that staff stated that the lane does meet the criteria for a public street. Councillor Hum requested that this item be carried forward to the November 1, 2010 Chebucto Community Council meeting in order to have a question and answer session with staff as she did not feel that the information report dealt with all the items she brought forward. She also requested that legal staff be present to respond to questions. In conclusion, Councillor Hum requested that the residents of Tall Trees Lane be invited to the November 1, 2010 Chebucto Community Council meeting and mailed a copy of the information report.

#### **4.1.6 Sign By-law - Electronic Signs - Spryfield Area**

There was no update. This item is to remain on the Status Sheet.

#### **4.1.7 Water Quality Testing - Dingle Beach**

It was noted that a report was forthcoming.

This item is to remain on the Status Sheet.

#### **4.1.8 Solid Waste Removal Changes**

It was noted that a report regarding this matter would be forwarded to the Solid Waste Advisory Committee and then to Chebucto Community Council.

This item is to remain on the Status Sheet.

### **5. MOTIONS OF RECONSIDERATION - None**

### **6. MOTIONS OF RECISION - None**

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

### **8. HEARINGS**

#### **8.1 Public Hearings - None**

#### **8.2 Variance Appeal Hearings - None**

**9. CORRESPONDENCE, PETITIONS AND PRESENTATIONS**

**9.1 Correspondence - None**

**9.2 Petitions - None**

**9.3 Presentations - None**

**10. REPORTS**

**10.1 Staff**

**10.1.1 Case 01302: MPS/LUB Amendments and Development Agreement - 3473 Dutch Village Road, Halifax**

- A supplementary report dated September 27, 2010 was before Community Council.

Ms. Mackenzie Stonehocker, Planner, provided the presentation on Case 01302: MPS/LUB Amendments and Development Agreement - 3473 Dutch Village Road, Halifax. Highlights were as follows:

- A joint public hearing was held with Regional Council on August 10, 2010 at which time Council approved the proposed amendments to the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law
- The Province approved the amendments as well and the amendments came in effect on September 25, 2010
- Community Council may now consider a development agreement for a mix of residential and commercial uses
- The proposed development meets all required criteria

**MOVED BY Councillor Mosher, seconded by Councillor Hum, that Chebucto Community Council:**

- 1. Approve the development agreement contained in Attachment A of the report dated September 27, 2010 to allow for a mixed use building and a commercial building at 3473 Dutch Village Road; and**
- 2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

It was noted that, as Chair, Councillor Walker was not permitted to move the motion even though the development was in his District.

A discussion ensued with staff and Mr. Cesar Saleh, WM Fares Group, responding to questions.

Mr. Saleh advised that the current building on the site would be demolished during the first week of November 2010 and the site would be fenced off. He stated that construction would not begin on the first office building until spring 2011 and the residential buildings would begin construction in fall 2011.

Mr. Saleh also indicated that design drawings and signage would be installed on the fence to make the construction site look more appealing.

**MOTION PUT AND PASSED.**

**11. MOTIONS - None**

**12. ADDED ITEMS - None**

**13. NOTICES OF MOTION - NONE**

**14. PUBLIC PARTICIPATION**

There was no one wishing to speak at this time.

**15. NEXT MEETING DATE**

The next meeting was scheduled for November 1, 2010.

**16. ADJOURNMENT**

The meeting adjourned at 7:17 p.m.

Shawnee Gregory  
Legislative Assistant

