

**Item No. 2**  
**Western Region Community Council**  
**June 25, 2012**

**TO:** Western Region Community Council

**SUBMITTED BY:** ORIGINAL SIGNED  
Councillor Reg Rankin, Chair, Western Region Community Council

**DATE:** June 13, 2012

**SUBJECT:** Western Region Community Council Annual Report

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**ANNUAL REPORT**

**ORIGIN**

Section 27(1) of the HRM Charter states:

A community council shall hold an annual public meeting in the community in each year to report to the public concerning its activities and to receive the views of the public respecting all matters within its mandate.

**BACKGROUND**

An annual public meeting in the community is required as per Section 27(1) of the HRM Charter.

**DISCUSSION**

The Western Region Community Council was established by Halifax Regional Council on February 20, 2001, as per Administrative Order 26 which came into effect on April 1, 2011. The Western Region Community Council covers the area of the Halifax Regional Municipality that on the 2nd day of November 2004 was included in polling district 22, Timberlea -Prospect, polling district 23, Hammonds Plains - St. Margarets WITH THE EXCEPTION OF that portion of polling district 23 that falls within the Beaver Bank, Hammonds Plains, Upper Sackville Municipal Planning Strategy, and; that part of polling district 18, Spryfield - Herring Cove which was situated within the boundaries of the former Halifax County Municipality prior to April 1, 1996,

Community Councils are governed by the Municipal Government Act, HRM Charter, the Rules of Procedure for Halifax Regional Council as outlined in Administrative Order 1, and the Western Region Community Council Rules of Procedure.

Western Region Community Council met fourteen (14) times between April 2011 and March 31, 2012, including four (4) special meetings.

The following will highlight Western Region Community Council's business for the fiscal year of 2011/2012.

Motions:

April 18, 2011

- **Variance Number 16797: 8161 St. Margaret's Bay Road, Ingramport, NS**  
Motion passed deferring decision on Variance Number 16797 8161 St. Margaret's Bay Road, Ingramport, NS, and; that the Western Region Community Council schedule a special meeting on Tuesday, April 26, 2011 to deal with this matter.
- **Case 15894: MPS/LUB Amendments, Westwood Hills Subdivision, Upper Tantallon**  
Motion passed the Western Region Community Council recommends that Halifax Regional Council: 1. Give First Reading to the proposed amendments to the Planning Districts 1 & 3 (St. Margaret's Bay) Municipal Planning Strategy and Land Use By-law as provided in Attachments A and B of the March 11, 2011 staff report, and; schedule a public hearing.

May 3, 2011 (*Special*)

- **Appeal of the Development Officer's decision to Refuse an Application for Variance at 8161 St. Margaret's Bay Road, Ingramport**
- Motion passed that the Western Region Community Council uphold the Development Officer's decision to refuse the variance.

May 30, 2011

- Meeting Cancelled.

June 27, 2011

- **Case 01213: Municipal Planning Strategy Amendments for the Industrially Zoned Lands Surrounding Drysdale Bog, Goodwood**  
Motion passed that the Western Region Community Council recommend that Halifax Regional Council: Give First Reading to the proposed amendments to the Halifax Municipal Planning Strategy, the Land Use By-law for Mainland Halifax, the Municipal Planning Strategy for Planning District 4, and the Land Use By-law For Planning District 4, as provided in Attachments A, B, C and D of the June 8, 2011 staff report, and; schedule a public hearing;
- **Uniform Charge for Ketch Harbour Area Residents Association**  
Motion passed that Western Region Community Council recommends that

Halifax Regional Council approve an annual uniform charge of \$66.67 to be applied against each of the residential properties with dwellings within the mapped area depicted in Appendix A of the June 10, 2011 staff report effective with the 201112 fiscal year for the purpose of funding the activities of the Ketch Harbour Area Residents Association.

- **Incomplete Capital Project – Herring Cove Sewer and Water**

Motion passed that the Western Region Community Council request a staff report recommending that: 1. Halifax Regional Council formerly and strongly approach senior levels of government to consider cost sharing the remaining phase of the Herring Cove Sewer and Water project; and, 2. Illustrate how the Herring Cove Sewer and Water Project can be completed; 3. Halifax Regional Council be requested to bring forward the Herring Cove Sewer and Water project as a Capital Budget item and allocate funds to the project until sufficient funding is in place to complete the servicing project.

- **Councillor Lund**

Motion passed that the Western Region Community Council: 1. Endorse the designation of the candidate Chebucto Wilderness area, also referred to as the Five Bridge Lake Wilderness area, as proposed in its entirety to also include the north west quadrant and the transportation lands adjacent to the Bluff Wilderness Trail, and; 2. Forward this endorsement by letter to the Honourable Minister of Environment Mr. Sterling Belliveau and MLAs Bill Estabrooks and Denise Peterson-Rafuse.

July 25, 2011

- No Meeting

August 22, 2011

- **Case 16713: Development Agreement – Herring Cove Village**

Motion passed that the Western Region Community Council 1. Approve the proposed development agreement, presented as Attachment A of the July 19, 2011 staff report, and; 2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, 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. Approve the proposed development agreement.

- **Acquisition of Drysdale Lands**

Motion passed that the Western Region Community Council request a staff report from HRM's Capital Asset Planning, Infrastructure and Asset Management exploring the acquisition of the Drysdale lands recently rezoned to residential either by purchasing the lands or through a land swap process in order to ensure a better measure of protection/conservation of those lands in perpetuity.

September 26, 2011

- **Proposed 2012 Meeting Schedule**

Motion passed that the Western Region Community Council approve the 2012

meeting schedule as follows: Monday, January 23, February 27, March 26, April 23, May 28, June 25, July 23 (if required), August 27 (If required), September 24, October 22, November 26, December – no meeting.

- **Case 16812: Rezoning Birch Bear Woods Subdivision, Lewis Lake**
- Motion passed that the Western Region Community Council give first reading to the proposed rezoning of Birch Bear Woods Subdivision, Lewis Lake, as provided in Attachment A of the September 8, 2011 staff report, and; schedule a public hearing for Monday, October 24, 2011.
- **Case 16934: Non-Substantial Amendments to the Existing Development Agreement for Brunello Estates, Timberlea**  
Motion passed that the Western Region Community Council: 1. Approve, by resolution, the 6th Amending Agreement, as provided in Attachment A of the September 9, 2011 staff report, and; 2. Require that the Development Agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.
- **Councillor Lund**  
Motion passed that the Western Region Community Council request staff prepare a Terms of Reference for a Saint Margaret's Bay Coastal Planning Advisory Committee as per a previous motion of May 2009.
- **Case 16811: Timberlea/Lakeside/Beechville LUB Amendments – Public Transit Facilities**
- Motion passed that the Western Region Community Council give first reading to 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 staff report, and; schedule a public hearing for Monday, October 24, 2011.
- **Request for Consideration of Name Change for Parkland on Charles Street in Glengarry Gardens, Timberlea**
- Motion passed that the Western Region Community Council request a staff report on changing the name of the older section of parkland located on Charles Street, near the Halifax Christian Academy, to Glengarry Gardens parkland to differentiate between the two parklands.

October 24, 2011

- **Case 16812: Rezoning Birch Bear Woods Subdivision, Lewis Lake**  
Motion passed that the Western Region Community Council approve the proposed rezoning of Birch Bear Woods Subdivision, Lewis Lake, from the MU1 (Mixed Use 1) Zone and the MRR1 (Mixed Rural Residential 1) Zone, to the RA (Residential) Zone, as provided in Attachment A of the September 8, 2011 staff report.
- **Case 16811: Timberlea/Lakeside/Beechville Land Use By-law (LUB) Amendments – Public Transit Facilities**  
Motion passed 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 Adams: Case 17166 – Application by Bragg Communications Inc., to Construct a New 61 metre Telecommunications Tower at 105 Ketch Harbour Road, Herring Cove**

Motion passed 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.

- **Herring Cove Breakwater**

Motion passed 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.

- **Transport of External Sewage Sludge to the Herring Cove Sewage Treatment Plant**

Motion passed 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; 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.

November 28, 2011

- **Election of Chair/Vice-Chair**

Councillor Rankin was elected Chair and Councillor Lund was elected Vice-Chair

- **Case #17277: Appeal of the Development Officer's Decision to Approve an Application for a Variance – 1574 John Brackett Drive, Herring Cove**

Motion passed that the Western Region Community Council overturn the Development Officer's decision to approve the variance.

- **2012 Proposed Meeting Schedule**

Motion passed that the Western Region Community Council approve the 2012

Proposed Meeting Schedule, as presented

- **Councillor Rankin: Acknowledgement of Provincial Department of Environment's Contribution, November 3, 2011 meeting in Goodwood**  
Motion passed that the Western Region Community Council 1. Write to Minister Belliveau, Minister of Environment, formerly expressing appreciation for his support of the environmental studies undertaken in the Goodwood community and, as well, the continued monitoring of wells in that community, with special thanks to Darlene Fenton, Department of Environment and Mr. Chris Moir, Department of Transportation and Infrastructure Renewal, and further that a copy of the letter be provided to Mayor Peter Kelly and members of Halifax Regional Council. 2. Request an update from HRM staff regarding the status of negotiations relative to a land swap or acquisition of the Drysdale lands.

December 2011

- No Meeting.

January 23, 2012

- Meeting Cancelled.

January 24, 2012 (*Special*)

- **Case 16862: Rezoning 1578 St. Margaret's Bay Road, Lakeside**  
Motion passed that the Western Region Community Council Give First Reading to the proposed rezoning of 1578 St. Margaret's Bay Road, Lakeside, from the CDD (Comprehensive Development District) Zone to the R1(Single Dwelling Unit) Zone, as provided in Attachment A of the December 6, 2011 report, and schedule a Public Hearing.
- **Case 16095: Development Agreement – French Village Station Road Townhouses, Upper Tantallon**  
Motion passed that the Western Region Community Council Move Notice of Motion to consider approval of the proposed development agreement, presented as Attachment A to the November 18, 2011 staff report, and schedule a Public Hearing.

February 27, 2012

- **Case 16862: Rezoning 1578 St. Margaret's Bay Road, Lakeside**  
Motion passed that the Western Region Community Council approve the proposed rezoning of 1578 St. Margaret's Bay Road, Lakeside, from the CDD (Comprehensive Development District) Zone to the R-1 (Single Dwelling Unit) Zone, as provided in Attachment A of the December 6, 2011 report.
- **Case 16095 – Development Agreement – French Village Station Road Townhouses, Upper Tantallon**  
Motion passed that the Western Region Community Council:  
1. Approve the proposed development agreement, presented as Attachment A to the November 18, 2011 staff report, and; 2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted 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. 3. Require that the development agreement include the requirement for washed crusher dust to be used for the pathways versus regular crusher dust due to watercourses in the area, and; that the exterior cladding of the buildings shall not include metal or vinyl with the exception of soffits and fascia.

- **Case 17166: Telecommunications Tower, 105 Ketch Harbour Road, Herring Cove**

Motion passed that the Western Region Community Council forward a negative recommendation to Industry Canada in relation to the proposal by Bragg Communications Inc. (EastLink) to the proposed location of a new 61 metre self-supporting telecommunication tower at 105 Ketch Harbour Road, Herring Cove, as shown on Map 1 and Attachment A of the February 6, 2012 staff report.

- **Case 17249: Telecommunications Tower, Prospect Road, White's Lake**

Motion passed that the Western Region Community Council forward no objections to Industry Canada in relation to the proposal by Bragg Communications (EastLink) to place a 76.2 metre telecommunications tower, and associated equipment cabinets, to the east of 2780 Prospect Road, Whites Lake, on a 4 acre portion of the subject property (92 acre parcel, PID#00379594) as shown on Map 1 and Attachments A, B, and C of the February 2, 2012 staff report.

- **Councillor Adams – Request for Staff Report to Reduce Speed Limit on Village Road, Herring Cove**

Motion passed that the Western Region Community Council request a staff report on reducing the speed limit on Village Road, Herring Cove from 50 kmph to 40 kmph.

- **Councillor Lund – Request For Staff Report To Initiate Planning Process To Appropriately Zone All Private Land Currently Zoned For Public Park Purposes In Planning Districts 1 And 3**

Motion passed that the Western Region Community Council request a staff report to initiate the planning process to amend the Land Use By-Law for Planning Districts 1 and 3 to appropriately zone all private land currently zoned for public park purposes.

- **Councillor Adams – Road Construction – Hobson Lake Drive Project, Bayers Lake**

Motion passed that the Western Region Community Council request that staff respond to the request for a blasting permit in order for the developer to move forward with road construction for the Hobson Lake Drive project in Bayers Lake.

- **Councillor Adams: Otter Lake – Odours**

Motion passed that the Western Region Community Council request that this matter be forwarded to Halifax Regional Council for resolution on the issue of the jurisdiction of the Otter Lake Community Monitoring Committee and the contract with HRM, and; that response be provided to questions raised in the December 19, 2011 letter from the Community Monitoring Committee to HRM's Chief Administrative Officer.

- **Councillor Adams – Land Acquisition/Exchange - Drysdale Bog**  
Motion passed that the Western Region Community Council forward this matter to Halifax Regional Council requesting their support of the Western Region Community Council's request for consideration of a land exchange/acquisition with a local property owner in regard to the recently rezoned Drysdale Bog lands, and; that Halifax Regional Council request an update from staff to the August 22, 2011 request of the Western Region Community Council.

March 26, 2012

- Meeting Cancelled.

Petitions:

October 24, 2011

- **Councillor Adams - Case 17166 – Application by Bragg Communications Inc., to Construct a New 61 metre Telecommunications Tower at 105 Ketch Harbour Road, Herring Cove.**  
Motion passed that 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.

November 28, 2011

- **Councillor Adams**  
Petition submitted and forwarded to staff/Halifax Regional Council on behalf of 105 concerned residents urging Community Council to decline the location of the 61 meter communication tower proposed within Williamswood residential and rural wilderness areas and located off the Old Sambro Road and Acres Road.

Presentations:

April 18, 2011

- **BLT Rails to Trails – Ms. Catherine Klefenz**  
Ms. Catherine Klefenz, Chair, Beechville, Lakeside, Timberlea Rails to Trails Association presented a verbal update on the BLT Rails to Trails.

August 22, 2011

- **UJAAMA**  
Mr. Burnley Jones, with Ms. Carol Anne Wright Parks in attendance, presented on behalf of the Ujaama Association. He noted that an ongoing project, to create an Ujaama Council, is being developed in the African Nova Scotian community to be able to deal with government and business on behalf of their community for an integrated, unified approach to community economic development.



Public Hearings:

August 22, 2011

- **Case 16713: Development Agreement – Herring Cove Village**  
Staff recommendation approved.

October 24, 2011

- **Case 16812: Rezoning Birch Bear Woods Subdivision, Lewis Lake**  
Staff recommendation approved.
- **Case 16811: Timberlea/Lakeside/Beechville Land Use By-law (LUB) Amendments – Public Transit Facilities**  
Staff recommendation approved.

February 27, 2012

- **Case 16862: Rezoning 1578 St. Margaret's Bay Road, Lakeside**  
Staff recommendation approved.
- **Case 16095 – Development Agreement – French Village Station Road**
- **Townhouses, Upper Tantallon**  
Staff recommendation approved with the added requirement that the development agreement include the requirement for washed crusher dust to be used for the pathways versus regular crusher dust due to watercourses in the area, and; that the exterior cladding of the buildings shall not include metal or vinyl with the exception of soffits and fascia.

Public Participation (Items Brought Forward By Members of the Public):

April 18, 2011

- Comment that HRM consider alternative locations/size for the permanent skating oval rather than an Olympic sized oval on the North Commons in Halifax.

June 27, 2011

- Comment in regard to Drysdale Bog lands being considered for residential thereby less chance of contamination to resident wells from industrial development. HRM should consider land swap and leave lands to the Western Commons as the lands are very important to the environment.
- Ketch Harbour Area Residents' Association representative thanked the Community Council for moving the motion forward in regard to the Uniform Charge for Ketch Harbour Area Residents Association.

August 22, 2011

- Comment on the Ujaama presentation and support for the initiative.

September 26, 2011

- Comment that there was no sign by Exit 4 in regard to the Park 'n Ride.

October 24, 2011

- No members of the public came forward.

November 28, 2011

- Comment on a dead tree situated on the main road in Timberlea.

February 27, 2012

- Comment on support for the French Village Station Road development being located near the trails.

Status Sheet Items:

June 27, 2011

- **Herring Cove Sewer and Water Servicing Project**  
Staff report requested. *Periodic correspondence received from Halifax Water.*

September 26, 2011

- **St. Margaret's Bay Coastal Planning Advisory Committee Terms of Reference**  
Staff report requested on the creation of a St. Margaret's Bay Coastal Planning Advisory Committee and Terms of Reference.  
*Report received and motion passed on April 23, 2012 to create PAC.COMPLETE*
- **Change in in Parkland name on Charles Street, Glengarry Gardens, Timberlea**  
Matter referred to Planning and Infrastructure; *update requested February 2012.*

February 27, 2012

- **Reduce Speed Limit on Village Road, Herring Cove**  
Staff report requested; Information report received May 2012. *COMPLETE*
- **LUB Amendments for Planning Districts 1 and 3**  
With Community and Recreation Services staff April 2012.

April 23, 2012

- **Transport of Mill Cove Sewage Sludge to Herring Cove Waste Water Treatment Facility Trial Project**
- Clarification requested on whether or not the trial project would continue past June 2012.
- **Request to form Western Common Regional Park Implementation Committee**  
Staff report requested.

Variance Appeal Hearings:

April 18, 2011

- **Variance Number 16797 8161 St. Margaret's Bay Road, Ingramport, NS**

Decision deferred to May 3, 2011 at which time motion was passed to uphold the Development Officer's decision to refuse the variance.

November 28, 2011

- **Case #17277: Appeal of the Development Officer's Decision to Approve an Application for a Variance – 1574 John Brackett Drive, Herring Cove**  
Motion passed to overturn the Development Officer's decision to approve the variance.

### **BUDGET IMPLICATIONS**

None associated with this report.

### **FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

### **COMMUNITY ENGAGEMENT**

Western Region Community Council meetings are held on the fourth Monday of every month at the Keshen Goodman Library or other locations throughout the Western Region Community Council districts. Meetings are open to the public and contain a Public Participation portion.

### **ATTACHMENTS**

None.

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A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Chris Newson, Legislative Assistant, 490-6732

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