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**1. CALL TO ORDER**

The meeting was called to order at 6:30 p.m. at Sheet Harbour Lions Club, 183 Pool Road, Sheet Harbour, NS.

Councillor Streach acknowledged the residents for coming out to the meeting. He advised that there is a dual purpose for this meeting. The Marine Drive Valley and Canal Community Council will conduct its regular business while the District Boundary Review Committee will present HRM's Governance and District Boundary Review Process.

**2. APPROVAL OF MINUTES - December 8 & 10, 2009 and January 26, 2010**

**MOVED by Councillor Streach, seconded by Councillor Hendsbee, that the minutes of December 8 & 10, 2009 and January 26, 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 Streach, seconded by Councillor Hendsbee, that the Order of Business be approved as presented. MOTION PUT AND PASSED**

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

**4.1 Status Sheet Review**

Deferred until the next meeting.

**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 01043 - Development Agreement for Open Space Design Subdivision - Westside Inlet Drive, West Petpeswick**

The following reports were before Community Council:

- A staff report dated January 13, 2010

- A report from the Halifax Watershed Advisory Board dated November 27, 2010

Councillor Hendsbee reviewed the guidelines for a public hearing noting that following the presentation, Council could ask staff questions necessary for clarification. The floor would, then, be opened to members of the public to speak for or against the proposal. Once all speakers had spoken, the hearing would be closed and Council would deliberate. The decision of Council would then be rendered.

Mr. Mitch Dickey presented the report to Members of the Community Council. He noted in his presentation that the Regional Plan requires subdivisions creating more than eight (8) lots be developed under a Development Agreement.

Councillor Dalrymple entered the meeting at 6:40 p.m.

Councillor Streach advised the residents that Marine Drive Valley and Canal Community Council covers a vast geographical area and it is not always feasible to hold the Community Council meeting in the district of subject property.

In response to Councillor Streach's request for clarification, Mr. Dickey noted that if this development had occurred before Council's adoption of Regional Plan in 2006, it would have been a matter of *as of right*. The proponent would not have needed to go through the approval process of a development agreement. He also noted that a greater protection of buffer zones and better management of private road issues is awarded under the guidelines of the Regional Plan offering more protection to the subject property.

Councillor Hendsbee opened the public hearing for Case # 01043 calling for any speakers for or against the proposal.

**Dr. Bob Orre** spoke of his annoyance at driving 65 kilometres to a public hearing when the subject property is 200 feet from his back yard. He noted that drainage is not being addressed in a suitable manner. He stated that the drainage runs down the road into a wooded area and then runs into the inlet where lobsters are growing. He further discussed the traffic control issues of parallel driveways and lightening issues in the new development area. He is not satisfied that everything is being done that should be done with regards to environmental issues of this development.

The Chair called twice more for speakers.

There being no speakers it was **MOVED by Councillor Streach, seconded by Councillor Dalrymple that the Public Hearing be closed. MOTION PUT AND PASSED.**

Councillor Hendsbee spoke to the environmental issues raised by Dr. Orre. He stated there were two public meetings held in the area of the application. Further, Councillor Hendsbee noted he is a member of the Halifax Watershed Advisory Board and as such, can advise that this application came before the Board for their comments. These comments will be included in the development agreement.

Mr. Dickie advised Councillor Streach in response to his question that the runoff in this area is no different than anywhere else in the surrounding area. He noted that having a heavily forested area reduces the amount of runoff. Prior to construction, the developer will have to submit a detailed erosion and sedimentation plan which will go before the Halifax Watershed Board for review and approval.

**MOVED by Councillor Streach, seconded by Councillor Dalrymple that Marine Drive Valley and Canal Community Council:**

- 1. Approve the proposed Development Agreement for a hybrid open space design subdivision on Westside Inlet Drive, West Petpeswick, as contained in the Attachment A of the report dated January 13, 2010; and**
- 2. Require the agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, 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**

- 9. CORRESPONDENCE, PETITIONS AND DELEGATIONS:**
  - 9.1 Correspondence: None**
  - 9.2 Petitions: None**
  - 9.3 Presentations:**
    - 9.3.1 District Boundary Review**

After introductions of the District Boundary Committee, Mayor Kelly assumed the Chair.

- A handout entitled *HRM's Governance and District Boundary Review Process* was circulated to the residents.

Mayor Peter Kelly, Chair, Governance and Boundary Review Committee, welcomed those in attendance and provided a brief background in regard to the Governance and Boundary Review initiative.

The following members of the Governance and Boundary Review Committee were also in attendance: Councillors Tim Outhit, Jerry Blumenthal, Gloria McCluskey and Barry Dalrymple (MDVCCC). Regrets had been received from Councillors Linda Mosher, and Mr. Wayne Anstey, Deputy Chief Administrative Officer, Operations. Members of staff supporting the Committee and also in attendance were: Ms. Cathy Mellett, Acting Municipal Clerk, Mr. Paul Morgan, Planner, and Ms. Linda Grant, Administrative Clerk Assistant.

Ms. Cathy Mellett, Acting Municipal Clerk, commenced the PowerPoint presentation outlining the following questions for consideration by residents of HRM as part of Phase 1 of the review process:

- the size of electoral districts
- the role of Councillor
- the powers and size of Community Council and Regional Council
- how Council can best work to serve the citizens of HRM

Phase 2 of the review, to commence in the Fall of 2010, will consist of the boundary review and adjustments with additional public input sought in the Fall of 2010. HRM will submit its decision on the boundaries to the Nova Scotia Utility and Review Board by December 2010.

Mayor Kelly then called for members of the public to come forward with comments / questions.

**Mr. John Wood**, Silver Island, inquired whether or not, the boundaries were a bureaucratic convenience. This cookie cutter approach doesn't seem to work in the Eastern Shore. The photographs that were in the excellent presentation showed one lobster operation and the rest of the photographs were of urban areas. I submit that our people are a rural and have needs too.

Mayor Kelly advised that the Utility Review Board has requested us to do this in two phases, Phase I, which we are doing now hearing your views and comments. Phase II is the actual work being done on the electoral boundaries and reviews and the decision made by Council will be brought to the public for their consultation.

**Ms. Sandy Mosher, Arts Society** spoke on the value that the residents of this district bring to HRM. She assisted in forming the Sea Coast Trails Artist Association which showcases approximately 60 people. This Association not only has painters, but has

photographers, potters, people that work with stain glass and various other types of mediums. The Association devised a marketing plan and received a grant from HRM. In conjunction with Sea Coast Trail Arts Group they have held a festival every year for the past five years. Approximately 600-800 people from the metro area attend the festival each year. The group have constructed an Art Park which exhibits their artwork. She indicated that there is a art workshop for youth together along with a bursary for future studies. She advised that one of her goals is to promote the cottage industry in the area.

**Mr. George Child, Quality of Life**, Vice President, Chamber of Commerce and President of the Quality of Life Committee. He spoke of all the exciting things that are going on in his community, such as the Streetscape project. However, the main point of his comments was the two and one-half million dollars of Federal stimulus monies that were made available to his community for a Quality of Life facility. With the procurement of these monies, this multi purpose facility will become a reality. He noted that a considerable amount of hard work, time, and planning has gone into this facility. He indicated that a centralized centre of education, recreation, health professionals, etc., for our residents only makes sense when operational costs continue to rise. It is essential for our seniors, youth, and the our working people to have this type of facility and it lies at the heart of our growth. Another reason for this type of facility is to entice professionals and semi professionals to come to our area. He reiterated that a centralized centre will be the keystone of this community promoting prosperity and growth. It is his hope that his group will be able to work with HRM to promote the quality of life within this community specifically and HRM in general.

**Ms. Cathy Farris, Fire Department**, would like to express her gratitude to HRM for their fire services which include buildings, equipment, and the training that their members have received. However, she stated that our needs our not the same as the urban parts of HRM and we need to be mindful of that when are boundaries are allotted. Before she closed, Ms. Farris thanked HRM for giving these services to this area so that the fire department can provide protection to our families. Ms. Farris reminded Council as to how valuable their volunteers are, especially when the fires of Terrance Bay were very close to the city. She again expressed her gratitude and hope on behalf of the community for continued support for the area.

**Mr. Ralph LeBlanc, Tourism**, wished to thank HRM for the training and equipment our local fire station has received. Only for their training and professionalism, he would have lost his business two years ago as the fires were only 12 feet away from his buildings. He spent 35 years in the navy living in Dartmouth. He had two properties in Dartmouth. He stated that he had enough of the city and decided to look in each of the three provinces for a place to live. He eventually decided to move to Sheet Harbour. He noted that he is making money for HRM as his tax base for his property in Sheet

Harbour is triple what the tax base was for the two properties in Dartmouth. Mr. LeBlanc noted that the average amount of tourism that Sheet Harbour is enjoying is not any different than anywhere else in this province or in Atlantic Canada. He stated that he keeps very accurate records and he can state that before 9/11, 85% of his tourists were Americans, the year after 9/11, it dropped to 40%. The year after it dropped to 10% and has remained at 10% ever since. The tourist trade is scrambling for tourist dollars. He noted that we can all help each other. When tourists, diving through the city of Halifax, ask "what is the best way to Cape Breton", the question should be put to them, do they want the fastest way or the best way. Highway 104 is the fastest way but they are not stopping anywhere, if they want the best way, send them down the Eastern Shore route and allow us to take care of them. He requested that frontline staff at the HRM tourist bureaus know their geography and what Eastern Shore is about.

**Mr. Wayne Malay, Mainstreet/Streetscape**, President, Sheet Harbour Development Corporation, stated that the corporation came into being approximately one year ago to facilitate development in the area. Our first and probably the most famous project is the Waterfront Sidewalk Plan. We are now in the first year of construction with the help of Council and the help of HRM in general we have facilitated the project. Without the help of HRM, we would not have been able to start this project. The citizens will be very happy once it is completed. The Sidewalk project is multi faceted but the two main issues were the safety for the citizens, we do have an enormous amount of truck traffic, and we needed to spruce the community up. It will attract new businesses to the area and with that, will bring new people to the area. It will help us but it will also help HRM. The second phase moves up behind the Tourist Bureau. Work will soon begin there to make this community more attractive. He indicated that the residents need to move forward and work together. He also stated that Sheet Harbour appreciates the assistance that HRM has given their community.

**Ms. Sheila Martin, Health Services Director, Eastern Shore** indicated that she has grown up both personally and professionally in this area, allowing her to know every service that is available in the area. She indicated that the residents of Eastern Shore are grateful for the extended medical care that their Urban partners in Health offer. She stated that the fact that they can not obtain or retain health professional people is the reality that her residents face on a daily basis for the last 15 years. We are leader in our area for staffing initiatives but we are grateful for the assistance that HRM has given us. During my meetings with my colleagues, she stated that when the question is raised, what would bring more health professionals to this area and retain the ones we do have, the answer is always the same. The community needs to be more family orientated with more activities for the family and the children with employment for our significant others. She indicated that she had grown up on the Eastern Shore and from the voices of her parents and through her own experiences both professionally and personally, she cautions that numbers is not the filter to use when talking about



boundaries. Geography, diversity and real issues around the size of that diversity are the filters to use. She indicated that she serves three hospitals and three nursing homes in her area and she finds this challenging. Should the numbers of Eastern Shore increase, the geographical area would be too much for one councillor to cover and meet the needs of the people. Musquodoboit Valley and Sheet Harbour are similar in needs but there is also diversity that needs to be considered as well.

**Mr. Warren Parsons, Friends of Taylor Head Beach** expressed his support for the words of Ms. Martin. He indicated that when he seen the presentation, he seen numbers. He indicated that he went to High School here in the '60's and then went away to work for some odd 30 years. His children are all over the world. His wife is formerly from this area and he convinced her to move back. He wanted the committee to realize that Sheet Harbour has much to offer HRM and HRM should be proud of this area. This area offers a chance to escape the city and obtain a sense of solitude. He requested that when HRM is looking at the boundaries, to look at more than the numbers, look at us.

**Ms. Judy Smiley, Heritage** noted how proud she is of the speakers that came before her. She recognized a former resident of the community, Councillor McCluskey. She noted that she had the pleasure of serving on Council with Councillors Hendsbee and Rankin. She noted that she is the president of the Sheet Harbour and Area Heritage Society. We celebrate our traditions and heritage of this area with pride. When visiting the city for doctor's appointments, etc, and receptionists see her address they remark that they are either from the Eastern Shore or they have family and friends here. Historically our residents always travel west into the urban core for education, medical appointments, and employment opportunities. This community has always been entwined with urban HRM. She thanked HRM for their support for the Streetscape project. She has travelled to several cities and noted that there is always a streetscape in each of these cities. She commented that HRM should be prepared for urban sprawl in this area. She noted that the Committee may have seen the project, Quoddy Head coming across their desk. We have million dollar homes located there with people coming from all over the world. They are impressed with the friendliness of the people, the beauty of the land and the easy access to HRM. People have come from Germany, Denmark and Sweden to settle here. We are the Crown Jewel of HRM. When Ms. Smiley campaigned in this area, she stated that she travelled many of the back roads of the Eastern Shore. She met many older people who had built their homes overlooking the ocean. She noted that there is a diverse economy here such as fishing plants, an excellent ice free port and many farming expeditions. When she was in Council, she noted that she had six fire stations under construction, either building from scratch or adding a piece on. She noted that most of the money for these constructions were raised from volunteers in the community. If a loan was secured for any projects, it was paid by monies made through volunteer efforts. The firemen were all volunteers. They put theirs lives on the line for the community. While I was in Council, I made myself familiar with every service whether it was health or for something else. What I can tell

you from that experience is that Guysborough does not know who or what we are. HRM does. HRM knows what our needs are. Today there were two apologies made, one of which was by the Mayor of HRM. One of these apologies was made to the people of Africville. Decisions were made by people for other people that did not understand or know the needs of the people, but were made for what they thought was the good of the people. Please remember this and don't let history repeat itself.

**Mr. Anthony Turner, Forestry** advised that he comes from a long line of forestry people. Forestry has always played a part of the economy in Eastern Shore with such things as pulp mills and saw mills providing a good tax base. The harvestery industry involves many trucks on the roads, building operations supervisors, cutters, all creating about 200 local jobs. Industrial hardwood chipping exports hardwood chips and ships through Great Northern Timber. When the ships are in port, there are more local jobs created, jobs such as stevedores. For every one job that is transparent, there is 1.9 jobs that is not. He stated that our residents look forward to remaining a part of HRM but we also hope that HRM realizes the benefit of having the Eastern Shore as part of HRM.

**Mr. Robert Moser, Search and Rescue** commented on behalf of the local association of the Ground Search and Rescue and its association with HRM. He stated that approximately 30 years ago, a local boy was lost in the woods near his home. Unfortunately he was not found alive, and for that reason our local search and rescue was formed and has been active ever since. Over the past thirty years they have been involved in many searches with positive outcomes due in the most part to the expertise, training and dedication of our local members. He stated that currently they have 53 active volunteer members from Ecum Secum to Spry Harbour. They have put many hours in training and mock searches to keep them prepared in the event that they are called out. To operate a ground search and rescue requires a considerable amount of equipment, such as vehicles, boats, different types of radios, generators, gps's, the list is too long to tell all. To acquire and maintain this equipment is very costly. He stated that they receive a grant of \$3000.00 from the province, an expense rebate from HRM (receipts must be submitted) in the amount of \$7750.00 and the remainder is raised through fundraising. Each year, for the last 14 years, Ground Search and Rescue has held a fishing derby the first weekend in June raising between \$6000.00 and \$8000.00. These funds combined is not always sufficient to cover the costs of the equipment, operating expenses and training that the team requires to carry out a search. There are 24 such organizations in the province, four of which are in HRM. They are Eastern Shore Ground Search and Rescue, Halifax Ground Search and Rescue, Sheet Harbour Ground Search and Rescue and Musquodoboit Valley Ground Search and Rescue. At any given time any one of the 24 units will lend assistance when it is needed. The four HRM Ground and Search Rescue Units meet regularly to share training and mock exercises, policies and strategies to give the best training possible. This is a benefit to all. We are blessed with many rivers lakes and forest and wilderness areas which attract many people such as fisherman, hunters from HRM. When they are lost, our

units sends out a search unit to find them. He noted that volunteers have logged 285 hours in meetings 280 hours of fundraising, 617 hours of training which is 1082 hours of volunteer service. Mr. Moser stated that they receive funds from HRM but HRM also receives a very valuable service from us. He noted that if one did the math for all the training, etc., it would equate to less than minimum wage for each man hour. We believe that HRM and Sheet Harbour and Area benefits from the partnership and our residents would like to see stay the way that it is.

**Mr. Tom McInnis, President, Chamber of Commerce** welcomed the Mayor and Council to Sheet Harbour. He noted that when the Community is looking for funding or whatever from HRM one would normally see just a few of us but we thought it is important for the Committee to realize that it is not just the few but all of us here tonight that make up these beautiful communities. Governance and District Boundaries would normally be considered a mundane issue but in this political climate, there is less tolerance. I heard the other day that Council should be abolished and replaced with citizens. He noted that geography is extremely important. Speaking to District 1 alone, it runs from the Airport, down to Upper Musquodoboit, to Ecum Secum Bridge and then all the wayback to Gates Brook with about 20 communities in between. Each Community has its own set of issues and the Councillor is expected to know and resolve each of those issues. For District 1, he indicated that he would argue that the district is too large, it should have more than one councillor. One would not find that analogy anywhere else in HRM. He stated that the Eastern Shore finds itself on the tail end of the Central Nova riding, on the tail end of the Sheet Harbour/Guysborough riding and on the tail end of the HRM's District 1. When staff were reviewing the boundaries for the Provincial ridings, they did not take into consideration that the our riding covers from Newcombe's Brook all the way to Canso. They did not take geography all that seriously. We have heard in the media that some people might have been upset that we received \$500,000.00 for the sidewalks. They were alluding that these funds should have gone to Spring Garden Road of Quinpool Rd for widening of their sidewalks. Inherent in these comments is that we might be the "poor cousins of HRM". He stated that he would like to draw an analogy to the 50's, 60's, 70's and indeed the 80's when Atlantic Canada was the poor cousin and going to Ottawa with cap in hand. The Federal Government of the time seen it as an investment to give Hibernia three billion dollars, making Newfoundland a have province and the investment of over a billion dollars in Confederation Bridge to aid the economy of Prince Edward Island. Mr. McInnis noted that Sheet harbour has an ice free harbour, one of three in the Province of Nova Scotia, a common user dock that is second to none. He noted that there are roads running north, south, east and all the way to Truro. They just need a little pavement. He agreed that the assessment that comes out of downtown Halifax probably is the equivalent of the assessment for the rest of HRM. The reason for this is that it contains all the head offices, universities, government offices, etc. however the people of the downtown area do not own the down town, it is a part of everyone in HRM. He concluded that we are proud of being a part of HRM but HRM should be proud of being a part of Sheet Harbour.

**Ms. Kate ??** currently lives in Upper Musquodoboit and looking forward to moving back to the area soon. She has been an employee of HRM for the past eight years. She indicated that she has applied to work at the Sheet Harbour Visitors Centre. After talking to her supervisor, Ms. Bonnie Murphy, she learned that she is the only one that applied and that they are still seeking two more people. The competition closed today but she indicated that the competition might be able to be extended, if there were sufficient interest.

**Mr. George Sparks** indicated that there are questions that must be asked of this committee before a decision can be made as to what residents want. These questions would be, what are the pros and cons of the boundaries being made smaller or larger and the same goes for Community Council. We need to ask these questions of our Council members. He also questioned whether the boundary changes support the needs of its residents. He reiterated what other people were saying, don't look at us as numbers but as people.

**Mr. Charles Martin Jr.** indicated that it is awesome what HRM is doing for our community and what the community is doing for itself.

**Resident, Executive Director of the Family Resource Centre.** She indicated that she lived here for the last 26 years and worked in Musquodoboit Valley and Downtown Halifax. She indicated that the area has lost many provincial services over the last two to three years. She realizes that it is the municipal government that she is speaking with today, but it does set a precedent for numbers. The area has lost its child protection worker, our public health nurse, and 1.5 physicians. The area has recently regained its addictions services person, although it is not a full time position anymore. The area further lost its mental health services especially for its young people. Our youth, now, go to Musquodoboit Harbour or to the IWK. The area continue to lose these services because we use numbers. The biggest asset that Metro has is our young people. Our youth want to move to HRM because of the opportunities that are there. We would like to be able to provide our youth with opportunities to make a choice to stay here.

**Mr. Brian Knox** advised he can't tell the Committee about the numbers whether we should have one representative for our district or we should have twenty. I can't tell you whether it should be based on population, or square mileage. He voiced his concern that since he moved here in 2003 from out west, he hasn't noticed a very much change along the Eastern Shore. He noted that the differences that he is seeing is gas stations closing. Very little businesses such as restaurants are opening. He stated that they need leadership from our governments to aid in the startup of new businesses. Without business along these roads, tourists will not come. Tourists go from Truro to Cape Breton and Cape Breton back to Truro. Very few come along the Eastern Shore. He stated that we need to keep our people here and we need to start developing the

Tourism Trade. Prince Edward Island, South Shore and the Western Shore are examples of a successful tourist communities and this is what we need to accomplish.

**Mr. Art MacKenzie** stated that in at the time of Amalgamation in 1996, the community was assured that it would remain as part of HRM as a whole and not railroaded out to another municipality. He stated that his concern tonight is that Sheet Harbour will not remain a part of HRM. He commented that he did not know why or if the Committee is being forced to reduce the number of Council members. That is something that your Council will need to deal with. As to how we are going to divide the capital seats up, he stated he could not say but he assured the Committee that the people here tonight are supportive of remaining part of Halifax County. It does not matter what the Municipality is named, just keep us part of the municipal unit. He states that he is not sure of the process but he does not want it taken from this meeting that Sheet Harbour does not want to remain a part of HRM . He reiterated that the community does not want to be sent off to another municipality but to remain a part of Halifax County.

Mayor Kelly advised that Phase 1 is the Governance piece and what the Committee hears with your commentary is that it is critical that you remain part of this municipality.

Councillor Outhit advised that this Committee is not discussing de-amalgamation, I want to make that very clear. The Committee is here to talk about the size of boundaries within HRM, we are here to talk about empowering the Community Councils not de-amalgamation.

The Mayor called for three times for further speakers. Hearing none, the Mayor turned the meeting over to Councillor Hendsbee to continue the Community Council meeting.

Councillor Hendsbee expressed his gratitude for every one that came out to the Community Council/District Boundary Meeting especially those who took the time to speak. He acknowledged the MLA for Eastern Shore, the Honourable Sid Prest. If you have any questions or concerns for the provincial boundaries, you can speak to him.

**10. REPORTS: None**

**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**

The next meeting will be held on March 10, 2010 at the Lawrencetown Community Centre, 3657 Hwy 207, Lawrencetown, NS.

**16. ADJOURNMENT**

The meeting adjourned at 8:30 p.m.

Barbara Coleman  
Legislative Assistant