

HALIFAX REGIONAL MUNICIPALITY

CHEBUCTO COMMUNITY COUNCIL  
MINUTES

March 5, 2012

PRESENT: Councillor Linda Mosher, Chair  
Councillor Russell Walker, Vice Chair  
Councillor Steve Adams  
Councillor Mary Wile

REGRETS: Councillor Debbie Hum

STAFF: Ms. Kirby Grant, Solicitor  
Ms. Shawnee Gregory, Legislative Assistant

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**1. CALL TO ORDER**

The Chair called the meeting to order at 7:01 p.m. in the Keshen Goodman Library, Halifax.

**2. APPROVAL OF MINUTES – February 6, 2012**

**MOVED by Councillor Wile, seconded by Councillor Walker that the minutes of February 6, 2012 be approved as presented. MOTION PUT AND PASSED.**

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

Addition:

12.1 Cowie Hill Development Agreement – Councillor Walker on behalf of Councillor Mosher

**MOVED by Councillor Walker, seconded by Councillor Wile that the agenda be accepted as amended. MOTION PUT AND PASSED.**

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

**4.1 Status Sheet**

**4.1.1 Keefe Drive – Emergency Concerns Due to Road Construction and Lack of Seawall**

No update. To remain on Status Sheet.

**4.1.2 Sherbrooke Drive Update**

No update. To remain on Status Sheet.

**4.1.3 Beech Tree Infestation on HRM Owned Trees- Fairmount Subdivision**

No update. To remain on Status Sheet.

**4.1.4 Restricting Signage on Dunbrack Street**

No update. To remain on Status Sheet.

**4.1.5 Chain of Lakes Trail - Surplus Lands**

No update. To remain on Status Sheet.

**4.1.6 Graffiti on Chain of Lakes Trail – Northwest Arm Overpass**

No update. To remain on Status Sheet.

**4.1.7 Request to Amend the C-1 Zone to Remove R-4 Uses under the Mainland Land Use By-law**

No update. To remain on Status Sheet.

**4.1.8 Public Right Away (Tow Path) on the Northwest Arm - Maintenance and Access**

No update. To remain on Status Sheet.

**4.1.9 Pocket Park - Crown Drive and Brook Street - Private Property and Parking Issue**

No update. To remain on Status Sheet.

**4.1.10 Flooding - Purcell's Cove Road**

No update. To remain on Status Sheet.

**4.1.11 Off Leash Dog Park for Royale Hemlock Estates/Wentworth Estates Area**

No update. To remain on Status Sheet.

**4.1.12 Dakin Drive – Increasing Traffic Shortcutting**

An information report dated February 20, 2012 was before Community Council.

Councillor Walker moved the following motion on behalf of Councillor Hum who had sent her regrets:

**MOVED by Councillor Walker, seconded by Councillor Wile that Chebucto Community Council accept the information report dated February 20, 2012 and remove this item from the Status Sheet. MOTION PUT AND PASSED.**

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 17257, Amendment to the Existing Development Agreement for Governors Brook to Reduce the Number of Townhouse Units and to Add Additional Parkland**

A report dated December 16, 2011 was before Community Council.

Mr. Paul Sampson, Planner, presented the report on Case 17257, Amendment to the Existing Development Agreement for Governors Brook to Reduce the Number of Townhouse Units and to Add Additional Parkland

The Chair reviewed the rules of procedure for Public Hearings and called for those wishing to speak for or against Case 17257, Amendment to the Existing Development Agreement for Governors Brook to Reduce the Number of Townhouse Units and to Add Additional Parkland.

**Ms. Melanie Dobson**, on behalf of William's Lake Conservation Company, indicated that the group had met with Armco and viewed their plans. She stated it was their belief that it was better to move the townhouses off of the ridge; noting they supported anything that moved development further away from William's Lake. Ms. Dobson indicated that the William's Lake Conservation Company wanted Community Council to know that Armco did contact them to advise of their plans beforehand.

The Chair called three times for additional speakers. Hearing none, the following motion was passed:

**MOVED by Councillor Adams, seconded by Councillor Walker that the Public Hearing be closed. MOTION PUT AND PASSED.**

**MOVED by Councillor Adams, seconded by Councillor Wile that Chebucto Community Council:**

- 1. Approve the 5<sup>th</sup> Amending Agreement to reduce the number of townhouses by 6 units and to add additional parkland, as provided in Attachment A of the staff report dated December 16, 2011; and**
- 2. Require that the Development 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 shall be void and any obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**8.2 Variance Appeal Hearings – None**

**9. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**9.1 Correspondence**

**9.1.1 Response to Questions Raised During Public Participation Held on February 6, 2012 Re: Bayers Lake Development – Mr. Peter Bigelow, Manager of Real Property Planning**

Correspondence from Mr. Peter Bigelow was before Community Council.

The correspondence, as requested at the February 6, 2012 meeting, was accepted as information

**9.2. Petitions – None**

**9.3 Presentations - None**

**10. REPORTS**

**10.1 Staff**

**10.1.1 Case 17082, Development Agreement for Wentworth Estates – Emscote Lands  
i) Bedford Watershed Advisory Board Report**

A report dated February 15, 2012 was before Community Council.

A report dated October 11, 2011 from the Bedford Watershed Advisory Board was before Community Council.

Mr. Andrew Bone, Planner, provided a presentation on Case 17082, Development Agreement for Wentworth Estates – Emscote Lands. He clarified that the draft agreement should read 383 rather than 378 and requested that the First Reading motion include this amendment.

**MOVED by Councillor Walker, seconded by Councillor Wile that Chebucto Community Council give Notice of Motion to consider the proposed development agreement as provided in Attachment A of the staff report dated February 15, 2012, with an amendment to clause 3.3.2 changing the number 378 to 383, and schedule a public hearing for April 2, 2012. MOTION PUT AND PASSED.**

**10.1.2 Case 17242 Telecommunications Tower, 160 Kearney Lake Road, Halifax**

A report dated February 7, 2012 was before Community Council.

Councillor Walker moved the following motion on behalf of Councillor Hum who had sent her regrets:

**MOVED by Councillor Walker, seconded by Councillor Adams that Chebucto Community Council forward no objections to Industry Canada in relation to the proposal by Bragg Communications (Eastlink) to place a 60-metre telecommunication tower and associated equipment cabinets at 160 Kearney Lake Road, Halifax, on a 60 ft. by 60 ft. portion of the subject property (75 acre parcel, PID#40806200) as shown on Map 1 and Attachments A, B, and C of the report dated February 7, 2012.**

A discussion on the motion ensued with staff responding to questions.

Councillor Walker stated, for the record, that the staff report indicates that nobody objected to this proposal during the public engagement process.

**MOTION PUT AND PASSED.**

**11. MOTIONS – NONE**

**12. ADDED ITEMS**

**12.1 Cowie Hill Development Agreement**

Councillor Walker moved the following motion on Councillor Mosher's behalf:

**MOVED by Councillor Walker, seconded by Councillor Adams that Chebucto Community Council request a staff report regarding the 1974 Cowie Hill Development Agreement, and in particular, the park and open space land that was to be conveyed to the City. The report should assess and comment on the agreement indicating that the City would develop and maintain parks and public areas. The land in question abuts Highfield Drive and runs behind the existing Condominium #5 properties. There is a dilapidated tennis court and bare lands on the site. MOTION PUT AND PASSED.**

**13. NOTICES OF MOTION – NONE**

**14. PUBLIC PARTICIPATION**

**Mr. Bruce Smith**, Forestside Crescent, indicated that he did receive a response from staff as listed under 9.1.1 on the agenda; however, he responded back and wanted to ensure that his last correspondence had been received.

The Chair advised that she had received Mr. Smith's follow up questions and that she would get clarification from staff if they had as well.



Mr. Smith addressed the information report on the agenda regarding the Larry Uteck extension onto Kearney Lake Road. He wondered why there seemed to be a proposed realignment of Kearney Lake Road at this intersection for people traveling north with the intention of directing traffic on to Larry Uteck Boulevard and why the road would be narrowed to restrict traffic.

Mr. Bone advised that it was his understanding that the intention was to encourage people to travel to the interchange rather than taking Kearney Lake Road.

Mr. Smith stated that he did not think it was right to inconvenience those who had been travelling that route for years.

Mr. Bone indicated that there was nothing in the design to restrict traffic but rather to encourage the flow.

Councillor Walker stated, on behalf of Councillor Hum, that there would be a community meeting on this matter and requested that a date be provided at the next Community Council meeting.

**Ms. Maureen Manuge**, Westridge Drive, requested further information on item 9.1.1.

The Chair advised that this information was part of the official record for the meeting.

**Ms. Wendy McDonald**, Warwick Lane, stated that she was disappointed that the Regional Plan Five Year Review committee did not have a representative from Chebucto Community Council and that it was also unclear whether any community representatives were from the area. She expressed concern that the meeting for the Community Council area had been scheduled on April 2, 2012 which conflicted with the next Community Council meeting.

The Chair advised, for the record, that she had asked staff to choose another meeting date due to the conflict and this would be listed on the next Community Council agenda for the information of residents.

**15. NEXT MEETING DATE – April 2, 2012**

**16. ADJOURNMENT**

The meeting was adjourned at 7:32 p.m.

Shawnee Gregory  
Legislative Assistant

Information Item

1. Larry Uteck Boulevard – Highway 102 to Kearney Lake Road – Information Report