

CHEBUCTO COMMUNITY COUNCIL  
OCTOBER 2, 2000  
MINUTES

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

REGRETS: Councillor Stephen Adams

STAFF: Mr. Roger Wells  
Mr. Peter Bigelow  
Ms. Julia Horncastle, Assistant Municipal Clerk

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**1. INVOCATION**

The meeting was called to order with an invocation.

**2. APPROVAL OF MINUTES**

**2.1 Regular Meeting - September 11, 2000**

**MOVED by Councillors Walker and Read that the minutes of the September 11, 2000 regular meeting be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

**2.2 Joint Meeting - September 5, 2000**

**MOVED by Councillors Walker and Read that the minutes of the September 5, 2000 joint meeting be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

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

**MOVED by Councillors Walker and Read that the Order of Business be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

**4. BUSINESS ARISING OUT OF THE MINUTES**

**4.1 Status Sheet Items**

**4.1.1 2232 Old Sambro Road - On-Going Flooding Problems**

No further information. To remain on status sheet.

**4.1.2 Improvements to Kearney Lake Road**

No further information. To remain on status sheet.

**4.1.3 Billboards on CN Lands**

No further information. To remain on status sheet.

**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 7074 - Proposed Amendments to the Low Density University (U-1) Zone, Halifax Peninsula Land Use By-Law (Give First Reading and Schedule Joint Public Hearing for October 25, 2000) with Peninsula and Western Region Community Council**

- A report prepared for Paul Dunphy, Director of Planning and Development, dated August 23, 2000, on the above noted was before Community Council.

Mr. Roger Wells outlined the staff report advising, this report stems from a January, 1995 motion of the former Peninsula Planning Advisory Committee. It was determined that the wording of the Land Use By-Law for Peninsula Halifax was too open ended when it came to the subject of accommodation for university students. Student accommodation was the only thing listed as a permitted use in that zone which meant such accommodation could have been built as single family, two unit dwellings, townhouses or even a tower such as St. Mary's has. There were no restrictions to the type of student accommodation that could be located to surrounding uses. The PAC had recommended that the Land Use By-Law provisions could be strengthened such that compatible type of student accommodation is put in place in the areas of low density residential development.

Mr. Wells advised staff is proceeding on the premise that where there is a proposal for student accommodation then the appropriate zone provisions of the building in which the students are to be located shall prevail i.e. single family, townhouse, etc. This would give council better control over the compatibility issues with regard to the requirements for student accommodations.

Concern was expressed with the date of October 25<sup>th</sup> for the joint public hearing as it may conflict with election issues and the following motion was placed.

**MOVED by Councillors Walker and Read that November 6, 2000 or a mutually acceptable date be set for a public hearing to consider the proposed amendments to the U-1 Zone of the Halifax Peninsula Land Use By-Law as contained in Appendix B of the staff report dated August 23, 2000. Further, the meeting be held in the**

evening. **MOTION PUT AND PASSED UNANIMOUSLY.**

**10.2 Case 00143 - Community Based Planning Process for Fleming Park/Williams Lake Road Land, Halifax (District 17)**

- A report submitted by Ms. Melanie Dobson, Chair, Fleming Park - Williams Lake Road Land Committee, dated August 29, 2000, on the above noted, was before Community Council.

Ms. Dobson, Chair, Fleming Park/Williams Lake Road Land Committee, with the aid of overheads, presented the report outlining:

- current site conditions;
- concept plan;
- adjacent property owners;
- implementation strategy;
- current land use designation and zoning;
- municipal planning strategy amendment and rezoning for the HRM owned land (Parcel B);
- rezoning of the privately owned land (Parcels A, C and E).

In response to Councillor Read, Ms. Dobson indicated the area where a possible "T" junction could be built to access the proposed park noting, they do not want major access into the site as it is an area where they want to protect the natural environment as much as possible.

In response to Councillor Walker, the Community Council was advised all property owners have not agreed to the plan which is one of the reasons for the third recommendation. Mr. Wells advised staff has continually consulted with the three private land owners on either side and there are still on going discussions. He stated with approval in principle of this concept plan staff can proceed to move to the next level.

Councillor Walker suggested staff contact Trails Canada with a view to accessing funding for the project.

Councillor Stone expressed concern with funding and noted that he feels there has to be an ability to trade off some of the land.

**MOVED by Councillors Read and Walker that:**

- 1. Chebucto Community Council "approve in principle" the proposed Concept Plan as shown in Attachment I as the basis for future development of the Fleming Park - Williams Lake Road Land.**

2. **Chebucto Community Council recommend staff prepare a report based on the Concept Plan and proceed to Regional Council to initiate the necessary Municipal Planning Strategy and Land Use By-Law amendments for implementation of the proposed Concept Plan.**
3. **Chebucto Community Council recommend staff proceed to Regional Council for approval to investigate development options for those lands identified for non-recreational uses on the proposed concept plan as shown on the proposed Concept Plan.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

11. **MOTIONS - NONE**
12. **ADDED ITEMS - NONE**
13. **NOTICES OF MOTION - NONE**
14. **PUBLIC PARTICIPATION**

Mr. Mike Evans, Fairmount Road, expressed concern with road safety and noted petitions have been submitted for the installation of a crosswalk as far as the Shell service station. He noted the population on the street has risen from two to fourteen children noting, these children have to cross that road in order to access either a school bus or schools. The issue of their safety is a major concern. He noted traffic tends to accelerate coming up the hill from the Armdale Rotary. The crosswalk would be located where Fairmount Road enters onto the Bay Road in the area of the Keddys Motel.

Mr. Evans stated the sidewalks in that area are in a poor state of repair. He noted the sidewalk on the north side, leaving the rotary, ends at Keatings. On the south side it ends at Keddys and, from that point on, it is hard to distinguish what is a parking lot or side of the roadway.

Mr. Evans stated there is an all night light on the public beach and, as a result, the area is becoming a hangout for teenagers. He asked if there was some way this light could be put on a timer.

Mr. Hiram Tiller queried whether the cost share funding for the ramp off the 102 going into Lacewood had been transferred to the province so that the project could be started. Councillor Stone advised he would investigate.

**15.           NEXT MEETING**

The next meeting is scheduled for Monday, November 6, 2000 at 7:00 p.m.

**16.           ADJOURNMENT**

**MOVED by Councillors Read and Walker that the meeting be adjourned at 8:20 p.m.  
MOTION PUT AND PASSED UNANIMOUSLY.**

**Julia Horncastle  
Assistant Municipal Clerk**