

Halifax Regional Municipality

WESTERN REGION COMMUNITY COUNCIL

SPECIAL MEETING MINUTES

Tuesday, February 2, 2010

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

ABSENT: NONE

STAFF: Mr. Luc Ouellet, Planner, Community Development  
Mr. Paul Sampson, Planner, Community Development  
Ms. Denise Schofield, Manager, Development Engineering,  
Community Development  
Ms. Ashley Blissett, Development Engineer, Community  
Development  
Ms. Chris Newson, Legislative Assistant

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**1. CALL TO ORDER**

The meeting was called to order at 5:35 p.m. in the Trophy Room, 2<sup>nd</sup> Floor City Hall, 1841 Argyle Street, Halifax.

**2. APPROVAL OF THE MINUTES - January 18, 2010**

**MOVED BY Councillor Rankin, seconded by Councillor Lund that the minutes of January 18, 2010, as presented, be approved. MOTION PUT AND PASSED.**

**3. REPORTS**

**3.1 Staff**

**3.1.1 Case 01175: MPS/LUB Amendment, Ferguson's Cove, Chebucto Peninsula.**

- A staff report dated January 12, 2010 was before Community Council.

Mr. Paul Sampson, Planner, Community Development, was in attendance.

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

- 1. Give first reading to the proposed rezoning of 145 Ferguson's Cove Road from R-2a (Residential Home Occupation) Zone to R-2b (Residential Equine) Zone as contained in Attachment B of the report dated January 12, 2010; and**
- 2. Recommend that Regional Council give first reading to the proposed amendments to the Municipal Planning Strategy and Land Use By-Law for Planning District 5 (Chebucto Peninsula) as contained in Attachment "A" of the report dated January 12, 2010 and schedule a joint public hearing with Western Region Community Council; and**
- 3. Recommend that Regional Council approve the proposed amendments to the Municipal Planning Strategy and Land Use By-Law for Planning District 5 (Chebucto Peninsula) as contained in Attachment A of the report dated January 12, 2010.**

**MOTION PUT AND PASSED.**

**3.1.2 Supplementary Report - Case 01306: Development Agreement - 2273 Prospect Road, Hatchet Lake**

- A Supplementary Staff Report dated January 27, 2010 was before

Community Council.

The following staff from Community Development were in attendance: Mr. Luc Ouellet, Planner; Ms. Denise Schofield, Manager, Development Engineering, and Ms. Ashley Blissett, Development Engineer.

Councillor Rankin explained that the applicant has provided certification that the stormwater management plan would work in regard to drainage concerns, however; the adjacent property owner has concern with the direction of flow and would prefer to have the water directed away from the southern corner of the property. Although HRM Engineering staff have no jurisdiction in this matter, he requested their input on whether the proposed stormwater management plan, as presented in the Supplementary Report dated January 27, 2010, would work.

In response to Councillor Rankin, Ms. Denise Schofield, Manager, Development Engineering, explained that HRM Development Engineering has confidence in the information received during the preliminary stage. Once an application is received for a building permit the designer would have to provide additional information. It would be the designer's responsibility to ensure the storm drainage is directed to the provincial street (ditch) and that they not cause any adverse affect to the neighbouring property. She confirmed for Councillor Adams that the information provided was consistent with existing policies.

Ms. Schofield clarified for Councillor Lund that, post development, any adverse affects in regard to drainage would be a civil matter between the two property owners.

In response to Councillor Lund, Mr. Luc Ouellet, Planner, noted that the development agreement would contain provisions for a final stormwater management plan and a final confirmation that it had been built to the specifications.

Ms. Schofield explained that it would be the design engineer's responsibility to confirm the figures in their design specifications.

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

- 1. Approve the development agreement as contained in Attachment A of the staff report dated December 3, 2009 based on the assurance provided in the letter dated January 19, 2010 from Terrain Group Inc., attached as Attachment A to the Supplementary Report dated January 27, 2010, that the flow rate of water to the rear of the neighbouring property will be less post development than currently exists and that the Developer will provide a post construction review of the works to ensure conformance with the design drawings.**
- 2. Require that the development 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.**

**4. DATE OF NEXT MEETING**

Western Region Community Council waived the rules of procedure in regard to the 7:00 p.m. meeting start time to permit the Western Region Community Council meeting scheduled for Monday, February 22, 2010 to commence at 6:30 p.m. at the Keshen Goodman Library, 330 Lacewood Drive, Halifax.

**5. ADJOURNMENT**

The meeting was adjourned at 5:45 p.m.

Chris Newson  
Legislative Assistant

**Information Items** - NONE