

NORTH WEST COMMUNITY COUNCIL  
MINUTES  
July 9, 2009

PRESENT:                   Councillor Robert Harvey, Chair  
                                Councilor Brad Johns  
                                Councillor Tim Outhit

STAFF:                     Ms. Karen Brown, Solicitor  
                                Ms. Julia Horncastle, Acting Municipal Clerk

TABLE OF CONTENTS

1.	CALL TO ORDER .....	04
2.	APPROVAL OF MINUTES - May 28, 2009 .....	04
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS .....	04
4.	BUSINESS ARISING OUT OF THE MINUTES	
4.1	STATUS SHEET ITEMS	
4.1.1	Case 01193: Bedford Land Use By-law Amendment .....	04
4.1.2	Imagine Our Schools .....	04
4.1.3	Topsoil/Grading By-Law .....	04
5.	MOTIONS OF RECONSIDERATION - NONE .....	04
6.	MOTIONS OF RESCISSION - NONE .....	04
7.	CONSIDERATION OF DEFERRED BUSINESS .....	04
8.	HEARINGS	
8.1	Public Hearings - None .....	05
8.2	Variance Hearings	
8.2.1	Variance # 15201 - 81 Ridgeview Drive, Lower Sackville <i>(Appeal of Development Officer's Decision to Refuse Variance)</i> .....	05
9.	CORRESPONDENCE, PETITIONS AND DELEGATIONS	
9.1	Correspondence - None .....	05
9.2	Petitions .....	06
9.3	Presentations - None .....	06
10.	REPORTS	
10.1.1	Memorial Dedication - "Mary Beth Benedict Park" - Hallmark Avenue, Sackville .....	06
10.	ADDED ITEMS .....	06
11.	NOTICES OF MOTION .....	07
12.	PUBLIC PARTICIPATION .....	07

13. NEXT MEETING DATE ..... 07

14. ADJOURNMENT ..... 07

**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. in the Sackville Heights Community Centre, 45 Connolly Road, Sackville.

**2. APPROVAL OF MINUTES - May 28, 2009**

**MOVED by Councillor Johns, seconded by Councillor Outhit, that the minutes of May 28, 2009 be approved. MOTION PUT AND PASSED.**

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

Additions

11.1 345 and 343 Kearney Lake Road - Bedford

11.2 Appointment to Grants Committee

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

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

**4.1 STATUS SHEET ITEMS**

**4.1.1 Case 01193: Bedford Land Use By-law Amendment**

Report received. To be removed from status sheet.

**4.1.2 Imagine Our Schools**

Report received. To be removed from status sheet.

**4.1.3 Topsoil/Grading By-law**

No information received. To remain on status sheet.

**5. MOTIONS OF RECONSIDERATION - NONE**

**6. MOTIONS OF RESCISSION - NONE**

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

**8. HEARINGS**

**8.1 Public Hearings - None**

**8.2 Variance Hearings**

**8.2.1 Variance #15201 - 81 Ridgeview Drive, Lower Sackville**

- A report dated June 30, 2009, on the above noted, was before Council.

Mr. Trevor Creasor, Development Officer, presented the report to Council.

The property owner noted he has a driveway that can hold four cars and under no circumstances will there be a parking lot in front of the garage off Belleshire. He stated he does not foresee any snow clearing problems. He advised that he could cut the garage back two feet to 22 feet if required. He advised there is not enough room on the east side of the building to build a suitable garage for his needs.

In response to Councillor Outhit, Mr. Creasor advised that even if the garage was cut back to 22 feet it would not affect his decision. He stated that the location and sighting are concerns. He noted there is no requirement for setback from the Nova Scotia Power easement so a structure could be built right up to the easement.

In response to Councillor Johns, the property owner advised he had spoken with his neighbours and had received no negative feedback.

Councillor Harvey noted that the site lines with the hedge on the Ridgeview side would partially obscure the new building.

Councillor Harvey called three times for any further speakers. Hearing none, the following motion was placed.

**MOVED by Councillor Johns, seconded by Councillor Outhit, that the hearing close. MOTION PUT AND PASSED.**

**MOVED by Councillor Harvey, seconded by Councillor Johns, that the North West Community Council overturn the decision of the Development Officer and grant the variance. MOTION PUT AND PASSED.**

**9. CORRESPONDENCE, PETITIONS AND DELEGATIONS**

**9.1 Correspondence - None**

**9.2            Petitions - None**

**9.3            Presentations - None**

**10.            REPORTS**

**10.1           Memorial Dedication - “ Mary Beth Benedict Park” - Hallmark Avenue, Sackville**

- A report dated May 28, 2009, on the above noted, was before Council.

**MOVED by Councillor Harvey, seconded by Councillor Johns, that the North West Community Council approve the dedication of the park located on Hallmark Avenue in Sackville as the “Mary Beth Benedict Park”. MOTION PUT AND PASSED.**

**11.            ADDED ITEMS**

**11.1           345 and 343 Kearney Lake Road - Bedford**

- A report dated June 5, 2009, on the above noted, was before Council.

Ms. Thea Langille noted that at the February 26, 2009 meeting staff was asked to investigate the process required to amend the land use regulations for 345 and 343 Kearney Lake Road, Bedford, to reflect the institutional use that presently exists on 345, the Lebanese Centre. The report is suggesting the initiation of a plan amendment process to take the matter to the public to determine what changes should be made to the Municipal Planning Strategy. She noted there is a situation that the institutional use on a property is now non conforming. She stated that the way the policies are structured for that particular area would require a plan amendment to reflect the existing use. She stated staff is suggesting Regional Council initiate the process to allow staff to look at both 345 and 343 Kearney Lake Road.

**MOVED by Councillor Outhit, seconded by Councillor Johns, that the North West Community Council recommend Regional Council:**

- 1. Initiate the process to consider amending the Bedford Municipal Planning Strategy and Land Use By-law for 345 and 343 Kearney Lake Road to reflect the institutional use at 345 Kearney Lake Road in Bedford; and**
- 2. Request staff to follow the public participation program as approved by Council in February 1997.**

**MOTION PUT AND PASSED.**

**11.2            Information Report - Transit Shelter Cost Sharing - Damascus Road**

- An information report dated May 22, 2009, on the above noted, was before Community Council.

**MOVED by Councillor Johns, seconded by Councillor Outhit, that North West Community Council recommended Regional Council direct Metro Transit follow the direction of the North West Transit Advisory Committee of May 13, 2009 to cost share at a 50% cost share with Wal-Mart for a bus shelter on Damascus Road, Bedford. MOTION PUT AND PASSED UNANIMOUSLY.**

**11.3            Appointment to Grants Committee**

**MOVED by Councillor Outhit, seconded by Councilor Harvey, that Councillor Johns be appointed to the Grants Committee. MOTION PUT AND PASSED.**

**12.            NOTICES OF MOTION - NONE**

**13.            PUBLIC PARTICIPATION**

Mr. Walter Regan, Sackville, noted he had concerns with the bridges over the Little Sackville River going over old existing culverts and suggested they be inspected before any work is done.

**14.            NEXT MEETING**

The next meeting is scheduled for August 27, 2009 pending agenda items.

**15.            ADJOURNMENT**

The meeting was adjourned at 7:45 p.m.

Julia Horncastle  
Acting Municipal Clerk