

WESTERN REGION COMMUNITY COUNCIL
MINUTES

May 26, 2008

PRESENT: Councillor Reg Rankin, Chair
Deputy Mayor Stephen Adams
Councillor Gary Meade

STAFF: Mr. Martin Ward, Solicitor
Ms. Melody Campbell, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. in the Multi Purpose Room, St. Margarets Centre, 12 Westwood Boulevard, Upper Tantallon.

2. APPROVAL OF MINUTES - NONE

MOVED BY Deputy Mayor Adams, seconded by Councillor Meade, that the minutes of April 28, 2008, be approved. MOTION PUT AND PASSED.

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

Additions:

- 12.1 Uniform Charge for White Hills Residents Association
- 12.2 Renaming the Brookside Junior High Soccer Field to "Romano R. Janc Memorial Field"
- 12.3 Reconsideration of Province
- 12.5 Request to Province for acquisition of lands at Birch Cove Wilderness Area.
- 12.3 Birch Lee Trailer Park — Letter to Department of Environment

MOVED BY Deputy Mayor Adams, seconded by Councillor Meade that the agenda, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET - NONE

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RESCISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS - NONE

8. HEARINGS

8.1 PUBLIC HEARINGS

8.1.1 Case 01110: Amendment to Sign Requirements - Planning District 1 & 3 (St. Margarets Bay) Land Use By-law

Ms. Patricia Hughes, Planner, presented the report dated, April 7, 2008, Case 01110: Amendment to Sign Requirements - Planning District 1 & 3 (St. Margarets Bay) Land Use By-law.

Ms. Hughes advised that a meeting will be held on June 3, 2008 to discuss additional issues at Sir John A. MacDonald School noting that this public hearing is in regard to the amendment to the sign requirements only.

Councillor Rankin advised of the guidelines for public hearings. Councillor Rankin then opened the public hearing calling for any speakers for or against the proposal.

Mr. Nick Pryce, Terrain Group and **Mr. Charles Theriault**, Canadian Tire, were in attendance. Mr. Pryce advised of some changes to the lighting which will be 400 watts instead of 1000 watts. He also noted that the facial signage is reduced to 25 feet. The proponents have met with many of the stakeholders in the Community.

Councillor Rankin advised that Canadian Tire has made commitments as stated in regard to landscaping, illumination and signage.

Councillor Meade asked for the dimension of the frontage of the building. Mr. Pryce advised that the frontage is approximately 230 feet with the height approximately 7.1 metres or 230 feet.

Mr. Ewen Wallace, Upper Tantallon, stated he was pleased see by-law sign changes and looked forward to the next meeting to continue input and comment.

Mr. John Glover, Upper Tantallon, President of the St. Margarets Bay Chamber of Commerce, advised that a vote was taken unanimously opposing the any change to the signage by-law by the Chamber of Commerce.

Ms. Shelley Webb, Hacketts Cove, stated that there have been various meeting with stakeholders throughout the community since the Public Information Meeting. She added she appreciates Canadian Tire working with the Community. She advised that the entire planning process needs to be amended. The change to the by-law change the character and lifestyle of the Community. Many do not want to see big box stores in the area.

Mr. Doug Poulton, Glen Haven, stated that his concern is that the existing by-laws are not being enforced.

Mr. David Wimberly, Head of St. Margarets Bay, opposes any changes to the by-law or any changes to facial signs. The signage now is a better approach and is fair to existing businesses. These type of changes should be made in the community in a community driven approach. He raised concern that management may change and any agreement made is not legally binding.

Ms. Ella McQuinn, Seabright, St. Margarets Bay Stewardship, advised that the coalition has been meeting to deal with the rapid growth in the area. The Stewardship opposes the amendment. Districts 1 and 3 are opening up regulations in development in opposition of the Community. She advised that she has met with Mayor Kelly, Councillor Meade, and they were in agreement that there is a gap in the planning process. She advised she is pleased with the city response and the opportunity for a new process. The new process will be a great opportunity of a full review of signage. She urged Council not to approve the amendments this evening but to wait until a larger view is brought forward. She does

not oppose Canadian Tire. Visioning will be beneficial to make it known what the community wants. Heritage and a quality of life are large issues.

Mr. Jeff Leboutler, St. Margarets, advised that progress is being made as they have had a stimulating meeting with Canadian Tire. He added that this should not be approved until later, as a planning process is beginning on June 3rd. The Stewardship opposes the change to the by-law. He advised the St. Margarets Bay Stewardship is preparing a position paper that he is looking forward to reading. He advised that the Stewardship should be supported as they are working with residents reflecting community values. Mr. Boutlier urged Council to vote against the amendment.

Ms. Jean Mustain, Head of St. Margarets Bay, advised that she opposes the amendment. She noted the heritage and beauty of the area, adding that larger signs are ugly and tacky. She stated that the area should cultivate artists and the culture of the area.

Mr. Marc Adams, Haliburton Heights, stated he is encouraged by Canadian Tire's movement to accommodate the Community. He questioned the reason why this amendment is being considered when the past signage has been adequate. He advised that this type of signage is fine for areas such as Bayers Lake, but not for this area. He does not see any reason to go beyond what is currently in place, and he encouraged Council to not approve beyond the current by-law.

Ms. Susan Betournay, Seabright, stated that she does not like the visual pollution along the coastline. There are many signs along the roadways that are very distasteful and visually polluting. She opposes to the change to the by-law, there is no need to change signage size.

Mr. Gordon Earle, Upper Tantallon, advised that the key to change is to get public input as it affects the residents lives and the Community as a whole. Canadian Tire has heard the concerns of the Community and are making accommodations. He urged all to trust what is being said by the Community.

Mr. Richard Learmonth, St. Margarets, opposes the changes in the bylaw. He added that one sign be permitted. He suggested that one big sign be placed in the front of every store, and to do way with the pylon sign. Everyone needs to be concerned about future generations, if this is done, it will not go back. If there needs to be a change to signage, do not permit the pylon sign.

Mr. Mark Power, St. Margarets Bay, advised he is concerned about light pollution. He suggested that flood lights be used.

Mr. Larry Horwitz, Hacketts Cove, advised that it does not make sense to approve the amendment when the area is in the process of beginning a planning process. This is a flawed amendment, as it does not permit issues to be dealt with on a point by point basis. He does not support change to the amendment.

Ms. Gina Byrne questioned whether staff looked into the size of the signage on other facilities, such as Sobeys and the strip mall. She inquired how many persons will Canadian Tire would employ.

Ms. Sherry Johnson, added that conceptual drawing is quite lovely and that the signs look demure in the distance, although a lot of developers use the drawings with knowledge that it will look nice to sell the project. She agrees with Mr. Learmont, that there is no need for pylon signage. She is opposed to the amendment.

Mr. Nick Pryce, closed the speakers with clarification of the following concerns that were raised:

- The land will not be subdivided.
- The landscape plan was developed by him and Mr. Ferris.
- Colours are based on close to colour based on building.
- There will be approximately 25 people employed by Canadian Tire.
- The franchise operator lives in Community.
- The 39,000 square feet that is indicated includes the garden centre and fence area.
- The Terrain Group and Canadian Tire will continue to work with the Community.

Councillor Rankin called three times for any additional speakers, hearing none the following motion was placed.

Moved by Deputy Mayor Adams, seconded by Councillor Meade that the Public Hearing be closed. MOTION PUT AND PASSED.

Councillor Rankin asked for clarification in dimensions with respect to ground signs. He was advised that 25 foot height is permitted, 25 square foot area.

Councillor Rankin advised that a wider view will be reviewed at the June 3rd meeting. The Councillor stated that Canadian Tire is a nationwide company with a good reputation. All matters will be taken into account.

Deputy Mayor Adams added that a 6% change would allow for 303 square feet total, staff recommended a 10% increase at 500 square feet. He added that the Community does not want a warehouse, as-of-right makes this possible now without any type of landscaping or aesthetics of any kind. Another issue is companies and businesses need signage for identification.

MOVED BY Councillor Meade, seconded by Deputy Mayor Adams that Western Region Community Council:

1. **Approve the proposed amendments to the Planning District 1 & 3 (St. Margarets Bay) Land Use By-law as contained in Attachment "A" of the report dated April 7, 2008. To allow facial for 6% of the wall area for whichever they are attached whichever is greater. One ground sign per lot.**

MOTION PUT AND PASSED.

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

10. **REPORTS - NONE**

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Uniform Charge for White Hills Residents Association

- A staff report dated May 23, 2008 was before Council.

MOVED BY Councillor Meade, seconded by Deputy Mayor Adams, that Western Region Community Council approve a uniform charge of \$50.00 per property to be applied against the properties within the mapped area depicted in Appendix "A" of the report dated May 23, 2008 effective with the 2008-09 fiscal year for the purpose of funding the activities of the White Hills Residents Association. MOTION PUT AND PASSED.

12.2 Renaming the Brookside Junior High Soccer Field to "Romano R. Jane Memorial Field"

MOVED BY Deputy Mayor Adams, seconded by Councillor Rankin, that Western Region Community Council approve the request to have the Brookside Junior High Soccer Field renamed the "Romano R. Jane Memorial Field." MOTION PUT AND PASSED.

12.3 Birch Lee Trailer Park

MOVED BY Deputy Mayor Adams, seconded by Councillor Meade that Western Region Community Council request a letter be sent to the Department of the Environment regarding a malfunctioning sewage system at the Birch Lee Trailer Park, Harrietsfield, which is impacting surrounding properties. Request staff send a letter to have this addressed as soon as possible. MOTION PUT AND PASSED.

12.4 Provincial Funding for Paving Projects

MOVED BY Councillor Rankin, seconded by Deputy Mayor Adams that Western Region Community Council request staff request funding from the province for paving projects in the following areas. Additional funding was anticipated, but not received from the Province.

**Carmichael Drive
Forest Glade Drive
Sunset Court
Eagleview Terrace
Sandstone Drive
Craigview Drive**

MOTION PUT AND PASSED.

12.5 Request to Province for Acquisition of Lands

MOVED BY Deputy Mayor Adams, seconded by Councillor Meade that Western Region Community Council request that staff investigate the acquisition of lands located in the Blue Mountain area:

4005-4066

4005-4439

4005-4058

MOTION PUT AND PASSED.

13. NOTICES OF MOTIONS - NONE

14. PUBLIC PARTICIPATION

No members of the public came forward at this time.

15. NEXT MEETING

Next regularly scheduled meeting will be on Monday, June 23, 2008 at 7:00 p.m.

16. ADJOURNMENT

The meeting adjourned at 8:50 p.m.

Melody Campbell
Legislative Assistant