



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL
MINUTES
December 4, 2014**

PRESENT: Councillor Gloria McCluskey, Chair
Councillor Bill Karsten, Vice Chair
Councillor David Hendsbee
Deputy Mayor Lorelei Nicoll

REGRETS: Councillor Darren Fisher

STAFF: Ms. E. Roxanne MacLaurin, Senior Solicitor
Ms. Jennifer Weagle, Legislative Assistant

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, supporting documents, and information items circulated to Community Council are available online: <http://www.halifax.ca/Commcoun/east/HEMDCCagenda141204.php>

The meeting was called to order at 6:07 p.m., and adjourned at 7:28 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:07 p.m., with the Invocation led by Deputy Mayor Nicoll.

2. ELECTION OF CHAIR & VICE CHAIR

The Legislative Assistant opened the floor for nominations for the position of Chair.

MOVED by Councillor Karsten, seconded by Deputy Mayor Nicoll, that Councillor McCluskey be nominated Chair of Harbour East-Marine Drive Community Council for 2015.

The Legislative Assistant called three times for any further nominations. There being none, it was **MOVED by Councillor Hendsbee, seconded by Councillor Karsten, that nominations for the position of Chair cease. MOTION PUT AND PASSED.**

MAIN MOTION PUT AND PASSED.

Councillor McCluskey was declared Chair of Harbour East-Marine Drive Community Council for 2015.

The Chair opened the floor for nominations for the position of Vice Chair.

MOVED by Councillor Hendsbee, seconded by Deputy Mayor Nicoll, that Councillor Karsten be nominated Vice Chair of Harbour East-Marine Drive Community Council for 2015.

The Chair called three times for any further nominations. There being none, it was **MOVED by Deputy Mayor Nicoll, seconded by Councillor Hendsbee, that nominations for the position of Vice Chair cease. MOTION PUT AND PASSED.**

MAIN MOTION PUT AND PASSED.

Councillor Karsten was declared Vice Chair of Harbour East-Marine Drive Community Council for 2015.

3. TABLING OF 2014 ANNUAL REPORT

The following was before Community Council:

- A report dated November 24, 2015

MOVED by Councillor Karsten, seconded by Deputy Mayor Nicoll, that Harbour East-Marine Drive Community Council accept the 2014 annual report as presented. MOTION PUT AND PASSED.

4. PUBLIC PARTICIPATION re: 2014 ANNUAL REPORT

At this time the Chair opened the floor for those wishing to address Community Council regarding the 2014 Annual Report.

Mr. Colin May, Dartmouth, thanked Community Council for the past year of service. He commented on the lack of visible minorities on the Board of Police Commissioners, noting that he had spoken with the Minister of Justice and the Mayor about this issue. Mr. May encouraged members of Council to take up this issue with Council. He asked for an update on the motion put forward by Community Council in August 2014 requesting a report on the feasibility of a Municipally owned public boat launch on the Dartmouth side of the Halifax Harbour.

Councillor Karsten indicated he has spoken with parkland planning staff and that a report is anticipated for January.

Mr. Shalom Mandaville, Dartmouth, Soil and Water Conservation Society of Metro Halifax, thanked the Legislative Assistant for accurately capturing his comments brought forward to Community Council throughout the year in the minutes.

5. APPROVAL OF MINUTES – November 13, 2014

MOVED by Councillor Hendsbee, seconded by Deputy Mayor Nicoll, that the minutes of the November 13, 2014 meeting be approved, as circulated. MOTION PUT AND PASSED.

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

MOVED by Deputy Mayor Nicoll, seconded by Councillor Hendsbee, that the agenda be approved as presented. MOTION PUT AND PASSED.

7. BUSINESS ARISING OUT OF THE MINUTES - NONE

8. MOTIONS OF RECONSIDERATION – NONE

9. MOTIONS OF RESCISSION – NONE

10. CONSIDERATION OF DEFERRED BUSINESS – NONE

11. HEARINGS

11.1 PUBLIC HEARINGS - NONE

11.2 VARIANCE APPEAL HEARINGS - NONE

12. CORRESPONDENCE, PETITIONS & DELEGATIONS

12.1 Correspondence - None

12.2 Petitions - None

12.3 Presentation

12.3.1 Wyse Road as a Gateway - *Wyse Society for Sensible Urban Development*

The following information was before Community Council:

- A copy of the presentation by the Wyse Society for Sensible Urban Development
- Notes for presentation from the Wyse Society for Sensible Urban Development
- Document entitled “The Road Ahead – Three Possibilities”

Mr. Doug Rigby, Wyse Society for Sensible Urban Development, presented to Community Council. Mr. Rigby’s presentation is available on file and online.

The Chair thanked Mr. Rigby for the presentation. He inquired whether the Society has had any discussions with the Downtown Dartmouth Business Commission (DDBC) or the Bridge Commission. Mr. Rigby indicated that they have had introductory discussions with the DDBC and the Bridge Commission.

Mr. Rigby advised that the Society has also met with HRM Planning staff who welcomed support from the Society through the organization of a community engagement session to examine the relationships between the Centre Plan to the Wyse Road area. He noted that Wyse Road could be a candidate for inclusion in the five year, \$50 million capital improvement campaign for the urban core. Mr. Rigby

commented on the need for the implementation of a Secondary Plan for the Wyse Road area, but in the meantime revisions could be made to the residential zoning within the Wyse Road area to permit a modest increase in density.

Deputy Mayor Nicoll suggested that the Community Design Advisory Committee may be an appropriate avenue for the Society to have input into the Centre Plan.

The Chair thanked Mr. Rigby for his presentation.

**12.3.2 Musquodoboit Harbour Vision 2007 Update and Secondary Planning Initiation Request -
*Musquodoboit Harbour and Area Community Association***

The following information was before Community Council:

- A copy of the presentation by the Musquodoboit Harbour and Area Community Association
- Correspondence from the Musquodoboit Harbour and Area Community Association dated December 2, 2015 with attached Musquodoboit Harbour Vision Plan Community Check Back – 2014.

Ms. Laurie Cook and Ms. Dee Dwyer, Musquodoboit Harbour and Area Community Association, presented to Community Council. Their presentation is available on file and online.

Councillor Hendsbee thanked Ms. Cook and Ms. Dwyer for the presentation, commenting that Musquodoboit Harbour needs to be added to the list of communities to undergo a secondary planning process in the next fiscal year. He noted that Musquodoboit Harbour was the first community in HRM to undergo the community visioning process, and it should be allowed to finish the process with a secondary plan. Councillor Hendsbee indicated that he will be recommending to Council that Musquodoboit Harbour be placed ahead of Porters Lake on the list. He noted the importance of developing water infrastructure before other developments or infrastructure is undertaken.

The Chair thanked Ms. Cook and Ms. Dwyer for their presentation.

13. REPORTS

13.1 STAFF

13.1 Staff Reports

13.1.1 Case 18288: Development Agreement for a Mixed Residential Development Adjacent to Lake Loon, Westphal

The following information was before Community Council:

- Supplementary staff report dated November 3, 2015

Councillor McCluskey advised that she cannot vote on this matter, as she was not present at the public hearing.

Mr. Shayne Vipond, Senior Planner, Development Approvals, presented the proposal to Community Council. A copy of Mr. Vipond's presentation is available online.

MOVED by Deputy Mayor Nicoll, seconded by Councillor Karsten, that Harbour East-Marine Drive Community Council:

- 1. Approve the proposed development agreement as contained in Attachment A of the November 3, 2014 report; and**

2. **Require 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 will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

13.1.2 Preston Area Watershed Study

The following information was before Community Council:

- Staff report dated November 6, 2014
- Copy of the staff presentation

Mr. Cameron Deacoff, Environmental Performance Officer, HRM Energy & Environment, and Mr. Tim Bachiu, AECOM, presented the Preston Area Watershed Study. A copy of the presentation is on file and online.

Responding to questions from Councillor McCluskey, Mr. Deacoff indicated that higher pH levels in several lakes including Lake Major, Long Lake, and Nelson Lake could be attributed to run off from ditches and roadways in the North Preston Area, and discharge from the overflows at the sewage treatment plant pumping station.

In response to questions from Deputy Mayor Nicoll about residential development in the area, Mr. Deacoff commented on the importance of education about proper water treatment in homes, and of encouraging residents to have their septic systems pumped regularly.

Responding to questions from Councillor Karsten, Mr. Deacoff indicated that based on the geology of the area, arsenic levels in drilled wells in the Lawrencetown/Mineville area is a problem.

Councillor Hendsbee commented on an application by the East Preston Rate Payers Association for more testing of water quality and to have water treated more frequently. He suggested that when the secondary planning in the area is complete, development restrictions should be in place.

MOVED by Councillor Hendsbee, seconded by Deputy Mayor Nicoll, that the Preston Area Watershed Study Final Report be accepted as background information for future community planning. MOTION PUT AND PASSED.

At the request of Councillor Hendsbee, Mr. Deacoff indicated that he will make arrangements to provide the final report to councillors.

14. MOTIONS - None

15. IN CAMERA

Community Council held a private In Camera session, in accordance with Section 19 of the Halifax Regional Municipality Charter, for the purpose of dealing with the following:

15.1 Personnel Matter

Citizen and Councillor appointments to boards and committees in keeping with the Public Appointment Policy adopted by Regional Council in August 2011, to be found at <http://www.halifax.ca/boardscom/documents/Citizenrecruitmentpolicy.pdf>

15.1.1 Citizen Nominations to Boards and Committees – Private and Confidential Report

This item was dealt with during an earlier In Camera meeting, and the following motion was ratified during the public session:

MOVED by Councillor Hendsbee, seconded by Deputy Mayor Nicoll, that Harbour East-Marine Drive Community Council nominate:

- 1. One citizen member to the Crosswalk Safety Advisory Committee;**
- 2. Three citizen members to the Shubenacadie Canal Commission;**
- 3. One citizen member to the Regional Watersheds Advisory Board; and**
- 4. That the citizen nominations be released to the public following ratification and notification of the successful candidates.**

MOTION PUT AND PASSED.

16. ADDED ITEMS - None

17. NOTICES OF MOTION

18. PUBLIC PARTICIPATION

Mr. Shalom Mandaville, Dartmouth, Soil and Water Conservation Society of Metro Halifax, commented that after many years of advocating, he has determined that neither the Municipality nor the Province are going to work on restoring lakes. He noted that with regard to the Preston Area Watershed Study presented earlier, there is historical data on the Preston watershed, which he can share with staff. Mr. Mandaville spoke of the common misconception that lake health cannot be restored, using the Lake Simcoe Conservation Authority as a successful example.

Councillor Hendsbee commended Mr. Mandaville for his efforts in water conservation, noting that it resulted in increased protection within the Regional Plan.

19. DATE OF NEXT MEETING

19.1 Approval of the 2015 Meeting Schedule

At the request of Community Council, the Legislative Assistant updated that the new Community Council chamber in Alderney Gate should be ready by summer 2015.

At the request of Councillor Hendsbee, Community Council agreed to continue to hold public hearings in rural communities when they relate to that community, as they come forward to Community Council.

The 2015 HEMDCC meeting schedule was accepted, as follows:

Dates: 1st Thursday of each month (exceptions noted by *)

Time: 6:00 p.m.

Location: Nantucket Room, Dartmouth Sportsplex, 110 Wyse Road (unless otherwise indicated on agenda)

January 8*

February 5

March 5

April 9*

May 7

June 4

July 28*

September 10*

October 1

November 12*

December 3

20. ADJOURNMENT

The meeting was adjourned at 7:28 p.m.

Jennifer Weagle
Legislative Assistant