

HALIFAX REGIONAL MUNICIPALITY

**WESTERN REGION COMMUNITY COUNCIL
MINUTES
JUNE 7, 2004**

PRESENT: Councillor Reg Rankin, Chair
Councillor Steve Adams
Councillor Gary Meade

STAFF: Ms. Patti Halliday, Legislative Assistant

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1. CALL TO ORDER

Councillor Rankin, Chair, called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES

2.1 Regular Session - April 26, 2004

MOVED by Councillor Adams, seconded by Councillor Meade, that the minutes of April 26, 2004, be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

The following items were added to the agenda:

- 12.1 Councillor Adams - Pilot's Field, Herring Cove
- 12.2 Councillor Meade - Request for Letter to be sent to DOT and Tourism re: Highway 333
- 12.3 Councillor Rankin - Cranberry Lake
- 12.4 Councillor Rankin - Upcoming Haliburton Heights Annual Meeting
- 12.5 Councillor Rankin - Follow Up on Second Exit to Highland Park

MOVED by Councillor Adams, seconded by Councillor Meade, that the Agenda be approved, as amended. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Status Sheet Items

4.1.1 Speeding Concerns: Iris, Arbutus and Primrose Avenues (info report)

C An Information Report prepared for Ken Reashor, Traffic Authority, regarding the above, was before Community Council for its information.

Councillor Adams advised that this item could now be removed from the Status Sheet.

4.1.2 Pit Between 2600 and 2700 Old Sambro Road

No update.

4.1.3 Illegal Dumping: Look-off on John Brackett Drive

Councillor Adams requested that this matter be forwarded to Mr. Art Sampson, Works Supervisor, Real Property and Asset Management, for action.

4.1.4 Pot Holes, Beechville-Lakeside-Timberlea-Citizens on Patrol

As the list was forwarded to HRM staff, Councillor Rankin stated the item could now be removed from the Status Sheet.

4.1.5 Status of Street Paving Request to Province (update attached)

Letter received from the Nova Scotia Department of Public Works advising that when the project has been granted, the whole Council will be advised of the decision.

4.1.6 Lack of Second Exit in Highland Park (update attached)

Letter received from the Nova Scotia Department of Public Works advising that the next meeting of the affected parties to establish the current issues and intent will be held on May 21, 2004.

Councillor Rankin asked that a further letter be sent to the Province asking for an update as a result of the May 21, 2004 meeting.

4.1.7 Lack of Protocol re damage caused by sub-contractor snow plows

No update.

4.1.8 Civic Addressing - 2 Lake Place

No update.

4.1.9 671 Old Sambro Road (update attached)

Councillor Adams requested that staff be asked to contact him directly regarding an update on this issue so he can provide a circular to the residents in the vicinity to let them know what is happening.

4.1.10 Feasibility of Extending Transit Service to Lucasville (update attached)

A meeting with the residents is to be held on June 7, 2004.

4.1.11 Reardon Property - Possible Land Purchase

No update.

4.1.12 1001 Prospect Road - Land Exchange (update attached)

Memorandum is being prepared to be forwarded to Councillor Adams regarding this issue.

4.1.13 Lands adjacent to CNR/2999 St. Margaret's Bay Road

No update.

4.1.14 Western Commons

Councillor Meade advised that this item could now be removed from the Status Sheet.

4.1.15 Proposed Amendments to MPS and LUB for Mainland South and Former District 5 re watercourses (update attached)

It was noted that setbacks from watercourses will be addressed by Regional Planning.

4.1.16 Intersection of English Corner and Hammonds Plains Road (update attached)

The Nova Scotia Department of Transportation has denied the request for a reduction in the speed limit.

4.1.17 Recreation and Negotiations with School Board (update attached)

This item is to be removed from the Status Sheet as a report regarding this issue will be forwarded to Regional Council.

4.1.18 Ketch Harbour Wharf

No update.

4.1.19 Lack of Sewage in Uplands Park

This was addressed under Public Participation.

4.1.20 Guard Rail Installation - Run Lake (update attached)

Response letter received from the Nova Scotia Department of Transportation and Public Works. Therefore, this item is to be removed from the Status Sheet.

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RESCISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS

7.1 Variance Appeal: 193 Lakeshore Drive, Hammonds Plains

C A staff report prepared by Kevin Warner, Development Officer, Central Region, regarding the above, was previously circulated to Community Council.

Mr. Kevin Warner, Development Officer, advised Community Council that some negotiation has taken place between the developer and the property owners but no conclusion has been reached.

After hearing from the proponent and the adjoining property owners, and following a brief discussion, it was agreed to defer this item to June 28, 2004 to allow time for further dialogue between the parties.

MOVED by Councillor Meade, seconded by Councillor Adams, that this matter be deferred to the June 28, 2004 meeting. MOTION PUT AND PASSED UNANIMOUSLY.

7.2 Case 00616: Amendments to the Prospect and Chebucto Peninsula Land Use By-Laws - Tourist Accommodations (supp report) (deferred from April 26/04)

C A supplementary staff report prepared for Paul Dunphy, Director of Planning and Development Services, regarding the above, was before Community Council for its consideration.

Ms. Jaime Smith, Planner, presented the supplementary report to Community Council and responded to questions of clarification.

The Community Council permitted Ms. Shelley Webb, Webb, Chair, St. Margaret's Bay Regional Tourism Development Association, to speak briefly on the supplementary report. In response to questions of Ms. Webb, Ms. Smith stated an operator would have to provide some proof of their tourist accommodation license before being authorized to use their establishment as a tourist accommodation. She noted the wording could be changed to ensure it is written in a manner to ensure the information required is received by HRM. Ms.

Webb noted there is a significant difference in the definitions of “bed and breakfast” by all levels of government and she stated there should be some consistency. Ms. Webb responded that staff have discussed this with the provincial government last fall and this issue is being looked at through the federal level.

MOVED by Councillor Meade, seconded by Councillor Adams, that Western Region Community Council approve the proposed amendments to the Planning District 4 (Prospect) and Planning District 5 (Chebucto Peninsula) Land Use By-Laws as provided in Attachments “A” and “B” of the staff report dated March 16, 2004.

In response to a question of Councillor Rankin, Mr. Warner indicated an information sheet explaining the application process could be prepared and made available to interested parties when picking up application forms.

MOTION PUT AND PASSED UNANIMOUSLY.

8. PUBLIC HEARINGS

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence

None.

9.2 Petitions

None.

9.3 Presentations - None

10. REPORTS

10.1 Case 00682: Co-location of Telecommunications Equipment on Towers in Hammonds Plains

C A staff report prepared for Paul Dunphy, Director, Planning and Development Services, regarding the above, was before Community Council for its consideration.

Mr. Richard Harvey, Planner, presented the staff report to the Community Council. Councillor Rankin stated he would prefer that the motion state the Western Region Community Council has no objections rather than state it supports the proposal.

MOVED by Councillor Adams, seconded by Councillor Meade, that the Western Region Community Council indicate to Industry Canada that it has no objections to the proposal by Rogers Wireless Incorporated, thereby allowing for:

1. **The co-location of equipment on an existing antenna tower owned by Aliant Telecom, located at PID No. 00644013 (18 Yankeetown Road) and as shown on Map 1 attached to the staff report dated May 17, 2004; and,**
2. **The co-location of equipment and a 12 metre extension of an existing tower owned by Telus Mobility, located at PID No. 00420976 (1640 Hammonds Plains Road) and as shown on Map 2 of the staff report dated May 17, 2004. MOTION PUT AND PASSED UNANIMOUSLY.**

11. MOTIONS - None

12. ADDED ITEMS

12.1 Councillor Adams - Pilot's Field, Herring Cove

Councillor Adams expressed concern regarding the condition of Pilot's Field, Herring Cove. It was agreed that this matter be referred to staff to give consideration for some remedial repair to the field to make it playable for this year, and that it be considered in next year's capital budget under Recreation to bring the field up to a better level.

12.2 Councillor Meade - Request for Letter to be sent to DOT and Tourism re: Highway 333

Councillor Meade requested that a letter be sent to the Department of Transportation, copied to the Department of Tourism, requesting that the trees along the Peggy's Cove Road to Tantallon be cut down as they are growing and blocking the view of the water for the tourists and the locals.

MOVED by Councillor Meade, seconded by Councillor Adams, that a letter be sent to the Department of Transportation, copied to the Department of Tourism, requesting that the trees along the Peggy's Cove Road to Tantallon be cut down as they are growing and blocking the view of the water for the tourists and the locals. MOTION PUT AND PASSED UNANIMOUSLY.

12.3 Councillor Rankin - Cranberry Lake

Councillor Rankin requested that a letter be sent to Mr. Don Feeney, Project Engineer, Twinning of Highway 103, requesting that they work closely with Ms. Cathy Klefenz, Chair, Beechville Lakeside Timberlea Trail, with respect to ensuring an adequate tunnel is provided at Cranberry Lake that does not severely detract from what is currently in the area.

MOVED by Councillor Adams, seconded by Councillor Meade, that a letter be sent to Mr. Don Feeney, Project Engineer, Twinning of Highway 103, regarding this matter. MOTION PUT AND PASSED UNANIMOUSLY.

12.4 Councillor Rankin - Upcoming Haliburton Heights Residents' Association Annual Meeting

Councillor Rankin requested that an invitation be sent to Mr. Martin Delaney, Executive Director, District Serv., Department of Transportation and Public Works, urging him to attend the upcoming Haliburton Heights Residents' Association Annual Meeting to be held on June 13, 2004 at the St. Margaret's Arena to discuss the continuation of urban core roads from Hammonds Plains/Lucasville out to Sobey's, which was what Council agreed to but the Province has delayed. Councillor Meade stated it was his understanding that all events at St. Margaret's Arena have been cancelled for four months due to construction. It was agreed that the location of the meeting be confirmed and the Province advised of the correct location.

12.5 Councillor Rankin - Follow Up on Second Exit to Highland Park

It was agreed that a letter be sent to the Department of Transportation requesting an update with regards to the meeting that was held on May 18th regarding the second exit to Highland Park.

13. NOTICES OF MOTION

None.

14. PUBLIC PARTICIPATION

Mr. Frank Robinson raised the issue of Status Sheet Item 4.1.19 Lack of Sewage in Uplands Park. It was agreed that staff be requested to provide a report to the Community Council on or before June 28, 2004 regarding this issue as time is of the essence.

15. NEXT MEETING DATE

The next meeting date was set for June 28, 2004. (Subsequent to the meeting, the next meeting date was changed to July 5, 2004 due to the federal election being held on June 28,

2004.)

16. ADJOURNMENT

There being no further business, the meeting adjourned at 7:10 p.m.

Patti Halliday
Legislative Assistant