

MARINE DRIVE, VALLEY AND CANAL
COMMUNITY COUNCIL
MINUTES
July 9, 2008

PRESENT: Councillor David Hendsbee, Chair
 Councillor Krista Snow
 Councillor Steve Streach

STAFF: Mr. Randy Kinghorn, Municipal Solicitor
 Ms. Julia Horncastle, Acting Municipal Clerk

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1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. in the Beaver Bank Community Centre, Beaver Bank.

2. APPROVAL OF MINUTES

MOVED by Councillor Snow, seconded by Councillor Hendsbee, that the minutes of April 23, 2008 Joint meeting with Harbour East and June 10, 2008 be approved. MOTION PUT AND PASSED.

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

Additions

12.1 Naming of Dirt Jump Park -Metzler Common

MOVED by Councillor Snow, seconded by Councillor Hendsbee, that the Order of Business, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RESCISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS - NONE

8. PUBLIC HEARINGS

8.1 Case 0001099: Development Agreement - Lost Creek Golf Course

- A report dated April 30, 2008, on the above noted, was before Council.

Mr. Joseph Driscoll, Planner, with the aid of a Powerpoint, presented the report to Council.

Following the presentation, Councillor Hendsbee outlined the procedure followed for a public hearing and called for those wishing to speak either in favour of or opposition to

the proposed development agreement.

Mr. Larry Gumbley, applicant outlined the process they had undertaken in clearing the land.

Ms. Eleanor Crowe, Lakeridge Drive, expressed concern with the buffers and tree retention. She questioned whether consideration had been given to the environmental impacts and noted that if the trees and bushes are cut to the shore there may be erosion problems. The trees that are left over does not do anything for the environment and cutting down to the shoreline destroys the natural habitat.

A resident of 60 Lakeridge Drive expressed concern with the lake water. She expressed concern on how this will affect the residents who take their water from the lake.

Mr. Jack Wolhefskey, Lakeridge Drive, reading from prepared text expressed concern with the golf course and the fact that balls are hit into the lake and residential areas. He also expressed concern with the outflow into the Shubenacadie river system. He stated that they do not want this development as the water quality is a concern and it may have a detrimental effect on the eco system.

Ms. Debbie April, 44 Lakeridge Drive, expressed concern noting trees were but down without the surrounding properties being notified, noting only four houses were notified. She noted the watershed is involved and this will have an impact on water testing.

Ms. Gladys Barkhouse, 35 Jamie Drive, submitted photos of the work the proponent has already undertaken showing the areas where the trees have been cut. She stated that golf balls are leaving the course and hitting her house and garage. She also noted golfers are using the trees surrounding the course to relieve themselves, nothing there are children in the surrounding properties.

Mr. Byron Laffin, 56 Lakeridge Drive, expressed concern with environmental impacts on the lake. He expressed concern with who will be responsible to monitor the water being taken from the lake for use by the golf course.

Ms. Katie Mesuck, expressed concern with the effect this development will have on the wildlife and salmon in the lake.

Mr. William Rogers, 242 Kinsac Road, expressed concern with the plans for the redevelopment of hole 14.

Mr. Percy Paris, expressed concern with the trees being cut. In response staff advised that the developer was within his rights to cut the trees as there was no development agreement on the property in question at the present time. He questioned if there was any recourse to the residents if there was a violation of the agreement.

Mr. Robin Barrett, expressed concern with the effect this proposal is having on the community.

Mr. Victor Rori, spoke against the development.

Mr. Brian Barrett, expressed concern with the setbacks from the watercourses.

Councillor Hendsbee called three times for any additional speakers. Hearing none, the following motion was placed.

MOVED by Councillor Snow, seconded by Councillor Hendsbee, that the public hearing close. MOTION PUT AND PASSED.

The proponent clarified that the sod from the cleared area will be maintained for repairs to the greens. He stated that they will be responsible for fixing any water issues and will monitor with regards to environmental concerns.

MOVED by Councillor Snow, seconded by Councillor Hendsbee, that the Marine Drive, Valley and Canal Community Council:

- 1. Approve the proposed amending agreement to permit alteration to the golf course at Lost Creek Golf Club, as set out in Attachment A and Clause B of the April 30, 2008 staff ; and,**
- 2. Require the agreement be signed and delivered within 120 days, or any extension thereof granted by Marine Drive, Valley and Canal Community Council on request of the applicant, from the date of final approval of said agreement by Marine Drive, Valley and Canal Community Council, and any other bodies as necessary, whichever is later, including any appeal periods; otherwise, this approval shall be void and any obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

- 9. CORRESPONDENCE, PETITIONS AND DELEGATIONS - NONE**

10. REPORTS

**10.1 Case 01076: MPS Amendments - Beaver Bank, Hammonds Plains
and Upper Sackville and Development Agreement - 1725 Hammonds
Plains Road**

- A report dated May 29, 2008, on the above noted was before Council.

MOVED by Councillor Snow, seconded by Councillor Hendsbee, that the Marine Drive, Valley and Canal Community Council recommend that Regional Council:

- 1. Give first reading to the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as provided in Attachments A and B, and schedule a public hearing with Western Region Community Council.**
- 2. Approve the proposed amendments to the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use By-law as provided in Attachments A and B.**

MOTION PUT AND PASSED.

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Naming of Dirt Jump Park - Metzler Common

MOVED by Councillor Snow, seconded by Councillor Hendsbee, that Community Council approve the naming of the Dirt Jump Park in Fall River to Metzler Common. MOTION PUT AND PASSED.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

Mr. Stephen Wood, expressed concern with a number of issues in the community.

15. NEXT MEETING

The next meeting date to be determined.

16. ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Julia Horncastle
Acting Municipal Clerk