

WESTERN REGION COMMUNITY COUNCIL
MINUTES

February 28, 2011

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

REGRETS: NONE

STAFF: Mr. Martin Ward, Solicitor
Ms. Chris Newson, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER.....	3
2.	APPROVAL OF MINUTES – January 25, 2011.....	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.....	3
4.	BUSINESS ARISING OUT OF THE MINUTES - NONE.....	3
5.	MOTIONS OF RECONSIDERATION – NONE.....	3
6.	MOTIONS OF RESCISSION – NONE.....	3
7.	CONSIDERATION OF DEFERRED BUSINESS – NONE.....	3
8.	PUBLIC HEARINGS.....	3
8.1	Case 16445: Rezoning – 651 Ketch Harbour Road, Portuguese Cove.....	3
9.	CORRESPONDENCE, PETITIONS & DELEGATIONS.....	4
9.1	Correspondence – NONE.....	4
9.2	Petitions – NONE.....	4
9.3	Delegations.....	4
9.3.1	Mr. Paul Berry, Woodens River Watershed Environmental Organization (WRWEO).....	4
10.	REPORTS.....	5
10.1	Staff.....	5
10.1.1	Revision to Catchment Area for Hammonds Plains Common Area Rate.....	5
11.	MOTIONS.....	5
11.1	Councillor Lund.....	5
12.	ADDED ITEMS.....	6
12.1	Decision of the Nova Scotia Utility and Review Board re: Case 15910 - Rezoning - Moody Lake, Williamswood.....	6
13.	NOTICES OF MOTION - NONE.....	6
14.	PUBLIC PARTICIPATION.....	6
15.	NEXT MEETING DATE – March 28, 2011.....	6
16.	ADJOURNMENT.....	6

1. CALL TO ORDER

Councillor Adams, Chair, called the meeting to order at 7:07 p.m. in the Keshen Goodman Library, 330 Lacewood Drive, Halifax.

2. APPROVAL OF MINUTES – January 25, 2011

MOVED by Councillor Rankin, seconded by Councillor Lund that the minutes of January 25, 2011, as presented, be approved. MOTION PUT AND PASSED.

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

Additions:

12.1 Decision of the Nova Scotia Utility and Review Board re: Case 5910 - Rezoning - Moody Lake, Williamswood

9.3.1 Mr. Paul Berry, Woodens River Watershed Environmental Organization (WRWEO)

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

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. MOTIONS OF RECONSIDERATION – NONE

6. MOTIONS OF RESCISSION – NONE

7. CONSIDERATION OF DEFERRED BUSINESS – NONE

8. PUBLIC HEARINGS

8.1 Case 16445: Rezoning – 651 Ketch Harbour Road, Portuguese Cove

A report dated November 30, 2010 was before the Community Council.

Mr. Miles Agar, Planner, presented the staff report.

Councillor Adams, Chair, explained the Rules and Procedures for Public Hearings then called for anyone wishing to speak to this issue to come forward at this time.

Councillor Adams gave the third call for speakers, hearing none; it was **MOVED by Councillor Rankin, seconded by Councillor Lund that the public hearing be closed. MOTION PUT AND PASSED.**

MOVED by Councillor Lund, seconded by Councillor Rankin that the Western Region Community Council approve the rezoning of 651 Ketch Harbour Road, Portuguese Cove from the P-2 (Community Facility) Zone to the R-1 (Single Unit Dwelling) Zone, as identified in Attachment A of the November 30, 2010 staff report. MOTION PUT AND PASSED.

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence – NONE

9.2 Petitions – NONE

9.3 Delegations

9.3.1 Mr. Paul Berry, Woodens River Watershed Environmental Organization (WRWEO)

Mr. Paul Berry, representative of the Woodens River Watershed Environmental Organization (WRWEO), gave a verbal presentation on the work of the Woodens River Watershed Environmental Organization including a history of the Bluff Wilderness Hiking Trail. On behalf of WRWEO, Mr. Berry requested that the Western Region Community Council, and all of Regional Council, ensure that capital funding for community trails is made available in the next capital budget.

WRWEO, an organization of volunteers, has been carrying out action projects to improve the human and natural environment throughout the Woodens River area since 1995. In addition to building the Bluff Wilderness Hiking Trail, recognized as one of the eight (8) best urban escapes in Canada by EXPLORE magazine, WRWEO has also:

- assisted Halifax Search and Rescue by providing information on how to access remote parts of the Bluff Trail
- published two reports on their website: 1. Water quality variables on a number of lakes in the Woodens River watershed, 2. the oxygenation project on Sheldrake Lake.
- held numerous excursions on the Bluff Trail for specific groups including the Halifax Field Naturalists, the Nova Scotia Wild Florists Society and other excursions open to the public.
- produced regular Newsletters on issues in and around the watershed such as forestry practices and water quality.
- been instrumental in creating the Chebucto Wilderness Coalition that lobbied government for designation of the Crown Land around the Bluff Trail as a wilderness area.

WRWEO would like to continue maintaining and improving the Bluff Wilderness Hiking Trail to make it a destination spot for all Haligonians to take advantage of the extensive interconnected trail system that includes the BLT Rails to Trails.

In response to a question by Councillor Lund, Mr. Berry acknowledged that in previous years, with the exception of 2010, there has been consistent funding from HRM.

MOVED by Councillor Rankin, seconded by Councillor Lund that the Western Region Community Council request that when the Executive Management Team are making hard decisions on the upcoming capital budget that they take into account the value of the volunteerism and the leverage already achieved to date and that some funding be provided to the community trails including the Bluff Wilderness Hiking Trail. MOTION PUT AND PASSED.

10. REPORTS

10.1 Staff

10.1.1 Revision to Catchment Area for Hammonds Plains Common Area Rate

A report dated February 7, 2011 was before the Community Council.

MOVED by Councillor Lund, seconded by Councillor Rankin that the Western Region Community Council recommends that Regional Council:

- 1. Effective April 1, 2010, the catchment area for the Hammonds Plains Common Area Rate be changed to exclude all properties in District 19 with the exception of those properties in the neighbourhood of Kingswood North; and**
- 2. Credit back to the tax accounts of the owners of all properties to be removed from the catchment area the amount of property taxes paid for this area rate in fiscal 2010-11.**

In response to a question by Councillor Lund, Mr. Gordon Roussel, explained that, if the recommendation were approved, the result would be a reduction in the annual common area rate revenue by approximately \$3,600 per year. Notification was not sent to the residents along the Lucasville Road/Timber Trails Mobile Home Park area in regard to the rebate as the amount would only be approximately \$6 per property; the reduction will be shown on their tax bills.

MOTION PUT AND PASSED.

11. MOTIONS

11.1 Councillor Lund

MOVED by Councillor Lund, seconded by Councillor Rankin that the Western Region Community Council request that staff initiate the process to appropriately rezone properties within the Birch Bear Woods Subdivision generally bounded by

St. Margaret's Bay Road, Lewis Lake, Birch Hill Lake and Holland Lake to reflect a low density residential development form. MOTION PUT AND PASSED.

12. ADDED ITEMS

12.1 Decision of the Nova Scotia Utility and Review Board re: Case 15910 - Rezoning - Moody Lake, Williamswood

A copy of the Nova Scotia Utility and Review Board's decision and order dated February 18, 2011, in regard to the September 20, 2011 decision of the Western Region Community Council on Case 15910 – Rezoning of Moody Lake, Williamswood, was before the Community Council.

MOVED by Councillor Lund, seconded by Councillor Rankin that by order of the Nova Scotia Utility and Review Board dated February 18, 2011, the Western Region Community Council amends the Land Use By-Law for Planning District 5 (Chebucto Peninsula) by amending the Planning District 5 Zoning Map changing Lots PID 40071177, 00648493 and 00648501 from Protected Area to (R-2) Two-Unit Dwelling Zone.

Councillor Adams advised that no members of the Western Region Community Council were in agreement with the rezoning, however; due to the order by the Nova Scotia Utility and Review Board, the Western Region Community Council has no choice but to approve the rezoning from Protected Area (PA) to Two-Unit Dwelling (R-2) Zone.

MOTION PUT AND PASSED.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

Mr. Keith Ayling, Masthead News, inquired whether there would be a community water supply placed in the Three Brooks or Five Bridges area as there is a sign on the St. Margaret's Bay Road, near Dream Catcher Lane, asking residents to take care of "our" water supply. In response, Councillor Rankin explained that Halifax Water does have a utility in that area numbering approximately twelve (12) properties. The sign is most likely in regard to concern of impacts from outside properties on their water system such as from potential blasting for the proposed new development.

15. NEXT MEETING DATE – March 28, 2011

16. ADJOURNMENT

The meeting was adjourned at 7:36 p.m.

Chris Newson
Legislative Assistant

INFORMATION ITEMS - NONE