

WESTERN REGION COMMUNITY COUNCIL  
MINUTES

April 27, 2009

PRESENT: Councillor Stephen D. Adams, Chair  
Councillor Reg Rankin  
Councillor Peter Lund

REGRETS: NONE

STAFF: Ms. Chris Newson, Legislative Assistant

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**1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m. in the Keshen Goodman Library, 330 Lacewood Drive, Halifax.

**2. APPROVAL OF MINUTES - March 24, 2009**

**MOVED BY Councillor Lund, seconded by Councillor Rankin, that the minutes of March 24, 2009, as presented, be approved. MOTION PUT AND PASSED.**

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

- Additions:**
- 12.1 Case 01077: Development Agreement - 2810 Prospect Road, Whites Lake
  - 12.2 Case 01178: Development Agreement - Glen Baker Drive, Herring Cove
  - 12.3 Information Report dated March 2, 2009 re: Home Occupations in Accessory Buildings - Districts 1 & 3. - Councillor Lund
  - 12.4 Traffic Improvements of Intersection of St. Margaret's Bay Road and Prospect Road - Councillor Rankin
  - 12.5 Clean-up along St. Margaret's Bay Road and Prospect Road (Exhibition Park area) - Councillor Rankin

**MOVED BY Councillor Rankin, seconded by Councillor Lund that the agenda, as amended, be approved. MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET**

**4.1 Status Sheet**

HRM Responsibilities

**4.1.1 Request for Street Resurfacing Greenwood Avenue/Glendale Court, Riverwood**

Mr. David Hubley, Manager, Design and Construction, Infrastructure and Asset Management, advised that Greenwood Avenue and Glendale Court were to be paved in 2009 subject to Regional Council approval. He noted that Riverwood was not scheduled for paving in 2009 but would remain on the list for future upgrades.

**4.1.2 Funding for Paving Carmichael Drive, Forest Glade Drive, Sunset Court, Eagleview, Sandstone and Craigview**

Mr. David Hubley, Manager, Design and Construction, Infrastructure and Asset Management, advised that Forest Glade Drive was paved in 2008. He noted that Carmichael Drive, Sunset Court, Eagleview, Sandstone and Craigview were sent to the

Province for approval to pave under the 2009 Aid to Municipality Program, however; confirmation from the Province has yet to be received.

Provincial/Federal/Other Responsibilities

**4.1.3 Land Acquisition - Blue Mountain Area**

Councillor Rankin requested an update from staff in regard to HRM lands being acquired for, or incorporated into, the proposed Regional Park, as outlined in the Regional Plan, for the area of Bayers Lake/Ragged Lake and bordering the Blue Mountain Wilderness area.

**4.1.4 Provincial Street Resurfacing - Prospect Bay Road**

Councillor Rankin requested that a letter be sent to The Honourable Minister Brooke Taylor reiterating the request for resurfacing of Route 333 to Bay Landing.

**4.1.5 Malfunctioning Sewage System - Birch Lee Trailer Park**

Councillor Adams requested that a letter be sent to the provincial Minister requesting a status update on this issue.

**4.1.6 Long Distance St. Margaret's Bay/Sackville Exchange**

The Legislative Assistant advised that she had contacted Aliant and was anticipating an official response.

**4.1.7 Terrence Bay Paving**

Councillor Rankin advised that he was satisfied that the matter was under consideration by the Province. Item to be removed from the Status Sheet.

**4.1.8 Scott's Bay Road, East Dover**

- A letter dated July 25, 2007 from Mr. Brian Ward, Area Manager Halifax Suburban, Nova Scotia Department of Transportation and Public Works, was before Community Council.

Mr. Ward advised in his letter of July 25, 2007 that the roadway in question was on the RIM spreader patching contract for the summer of 2007 and that the maintenance patches should help the condition of the roadway.

Councillor Rankin advised that he was satisfied that the matter was being dealt with by the Province. Item to be removed from the Status Sheet.

**5. MOTIONS OF RECONSIDERATION - NONE**

**6. MOTIONS OF RESCISSION - NONE**

**7. CONSIDERATION OF DEFERRED BUSINESS - NONE**

**8. HEARINGS - NONE**

**9. CORRESPONDENCE, PETITIONS AND PRESENTATIONS**

**9.1 Correspondence - NONE**

**9.2 Petitions - NONE**

**9.3 Delegations - NONE**

**10. REPORTS**

**10.1 Staff**

**10.1.1 Case 01201: Amendments to the Beaver Bank, Hammonds Plains and Upper Sackville MPS and LUB - Signs for Home Based Business Uses**

- A report dated April 1, 2009 was before Community Council.

Mr. Darrell Joudrey, Planner, advised that the report had been initiated by Regional Council and would now be going before each Community Council affected by the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-Law.

**MOVED BY Councillor Lund, seconded by Councillor Rankin that Western Region Community Council recommend that Regional Council:**

- 1. Give First Reading to the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-Law as set out in Attachments A and B of the staff report dated April 1, 2009, and schedule a public hearing; and**
- 2. Approve the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-Law as set out in Attachments A and B of the staff report dated April 1, 2009.**

**MOTION PUT AND PASSED.**

**10.1.2 Uniform Charge for Construction of Park in Glengarry Estates**

- A report dated April 3, 2009 was before Community Council.

**MOVED BY Councillor Lund, seconded by Councillor Rankin that the Western Region Community Council recommend that Regional Council approve an annual**

uniform charge of \$35.00 per property to be applied against the properties within the mapped area depicted in Appendix A of the report dated April 3, 2009, for a period of 2 years commencing with the 2009-10 fiscal year, for the purpose of funding the construction of a new playground for the Glengarry Estates subdivision. Implementation of this area rate would be conditional on the Glengarry Estates Homeowners' Association securing two-thirds funding from HRM and the Nova Scotia Department of Health Promotion and Protection. **MOTION PUT AND PASSED.**

## **10.2            MEMBERS OF COUNCIL**

### **10.2.1        Contribution for New Maskwa Aquatic Club House**

**MOVED BY Councillor Lund, seconded by Councillor Rankin that the Western Region Community Council approve a \$20,000 donation from the Hammonds Plains Area Rate for the construction of a new club house for the Maskwa Aquatic Club.**

In response to Councillor Rankin's concern with the funds being used outside the district for which they were collected, Councillor Lund advised that the Maskwa Aquatic Club was located near the border of Districts 16 and 23 and that many residents of District 23 utilized the services of the boat club and the shared lake.

Mr. Gordon Roussell, Financial Consultant, Finance, responded to Councillor Lund that he would verify the balance remaining in the fund.

In response to Councillor Rankin, Councillor Lund advised that the total funding/cost for the building shell was approximately \$103,000 and that he believed the contribution to the project by the Councillor for District 16 would be an equivalent amount. Additional funds would be raised through fundraising efforts.

**MOTION PUT AND PASSED.**

## **11.            MOTIONS - NONE**

## **12.            ADDED ITEMS**

### **12.1        Case 01077: Development Agreement - 2810 Prospect Road, Whites Lake**

- A report dated March 18, 2009 was before Community Council.

**MOVED BY Councillor Rankin, seconded by Councillor Lund that the Western Region Community Council move Notice of Motion and schedule a public hearing for Monday, May 25, 2009 to consider the proposed development agreement, as described in Attachment "A" of the staff report dated March 18, 2009, to enable a shopping centre consisting of two buildings at 2810 Prospect Road, Whites Lake. **MOTION PUT AND PASSED.****

**12.2            Case 01178: Development Agreement - Glen Baker Drive, Herring Cove**

- A report dated March 26, 2009 was before Community Council.

**MOVED BY Councillor Lund, seconded by Councillor Rankin that Western Region Community Council move Notice of Motion to consider approval of the proposed development agreement, presented as Attachment A of the staff report dated March 26, 2009, and schedule a Public Hearing for Monday, May 25, 2009. MOTION PUT AND PASSED.**

**12.3            Information Report dated March 2, 2009 re: Home Occupations in Accessory Buildings - Districts 1 & 3.**

Councillor Lund, referencing the Information Report dated March 2, 2009, requested that staff reconsider the ability for detached accessory buildings to be used for home offices due to the concern that some property owners would be at a disadvantage in that the configuration of their property, location of septic systems or wells, may not permit them to have an attached garage wherein a home based business would be permitted. He also noted that the Information Report referenced home based offices for higher density residential areas but the issue of signage for home based business uses was not distinguished against by density. He explained that the intent of Municipal Planning Strategy for the area was that the business should not significantly impact the surrounding neighbourhood. He inquired what difference it would make to have an office in an attached garage or a detached garage.

Councillor Lund agreed to meet with staff to discuss this matter further.

**12.4            Traffic Improvements at Intersection of St. Margaret's Bay Road and Prospect Road**

**MOVED BY Councillor Rankin, seconded by Councillor Lund that the Western Region Community Council send a letter to the province requesting a second left turning lane exiting Prospect Road onto St. Margaret's Bay Road at the intersection of Prospect Road and St. Margaret's Bay Road to alleviate congestion at this location. MOTION PUT AND PASSED.**

**12.5            Clean-up along St. Margaret's Bay Road and Prospect Road (Exhibition Park area)**

**MOVED BY Councillor Rankin, seconded by Councillor Lund that the Western Region Community Council request that the Province assist the community clean-up initiative in the Prospect Road (Exhibition Park) area as well as the Tantallon area and Peggy's Cove Road, by removing signage posted on trees and power poles and clearing unsightly debris from the roadside and ditches. MOTION PUT AND PASSED.**



**13.            NOTICES OF MOTION - NONE**

**14.            PUBLIC PARTICIPATION**

Constable Tamu Bracken, RCMP, introduced herself and explained her role as Community Policing Coordinator for the areas of Beechville, Lakeside, Timberlea, Terrence Bay and Prospect.

Mr. Keith Ayling, Masthead News, noted that three community organizations were in the process of organizing a community clean-up in the area noted by Councillor Rankin earlier in the meeting and that the province was involved. He provided contact information in order to coordinate clean-up efforts. He also requested further information on the Land Acquisition Blue Mountain Area.

**15.            NEXT MEETING - Monday, May 25, 2009**

**16.            ADJOURNMENT**

The meeting adjourned at 7:46. p.m.

Chris Newson  
Legislative Assistant