

WESTERN REGION COMMUNITY COUNCIL  
MINUTES

August 28, 2006

PRESENT: Councillor Stephen D. Adams, Chair  
Councillor Reg Rankin  
Councillor Gary Meade

STAFF: Mr. Randolph Kinghorne, Municipal Solicitor  
Ms. Chris Newson, Legislative Assistant

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**1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m. in the Keshen Goodman Library, 330 Lacewood Drive, Halifax, NS.

**2. APPROVAL OF MINUTES - July 24, 2006**

**MOVED by Councillor Rankin, seconded by Councillor Meade, that the minutes of July 24, 2006 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 Environmental Concerns, Paul's Point Fisheries Ltd., Hackett's Cove - Councillor Rankin  
12.2 Traffic Concerns, Intersection St. Margaret's Bay Road and Timberlea Collector - Councillor Rankin

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

**4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET**

**4.1 HRM Issues**

**4.1.1 Regional Council Information Report re: Station Road Sewage Problem.**

**MOVED BY Councillor Meade, seconded by Councillor Rankin that the Western Region Community Council recommend that Mayor Kelly, on behalf of Regional Council, request that the Honourable Jamie Muir, Minister of Service Nova Scotia and**

**Municipal Relations, provide Provincial Capital Assistance Program funding in the amount of \$60,000.00 to conduct a study in regard to sewage problems on Station Road, Hubbards. MOTION PUT AND PASSED UNANIMOUSLY.**

**4.1.2 Water Service Boundary - St. George Blvd., Kingswood**

No update received. This item is to remain on the Status Sheet.

**4.1.3 Shiloa Road - Councillor Rankin**

No update received. Item to remain on the Status Sheet.

**4.1.4 Exhibition Park - Wood Storage**

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

**4.1.5 Construction of an Accessory Building on Property with Extreme Grades (Tantallon)**

No update received. Item to remain on the Status Sheet.

**4.1.6 LUB Amendment - Definition of Service Station**

- A report dated August 1, 2006 was before Community Council.

**MOVED BY Councillor Meade, seconded by Councillor Rankin that the Western Region Community Council give first reading to consider the proposed Land Use By-Law Amendment and schedule a joint public hearing with the North West Community Council for Thursday, October 26, 2006. MOTION PUT AND PASSED UNANIMOUSLY.**

See item 10.1.2 on page 7.

Item to be removed from the status sheet.

**4.1.7 Status - Western Common Stewardship Committee**

Mr. Jan Skora, Coordinator, Real Property Planning, Community, Culture and Economic Development, verbally presented an update on the status of the Western Commons Stewardship Committee. He provided the following background information:

- In 1995 - 6000 acres acquired
- In 1998 - The critical Otter Lake interchange was established. A planning process for the area commenced including a Western Commons Needs Assessment Committee. The Committee was to develop a terms of reference to provide long term vision for the Western Commons.
- EDM was hired as the Consultant company to develop the overall high level

- concept plan for the Western Common.
- In 1999 the concept plan was approved by Regional Council. Two resolutions were adopted: 1. To have staff review the recommendations provided by EDM Consultants and the implementation of the long term planning process. 2. That the mandate of the Western Commons Needs Assessment Committee be extended on an interim basis to provide advice to staff on proposed recommendations to Council.
- The Committee's name was changed to the Western Region Advisory Committee.
- In March 2000, Council adopted the resolution that staff were to hold discussions with various community organizations to determine the level of interest in the area and to establish a Stewardship Committee to manage the wilderness part of the Western Commons.
- All requests for land acquisition in the Western Commons was to be deferred until completion of the participation project. The working group was to be formed for the specific projects involving the Baptist Church, Prospect Recreation Association and the Nichols Lake property. Later, the request for more land acquisition from Indian Lake Golf Course and Sun Life Cemetery were included. Mr. Skora commented that most of the original requests for land acquisition have been completed or are well advanced except for the Baptist Church project.
- On May 3, 2000, a meeting was scheduled for all organizations in the Western Commons area who had an interest in the area. A list of individuals interested in participating in this process was established at that time.
- The wilderness area land mass has been significantly increased since 1995. Mr. Skora referred to the area on the map showing the inclusion of the sections along both sides of the Nine Mile River.

Mr. Skora concluded his comments indicating that staff are seeking authorization from the Western Region Community Council to initiate the Western Commons Advisory Committee, for fall 2006, in order to initiate the Master Plan Project of the Western Common designated wilderness area. He added that the project will be known as the Western Commons Wilderness Plan. Mr. Skora explained that there may be some areas along the border of the wilderness area that the Western Commons Advisory Committee will have to address.

In response to Councillor Rankin, Mr. Skora confirmed that the Western Common wilderness area includes the lands of Stan Havil, Reardon and Longard. He added that some areas are still privately owned and HRM may have to acquire or include those lands in the planning process to consolidate the planning efforts.

In response to Councillor Meade's request for a specific start date for the Committee, Mr. Skora advised that staff are looking for direction from the Community Council in order to move forward. He added that staff have a list of people who are interested in participating in the Western Commons Advisory Committee and a Committee may be formed for Fall 2006. EDM Consultants and Regional Council have also requested that

an Advisory Committee be formed.

**MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council request that staff prepare a Terms of Reference, including membership composition, for the Western Common Stewardship Committee and; that the Terms of Reference be presented at the September 25, 2006 Western Region Community Council meeting. MOTION PUT AND PASSED UNANIMOUSLY.**

Item to remain on the status sheet.

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

- An e-mail response from Mr. Ken Reashor, Traffic Authority, dated August 17, 2006 was before Community Council.

Mr. Reashor advised that HRM does not provide second accesses to developments as indicated in the recently adopted Regional Plan. He added that in this instance, the Developer is working with Development Services in regard to a second access for Highland Park Subdivision as part of the proposed expansion.

Councillor Meade advised that this is an ongoing issue and is **to remain** on status sheet.

#### **4.1.9 Armdale Rotary**

- An Information Report dated August 11, 2006 was before Community Council.

Item **to be removed** from the status sheet.

### **4.2 Provincial Issues**

#### **4.2.1 Signalization Brookside and Route 333**

- A letter dated August 2, 2006 from Mr. Robert Bieren, Area Manager - Halifax Suburban, DOT, was before Community Council.

Mr. Bieren indicated that a count of 100 points is required before signals are warranted. This particular intersection had a count of 26 priority points from the 2004 analysis therefore, signals will not be installed at this time. DOT will continue to monitor the intersection for warrants.

Item **to be removed** from the status sheet.

**5. MOTIONS OF RECONSIDERATION - NONE**

**6. MOTIONS OF RESCISSION - NONE**

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

**8. PUBLIC HEARING - NONE**

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

**10. REPORTS:**

**10.1 STAFF REPORTS:**

**10.1.1 Case 00921: Discharge of Development Agreement - 1918-1922 St. Margaret's Bay Road, Timberlea**

- A staff report dated August 11, 2006 was before Community Council.

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

- 1. Approve the discharging agreement, presented as Attachment "A" to this report, for lands located at 1918 -1922 St. Margaret's Bay Road.**
- 2. Require that the discharging agreement be signed within 120 days, or any extension thereof granted by Community Council on request of the applicant, from the date of final approval by Community Council and any other bodies as necessary, whichever is later, otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**10.1.2 Case 00925: Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-Law Amendment C-4 (Highway Commercial) Zone - Auto Repair**

- A staff report dated August 1, 2006 was before Community Council.

**MOVED BY Councillor Meade, seconded by Councillor Rankin that the Western Region Community Council give first reading to consider the proposed Land Use By-Law Amendment and schedule a joint public hearing with the North West Community Council for Thursday, October 26, 2006. MOTION PUT AND PASSED UNANIMOUSLY.**

**11. MOTIONS - None**

**12. ADDED ITEMS**

**12.1 Environmental Concerns, Paul's Point Fisheries Ltd., Hackett's Cove**



**MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council request a letter be sent to the Department of Fisheries and Oceans and the Department of Environment and Labour in regard to concerns raised by area residents with unacceptable noise levels and questionable effluent. MOTION PUT AND PASSED UNANIMOUSLY.**

**12.2 Traffic Concerns, St. Margaret's Bay Road and Timberlea Collector (off Exit 3)**

**MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council send a letter to the Department of Transportation and Public Works requesting a crosswalk at this location due to increased pedestrian traffic now that there are sidewalks on both sides of the road. MOTION PUT AND PASSED UNANIMOUSLY.**

**13. NOTICES OF MOTIONS - None**

**14. PUBLIC PARTICIPATION**

**Mr. Wayne Rogers, Halifax**

- Requested that HRM place another advertisement in the paper encouraging any interested organizations/persons to submit their names in regard to the Western Common Stewardship Committee as the last notice given was in May 2003.
- Requested clarification on the definition of "public consultation" and "public input" as Regional Council needs to have a clear definition/understanding of "public consultation" in regard to future motions when dealing with the provincial and federal levels of government. .
- He expressed concern with the length of time it has been taking to get the Western Commons Stewardship Committee in place. He thanked the Councillors for providing staff with a definitive deadline.

**Ms. Lisa Mullins, Chair, PROBE (Prospect Road Organization for a Better Environment)**

Ms. Mullins, submitted her comments in writing. She presented PROBE's mandate as advocates for the communities in the Prospect peninsula area to promote environmental awareness and protection; to work with all levels of government and residents to ensure due diligence is carried out with respect to the development of lands in their area. She raised the following points during her presentation:

- PROBE expressed concern with the I-3 zoning in the Goodwood area and requested that the zoning be changed to protect the environmentally sensitive wetland, the Drysdale Bog area, which acts as a natural filtration system.
- She has requested, on behalf of PROBE, that they be provided with a copy of the Supplemental Report requested by Councillor Rankin at the August 1, 2006 Regional Council session in regard to the Goodwood matter and; that PROBE be provided an opportunity to speak to the report at Regional Council.

- PROBE urged Mr. Peter Bigelow to present a concrete plan in regard to the Western Common, including the Western Common Stewardship Committee, at the September 25, 2006 Western Region Community Council meeting.
- PROBE requested that the environmental clause, included as a condition in the Asphalt Plant easement, be extended to all applications coming forward and that a moratorium be placed on these lands (Western Common area) until a comprehensive study of the entire area can be undertaken to determine what type of development may take place without causing injury or harm to the bog and adjacent public/private lands.

**Ms. Beth McGee, Seabright**

Ms. McGee suggested that a WETLANDS PAVILION (Interpretive Centre with panels) be considered for the Western Commons area overlooking the Drysdale Bog as an educational tool to explain the importance of wetlands. She suggested the pavilion be similar to one in the Shubenacadie Wildlife Park.

Councillor Rankin responded to the concerns raised by members of the public as follows:

- his understanding of public consultation is that it is engagement with the public; a forum to hear from the public and then to render a decision after the public have commented. He referred the matter to Legal Services for a definition of the term “public consultation”.
- He requested that the Municipal Clerk’s office be contacted in regard to PROBE’s request for a copy of the Supplemental Report and to address Regional Council in regard to that report.
- He requested that staff examine the implications of rezoning the I-3 lands in Goodwood and provide comment on the following:
  - What other uses, other than industrial, there may be for that land.
  - Consideration of compensation if HRM rezones the land to public use.
  - That Legal Services respond to the question of a Moratorium on developing those lands .

Councillor Rankin advised that the Watershed Advisory Boards review water issues.

Councillor Adams requested that Ms. Mullins’ comments be forwarded to staff for consideration as they prepare the Supplemental Report.

**15. NEXT MEETING** - September 25, 2006

**16. ADJOURNMENT** - The meeting adjourned at 7:37 p.m.

Chris Newson  
Legislative Assistant