

NORTH WEST COMMUNITY COUNCIL  
MINUTES

February 17, 2014

PRESENT: Councillor Steve Craig, Chair  
Councillor Matt Whitman, Vice-Chair  
Councillor Barry Dalrymple  
Councillor Brad Johns

REGRETS: Councillor Tim Outhit

STAFF: Mr. Andrew Bone, Planner  
Mr. Tyson Simms, Planner  
Mr. Josh Judah, Solicitor  
Mr. Quentin Hill, Legislative Assistant

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**1. CALL TO ORDER**

Councillor Craig called the meeting to order at 7:00 p.m. at the Wallace Lucas Community Centre, 596 Lucasville Road, Lucasville.

**2. APPROVAL OF MINUTES – January 20, 2014**

**MOVED by Councillor Johns, seconded by Councillor Dalrymple that the minutes of January 20, 2014 be approved as presented. MOTION PUT AND PASSED.**

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

Additions: None

**MOVED by Councillor Johns, seconded by Councillor Whitman that the agenda be approved as presented. MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES- NONE**

**5. STATUS ITEMS - NONE**

**6. MOTIONS OF RECONSIDERATION/ RESCISSION – NONE**

**7. CONSIDERATION OF DEFERRED BUSINESS**

**7.1 Case 17736: Open Space Design Development Agreement – Brookhill Drive, Grand Lake**

The following was before Community Council:

- A staff memorandum dated February 13, 2014
- A staff report dated December 3, 2013

The Chair reminded Council that the decision on Case 17736 was deferred from the January 20, 2014 North West Community Council (NWCC) meeting. NWCC requested legal opinion on whether it could direct the contribution to be received for the development (cash in lieu) through the parkland dedication process towards a nearby HRM owned park.

Mr. Josh Judah, Solicitor advised NWCC that it did not have the power or authority to direct any funds through the parkland dedication process. He reminded NWCC members that they did have the option to make a recommendation to Regional Council to consider.

**MOVED by Councillor Dalrymple, seconded by Councillor Johns, that North West Community Council:**

- 1. Approve the development agreement contained in Attachment A of the December 3, 2013 staff report, to allow for a Hybrid Open Space Design development agreement at Brookhill Drive, Grand Lake with the deletion of section 6.1 c of the development agreement.**
- 2. Require that the development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval of said agreement by Council and any other bodies as necessary, whichever is later, including applicable appeal periods; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**MOVED by Councillor Dalrymple, seconded by Councillor Johns that North West Community Council recommends to Halifax Regional Council that the cash-in-lieu for the development of Case 17736 be put towards the playground in the Brookhill subdivision.**

**MOTION PUT AND PASSED.**

**8. HEARINGS -NONE**

**9. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**9.1 Correspondence**

**9.1.1 Soil and Water Conservation Society – Update on Archives from 1994**

Correspondence dated February 5, 2014 was before Community Council.

**MOVED by Councillor Johns, seconded by Councillor Dalrymple that North West Community Council accept and table the correspondence from the Soil and Water Conservation Society.**

**MOTION PUT AND PASSED.**

**9.1.2 Mr. Allan Horsburgh – Sussex Extension Proposal**

Correspondence dated February 1, 2014 was before Community Council.

**MOVED by Councillor Johns, seconded by Councillor Dalrymple that North West Community Council accept and table the correspondence from Mr. Allan Horsburgh. MOTION PUT AND PASSED.**

**9.2 Petitions - None**

**9.3 Presentation**

**9.3.1 Lucasville Community Association**

Ms. Iris Drummond, Chair Lucasville Community Association provided the presentation to Community Council. Ms. Drummond advised that the Lucasville Community Association was formed in November 2013. She noted that Lucasville is one of the oldest black communities in Nova Scotia, having settled in 1827. She stated that the community decided to form the association over a number of the following concerns:

- Lack of services and new infrastructure in Lucasville (no busses or sidewalks and narrow roads).
- Fear that community is being overshadowed by new development in the area.
- New Sackville community signs negate the historic boundaries of Lucasville.
- Margeson Drive consultations were not held in Lucasville and not enough done to involve community.
- Restricted access to Mccabes Lake.
- No invitation to any public information meetings on recent projects in the surrounding communities

Ms. Deborah Lucas-States completed the presentation from the Lucasville Community Association. She stated that there had been approvals for major infrastructure in the area with no consultation in the community. She added that they have not seen any environmental assessments and would like to discuss the extension of Margeson Drive with Council before it goes any further. She added that they are addressing Council to ensure the cultural integrity of their community is protected and hoped to develop new relationship with Council moving forward.

The Chair thanked Ms. Drummond and Ms. Lucas-States for their presentation and opened the floor to questions of clarification from members of Community Council.

Councillor Johns clarified that he had met with a number of members of the Lucasville and had been to an association meeting and was waiting for an invite back. He stated that he had also made a donation for the community to purchase a computer.

Councillor Johns moved a point of personal privilege to address some of the comments addressed by the Lucasville Community Association. The Councillor stated that the Waterstone Residents Association were invited to some of the public information meetings because their association has been in existence since 2005. He noted that when a public meeting was held at the Wallace Lucas Community Centre there was

notice placed on the sign of the building to make the community aware. He further added that it was actually the Waterstone Residents Association that sent out notice to their association and via their newsletter and not sent out by HRM.

Councillor Johns also provided some historical context regarding comments on the blocking of Mccabes Lake. In 2005 there were three parks listed in Waterstone, one of them was on Mccabes. The parks bylaw states that no vehicles are allowed into the park. There was environmental and safety concerns that someone in the subdivision was driving their ATV through the park. It was felt by the majority of the community that the trails should be blocked so that vehicles could not drive through, but still allow access for pedestrians. The Councillor noted that in 2006 there were upgrades made to the park at a cost of about \$40,000.

Councillor Johns advised that he was aware that there were lighting issues on Lucasville Road and when he was elected and he had all the poles have lights on them. Sidewalks are done through an area rate and HRM capital budget. He added that he would hold a meeting to see if the residents in the area would be supportive of an area rate to build sidewalks in the area.

Councillor Johns advised that HRM hosted a public meeting at the Sackville Heights Community Centre regarding community boundaries as they go through their 9-1-1 program. He stated that he had Civic Signs staff attend the meeting and requested that they use the oldest historical records to ensure the boundaries are correct. He noted that the current boundaries were determined by the province in 1996 as they had gone through their own 9-1-1 program. The Councillor welcomed the opportunity to discuss any of the other concerns with the community.

### **9.3.2 Haliburton Homeowners Association**

Councillor Whitman provided the following information for the Haliburton Homeowners Association to consider before the presentation was held. He noted that at the March 5, 2013 meeting of Regional Council a request was made for staff to explore the feasibility of extending Sussex Drive in Stillwater Lake to connect to Eider Drive in Tantallon. The Councillor noted that Haliburton subdivision contains approximately 740 households with only 2 exits onto Hammonds Plains Road which are close proximity to one another. Sussex Drive is currently a dead end collector street through the Haliburton subdivision and he stated that although it's fairly close to Exit 4 on Highway 103 there is no connection there and all traffic must exit onto the already busy Hammonds Plains Road and the even busier exit 5. He advised that through the request of Council, staff have prepared a functional alignment plan for a roadway connection between Sussex Drive and Eider Drive.

Mr. Marc Adams provided the presentation to Community Council. He advised that he was presenting on behalf of the Haliburton Homeowners Association Board with respect of the proposal mentioned by Councillor Whitman on extending Sussex Dive to exit 4. The connector has been of interest in the community for a number of years to increase

access to the community and also in case of a fire emergency. The recent wildfires caused increase awareness that alternative evacuation exits are necessary. He noted that other interest is based on access to the community and travel issues. He requested Council consider some of their concerns when a decision on building the connector needs to be made.

Mr. Liam Spencer, Vice Chair of Haliburton Homeowners Association also addressed Council. He noted there was some concern about the new road to being characterized as a highway connector and the increased traffic that might bring. He added there has not been an environmental impact study done and the community would like to see that be explored.

## **10. REPORTS**

### **10.1 Case 18491: Telecommunication Tower – 1749 Pockwock Road**

The following items were before Community Council:

- A staff report dated January 14, 2014
- A North West Planning Advisory Committee memorandum dated January 28, 2014

**MOVED by Councillor Whitman, seconded by Councillor Dalrymple that North West Community Council:**

- 1. Inform Industry Canada that they have no policy –based objection to the proposal by Halifax Water to erect a new 50 meter (164 foot), self-supporting telecommunication tower at 1749 Pockwock Road, Upper Hammonds Plains; and**
- 2. Forward a copy of this report to Industry Canada for background purposes.**

Councillor Whitman advised that he had not heard any objections from residents in the Hammonds Plains area and was comfortable with the project going forward.

Councillor Craig noted that the North West Planning Advisory Committee did have concern about the proximity of the tower to the Halifax Water building and advised that that issue was addressed in the report by Mr. Hannam of Halifax Water.

**MOTION PUT AND PASSED.**

**11. MOTIONS - NONE**

**12. ADDED ITEMS**

**13. NOTICES OF MOTION - NONE**

#### 14. PUBLIC PARTICIPATION

**Ms. Thelma Parsons**, stated that she felt there was no communication regarding the blocking of Mccabes Lake.

Councillor Johns clarified that there is access to Mccabes Lake. He stated that the barricade was placed to restrict access to motor vehicles. He added that anyone is permitted to go there just not motorized vehicles.

**Ms. Iris Drummond**, Lucasville provided Council with a map of Lucasville outlining that Lucasville boundaries were from Sackville Drive and Hammonds Plains Road. She noted that there are 75 people buried in behind the old Sackville Baptist Church who are original Lucasville community members.

Councillor Johns clarified that the current boundaries that were laid out and established by the province in 1996 may not be the historical boundaries. He reiterated that he has asked staff to go and find the oldest historical documents to determine the boundaries for the Lucasville area. He added that it would be beneficial that if any residents have any historical documents that can be used to determine though boundaries to bring them forward.

**Mr. Peter Lund**, Glenhaven wanted to know the current status of Margeson Drive. Mr. Lund spoke in support of the Sussex Drive extension he felt it was necessary to exit it onto Eider Drive.

Councillor Johns stated that through the Margeson Drive public consultation it is now a recommendation of staff that will go to Regional Council. He noted that if those recommendations do not include some of the recommendations of the community there would be opportunity for Council to amend the report.

**Ms. Linda Hefler**, Timber Trails stated that with all the concerns raised on boundaries of Lucasville her address had been recognized by Canada Post as Sackville for many years. She thanked Councillor Johns for his work on trying to get bus service for Lucasville and keeping the concerns in Lucasville at the forefront of Council.

**Mr. Ross Evans**, advised that his mother wrote a book "the First 100 Years of Hammonds Plains" and she had interpreted the beginning of the Lucasville Road as starting at the end of Hammonds Plains Road. He also noted that his daughter would benefit from having bus service in Lucasville. He added that for her to get to Sackville she has to take a bus into the city and then back into Sackville.

**Mr. Nick Antoff**, Lucasville, commented on the Westpoint Park and it's a well-used park. He added that there are some illegal activities that occur at the park that HRM could assist in preventing. He also asked about Policy Su-3 in the 5 year Regional Plan which relates to reinvigorating the old Sackville Dump. He raised caution that Community Council ensures there is nothing that comes forward to reopen the dump.



Councillor Johns stated that he would check on that and if there was any discussion on the dump that there would be public consultation. He also noted that public consultation is mandated by the province if there are any changes made to the dump.

**Mr. Walter Regan**, Sackville, commented on the information report on building dykes along the Sackville River for the flooding that occurs on Union Street in Bedford. He felt that they were not able to withstand a 100 year flood or an ice jam and may ultimately give false hope to residents in the area. He stated the best solution would be for the municipality to purchase the flood plain land tear down the properties and make it into a proper flood plain. Under the Regional Plan he requested that the buffer zone be increased from 20 meters to 30 meters. He also requested that extra staff be hired to help the trails groups. His final comment was that property taxes need to be increased so that the debt could be paid off.

Councillor Craig noted that the Regional Plan would have a public hearing and he urged anyone who has comments should come to Council and speak to the issues they have.

Councillor Johns stated that a previous Community Council had requested that the flood plain properties be purchased but it was ultimately defeated at Regional Council.

**Mr. Tim Chestnutt**, Event Director Epic Dartmouth group came to present and invite North West Community Council to attend the event. He stated that this is the 3<sup>rd</sup> year of the event and there are many new activities coming in 2014.

Councillor Dalrymple advised that he has attended the last two opening of Epic Dartmouth and was very supportive of the event.

## **15. STATUS SHEET**

There were no updates to the status sheet.

## **16. IN CAMERA**

### **16.1 Personnel Matter**

#### **16.1.1 NWPAC Appointment to 74 Union Street – Public Participation Committee**

Community Council agreed that this matter did not have to go In Camera for discussion.

**MOVED by Councillor Whitman, seconded by Councillor Johns that North West Community Council appoint Mr. Paul Russell and Ms. Ann Merritt as members of the 74 Union Street Public Participation Committee. MOTION PUT AND PASSED.**

## **17. NEXT MEETING DATE – March 17, 2014**

Councillor Johns requested that the next North West Community Council meeting be held at the Beaver Bank Kinsac Community Centre if possible.

**16. ADJOURNMENT**

The meeting was adjourned at 8:36 p.m.

Quentin Hill  
Legislative Assistant

**INFORMATION ITEMS**

1. Feasibility of Road Extension: Sussex Drive
2. Application to Provincial Reduction Program for Union Street, Bedford
  - (i) Union Street Flood Control Final Report