

**CHEBUCTO COMMUNITY COUNCIL**

**MINUTES**

**MAY 1, 2000**

THOSE PRESENT: Councillor Bill Stone, Acting Chair  
Councillor Graham Read  
Councillor Russell Walker

ALSO PRESENT: Paul Morgan, Planner  
Sandra Shute, Assistant Municipal Clerk

Regrets: Councillor Stephen D. Adams

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A buzzer system is now in place to allow access for wheelchairs after normal working hours.

5. **MOTIONS OF RECONSIDERATION** - None
6. **MOTIONS OF RESCISSION** - None
7. **CONSIDERATION OF DEFERRED BUSINESS** - None
8. **PUBLIC HEARINGS** - None
9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS** - None
10. **REPORTS**
- 10.1 **Case 00225 - Stage II Development Agreement Approval of Phase 5C of Glenbourne Subdivision**

A Staff Report dated April 18, 2000 was before Community Council. Paul Morgan, Planner provided an overview of the application to permit three apartment buildings on Parkland Drive and advised that staff was recommending approval. During the course of his presentation, he noted that parking was to the rear of the building backing onto the BiHi which would allow for a nicer streetscape along Parkland Drive.

Councillor Stone referred to the street extension and asked if pavement, curb and gutter would be one of the first things put in. In response, Mr. Morgan advised that he understood the proponent intended to commence construction of the street as soon as possible and has actually submitted a subdivision application to HRM in hopes of getting it moving as soon as possible. A permit to construct has been obtained from Department of Environment.

Councillor Stone asked for information on landscaping. Mr. Morgan advised that more details of landscaping would be available at the time of permit application.

With regard to landscaping, Councillor Stone advised that the Mayor's Office received a letter from a resident concerned that when you look off the BiHi, all you will see is parking lots and buildings. He stated that while his emphasis was on landscaping on Parkland Drive, he said it would be nice to have tree cover at the back of the parking lot where the parking lot ends at the end of the property line. In response, Mr. Morgan advised that the site would be disturbed during construction so it would mean planting trees.

Councillor Read expressed concern that the application comes forward to Community Council for approval for Stage II when it conforms to the Stage I Agreement. He noted that the total height of the buildings, including the roof, was the equivalent of two more stories. Previously, along the BiHi, you went through a heavily treed area but now it was going to be parking lots. He preferred parking lots on the Parkland side.

Further, Councillor Read noted the number of persons per unit is not the same as the Land Use By-law and asked for clarification. In response, Mr. Morgan advised that the Stage I Agreement was approved by the former City of Halifax in 1993.

Councillor Stone noted that Parkland Drive is a collector road and it was planned so that multi density would be on Parkland Drive because R-1 and R-2 would not want to be there. He was adamant that landscaping be on Parkland Drive.

**MOVED by Councillors Walker and Read to approve the Stage II Development Agreement, presented as Attachment II to the Staff Report dated April 18, 2000 to permit three apartment buildings on Parkland Drive (Phase 5C) of the Glenbourne Subdivision; and that the applicant be required to sign the agreement within 120 days, or any extension thereof granted by Community Council on the request of the applicant, from the date of final approval by Chebucto Community Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods; otherwise, this approval will be void and obligations arising hereunder shall be at an end. MOTION PUT AND PASSED.**

Councillor Stone commented this was a Stage II approval. It does follow the plan and if it meets the conditions of Stage II approval, then it was up to Community Council to approve it if it meets the conditions.

Councillor Read commented as well that if it was up to Community Council to agree to a Stage II approval, he was going to be more insistent on more detail and greater clarity of the Stage I in the future.

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 **Billboards**

Councillor Walker advised that a billboard was now being erected at the entrance to Ashburn Golf Club. He understood, however, that CN had agreed not to build the billboard. He requested a staff report on how the billboard got there and why CN changed its mind.

Councillor Read explained he understood it was on CN land which did not have a zone. After discussions with staff, staff contacted CN who indicated they would hold off. Certainly, however, there were problems now because of the off ramps for the BiHi.

Councillor Walker stated, however, it was not where it was originally supposed to go. As far as he was concerned, it should be a new application which falls under the new guidelines. He also wanted to know if it was too close to the BiHi and expected there would be requirements for billboards for 100 Series Highways. Just because the highway happens to be higher, should make no difference.

Councillor Read asked, if the new off ramps go in, would they be considered part of the 100 Series Highway and, therefore, would the billboard be too close.

As well, Councillor Walker asked for a Staff Report with regard to the billboards on the Bedford Highway to outline the process to have the billboards removed from Bayview to the Fairview Overpass. He understood there were more going in as well.

Councillor Stone indicated there were two new billboards in that area that had been grandfathered before the new regulations that prevented them from going there. If there is a permit approved, then they have up to two years to put the billboard in. When Regional Council approved the new billboard regulations, Council did not know there was any grandfathering. He understood there were two or three more coming along the Bedford Highway further out that are as of right for this reason.

Councillor Walker requested that the report indicate how to get rid of them. He wanted to know if there would be penalties involved in getting rid of them - buying out leases - and this should be included in the report as well.

## **12.2 Master Plan - Area North of Hemlock Ravine**

A copy of a report from Bedford Waters Advisory Committee to North West Community Council dated April 14, 2000 was brought over from the Information Items at the request of Councillor Walker. The report recommended that, in the development of the Prince's Lodge area, those lands within the Bedford MPS boundary be developed in accordance with all of the provisions of the Bedford MPS.

Councillor Walker noted that the Bedford MPS requires that a number of studies be conducted before the development boundary can be expanded and a public process. He asked if there was a way that this requirement could be put onto the whole development.

Since Councillor Stone has been involved, he provided background information to the effect that staff and the developers are looking at a new Master Plan with new By-laws that

are neither from the former City of Halifax or Town of Bedford but a new Plan. Before they could be put in place, there would be a public process. There have been a number of public meetings held to date.

This item was for information purposes only. Councillor Walker requested that staff ensure that the public is well notified of the public meetings when they occur.

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

Mr. Walter Soestmeyer, 1082 Ketch Harbour Road, Ketch Harbour on behalf of the Ketch Harbour Area Residents Association, raised the following points regarding the proposed installation of the Hibernia TransAtlantic Fiber Optic Cables along the length of Ketch Harbour:

- Ketch Harbour is being destroyed for boating people and people who live around the harbour with the cable being laid next month by World Wide Fiber.
- Residents were concerned with property values.
- Ketch Harbour could end up as a dead harbour because you are not permitted to anchor anywhere near a cable.

Mr. Soestmeyer provided further information by way of prepared text and then advised that the residents' last resort would be to protest. They were asking for support from HRM.

Councillor Stone advised that Community Council could ask staff to look into Mr. Soestmeyer's concerns. He pointed out that HRM controls its By-laws but the federal government can override them.

Councillor Read stated it was not within the jurisdiction of HRM because it was federal jurisdiction. He suggested representation should be going to the MP's and the other federal parties. HRM has not established policies with respect to harbours and tidal waters. HRM's responsibility ends at the high water mark.

It was agreed to forward Mr. Soestmeyer's concerns on to staff with the request that staff contact Mr. Soestmeyer directly regarding his concerns and what can be done by HRM.

Mr. Hiram Tiller, 4 Thackeray Close raised the following points:

- He referred to the new school off Langbrae and suggested it would be advantageous to have Langbrae built through from Parkland to Dunbrack in the interests of fire safety for children at the school. In response, Councillor Stone



advised that he had brought this issue to Council and received a report back indicating it was up to the developer. Presently, the developer is looking at it. Fire and Police will proceed as they have in the past. He agreed that Langbrae should be opened, however.

- He stated there was inadequate signage in the area of the Canadiana Restaurant in Bayers Lake Park to get out of Bayers Lake Park. He suggested additional signage because at that point you could access the 102, 103, the St. Margarets Bay Road, the Rotary and Exhibition Park but it depends on the lane to get there. In response, Councillor Stone advised that signage and the 100 Series Highways were provincial jurisdiction. He suggested calling the MLA for the area.

Mr. William Phillips, 9 Crestview Drive raised the following points:

- He referred to the construction work along Bedford Highway to install sewage pipe near Clearwater back to Birch Cove which inconvenienced thousands of people last year. He asked if the project was not complete, what work was yet to be done. In response, Councillor Stone advised that as soon as the asphalt plants open, at least the side of the road where the pipe was installed will be resurfaced. They also might have to do some work around the rails on the other side.
- He stated he was disappointed that staff had not negotiated better with the developer to get sidewalk the whole length of the roadway in question and resurface the entire road. In response, Councillor Stone advised the agreement was to put the road back the way it was. Additionally, this private sewer line will provide for future development for the whole area which will add to the tax base. It will be a very valuable asset to HRM. He did not think the developer would have agreed if HRM had insisted on extras.

15. **NEXT MEETING** - Monday, June 12, 2000.

Councillor Stone pointed out the variation in the date - the second Monday of the month rather than the first - which had been agreed to at the time the Meeting Schedule for 2000 was approved.

16. **ADJOURNMENT**

On a motion from Councillor Walker, the meeting adjourned at 8:20 p.m.

Sandra M. Shute  
Assistant Municipal Clerk

