

WESTERN REGION COMMUNITY COUNCIL
MINUTES
MAY 31, 2010

PRESENT: Councillors Reg Rankin, Vice-Chair
Peter Lund

REGRETS: Councillor Stephen D. Adams, Chair

STAFF: Chris Newson, Legislative Assistant

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1. CALL TO ORDER

Councillor Rankin, Vice-Chair, called the meeting to order at 7:00 p.m. in the Brookside Junior High School Cafeteria, 2239 Prospect Road, Hatchet Lake.

Councillor Rankin advised that, due to a family emergency, Councillor Adams had sent regrets for the Community Council meeting.

2. APPROVAL OF MINUTES - March 22, 2010

MOVED by Councillor Lund, seconded by Councillor Rankin that the minutes of March 22, 2010, as presented, be approved. MOTION PUT AND PASSED.

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

Addition: 12.1 Rosalie Street, Pinedale Subdivision: Speeding Concerns -
Councillor Rankin

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

4.1 Status Sheet

4.1.1 Sambro Fishery - Zoning, Noise By-Law and Operation

A report is expected for the June 28, 2010 meeting.

4.1.2 Street Lighting/Safety Concerns - Hammonds Plains Road (Pockwock to Westwood)

A report is expected for the June 28, 2010 meeting.

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RESCISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS

7.1 Case 01357: Telecommunications Tower at 7617 St. Margaret's Bay Road, Ingramport (Deferred from March 22, 2010)

- A report dated February 24, 2010, deferred from the March 22, 2010 meeting, was before the Community Council.

- A letter dated April 22, 2010 from Mr. James Fryday was before the Community Council.

Councillor Rankin acknowledged the letter dated April 22, 2010 from Mr. James Fryday in regard to concerns raised in regard to the proposed telecommunications tower at 7617 St. Margaret's Bay Road. The letter included responses received from Rogers Communications Inc. in regard to those concerns.

MOVED BY Councillor Lund, seconded by Councillor Rankin that the Western Region Community Council acknowledge receipt of the request by Rogers Communications Inc. for the construction of a new 90 metre guyed telecommunication tower at 7617 St. Margaret's Bay Road (PID #40560948), Ingraport, as shown on Map 1 and Attachment A of the staff report dated February 24, 2010; and,

- 1. Advise that they do not support, nor approve of, the proposed site for a telecommunications tower for the reasons outlined in the report prepared by Mr. James Fryday.**
- 2. Request that Industry Canada be contacted and requested to:**
 - a) Consider moving forward with the recommendations put forward by Mr. James Fryday in his report titled "Cell Tower Proposal Ingraport".**
 - b) Recognize the need to have a study on migratory bird pathways with respect to guy wires.**
 - c) Organize the public meetings and public hearings with respect to issues such as communications towers.**

Councillor Lund explained that Industry Canada consults the municipality in relation to right of ways for telecommunication towers and then requests the municipality to organize public meetings and receive public comment. He requested that a strong message be sent that Industry Canada be the body to organize the public consultation and obtain comment on the installation of telecommunications towers as the issue is within Federal jurisdiction and not that of the municipality.

Councillor Rankin, with the agreement of the Western Region Community Council, granted permission for Mr. James Fryday to offer comment at this time.

Mr. James Fryday, resident of Black Point and author of the report "Cell Tower Proposal Ingraport", addressed the Community Council. He commented that the municipality does have input into the issue of telecommunications towers as the Federal regulations request that the municipality state whether or not they have objections to the proposal. If the Community Council were to state that they have no objections to the proposal, without expressing the concerns outlined, the tower would be installed at that location. He noted that the proposal was contradictory to the Regional Plan in regard to the cultural landscapes provision, scenic views to gateways, views from the road, as well as first nations reserve land that is on or adjacent to the proposed site. The staff report notes that the tower would have a minor visual intrusion yet the height of the tower is higher than the centre span of the A. Murray McKay/Angus L. MacDonald bridges and would be located on the highest piece of land in a clear cut area. Concern for migratory

birds was also noted in his report. Mr. Fryday advised that other cell tower applications have been contested and requested that the Western Region Community Council state that they do not support the proposal rather than to say that they have no objections. Councillor Rankin explained that he was in support of the motion as Industry Canada was asking a political body to express an opinion on a matter in which they do not have the expertise for scientific discussion. The staff report explains that, based on HRM's general planning principles, there are no grounds for the Community Council to object to the proposal. The motion is requesting that the Federal government, not the municipality, manage and conduct the public processes in relation to communications towers as the municipality cannot comment, beyond their own planning principles, on the merits/demerits of the technical aspects.

MOTION PUT AND PASSED.

Councillor Lund, with the concurrence of Councillor Rankin, requested that action be delayed on this motion pending comment from HRM Planning Staff.

7.1.1 Letter dated April 22, 2010 from Mr. James Fryday

This item was dealt with in conjunction with Item 7.1. See page 4.

8. HEARINGS - NONE

9. CORRESPONDENCE, PETITIONS AND PRESENTATIONS

9.1 Correspondence

9.1.1 Letter dated April 22, 2010 from Mr. James Fryday re: Case 01357

This item was dealt with earlier in the meeting in conjunction with Item 7.1. See page 4.

9.2 Petitions - NONE

9.3 Presentations - NONE

10. REPORTS

10.1 Staff

10.1.1 Western Common Wilderness Common Master Plan

- A report dated May 13, 2010 from the Western Common Wilderness Advisory Committee was before Community Council.
- A copy of the Western Common Wilderness Common Master Plan was before the Community Council.

Mr. Bill Matheson, Chair, Western Common Wilderness Advisory Committee, presented

the Committee's report for the Western Common Wilderness Common. Highlights of his presentation are as follows:

- the Western Common Wilderness Advisory Committee received their Terms of Reference in August 2007 with a mandate to plan / consider / define: the vision for recreational land uses in the Wilderness Common; the character and use of "Day Parks"; opportunities/constraints for ATV use; integration of adjacent planning/development initiatives; water quality of waterways; land acquisition opportunities / requirements; operational impact of the Waste Resource Management Facility; recommendations for the Wind Energy Generation Master Plan; protection and improvement of the wilderness character / values and heritage / cultural values.
- the Western Common extends from Highway 103 (north) and Highway 333 (south) and from Ragged Lake Business Park (east) to Nine Mile River (west). The Wilderness Common is located in the western portion of the Western Common and includes seven lakes, extensive rivers/streams, historical trails, special habitats and culturally significant areas.
- the Wilderness Common Master Plan is presented in five phases with the first phase scheduled between 2010-2014 and the fifth phase for 2030.
- an outline of park amenities, waterways and trail system is to be developed.
- the Wilderness Common's development as a Regional Park will be phased over a twenty year period with the exception of the areas occupied by the Otter Lake Solid Waste Management Facility which will require a sixty year operational/closeout monitoring period before being fully incorporated within the park.
- the Regional Park will include a variety of amenities including a trail system; canoe launches and formalization of canoe route on Prospect River; lifeguard service at Nichols Lake beach and the preservation of historical cultural resources such as cemeteries and old homestead foundations.

Mr. Matheson explained that four trail profiles were considered for the Wilderness Common Master Plan with the two selected for the Regional Park being:

- Barrier Free - 6' wide asphalt/boardwalk/crusher dust surface that would accommodate wheelchairs and strollers.
- Back Country Hiking - 2' wide minimal site disturbance trail surface made from natural materials or imported gravel where required and designed only for walking.

Councillor Rankin thanked Mr. Matheson for his presentation.

M. Jan Skora, Coordinator, Real Property Planning, Infrastructure and Asset Management, explained that the Master Plan process, since 2007, has involved extensive community consultation with users of the area, residents and staff working with the Consultant through several revisions of the draft with the objective to maximize

its efficiency. The Western Common Wilderness Advisory Committee are pleased with the result and recommend the long term, thirty-year, plan for the Regional Park. He explained that recreation uses have changed over the last thirty years therefore, during Phases 3, 4 and 5, other elements may appear that would make the plan more viable relative to future recreation uses.

MOVED by Councillor Lund, seconded by Councillor Rankin that the Western Region Community Council recommend that Halifax Regional Council approve, in principle, the Western Common Wilderness Common Master Plan as attached to the Western Common Wilderness Advisory Committee report dated May 13, 2010.

Councillor Lund thanked the Committee and staff for their extensive work on this project. He commented that it would be great to have the ATV trails connect through the Old Halifax Road to connect to provincial candidate area and work with the ATV associations to help them stay on the road.

Councillor Rankin noted that the Master Plan process was one of the longest such processes held in HRM as it is the largest park, twenty times the size of Point Pleasant park, and he was in support of the Committee's recommendation. He noted that ATV use would be limited to certain routes in order to preserve the wilderness aspect. He requested that staff add to the report, any correspondence that may come forward from the Community Monitoring Committee (Solid Waste) in support of the proposed Master Plan moving forward.

Councillor Rankin, with the concurrence of the Western Region Community Council, opened the floor to comments from the public.

Ms. Beth McGee, Chair, Five Bridges Wilderness Heritage Trust, commented that the candidate Five Bridges Wilderness area was located adjacent to the subject area and that it would be of interest to see how the two land masses, and those responsible for them, have the planning go seamlessly. She noted that it would be helpful to have GIS material for the proposed trails so that the information could be overlaid on a larger map to determine connectivity. She also urged HRM to work with the province to address some of the transportation issues that have emerged through the planning process in regard to connectivity (Old St. Margaret's Bay Road/Old Coach Road) of people from one area to the next.

MOTION PUT AND PASSED.

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Rosalie Street, Pinedale Subdivision, Prospect

MOVED BY Councillor Lund, seconded by Councillor Rankin that the Western Region Community Council request staff to investigate the request to install speed bumps, similar to those used in south end Halifax, on Rosalie Street, Pinedale Subdivision, Prospect. MOTION PUT AND PASSED.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

No members of the public came forward at this time.

15. NEXT MEETING - June 28, 2010

16. ADJOURNMENT

The meeting was adjourned at 8:04 p.m.

Chris Newson
Legislative Assistant

Information Items

1. Annual General Meetings of Community Councils