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1. CALL TO ORDER

The meeting was called to order at 7:02 p.m in the Keshen Goodman Library, Thomas Raddall Meeting Room, 330 Lacewood Drive, Halifax, NS.

2. APPROVAL OF MINUTES - November 28, 2005 and February 27, 2006

MOVED BY Councillor Meade, seconded by Councillor Rankin that the minutes of November 28, 2005 and February 27, 2006 be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

- ADDITIONS:**
- 9.3.1 Presentation: Deployment of Fire Services - Western Region, Chief Eddy and Deputy Chief Mosher.
 - 12.1 1 Clearwater Drive, Timberlea - Councillor Rankin
 - 12.2 Terrence Bay - Status of Paving - Councillor Rankin
 - 12.3 Terrence Bay Fish Plant - Councillor Rankin
 - 12.4 Playground - Beechville Estates - Councillor Rankin
 - 12.5 Exhibition Park - Wood Storage - Councillor Rankin
 - 12.6 Status of Jericho Road Paving - Councillor Rankin

MOVED BY Councillor Rankin, seconded by Councillor Meade that the agenda be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING OUT OF THE MINUTES - STATUS SHEET ITEMS

4.1 HRM Issues

4.1.1 Regional Council Information Report re: Station Road Sewage Problem

To remain on the status sheet. No update received.

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

Councillor Rankin advised this item may be removed from the status sheet.

4.1.3 Water Service Boundary - St. George's Blvd. Kingswood

Councillor Rankin advised that this item may be removed from the status sheet.

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

To remain on the status sheet.

4.1.5 Community Signage in the Western Region

Councillor Rankin advised that this item may be removed from the status sheet.

4.1.6 Shiloa Road

Councillor Rankin requested staff respond on whether 50% acceptance is permitted as opposed to 2/3 acceptance by the residents petitioned for HRM to take over a private road.

A response is requested for the April 24, 2006 meeting of the Western Region Community Council.

4.1.7 Otter Lake Landfill

Councillor Rankin advised that this item may be removed from the status sheet as the item has been referred to the Solid Waste Community Monitoring Committee.

4.2 Provincial Issues

4.2.1 Re-evaluation of Request for Traffic Lights - St. Margaret's Village

To remain on the status sheet. No update received.

4.2.2 Illegal Dumping: Look-off on John Brackett Drive

Councillor Adams advised this item may be removed from the status sheet as the matter is being addressed by HRM Staff.

4.2.3 Lack of Second Exit in Highland Park

To remain on the status sheet. No update received.

4.2.4 Condition of Gravel Roads in Prospect Area

Councillor Rankin advised a response has been received and the matter may be removed from the status sheet.

4.2.5 Lack of Street Lighting West of Bayers Lake Entrance/Intersection at St. Margaret's Bay Road

Councillor Rankin advised a response has been received and the matter may be removed from the status sheet.

4.2.6 Chebucto Head Road - Maintenance

Councillor Adams requested that the Minister of Transportation and Public Works, The Honourable Angus MacIsaac, be asked to communicate to local MLA Michelle Raymond,

as well as area residents, in regard to the responsibility for the maintenance (paving, repairs, snow removal) of the Chebucto Head Road, Duncan's Cove.

Councillor Adams further commented that area residents received communication from the province that contained inaccurate, misleading information. A copy of the correspondence may be obtained by contacting Mr. Wayne Legere, Manager, Service Delivery and Quality Improvement, HRM Transportation and Public Works at 490-4048.

Subsequent to the meeting, Councillor Adams advised that the letter was not to go forward until confirmation/clarification of the information received was provided.

4.2.7 Status of Terrence Bay Road

Councillor Rankin requested that the province be asked to respond to a previous request for confirmation that paving will be done in 2006. The province is requested to copy MLA Bill Estabrooks on their response.

4.2.8 Concerns with Snow Removal on February 7, 2006 - Peggy's Cove to Hubbards area.

Councillor Meade advised this matter may be removed from the status sheet as a correspondence was sent.

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RESCISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS - NONE

8. PUBLIC HEARINGS

8.1 Case 00813: Rezoning of Property at the South East Corner of Majesty Court and Hammonds Plains Road.

- A staff report dated February 9, 2006 was before Community Council.

Submissions Received:

1. A faxed letter dated March 22, 2006 from Mr. Donald R. Boutilier (against proposal).

Councillor Adams reviewed the guidelines for the public hearing.

Mr. Angus Schaffenburg, Planner, presented the report.

Councillor Adams opened the public hearing calling for any speakers for or against the proposal.

Public Speakers:

1. Ms. Pam Streeter, Hammonds Plains area resident

- Expressed concern with the lack of a planning process for commercial development that is now occurring along the Hammonds Plains Road and whether or not the infrastructure can handle the development.
- She added that a survey is being conducted with the Hammonds Plains Transportation Action Group and it is clear that area residents have concern with speed and access to the road. This development should be in another location where speed will not be a factor. It is close to and across from a residential development and residents, including children, may try to access this area by foot. Therefore, she strongly encourages an avenue for safe pedestrian crossing even though the staff report speaks against a crosswalk at this location.
- Have the Community Vision process happen as quickly as possible so residents can have a say in the commercial development in the area so that it will have the least impact on the road and safety of area residents.

2. Mr. Raymond Defoe, Dynasty Developments,

- He indicated he is the owner of three (3) lots behind Avery's and inquired as to why the four (4) residential lots are not shown on the map as it is a residential area.
- He asked for more information on what Avery's plans are for this area.

Mr. Schaffenburg responded that the lots have been subdivided but are not showing in the system as yet. He added that the residential lots will soon be entered in the GPS system.

Mr. Schaffenburg explained that Avery's has similar fruit and vegetable retail outlets in Metro and the Valley area. He clarified that it would be a year round, seven day per week retail market operation that would also sell ice-cream and baked goods. He indicated that the representative from Avery's is in attendance if further clarification is required.

3. Mr. Scott Bentley, HLC Home Owners Canada (Residential Financing)

- He indicated that he represents some of the home owners for the residential section that is not shown on the map.
- He inquired as to how the Avery's development is changing the dynamics of the traffic flow patterns for the Majesty Court section and how is the actual site plan proposed for Avery's?

Mr. Schaffenburg referred to the map indicating that the proposal is for a rezoning and the terms of the Land Use By-Laws in regard to setbacks etc. must be met. The site plan shows where the building would be located on the lot.

Councillor Adams called for the third and final time for any further speakers. Having no further speakers, it was **MOVED BY Councillor Rankin, seconded by Councillor Meade that the public hearing be closed. MOTION PUT AND PASSED UNANIMOUSLY.**

Mr. Schaffenburg responded to Councillor Rankin, indicating that the proposed development would hook into municipal water but would have a septic system as they are not permitted to hook into the treatment plant on the adjacent lot. He added that correspondence from the Halifax Regional Water Commission indicates that the development could hook into the municipal water service. He will verify this information.

Mr. Schaffenburg responded to Councillor Meade's inquiry regarding no left turn explaining that Avery's will have to show staff how they will design a right in, right out with some sort of physical barrier (raised median) to stop left turns. He explained that if you are exiting the driveway onto the Hammonds Plains Road you cannot turn left. If you are going toward Bedford on the Hammonds Plains Road, you cannot turn left into the driveway. He added that this will be part of the agreement.

Mr. Schaffenburg further responded to Councillor Meade explaining that it is the

applicant's choice whether or not they use the Hammonds Plains Road as an access or two-way access off Majesty Court.

Mr. Ross McCue, Avery's Farm Market, responded to Councillor Rankin's request for clarification regarding where they will be obtaining water for the development explaining that it is his understanding that there is water to the site but he was uncertain if it was on the same side or the opposite side of the road..

Mr. Ross Evans, a resident of Hammonds Plains, confirmed that there is a Halifax Regional Water Commission water line across the street from the proposed development that runs between the two Kingswoods.

MOVED BY Councillor Meade, seconded by Councillor Rankin that the Western Region Community Council approve the proposed rezoning of the property (PID 41165275) at the south east corner of Majesty Court and Hammonds Plains Road from MU-I (Mixed Use 1) Zone to C-2 (General Business) Zone as set out in Attachment A of the staff report dated February 9, 2006. MOTION PUT AND PASSED UNANIMOUSLY.

8.1.2 Case 00860: Amendment to the Timberlea/Lakeside/Beechville Land Use Law

- A report dated February 8, 2006 was before Community Council.

Ms. Jaime Smith, Planner, presented the report.

Councillor Adams reviewed the guidelines for public hearings. He then opened the public hearing calling for any speakers for or against the proposal to come forward at this time.

Having 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 approve the proposed amendments to the Timberlea / Lakeside / Beechville Land Use By-Law (LUB) as contained in Attachment A of the staff report dated February 8, 2006. MOTION PUT AND PASSED UNANIMOUSLY.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence - None

9.2 Petitions - None

9.3 Delegations

9.3.1 Deployment of Fire Services - Western Region

- A detailed copy of the Deployment initiative is on file.

Councillor Adams invited Chief Mike Eddy and Deputy Chief Bill Mosher, Fire and Emergency Services, to come forward at this time.

Chief Mike Eddy advised that a decision has been made regarding re-deployment of career fire fighters in the Western Region in response to a sixteen month review of resources by the Board of Chiefs for the Western Region. Three public community meetings were also held regarding the re-deployment of resources. This is an initiative of the Western Region Chiefs to address a serious shortage of staff from Monday to Friday when volunteers are not available to respond.

Based on the community meetings and, the fact that there was no additional money to fund more staff resources, it was decided to move staff resources on a temporary basis from the core service area to the Western Region. A staffing plan was presented that will provide an additional seven (7) fire fighters to serve Stations 50, 54, 55, 56, 58, 59, 60, 62 and 63 effective May 1, 2006. Chief Eddy added that new recruits are also in transition training mode in the Western Region.

Chief Eddy responded to Councillor Meade's inquiry regarding the Head of St. Margaret's Bay station explaining that the location is a small area with limited space for storage of equipment and is also a former gas station with the lingering issue of fuel and gas. Deputy Chief Mosher added that there is now indication that there are mould issues at that site and it will have to be cleaned. Chief Eddy added that the Head of St. Margaret's Bay staff will be re-deployed to the Bay Road station which will actually provide better service, with four staff, than is currently available. He added that there will be ongoing recruitment in the Black Point area. He commented that whether or not the Head of St. Margaret's Bay Station is required is currently under review.

Chief Eddy responded to Councillor Meade that the union has been supportive of the re-

deployment initiatives.

Chief Eddy further responded to Councillor Meade that a facility review for HRM (including the Hammonds Plains area) was started in 1997. A software program called Fire Router assists in prioritizing a list of areas for new stations, reviews existing services and expected growth (and could possibly recommend strategically relocating stations to provide the best service) as well as prioritizing a list of facilities for structural upgrades/renovations.

The Western Region Community Council thanked Chief Eddy and Deputy Chief Mosher for coming forward with this initiative.

MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council forward a letter to the CAO, Mr. Dan English in support of the initiatives taken by the Regional Fire Services and to lend support at the Regional Council level in regard to Capital and Operating projects to ensure that the Regional Fire Service are able to provide a safe level of service to the community.

MOTION PUT AND PASSED UNANIMOUSLY.

10. REPORTS

10.1 STAFF REPORTS

10.1.1 Case 00826: Rezoning - 2120 Hammonds Plains Road

- A staff report dated March 8, 2006 was before Community Council.

MOVED BY Councillor Meade, seconded by Councillor Rankin that the Western Region Community Council give first reading to consider an application to rezone 2120 Hammonds Plains Road, (PID#41090572), from MU-1 Zone to C-4 (Highway Commercial) Zone and schedule a public hearing for Monday, April 24, 2006 at the Keshen Goodman Library. MOTION PUT AND PASSED UNANIMOUSLY.

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 1 Clearwater Drive, Timberlea (Bridge on Private Road)

MOVED BY Councillor Rankin, seconded by Councillor Meade that the information submitted by area residents be forwarded to Mr. Dave Hubley, Manager, Design and Construction Services for confirmation that fire department vehicles would have sufficient passage to cross the Clearwater Road Bridge. MOTION PUT AND PASSED UNANIMOUSLY.

12.2 Terrence Bay - Status of Paving

Councillor Rankin requested confirmation from the Minister of Transportation, the Honourable Angus MacIsaac, that the paving of the Terrence Bay Road will be completed this summer (2006).

12.3 Terrence Bay Fish Plant - Case 00771

MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council request that Mr. Luc Ouellet, Planner, be advised that Case 00771: Terrence Bay Fish Plant be closed. MOTION PUT AND PASSED UNANIMOUSLY.

12.4 Playground - Beechville Estates

MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council submit a request to Mr. Blair Blakeney, Coordinator, Capital Projects - Parks, for a new playground in Beechville Estates to be located near 166 States Lane. MOTION PUT AND PASSED UNANIMOUSLY.

12.5 Exhibition Park - Wood Storage

MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council request that Mr. Peter Bigelow, Manager, Real Property Planning,

provide clarification on the wood being stored at Exhibition Park in response to a concern from an area resident that it may be wood removed from Point Pleasant Park possibly infested with the Longhorn Spruce Beetle.

Councillor Rankin commented that area residents were required to move all brush to the roadside but wood appears to be “stored” at the Exhibition Park site.

MOTION PUT AND PASSED UNANIMOUSLY.

12.6 Status of Jericho Road Paving

MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council request an Information Report regarding whether the gravel road from Jericho Road to Granite Cove will be paved. MOTION PUT AND PASSED UNANIMOUSLY.

MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council request staff provide expeditious clarification on the cost sharing paving program with the province regarding the list of “G” roads to be identified by the April 5, 2006 deadline. MOTION PUT AND PASSED UNANIMOUSLY.

The Community Council expressed concern that there was not sufficient time to identify the streets and petition the residents.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

1. Mr. Ross Evans, Hammonds Plains

- He has heard there will be a large subdivision development between McCabe’s Lake and Highway 101 with an intersection on Highway 101 and a bridge/intersection to the Waterstone Subdivision. He expressed concern that this would increase traffic on the Hammonds Plains Road.
- He has heard that there will be three large subdivisions built in Sackville starting from the Sackville River and parallel to the Lucasville Road. The third portion will

connect to Kingswood North. He expressed concern with the impact of traffic on the Hammonds Plains Road from this development.

- He suggested that if Kearney Lake Road is to be four lanes, that the four lanes be extended to the Hammonds Plains Road up into this new subdivision area to mitigate the traffic to the Hammonds Plains Road as approximately 40% of traffic turns onto Kearney Lake Road and the remainder goes straight onto the Hammonds Plains Road.

MOVED BY Councillor Adams, seconded by Councillor Meade that the Western Region Community Council request a staff report from the HRM Traffic Authority and Planning and Development Services regarding the proposed developments and impact on traffic to the Hammonds Plains Road. MOTION PUT AND PASSED UNANIMOUSLY.

2. Mr. Steve Benton, Timberlea

- Inquired if paving would continue into Beechville to the Bayers Lake area.
- Beechville, Lakeside and Timberlea is a fast growing area. He inquired if there are any plans to have youth activity programs to deter mischief and whether or not arrangements could be made to have the schools open for youth activities.

Councillor Rankin commented that the extension of the collector road has been rejected by staff and placed on hold.

Councillor Rankin requested that Ms. Carol Macomber and Mr. Blair Blakeney contact Mr. Benton regarding this issue.

3. Mr. Humphrey Longard, Royal Oak Subdivision

- Improvements made to the entrance to Greenwood Heights last year was not well planned and has actually caused the slowing of traffic.
- What is the status for the old St. Margaret's Bridge (over the Nine Mile River)? He has heard rumours that the bridge may be removed. Repairs were done a number of years ago on the bridge but the guard rail swings in.

Councillor Rankin responded that the St. Margaret's bridge will not be changed. He added that in regard to the entrance to the Greenwood Heights Subdivision, adjustments will be made this spring as there have been a number of complaints.

Mr. Longard added that ploughs (wing blades) run up against the sides of the St. Margaret's bridge and disrupt the stones each time. At one time the bridge was hand shovelled.

Councillor Adams requested that this concern be forwarded to Mr. Gordon Hayward, Snow and Ice Control.

15. **NEXT MEETING** - April 12, 2006 (*Joint meeting of the Chebucto Community Council, North West Community Council and the Western Region Community Council.*)
April 24, 2006 - next regular meeting.

16. **ADJOURNMENT**

The meeting was adjourned at 8:11 pm.

Chris Newson
Legislative Assistant