

**WESTERN REGION COMMUNITY COUNCIL  
MINUTES  
July 5, 2004**

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

**STAFF:** Ms. Patti Halliday, Legislative Assistant

**Table of Contents**

1.	CALL TO ORDER .....	4
2.	APPROVAL OF MINUTES .....	4
2.1	June 7, 2004 .....	4
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS .....	4
4.	BUSINESS ARISING OUT OF THE MINUTES .....	4
4.1	Status Sheet Items .....	4
4.1.1	Pilot's Field, Herring Cove .....	4
4.1.2	Request to Cut Trees on Peggy's Cove Rd. ....	4
4.1.3	Cranberry Lake - Tunnel .....	5
4.1.4	Ketch Harbour Wharf .....	5
4.1.5	Pit Between 2600 and 2700 Old Sambro Road .....	5
4.1.6	Illegal Dumping: Look-off on John Brackett Drive .....	5
4.1.7	Status of Street Paving Request to Province .....	5
4.1.8	Lack of Second Exit in Highland Park .....	5
4.1.9	Lack of Protocol re damage caused by sub-contractor snow plows .....	5
4.1.10	Civic Addressing - 2 Lake Place .....	5
4.1.11	Lack of Sewage in Uplands Park .....	5
4.1.12	671 Old Sambro Road .....	5
4.1.13	Feasibility of Extending Transit Service to Lucasville .....	6
4.1.14	Reardon Property - Possible Land Purchase .....	6
4.1.15	1001 Prospect Road - Land Exchange .....	6
4.1.16	Lands adjacent to CNR/2999 St. Margaret's Bay Road .....	6
4.1.17	Proposed Amendments to MPS and LUB for Mainland South and Former District 5 re watercourses .....	6
4.1.18	Intersection of English Corner and Hammonds Plains Road .....	6
5.	MOTIONS OF RECONSIDERATION - NONE .....	6
6.	MOTIONS OF RESCISSION - NONE .....	6
7.	CONSIDERATION OF DEFERRED BUSINESS .....	6
8.	PUBLIC HEARINGS .....	6

---

9.	CORRESPONDENCE, PETITIONS AND DELEGATIONS .....	6
9.1	Correspondence .....	6
9.2	Petitions .....	7
9.3	Presentations .....	7
9.3.1	Brenda Drive Residents Group - Access Road to New Elementary School, Kingswood (Ms. Cathy Mansley and Mr. Ralph Davison) ..	7
10.	REPORTS .....	8
10.1	Case 00637: Development Agreement - 20 Boutlier's Point Road, Boutlier's Point (set public hearing date) .....	8
10.2	Recreation Area Rate Expenditure Approvals .....	8
i)	Eisenhower Field Parking Lot .....	8
ii)	Glen Arbour Swing .....	8
11.	MOTIONS - None .....	8
12.	ADDED ITEMS .....	8
12.1	Hammonds Plains Common Area Rate .....	9
12.2	Intersection of Kingswood Subdivision and the Hammonds Plains Road - Traffic Lights Re-evaluation .....	9
12.3	Kreft Mushroom Farm - Hammonds Plains Road .....	9
12.4	School Bus Stop - Young's Lobster Pound .....	10
12.5	Weekly Green Bin Pick-up - Herring Cove .....	10
12.6	Road Transfer - Hammonds Plains Road, Lucasville Road to Sobey's ..	10
12.7	Governor's Lake Sign .....	10
12.8	Cranberry Lake - Twinning of Highway 103 .....	10
12.9	Lack of Sewage in Uplands Park .....	11
13.	NOTICES OF MOTION .....	11
14.	PUBLIC PARTICIPATION .....	11
15.	NEXT MEETING DATE .....	11
16.	ADJOURNMENT .....	11

**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES**

**2.1 June 7, 2004**

**MOVED by Councillor Meade, seconded by Councillor Adams, that the minutes of June 7, 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 Hammonds Plains Common Area Rate
- 12.2 Intersection of Kingswood Subdivision and the Hammonds Plains Road - Traffic Lights Re-evaluation
- 12.3 Kreft Mushroom Farm - Hammonds Plains Road
- 12.4 School Bus Stop - Young's Lobster Pound, Head of St. Margaret's Bay
- 12.5 Weekly Green Bin Pick-up - Herring Cove
- 12.6 Road Transfer - Hammonds Plains/Lucasville
- 12.7 Relocation of Governor's Lake Subdivision Sign
- 12.8 Cranberry Lake - Environmental Concerns re: Twinning of Hwy 103
- 12.9 Lack of Sewage in Uplands 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 Pilot's Field, Herring Cove**

Councillor Adams provided a verbal update regarding this issue noting it can be removed from the Status Sheet. He requested that a letter of thanks be forwarded to staff for their prompt response to this issue.

**4.1.2 Request to Cut Trees on Peggy's Cove Rd.**

No update.

**4.1.3 Cranberry Lake - Tunnel**

No update.

**4.1.4 Ketch Harbour Wharf**

No update.

**4.1.5 Pit Between 2600 and 2700 Old Sambro Road**

No update.

**4.1.6 Illegal Dumping: Look-off on John Brackett Drive**

No update.

**4.1.7 Status of Street Paving Request to Province**

No update.

**4.1.8 Lack of Second Exit in Highland Park**

No update.

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

No update.

**4.1.10 Civic Addressing - 2 Lake Place**

No update.

**4.1.11 Lack of Sewage in Uplands Park**

See Item 12.9 - Lack of Sewage in Uplands Park.

**4.1.12 671 Old Sambro Road**

- C An Information Report prepared for Paul Dunphy, Director, Planning and Development Services, regarding the above, was before Community Council for its information.

It was agreed that this item now be removed from the Status Sheet.

**4.1.13 Feasibility of Extending Transit Service to Lucasville**

An update was provided. The issue is now being addressed by the North West Transit Advisory Committee and can be removed from the Status Sheet.

**4.1.14 Reardon Property - Possible Land Purchase**

No update.

**4.1.15 1001 Prospect Road - Land Exchange**

No update.

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

No update.

**4.1.17 Proposed Amendments to MPS and LUB for Mainland South and Former District 5 re watercourses**

No update.

**4.1.18 Intersection of English Corner and Hammonds Plains Road**

No update.

**5. MOTIONS OF RECONSIDERATION - NONE**

**6. MOTIONS OF RESCISSION - NONE**

**7. CONSIDERATION OF DEFERRED BUSINESS**

**8. PUBLIC HEARINGS**

**9. CORRESPONDENCE, PETITIONS AND DELEGATIONS**

**9.1 Correspondence**

For the record, Councillor Adams advised that he would be submitting correspondence to Regional Council tomorrow evening regarding a heritage property in Ketch Harbour.

**9.2 Petitions**

**9.3 Presentations**

**9.3.1 Brenda Drive Residents Group - Access Road to New Elementary School, Kingswood (Ms. Cathy Mansley and Mr. Ralph Davison)**

Ms. Cathy Mansley, Brenda Drive, and Mr. Ralph Davison, Brenda Drive, made a presentation regarding the access road to the new elementary school in Kingswood, making the following points:

- C In May 2004, rumours began to circulate that an access road to the new elementary school would be constructed off Brenda Drive. The residents group was formed in response to residents' concerns with the 26 school buses and approximately 150 cars travelling on this quiet residential street.
- C Minister Barry Barnet, MLA for the area, attended one of the group's meeting at which time he agreed to look into the matter and to set up meetings with the residents' group and the engineers to see if there was an alternative route. These meetings were never held and attempts to further contact Minister Barnet were unsuccessful.
- C Construction of the access road has already commenced and no consultation took place with the residents.
- C The residents deserved the respect to have their concerns heard before the decision of the access road location was made.
- C Less than two months ago, Minister Barnet made a commitment to the residents that the decision of the actual access had not been made and there were three alternatives on the table.
- C If the decision has been made, the residents would like to see the reports where the analysis was conducted and due process followed.
- C Concerns were expressed with the lack of communication regarding the proposed access road and the detrimental effect of the road on their properties as well as safety concerns.
- C At the annual meeting of the residential group for Kingswood, it was indicated a traffic study would be completed and the residents would be notified of the results. However, nothing has been received to date.

Councillor Meade circulated copies of the Hammonds Plains South Elementary School site

plan, noting a drawing dated January 12, 2003 indicates the location of the access road. Ms. Mansley stated that members of the Steering Committee advised her that school site was chosen with the understanding that the access road would be at the beginning of Kingswood Drive. A resident questioned if the decision was made in January 2003, why were the residents not told.

In response to the concerns put forth to the WRCC by the residents of Brenda Drive, the following motion was put:

**MOVED by Councillor Adams, seconded by Councillor Meade, that the Western Region Community Council strongly urge and request the Traffic Authority, or the appropriate staff, to set up a meeting with the residents of Brenda Drive, and to request that provincial representation (preferably Minister Barry Barnet) attend the meeting, and that this meeting be arranged within the next 10 days, as time is of the essence. MOTION PUT AND PASSED UNANIMOUSLY.**

**10. REPORTS**

**10.1 Case 00637: Development Agreement - 20 Boutlier's Point Road, Boutlier's Point (set public hearing date)**

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

**MOVED by Councillor Meade, seconded by Councillor Adams, that Western Region Community Council move Notice of Motion for the development agreement (Attachment "A" of the staff report dated June 15, 2004), to permit six residential units in the existing building at 20 Boutlier's Point Road, Boutlier's Point, and to schedule a Public Hearing date for August 23, 2004. MOTION PUT AND PASSED UNANIMOUSLY.**

**10.2 Recreation Area Rate Expenditure Approvals**

- i) Eisenhauer Field Parking Lot**
- ii) Glen Arbour Swing**

**MOVED by Councillor Meade, seconded by Councillor Adams, that Western Region Community Council approve the following recreation area rate expenditures:**

- C Eisenhauer Field Parking Lot - \$663.09**
- C Glen Arbour Swing - \$2,400**



**MOTION PUT AND PASSED UNANIMOUSLY.**

**11. MOTIONS - None**

**12. ADDED ITEMS**

**12.1 Hammonds Plains Common Area Rate**

Councillor Meade noted he is a member of the School Steering Team for Hammonds Plains South Elementary School. The Councillor advised that the Province contributes \$30,000 for playground equipment and he requested that the Community Council approve an additional \$35,000.

**MOVED by Councillor Meade, seconded by Councillor Adams, that \$35,000 from the Hammonds Plains Common Area Rate be allocated next year towards the construction of the play structure for the new Hammonds Plains South Elementary School in the Kingswood Subdivision. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.2 Intersection of Kingswood Subdivision and the Hammonds Plains Road - Traffic Lights Re-evaluation**

Councillor Meade stated the decision not to include traffic lights at this location in this year's budget should be re-evaluated due to the new school being located in this area which was not taken into consideration in the original evaluation of the site. The Councillor also noted the Armoyan Group has purchased another parcel of land on the opposite side of the road and plan to construct a subdivision on the site creating a T-intersection.

**MOVED by Councillor Meade, seconded by Councillor Adams, that staff be requested to re-evaluate the intersection of Kingswood Sub-Division and the Hammonds Plains Road for traffic lights. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.3 Kreft Mushroom Farm - Hammonds Plains Road**

Councillor Meade noted the operator of the mushroom farm abandoned the property approximately nine months ago, leaving 6-7 buildings and 7 oil tanks which could be leaking. The Councillor noted when the Plan for this area was approved in 1988, the mushroom farm was an existing permitted use. However, Councillor Meade noted the Land Use By-Law states that operations cannot be recommenced if discontinued for a continuous period of six months. It was agreed that this issue be forwarded to Planning Services to confirm this, and if the business has been non-operational for six months, that a letter be sent to Mr. Kreft

advising him he will no longer be permitted to operate the mushroom farm at this location. Councillor Meade also requested that a letter be sent to the Nova Scotia Farm Loan Board regarding this property.

**MOVED by Councillor Meade, seconded by Councillor Adams, that a letter be sent to the Nova Scotia Farm Loan Board, Truro, copied to the Department of Environment and Mr. John Chattaway, MLA, requesting that the mushroom farm on the Hammonds Plains Road be cleaned up. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.4 School Bus Stop - Young's Lobster Pound**

**MOVED by Councillor Meade, seconded by Councillor Adams, that a letter be sent to the Halifax Regional School Board requesting that the school bus stop at Young's Lobster Pound at the Head of St. Margaret's Bay be reinstated. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.5 Weekly Green Bin Pick-up - Herring Cove**

Councillor Adams expressed concerns that the community of Herring Cove is being considered rural for green bin pick-up but being considered urban/suburban for taxation which is not consistent and is grossly unfair. The Councillor stated the discrepancy in service levels continues to polarize the rural areas and the urban areas.

**MOVED by Councillor Adams, seconded by Councillor Meade, that staff be requested to revisit the issue of summer weekly green bin pick up service this year for the community of Herring Cove and, in the future, to be consistent when applying rules. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.6 Road Transfer - Hammonds Plains Road, Lucasville Road to Sobeys's**

Councillor Rankin requested that a letter be sent to Minister Barry Barnet requesting that a meeting be arranged, including representation from the Highland Park, to see what can be done to advance the proposal approved by Council several years ago regarding the transfer of the portion of the Hammonds Plains Road from the intersection of Hammonds Plains Road/Lucasville Road, extending out to and including the intersection of Hammonds Plains Road and Highway 103 at Exit 5. Community Council agreed to the Councillor's request.

**12.7 Governor's Lake Sign**

Councillor Rankin stated the sign is parallel to the road and cannot be seen along with the

road and motorists are having difficulty accessing the subdivision. The residents' association has suggested the sign be moved up closer to the intersection and that the sign face both directions on the St. Margaret's Bay Road. The Councillor stated he is prepared to provide the capital funds for this. Community Council agreed to the request.

**12.8 Cranberry Lake - Twinning of Highway 103**

Councillor Rankin noted the Federal Department of Fisheries and Oceans has ruled that the current twinning of Highway 103 by the Department of Transportation and Public Works has caused Habitat Alteration, Disruption and Destruction (HADD). By law, this harm requires compensation. The WREWO proposed a compensation plan according to DFO guidelines which was recently discarded by the TPW without discussion and substituted with the DPW compensation Proposal. The WRWEO considers the TPW Compensation Proposal unacceptable for environmental reasons and because it is in violation of the guidelines set forth by DFO. In particular, 83 percent of the compensation is to go to another County (Hants) for a different kind of fish habitat (saltwater).

**MOVED by Councillor Meade, seconded by Councillor Adams, that a letter be sent to the Department of Transportation, copied to The Hon. Geoff Regan, Minister of DFO, strongly supporting the Wooden's River Watershed Environmental Organization's efforts to ensure that there are ways and means to compensate within HRM, particularly in the area that was affected. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.9 Lack of Sewage in Uplands Park**

C An Information Report prepared for Paul Dunphy, Director, Planning and Development Services, regarding the above, was before Community Council for its information.

Councillor Rankin noted the staff report indicates there is no more assimilation capacity in Sandy Lake. He requested that staff be further contacted as he believes it was prepossessing to approve the quality of sewage on site. The Councillor further noted that, with respect to the assimilation capacity of Sandy Lake, it is not demonstrated on the face of the report that it would be any worse, in fact, it would arguably be better if the sewage was treated better on site in Uplands Park. It was agreed that staff be requested to further explore this issue.

**13. NOTICES OF MOTION**

None.

**14. PUBLIC PARTICIPATION**

None.

**15. NEXT MEETING DATE**

The date of the next meeting will be August 23, 2004.

**16. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:55 p.m.

Patti Halliday  
Legislative Assistant