

HALIFAX REGIONAL MUNICIPALITY

WESTERN REGION COMMUNITY COUNCIL
October 24, 2011
MINUTES

PRESENT: Councillor Steve Adams, Chair
Councillor Peter Lund, Vice-Chair
Councillor Reg Rankin

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

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1. CALL TO ORDER

The Chair called the meeting to order at 7:01 p.m. in the Thomas Raddall Room, Keshen Goodman Library, 330 Lacewood Drive, Halifax.

2. APPROVAL OF MINUTES –September 26, 2011

MOVED by Councillor Lund, seconded by Councillor Rankin that the Western Region Community Council approve, as presented, the minutes of September 26, 2011. MOTION PUT AND PASSED.

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

Addition: 12.1 Correspondence dated October 21, 2011 from Halifax Water re: Item 10.1.2

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 Updates - NONE

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 16812: Rezoning Birch Bear Woods Subdivision, Lewis Lake

The September 8, 2011 staff report was before the Community Council.

Ms. Jillian MacLellan, Planner, presented the report on behalf of Ms. Dali Salih, Planner. She then responded to questions of clarification from Members of the Community Council.

Councillor Adams, Chair, opened the public hearing calling for any speakers for or against the proposal to come forward at this time. He then explained the procedures for public hearings.

Jim Hannovan, Lewis Lake, expressed his full agreement with the proposed rezoning.

Councillor Adams gave the third call for speakers; hearing none it was, **MOVED by Councillor Lund, seconded by Councillor Rankin 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 proposed rezoning of Birch Bear Woods Subdivision, Lewis Lake, from the MU-1 (Mixed Use 1) Zone and the MRR-1 (Mixed Rural Residential 1) Zone, to the R-A (Residential) Zone, as provided in Attachment A of the September 8, 2011 staff report. MOTION PUT AND PASSED.

8.1.2 Case 16811: Timberlea/Lakeside/Beechville Land Use By-Law (LUB) Amendments – Public Transit Facilities

The following documents were before the Community Council:

- The September 8, 2011 staff report.
- The May 2, 2011 Halifax Watershed Advisory Board report

Ms. Jillian MacLellan, Planner, presented the report. She then responded to questions of clarification from Members of the Community Council.

Councillor Adams, Chair, opened the public hearing calling for any speakers for or against the proposal. He then explained the procedures for public hearings.

Ron Ford, requested information on what controls would be put in place in regard to specifications concerning what buildings could be placed within the land approved for rezoning and how much vegetation would be cut down. He expressed concern with water runoff at the proposed transit facility site and requested at what point the plans would be developed for review and comment.

Councillor Adams clarified that the proposal before the Community Council was to consider the rezoning.

Ms. MacLellan noted that she was unable to comment specifically on the site indicated as it was beyond the scope of the proposal before the Community Council. The location of the transit facility would be a decision of Metro Transit and Council. A report is expected to be before Council in the upcoming weeks. She offered to discuss the issue of the wetlands with Mr. Ford following the meeting.

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

MOVED by Councillor Rankin, seconded by Councillor Lund that the Western Region Community Council approve the proposed amendments to the Land Use By-Law for Timberlea/Lakeside/Beechville to enable public transit facilities, as contained in Attachment A of the September 8, 2011 report.

Councillor Rankin noted that the recommendation from the Halifax Watershed Advisory Board had been received and would be part of the record, however; a decision has not been made on whether or not the site in question would be the one chosen for a public transit facility such as the park 'n ride. The provincial Department of Environment would be involved in determining the layout of the site including an acceptable access/exit to the 100 Series Highway. The enabling provision, which is the matter before the Community Council, will remain and will permit a public transit facility somewhere in the area.

MOTION PUT AND PASSED.

8.2 Variance Appeal Hearings - NONE

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence – NONE

9.2 Petitions

9.2.1 Councillor Adams: Case 17166 – Application by Bragg Communications Inc., to Construct a New 61 metre Telecommunications Tower at 105 Ketch Harbour Road, Herring Cove

MOVED by Councillor Adams, seconded by Councillor Rankin that the Western Region Community Council strongly opposes the placement of the tower at 105 Ketch Harbour Road, Herring Cove based on a petition signed by 166 residents of Herring Cove.

Councillor Adams noted that the community is willing to work with the applicant to find an alternate site.

MOTION PUT AND PASSED.

9.3 Delegations – NONE

10. REPORTS

10.1 HERRING COVE ADVISORY STEERING COMMITTEE

10.1.1 Herring Cove Breakwater

The October 4, 2011 Herring Cove Advisory Steering Committee report was before the Community Council.

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

- 1. Request that staff move forward with a public information meeting with the community of Herring Cove in regard to the Herring Cove Breakwater; and,**
- 2. Recommend that the catchment area for the potential area rate, to support the long and short term maintenance of the Herring Cove Breakwater facility, be the entire community of Herring Cove.**

Councillor Adams clarified that the breakwater is currently owned by the Pilotage Authority. He then responded to questions of clarification by Members of the Community Council.

MOTION PUT AND PASSED.

10.1.2 Transport of External Sewage Sludge to the Herring Cove Sewage Treatment Plant

The September 23, 2011 Herring Cove Advisory Steering Committee report was before the Community Council.

The Community Council agreed to deal with Item 12.1; Correspondence dated October 21, 2011 from the Halifax Regional Water Commission, at this time.

Discussion ensued on the report and correspondence; it was then **MOVED by Councillor Adams, seconded by Councillor Lund that the Western Region Community Council:**

- 1. Advise Halifax Water of the Herring Cove Advisory Steering Committee's and the Community Council's disapproval of the process and lack of communication / consultation with the community in regard to the proposal to transport sewage sludge from Mill Cove to the Herring Cove Sewage Treatment Plant for reasons outlined in the September 23, 2011 Herring Cove Advisory Steering Committee report.**
- 2. Request that Halifax Water provide information to the Community Council and the Herring Cove Advisory Steering Committee on the following:**
 - who has the authority to decide where and when to transport external sewage sludge to the Herring Cove Sewage Treatment Plant;**

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- **has the decision to transport the external sewage sludge been finalized and if so, what is the time frame for the transport of external sewage sludge to the Herring Cove Sewage Treatment Plant.**
3. **Request that a status report on the pilot project to transport sewage sludge from Mill Cove to the Herring Cove Sewage Treatment Plant be provided to the Western Region Community Council, with input from the Herring Cove Advisory Steering Committee, for November 2011, and; that the report include information on the process following the pilot project and any future plans to transport external sewage sludge to the Herring Cove Sewage Treatment Plant.**

Councillor Rankin commented that the sewage treatment plants are paid for by all taxpayers from the general rate and are for the use of the municipality in a similar manner as solid waste is collected from all over HRM and transported to Otter Lake. Based on information in the October 21, 2011 correspondence, Halifax Water has no alternative than to transport the sludge to Herring Cove. Although there may be valid concerns in regard to the lack of adequate explanation to the community in regard to the situation and proposed action, Councillor Rankin expressed concern with objections to the proposal being based on a project (Herring Cove servicing) that was not achieved in the absence of any other alternatives for HRM to explore given the financial implications and risk.

Councillor Lund questioned whether all alternatives had been considered and what would occur at the end of the two month pilot project.

MOTION PUT AND PASSED.

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Correspondence dated October 21, 2011 from Halifax Water re: Herring Cove Wastewater Treatment Facility – Sludge Treatment

This item was dealt with earlier in the meeting. See Item 10.1.2, page 6.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

No members of the public came forward at this time.

15. NEXT MEETING DATE – November 28, 2011

16. ADJOURNMENT

The meeting was adjourned at 7:47 p.m.

Chris Newson
Legislative Assistant

INFORMATION ITEMS - NONE