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**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m in the Thomas Raddall Room of the Keshen Goodman Library, 330 Lacewood Drive, Clayton Park.

**2. APPROVAL OF MINUTES - Special Meeting September 6, 2005**

**MOVED by Councillor Rankin, seconded by Councillor Meade, that the minutes of September 6, 2005 be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

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

Additions: 12.1 Common Area Rate Hammonds Plains - Councillor Meade  
12.2 Protocol for Runners on the St. Margaret's Bay Road - Councillor Rankin

Deferred: 8.2.1 642 Ketch Harbour Road, Portuguese Cove

**MOVED by Councillor Rankin, seconded by Councillor Meade, that the Order of Business, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

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

**STATUS SHEET ITEMS**

**4.1 HRM Issues**

4.1.1 Councillor Rankin - Bayside Baptist Youth Camp

Councillor Rankin advised this item is to be **removed**.

4.1.2 Councillor Meade - Regional Council Information Report re: Station Road Sewage Problem

No information received. Item to remain on status sheet.

4.1.3 Councillor Rankin - West Dover Area, Request for Land Transfer to HRM

No information received. Item to remain on status sheet.

4.1.4 Petition - Express Bus Services from Exit 5 to Downtown Halifax

No information received. Item to remain on the status sheet.

4.1.5 Water Service Boundary - St. George Blvd, Kingswood

No information received. Item to remain on status sheet.

4.1.6 Ketch Harbour Wharf

Councillor Adams advised this item is to be **removed**.

4.1.7 Proposed Amendments to MPS and LUB for Mainland South and Former District 5 re Watercourses

No information received. Item to remain on status sheet.

4.1.8 Four Way Stop at Lakehigh Crescent and Governor's Lake Drive

To be **removed** from status sheet.

4.1.9 High Speed Internet/Cable Service to West Dover

To be **removed** from status sheet.

4.1.10 Distinguishing Distinctive Communities in Phone Book (MT&T)

No information received. Item to remain on status sheet.

4.1.11 Fire Services - Proposed Service Standards

No information received. Item to remain on status sheet.

4.1.12 Entrance to Silver Birch - Lake of the Woods Estates

No information received. Item to remain on status sheet.

**4.2 Provincial Issues**

- 4.2.1 Councillor Meade - Dept. of Transportation Additional Funding

To be **removed** from status sheet.

- 4.2.2 Councillor Meade - Re-evaluation of Request for Traffic Lights - St. Margaret's Village

No information received. Item to remain on status sheet.

- 4.2.3 Councillor Meade - Status of Peggy's Cove Study

To be **removed** from status sheet.

- 4.2.4 Cranberry Lake - Twinning of Highway 103

To be **removed** from status sheet.

- 4.2.5 Councillor Adams - Illegal Dumping: Look-off on John Brackett Drive

No information received. To remain on status sheet.

- 4.2.6 Lack of Second Exit in Highland Park

No information received. To remain on status sheet.

- 4.2.7 Paving of the Terrence Bay Road including Sandy Cove

No information received. To remain on status sheet.

- 4.2.8 Department of Transportation - Enforcement of Signage By-law Prospect Road

To be **removed** from status sheet.

- 4.2.9 Abbey Road and Buckingham Road

To be **removed** from status sheet.

- 4.2.10 Possible Land Exchange - Harrietsfield

To be **removed** from status sheet.

5. **MOTIONS OF RECONSIDERATION - NONE**

6. **MOTIONS OF RESCISSION - NONE**

7. **CONSIDERATION OF DEFERRED BUSINESS - NONE**

8. **PUBLIC HEARINGS**

8.1 **PUBLIC HEARING**

8.1.1 **Case 00799: Re-zoning of 1569 St. Margaret's Bay Road**

- A staff report dated August 29, 2005 was before Community Council.

Mr. Luc Ouellet, Planner, presented the report.

Councillor Adams reviewed the guidelines for the public hearing then opened the public hearing calling for any speakers for or against this matter. Councillor Adams gave the third and final call for speakers. There being no speakers, it was **MOVED BY Councillor Rankin, seconded by Councillor Meade that the public hearing be closed. MOTION PUT AND PASSED UNANIMOUSLY.**

**MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council:**

1. **Approve the rezoning of 1569 St. Margarets Bay Road (PID 40050890), as shown on Map 1, from a P-2 (Community Facility) Zone to an R-1A (Auxiliary Dwelling Unit) Zone.**
2. **Approve the discharge of the existing development agreement (DA-TLB-17-90-02) as set out in the Discharge Agreement (Attachment "F").**

**MOTION PUT AND PASSED UNANIMOUSLY.**

8.2 **VARIANCE APPEAL**

8.2.1 **Case No. 12206** - Variance at Civic No. 642 Ketch Harbour Road, Portuguese Cove

**Deferred to October 24, 2005 meeting.** Mr. Andrew Faulkner, Development Officer, explained that the applicant advised that they wished to make changes to the proposed



building which are not indicated on the original variance application. Those changes will result in a new notice to affected neighbouring properties.

### 3. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence - None

9.2 Petitions - None

9.3 Presentations

9.3.1 HRM Economic Strategy - Ms. Betty MacDonald

- A copy of the PowerPoint presentation was circulated at this time.

Ms. Betty MacDonald, Director, Governance and Strategic Initiatives, presented the information. She indicated the vision is to *improve and empower the lives of every citizen by building a prosperous, dynamic, globally competitive economy where creativity and risk-taking can flourish alongside a quality of life that's the envy of anywhere in Canada*. The strategy would include:

- Super Charge our Labour Force - by 2010 HRM's bustling job market will stop the young and ambitious from leaving and make our community a magnet for highly trained immigrants and expatriates.
- Investing in Our Creative Communities - by 2010 HRM's investments in social and cultural infrastructure will enhance the city's persona as one of the most vibrant and unique communities on the continent.
- Awareness - by 2010 HRM's renown as one of the continent's great cities - a beautiful, immensely-liveable place that teems with history and creativity - will draw top-drawer companies and people to our community.
- Partnerships - by 2010 each partner in the HRM's future will work in sync to propel our economy forward in a way that improves the quality of life for every citizen.
- Excellent Business Climate - by 2010, HRM will possess the best business climate in Canada, one able to kic-start and grow ambitious new enterprises and attract exciting companies from anywhere on the globe.

Ms. MacDonald concluded with the next steps being to:

- finalize draft goals, strategies, actions
- develop implementation plan
- luncheon with Council and Committee - October 11

- Regional Council for approval - October 18
- Stakeholder Reception - November 17

There were no questions of Community Council or the public at this time. No further action required.

### 9.3.2 Indian Lake Golf Course - Mr. Don Blois

- A written copy of the presentation is on file in the Municipal Clerk's Office.

Mr. Dow advised that Mr. Don Blois would be presenting on behalf of the Indian Lake Golf Course/Club.

Mr. Blois commented that the Indian Lake Golf Course is interested in purchasing an additional 50 acres of land from the Halifax Regional Municipality to expand the golf course. He added that the request would not require additional regional services as the subject property is landlocked without road or lake access and consists primarily of deciduous and coniferous trees. The sale of the subject property would provide an ongoing income for the Municipality by way of taxation.

Mr. Blois explained the reasons for the request to purchase the additional 50 acres are:

- Proposed expansion of the golf course due to increased utilization of the facility as golf is increasing in popularity as a recreational activity.
- Striving to increase involvement in a comprehensive junior program as well as programs for women and seniors. The addition of the nine holes will substantially encompass those objectives. Also, a number of charity tournaments have been hosted at this location.
- Located close to Halifax, the golf course could provide recreational activities to tourists, visitors and cruise ship passengers.

He concluded with the philosophy of the Indian Lake Golf Club: *"To provide a high-quality golf course, that offers a learning environment to all persons and incorporates environmentally innovative practices, all in a relaxed friendly manner."*

**MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council request a staff report reviewing the proposal from the Indian Lake Golf Course and outlining the process for the acquisition/sale of municipal property. Staff are to take into consideration what has been done in the past regarding the municipal planning strategy process and are also to consider the role of the Western Stewardship Committee. MOTION PUT AND PASSED.**

Report requested for the October 24<sup>th</sup> Western Region Community Council meeting.

Councillor Rankin advised that land sales are dealt with at the Regional Council level but will be vetted through the Western Region Community Council for consideration and possible referral to Regional Council.

Councillor Meade advised that in 1999, there were only three (3) parcels of land to be sold (one to the cemetery, one to the Baptist Church and one to the Golf Course). Any additional requests for land have to go through the Western Stewardship Committee (WSC) who would then forward their recommendation to the Western Region Community Council who would then in turn forward their recommendation to Regional Council.

## **10. REPORTS**

### **10.1 STAFF REPORTS**

#### **10.1.1 Case 00779 - Non Substantive Amendment to Hatfield Farm Development Agreement - Hammonds Plains**

- A report dated August 3, 2005 was before the Community Council.

Ms. Thea Langille-Hanna, Planner, presented the report.

Ms. Langille responded to Councillor Adams that any members of the public in attendance who are residents within the development agreement area may speak to the issue at this time. Councillor Adams called for any speakers to come forward at this time. No members of the public came forward to speak to the issue.

**MOVED BY Councillor Meade, seconded by Councillor Rankin that Western Region Community Council:**

- 1. Approve, by resolution, a non-substantive amendment to the Hatfield Farm Development Agreement to enable the relocation of a new barn and permit several existing uses and structures as described in Attachment A; and**
- 2. Require that the amending agreement be signed within 120 days, or any extension thereof granted by Council on the request of the applicant, from the date of final approval by 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 UNANIMOUSLY.**

### **10.2 HALIFAX WATERSHED ADVISORY BOARD**

10.2.1 Halifax Watershed Advisory Board - Amendment to Terms of Reference

- A report dated August 8, 2005 was before Community Council

**MOVED BY Councillor Rankin, seconded by Councillor Meade that Western Region Community Council approve the revised Terms of Reference of the Halifax Watershed Advisory Board as outlined in Attachment "A" to this report. MOTION PUT AND PASSED.**

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Common Area Rate Hammonds Plains

**MOVED BY Councillor Meade, seconded by Councillor Rankin that \$2,000 from the Hammonds Plains Common Rate be approved for subdivision improvements. MOTION PUT AND PASSED UNANIMOUSLY.**

12.2 Protocol of Runners on St. Margaret's Bay Road

Councillor Rankin relayed a concern expressed by an area resident regarding the number of joggers this weekend along the narrow St. Margaret's Bay Road and the resulting safety hazard to the driver and runner.

Ms. Cathy Pellerine, an area resident, commented that the combination of the narrow St. Margaret's Bay Road, the curves and twists and the sun shining in the driver's eyes, created a dangerous situation with unexpected runners/joggers on the road. She added that she feared a runner may be hit by a vehicle. She advised that the schools were stopped from doing similar activities due to the safety concern and suggested an alternative route be used such as the BLT Trail.

**MOVED BY Councillor Rankin, seconded by Councillor Meade that staff provide a report on the protocol or lack thereof for safety of runners/joggers on the St. Margaret's Bay Road and whether safety is jeopardized unduly. MOTION PUT AND PASSED UNANIMOUSLY.**

Councillor Meade advised that the run was the annual Rum Runner's Relay from Halifax to Lunenburg that had ten (10) runners participating. He added this run has taken place for the last fifteen (15) years. He further advised that there is a protocol for parades and suggested the RCMP be asked to provide some degree of patrol for the area where there is no sidewalk or good margin of shoulder on that busy (St. Margaret's Bay) road.

Councillor Adams further suggested that the matter of a runner/jogger etiquette be reviewed for the report; such as single file running for narrow roads.

Request to be forwarded to staff and Tracey Phillips, RCMP.

**13. NOTICES OF MOTION - NONE**

**14. PUBLIC PARTICIPATION**

**1. Mr. Wayne Rogers, Area Resident**

Mr. Rogers commented, in regards to the request from the Indian Lake Golf Course for the purchase of 50 acres of municipal land, that public land should remain in its current state for public use and not turned over to a private developer to expand his business. He added that there was a commitment from HRM staff that there would be no further erosion of public lands to the private sector except for the three previously committed to the cemetery, golf course and the Baptist Church. Mr. Rogers added that this proposal could be for a residential or other development. The Western Common was created to be the equivalent of the Halifax Commons - common land for recreation purposes. He added HRM has expanded and the Western Commons was needed. He advised that he is unclear of the process for this proposal and added there are some serious issues at risk here that need to be addressed.

**2. Mr. Doug Lennox, Area Resident**

Mr. Lennox commented that there are zero recreation facilities in the Prospect Road area. He added the golf course has provided plenty of recreation for thousands of people and in the winter you can cross country ski there. He added the golf course is a valuable resource otherwise the area would be just woods and only a transit area for recreational vehicles. People can walk the trail now more comfortably than before.

**3. Mr. Keith Ayling, Tantallon, Masthead News**

Councillor Meade responded to Mr. Ayling that there has been no update in regards to the Ingraham water lease and added there is an upcoming public hearing and the matter will be discussed at that time. Councillor Adams further advised that the Councillors have to see/review the report before they can respond. He added that it would not be appropriate to discuss a matter that will be heard at a public hearing until the time of the public hearing.

**15. NEXT MEETING - October 24, 2005**

**16. ADJOURNMENT**

The meeting was adjourned at 8:01 pm.

Chris Newson  
Legislative Assistant