

**NORTH WEST COMMUNITY COUNCIL  
MINUTES  
January 28, 2010**

PRESENT: Councillor Robert Harvey, Chair  
Deputy Mayor Brad Johns  
Councillor Tim Outhit, Vice Chair  
Councillor Barry Dalrymple

ABSENT: Councillor Peter Lund (Regrets)

STAFF: Ms. Karen Brown, Municipal Solicitor  
Ms. Krista Tidgwell, Legislative Assistant

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**1. CALL TO ORDER**

The meeting was called to order at 7:02 p.m. at the Basinview Drive Elementary School, Cafeteria, 273 Basinview Drive, Bedford.

This being the first meeting of the North West Community Council since Regional Council made new appointments, Councillor Harvey introduced the Community Council and welcomed Councillor Dalrymple. Councillor Harvey further welcomed Councillor Lund and noted that he had given regrets for this meeting.

Councillor Harvey advised that the February 25, 2010 meeting will be held at 6:30 p.m. to accommodate the District Boundary Review Committee Phase 1 Consultation. The meeting will be held at the Sackville Heights Community Centre in Lower Sackville.

**2. APPROVAL OF MINUTES - November 25, 2009, December 8, 2009 and January 12, 2010**

**MOVED by Deputy Mayor Johns, seconded by Councillor Outhit, that the minutes of November 25, 2009, December 8, 2009 and January 12, 2010, as presented, be approved. MOTION PUT AND PASSED.**

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

Additions:

11.1 Information Report - Akerley Boulevard Sidewalk Funding

11.2 Deputy Mayor Johns - Special Presentation re: Sackville Visioning Process

**MOVED by Councillor Outhit, seconded by Councillor Dalrymple, 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 Topsoil/Grading By-Law**

Councillor Harvey advised that this item will be dealt with at Regional Council and can be removed from the Status Sheet.

**4.1.2 Legacy Court Playground**

Councillor Harvey indicated that there was no update at this time.

#### **4.1.3 Glen Glendale Avenue/Duke Street Sidewalk**

Councillor Harvey indicated that there was no update that this time.

#### **4.1.2 Pine Hill Brook Updates**

Councillor Harvey indicated that there was no update that this time.

#### **4.1.3 Extend Water Service Area to Fenerty Road, Springfield Lakes**

Councillor Harvey indicated that there was no update that this time.

#### **4.1.4 Clarify and/or amend zoning of 1053 Sackville Drive**

- A staff report dated January 14, 2010 was before Council.

Deputy Mayor Johns advised that this item has been dealt with and can be removed from the Status Sheet.

#### **4.1.5 Amendments to Administrative Orders 2, 26 and 34**

Councillor Harvey advised that this item has been dealt with and can be removed from the Status Sheet.

### **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 01340: Rezoning of 70 Torrington Drive, Bedford**

- A report from the North West Planning Advisory Committee dated November 5, 2009 was before the Community Council.
- An email from Sarah Jadot dated January 15, 2010 was circulated to the Community Council.

Councillor Harvey reviewed the public hearing procedures.

Jillian MacLellan, Planner 1, Planning Services, delivered the presentation to the Community Council.

Councillor Harvey opened the public hearing, calling three times for any speakers for or

against the matter to come forward at this time.

Shayla Steeves, President of the Torrington Residents Association, advised the Community Council that she is representing the residents of Torrington Drive and is speaking on their behalf. She noted that the residents are in support of the rezoning and would like to have the application considered. She indicated that the residents appreciate the Community Council's consideration of this matter and thanked the Community Council for their time.

Councillor Harvey gave the third and final call for speakers; there being no further speaker, it was **MOVED by Deputy Mayor Johns, seconded by Councillor Dalrymple, that the public hearing be closed.**

Councillor Harvey indicated that the Community Council is in receipt of correspondence from Sarah Jadot, who is in favour of the application, and noted that the correspondence will be entered as part of the Public Hearing record.

**MOTION PUT AND PASSED.**

**MOVED by Councillor Outhit, seconded by Deputy Mayor Johns, that North West Community Council approve the proposed rezoning of 70 Torrington Drive in Bedford from RSU (Residential Single Dwelling Unit) Zone to POS (Park Open Space) Zone as shown in Attachment A of the staff report dated October 14, 2009.**

Councillor Harvey further indicated that the North West Planning Advisory Committee has dealt with this matter and is in support of the application.

**MOTION PUT AND PASSED.**

**8.1.2 Case 01326: LUB Amendments and Rezoning - Oakridge Memorial Gardens, 1078 Old Sackville Road, Sackville**

- A report from the North West Planning Advisory Committee dated January 7, 2010 was before the Community Council.

Mackenzie Stonehocker, Planner 1, Planning Services delivered the presentation to the Community Council.

Councillor Harvey opened the public hearing, calling three times for any speakers for or against the matter to come forward at this time.

Michael Larkin, President of Larkin & Associates Planning Consultants, advised that his firm represents the Oakridge Memorial Gardens on land use planning matters. He noted that Trevor Cairns of Lindsay Construction was present to assist with questions. He indicated that he would not add to the presentation, which covered the entire application. Mr. Larkin advised that he is available to answer any questions the Community Council may have.

Walter Reagan, Sackville Rivers Association, noted that the Association is in favour of the Development Agreement, however, they have several concerns. He indicated that the first concern is that the area has received multiple complaints regarding stormwater runoff and flooding. He indicated that Brad's Brook, which eventually receives all of the stormwater, is running onto several residential properties. He noted that this issue needs to be addressed at some point and encouraged staff to look into this matter. Mr. Regan noted that he is of the belief that several trees were cut down during the construction of the building and hopes that new trees will be replanted at a rate of three to one. He also hopes that the building will be built to LEED standards, as well as, having an oil-grit separator installed for all parking spaces to prevent pollution from running off the site. He noted that overall, the Association is pleased with the application and hopes staff will take action regarding the Association's concerns. Mr. Reagan further advised that Brad's Brook is a serious concern that should be investigated.

Kevin Porter, 1073 Old Sackville Road, advised that he lives across the street from the building. He indicated that the stormwater runoff is an issue and that he has spoken with neighbours regarding this issue. He suggested that a possible solution would be to put a curb in place. The storm sewers have been built into that development and staff could tap into the sewers to prevent water from going into the brook. Mr. Porter expressed concern on behalf of himself and his neighbours, noting that they feel that Lindsay Construction got a head of themselves. Mr. Porter further noted that he felt that when Lindsay Construction commenced construction, it seemed as though they did not care about the residents and the zoning had been looked into. He asked whether a solution would be put in place to prevent this from happening in the future.

Ms. Stonehocker indicated that in situations where construction has started without a permit, the building official will issue a Stop Work Order for the construction. She indicated that this is likely what happened in this case. Ms. Stonehocker noted that the applicant would have to do two processes: first that the applicant would need to get HRM's approval. She noted that in this case, Lindsay Construction would go through the re-zoning and Land Use By-law amendment process within Planning Application. As a separate process, which can still occur, HRM can go through a compliance case with the property owners. Mr. Stonehocker noted that even though Lindsay Construction maybe permitted to proceed with construction after the rezoning and Land Use By-Law amendments have been made, for the time that they were not permitted, a different department (Development Services) would handle the compliance case.

Mr. Walker, Bedford, asked whether a building permit had been issued.

Ms. Stonehocker advised that a building permit had not been issued. When Lindsay Construction applied for a building permit, this is when HRM determined that the entire building did not match the zoning and construction was stopped.

Mr. Walker commented that it seemed as though Lindsay Construction did get ahead of themselves during the process.

Councillor Harvey advised that staff is currently dealing with this issue and Lindsay

Construction has made the application, which is why this matter is before Council.

Trevor Cairns, Lindsay Construction, noted that on behalf of the owners, he would try to answer some of the questions. Mr. Cairns advised that in regard to stormwater runoff, his understanding was that the stormwater system does not run all the way up to the Old Sackville Road. He further noted that he believes that the stormwater runoff should be extended up to that point in the near future.

In regard to trees, Mr. Cairns noted that there is a \$20,000 landscape allowance for this project. This allowance would include trees, flowers and shrubs to cover the area and bring back everything that had been taken out. With respect to pollution and an oil interceptor, as far as he is aware, this is not required by code. He indicated that this may be something that he is not aware of, but advised that Lindsay Construction would do whatever is necessary, with the HRM comments, to come back from the building inspection.

In response to the permit application, Lindsay Construction was in contact with HRM well before construction commenced on the site. He noted that there were comments back from HRM during the process and Lindsay Construction did move forward, thinking that there was no major problems. When Lindsay Construction became aware of the rezoning problem, which they were not aware of at the time, they stopped work and closed up shop until this matter could be sorted out.

Councillor Harvey gave the third and final call for speakers; there being no further speakers, it was **MOVED by Councillor Outhit, seconded by Councillor Dalrymple, that the public hearing be closed. MOTION PUT AND PASSED.**

**MOVED by Deputy Mayor Johns, seconded by Councillor Dalrymple, that North West Community Council approve the proposed amendments to the Land Use By-law for Sackville and the rezoning of a portion of 1078 Old Sackville Road, as identified in Attachment A of the report dated December 16, 2009.**

Deputy Mayor Johns advised that HRM is in the process of installing a sidewalk and stormwater in front of this property and noted that this is in the budget for 2010/2011. He indicated that there is a ditch in front of the property that feeds down into Ellis Estates. Staff have advised that the ditch was expanded to reduce the velocity of water as well as add storage to handle the water which currently flows through the ditch. Once completed, the new sidewalk and stormwater drainage system, which will extend from Lucasville Road up to approximately Jubilee Lane, will connect the entire section of the Old Sackville Road. The extension of the stormwater drainage system will be connected into the existing infrastructure.

Deputy Mayor Johns further noted that when HRM became aware of the rezoning issues, staff did go out to the site and put a Stop Work Order in place, which was done around May/June of 2009. He indicated that the project has been sitting on hold now for almost a full year and given the fact that there are a number of residential homes directly across the street from the site, as well as, a new subdivision adjacent, it may be

in everybody's best interest to move this matter forward so that construction can commence. Deputy Mayor Johns commended staff for their work on this matter and noted that all of the concerns seem to have been addressed in the report.

**MOTION PUT AND PASSED.**

**8.1.3 Case 01324: Substantive DA Amendments - 51 Old Beaver Bank Road, Sackville**

- A report from the North West Planning Advisory Committee dated January 7, 2010 was before the Community Council.
- A report from A. Ellinor Williams, Chair, Halifax Watershed Advisory Board dated November 27, 2009 entitled Case: 01324: Application by Connors Architects and Planners to add 21 Seniors' Apartments to 52 Old Beaver Bank Road, Sackville, was before the Community Council.

Andrew Bone delivered the presentation to the Community Council. Highlights were as follows:

- the Province and Federal government are funding the proposal
- staff are working in conjunction with the Province and Halifax Water to develop a solution regarding the building's sewage capacity; an engineering solution would be to install a holding tank on the site, which is not typically acceptable; the intent of the holding tank would be to hold sewage until it could be discharged; Halifax Water has approved the proposal in this instance because there is a strong need in the community for senior housing; HRM staff developed a solution that maintains the status quo of sewer discharge, by holding it on site, which should satisfy other policies which promote senior housing
- the original proposal did not include a sidewalk; HRM staff have negotiated with the Province and the Province has agreed to design and build a sidewalk from the front of the building to Sackville Drive
- the sidewalk will be approximate 800 feet in distance; the Province has agreed to build 500 feet of the sidewalk and HRM has the option to complete remaining 300 feet, as well as offer tender pricing; HRM can not confirm funding for this project; if funds are not available to HRM, the sidewalk could be constructed at a later date when funds become available
- the Province has identified that all units will be built with a universal design and be wheelchair accessible; the units can be converted to become fully accessible; initially there will be three fully accessible units and the remainder units will be only wheel chair accessible and will only require minor changes to become fully accessible
- Fencing and signage will be provided by the Province
- 99% percent of the addition will not be visible from front of the building, which should protect the building's architectural integrity

In response to a question raised by Councillor Outhit, Mr. Bone noted that staff have identified that there was a problem with the building's sewage capacity. He indicated that the engineer hired by the Province has put forward a number of suggestions that have gone back and forth with options that could work. HRM staff and the Province have agreed to construct a 16,000 litre holding tank with a controlled outlet. If flows were low, they would flow freely. Should the fluids increase higher than the current levels, the tank would store the sewage and discharge it at a slower rate over time until the sewage was completely drained. He advised that 16,000 litres is considered to be the amount that would, from an engineering and safety stand point, be large enough to hold the sewage from the site for an extended period of time. Mr. Bone advised that the rate of sewage discharge would be no greater than current levels existing on the site.

In response to a questions raised by Councillor Dalrymple, Mr. Bone advised that the existing parking lot is quite large. He indicated that in the Development Agreement, staff have negotiated a reduced parking standard due to the low levels of vehicles parking on site. He noted that one or two parking spaces may need to be added, which is enabled under the Development Agreement, but staff does not anticipate expanding the parking lot. Mr. Bone advised that a considerable amount of the water runoff would drain off into the ground. He noted that staff do not anticipate there will be large amounts of contaminants coming off the roof. He indicated that the parking lot will be separated from most of the water runoff. Mr. Bone further advised that the river bank is quite over grown and staff have not included additional trees for the area, however, the Province is required to plant additional trees on the site as part of the landscaping plan.

Councillor Harvey, Chair, opened the public hearing calling three times for any speakers for or against the matter to come forward at this time.

Walter Regan, Sackville Rivers Association, indicated that the Association is in favour of the development and is very pleased to see that the Province is negotiating with HRM. The Association is extremely happy and pleased to see that proposed sewage holding tanks will be put in place to prevent raw sewage from going into the Sackville River. He hopes that this holding tank is one of many to be utilized in future developments. He noted that the oil-grit separator should be standard in all developments and the Association is glad to see that the Province has agreed to install them. Mr. Regan advised that the sidewalk from the Old Beaver Bank Road to Sackville Drive is long overdue and the Association is pleased to see this. The Association hopes that the Province will build this building according to LEED standards. He indicated that he is a little disappointed that there is no stormwater retention bond to retain stormwater on site and asked if this could be addressed.

Mr. Bone noted that staff has negotiated with the Province and have significant concessions with regard to stormwater. He noted that staff does not expect large amounts of water to flow onto the property. He noted that there will be some increase of water on hard surfaces with respect to the runoff from the roof but the site is fairly flat. The Province is required to address stormwater that it is not directed into the river. He indicated that the only item staff did not negotiate with the Province was the

Stormwater Management Policy because they did not feel there was a significant percentage of water.

Jessica Alexander, 47 Yerevan Drive, Sackville, noted that she would also like to echo Walter Regan's affirmation of planning staff for negotiating the concerns of the Planning Advisory Committee with the Province on this project. She noted that she would like to see some affirmation that HRM will complete the sidewalk. She commented that "when funds become available", this time may never come. She would like to have some kind of communication from the Community Council or planning staff, that HRM will make this a priority. Ms. Alexander indicated that she would hope that further holding tanks within apartment complexes are not necessary and staff would continue to put an upgrade of the Sackville sewage pipeline on the top of their priority list.

Councillor Harvey indicated that the Sackville trunk sewer is on the list and the problems are being acknowledged. Some measures have been taken to assist with the reduction of inflow into the trunk sewer. Councillor Harvey indicated that this is part of the Infrastructure deficit that HRM's underground services suffer from. \$600 million to a billion will need to be spent over the next 20 to 30 years to right this deficit. He indicated that residents will be hearing more about this matter when the Water Commission goes to the Utility Review Board later this year for a consideration of its rates.

John Butler, Lower Sackville, asked what the status was for sidewalks on the Old Beaver Bank Road. He indicated that he does not own a car and he walks the Old Beaver Bank Road every day and would like an indication as to whether a sidewalk will be installed. He indicated that it is a dangerous piece of road. He noted that even if one sidewalk was put on one side of the Old Beaver Bank Road it would be beneficial.

Councillor Harvey advised that the piece of sidewalk, which would be built with this development, would be 750 feet. Councillor Harvey indicated that he has two priority sidewalks, one of which is the Old Beaver Bank Road. Unfortunately, the Old Beaver Bank Road sidewalk does not rate high enough based on the criteria to be moved up on HRM's list of required sidewalks. Staff indicated that the installation of the sidewalk along the Old Beaver Bank Road would cost approximately \$1 million.

Mr. Butler asked how Regional Council determines whether a sidewalk is required. He asked whether the number of cars driven on the road, or whether a specific day of the week, has an effect on Council's decision.

Councillor Harvey indicated that it does play a factor as to how often the road is travelled on. Factors such as if there were a school on the road would increase the point level. He advised that there was a petition from residents in the area regarding the road, which is on file, so there are a number of factors that come under consideration, including the type of road it is, major or arterial road, or residential street. Each year each Councillor has the opportunity to request funding for sidewalks in the budget and over the last several years he had put in requests for the Old Beaver Bank Road and Cobequid Road. He advised that staff would continue working in this

direction and he sees this as the beginning and is hopeful.

Peter Connor, Connor Architects and Planners, indicated that Stephanie Morris who is an architect with the Company, encouraged the Community Council to pass the application. His firm has worked very closely with HRM and the Province and the firm is at a point where construction is not too far away and this is a very high priority in the group of buildings that is slated for senior housing. The money has been committed for the end of March 2010. He indicated that he is available to answer any questions of a technical nature that may arise.

Councillor Harvey gave the third and final call for speakers; there being no further speakers, it was **MOVED by Deputy Mayor Johns, seconded by Councillor Outhit, that the public hearing be closed. MOTION PUT AND PASSED.**

Councillor Harvey stepped down as Chair to address the matter and Councillor Outhit assumed the Chair.

**MOVED by Councillor Harvey, seconded by Deputy Mayor Johns, that North West Community Council:**

- 1. Approve the proposed amending agreement as set out in Attachment A of the report dated December 8, 2009, to amend the existing development agreement for a senior citizen multiple unit dwelling at 51 Old Beaver Bank Road to permit an additional 26 units, to include additional amendments in Clause 5, items 8.3 to 8.7 of the Amending Agreement as distributed to North West Community Council on January 28, 2010:**
  - 8.3 Fencing shall be provided along the embankment next to the Little Sackville River which would prevent residents access to the embankment.**
  - 8.4 A new ground sign shall be required which identifies the name of the building and the civic address. The sign shall be located near the main entrance to the building and be subject to the provisions of the Sackville Land Use By-law.**
  - 8.5 The Developer shall design a new sidewalk on Old Beaver Bank Road in the public right-of-way adjacent the site. The sidewalk shall extend from the main entrance of the multi-unit building to the intersection of Sackville Drive and Old Beaver Bank Road. The design shall include all associated works and be subject Municipal design standards and to standard review protocol by the Municipality. The costs of this design shall be the responsibility of the Developer. The design shall be capable of being constructed in two separate sections, firstly being from the main walkway to the multi-unit building to the southernmost property line of the Lands and secondly from the southernmost property line of the Lands to**

**Sackville Drive.**

- 8.6 The Developer shall construct a portion of the sidewalk and associated works at the Developers expense. The portion shall be approximately 500 feet in length and begin at the main walkway to the multi-unit building and end at the southernmost property of the Lands. The costs of this construction shall be the responsibility of the Developer.**
- 8.7 The Developer shall afford the Municipality the opportunity to extend the sidewalk from the southernmost property line to Sackville Drive, a distance of approximately 250 feet by enabling the Municipality to participate in the construction at the tender unit pricing for construction. The tender pricing shall list this portion of the project at a separate cost. The developer shall grant the Municipality a 60 day period to determine if the Municipality's portion of sidewalk will be constructed at the Municipality's expense.**
- 2. Require the agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later, otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

Councillor Harvey resumed the Chair and Councillor Outhit took his seat.

**8.2 Variance Hearings - None**

**9. CORRESPONDENCE, PETITIONS AND DELEGATIONS**

**9.1 Correspondence**

**9.1.1 Deputy Mayor Johns - Proposed Connector Road - Margeson Drive**

Deputy Mayor Johns submitted a letter from the Waterstone Neighbourhood Association dated January 21, 2010, regarding the proposed connector road, Margeson Drive. He instructed the Clerk to provide photocopies of the letter to the members of the Community Council for the next meeting.

Due to time constraints, the Community Council accepted the letter and agreed to hear brief presentation from Julian B. Young, Chair of Waterstone Neighbourhood Association at the next meeting.

**9.2 Petitions - None**

**9.3 Presentations - None**

## **10. REPORTS**

### **10.1 STAFF REPORTS**

#### **10.1.1 Case 01154: Walkway from Centre Street to Union Street, Bedford**

- A report from the North West Planning Advisory Committee dated January 7, 2010 was before the Community Council.

**MOVED BY Outhit, seconded by Deputy Mayor Johns, that North West Community Council instruct staff to defer any action on the existing walkway easement between 26 Centre Street and 24 & 26 Union Street until future sewer upgrades and/or presentation of an opportunity for land acquisition in the area. MOTION PUT AND PASSED.**

#### **10.1.2 Case 15783: Time Extension to Development Agreement for 10 Riverside Drive, Sackville**

- A report from the North West Planning Advisory Committee dated January 7, 2010 was before Council.

Tyson Simms, Planner 1, Community Development, delivered a presentation to the Community Council, noting that the existing Development Agreement had expired on January 27, 2010.

Councillor Harvey stepped down as Chair to address the matter and Councillor Outhit assumed the Chair.

Councillor Harvey noted that the Planning Advisory Committee is not in favour of extending the Development Agreement.

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

- 1. By resolution, enter into the amending agreement provided in Attachment A of the staff report dated December 17, 2009, to extend the date for the commencement of consideration of a single unit dwelling at 10 Riverside Drive to January 27, 2013; and**
- 2. Require the agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later, otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

Councillor Harvey resumed the Chair and Councillor Outhit took his seat.

### **10.1.3 Case 01285: Development Agreement - 96 Pockwock Road**

- A report dated January 19, 2010 was before the Community Council.

**MOVED BY Deputy Mayor Johns, seconded by Councillor Dalrymple, that North West Community Council Give Notice of Motion to consider the proposed development agreement as provided in Attachment A of the staff report dated January 19, 2010, and schedule a public hearing. MOTION PUT AND PASSED.**

It was noted that the Public Hearing will be held on February 25, 2010.

### **10.1.4 Proposed 2010 Meeting Schedule**

During a brief discussion, it was **MOVED BY Deputy Mayor Johns, seconded by Councillor Outhit that North West Community Council cancel the June 24, 2010 and July 22, 2010 meetings and hold a meeting on July 8, 2010.**

**MOVED BY Deputy Mayor Johns, seconded by Councillor Outhit, that North West Community Council approve the 2010 Meeting Schedule as amended. MOTION PUT AND PASSED.**

## **10.2 MEMBERS OF COUNCIL**

### **10.2.1 Councillor Harvey**

- (i) **Amendment to North West Community Council - Rules of Procedure**
- (ii) **North West Transit Advisory Committee (report attached)**
- (iii) **North West Planning Advisory Committee**

The following documents were distributed to the Community Council:

- A Briefing Note dated January 28, 2010.
- A report from Mr. Michael Cormier, Chair, North West Transit Advisory Committee, entitled Future of the North West Transit Advisory Committee dated January 18, 2010.
- A copy of the Terms of Reference for the North West Transit Advisory Committee.
- A copy of the North West Transit Advisory Committee Composition and Membership.
- A copy of the Terms of Reference for the North West Planning Advisory Committee.
- A copy of the North West Planning Advisory Committee Composition and Membership.
- Map 1 of the Beaver Bank, Hammonds Plains and Upper Sackville Plan

- Area Boundary.
- An Extract of the Motion from Regional Council of July 7, 2009.

Councillor Harvey noted that the Community Council's quorum has increased to three.

During a brief discussion it was **MOVED BY Deputy Mayor Johns, seconded by Councillor Dalrymple, that North West Community Council defer this matter pending a meeting of the North West Community Council Councillors. MOTION PUT AND PASSED.**

#### **10.2.2 Councillor Harvey - Allocation from Sackville Landfill Fund**

Councillor Harvey stepped down as Chair to address the matter and Councillor Outhit assumed the Chair.

**MOVED BY Deputy Mayor Johns, seconded by Councillor Harvey, that North West Community Council allocate from the Sackville Landfill \$10,000 to the Sackville Lions Club for club upgrades.**

Councillor Harvey noted that Lions Club members had been in attendance at the meeting earlier and he was going to save this announcement for the Club's 40<sup>th</sup> anniversary in April but staff is in the process of getting the paperwork prepared. The funds are in support of their capital improvements that have gone on in the last year within their building and property. Councillor Harvey asked that any members of the press in attendance at the meeting, if they would regard this matter as a confidential item for the next couple of months.

**MOTION PUT AND PASSED.**

#### **10.2.3 Councillor Harvey - Kingston Auto Ltd., 400 Sackville Drive, Sackville**

This matter was added to the agenda by Councillor Harvey.

**MOVED BY Councillor Harvey, seconded by Councillor Dalrymple, that North West Community Council request staff to draft an information report investigating the opportunities to consider additional signs for businesses/property owners with multiple facades facing a public street regulated under the Sackville Drive Land Use By-law.**

During a brief discussion, the following highlights were noted:

- the building has a number of different businesses within the same building
- each business can have their own sign on the building
- the main entrance of the building does not face Sackville Drive
- Kingston Auto Ltd. is looking to have a sign at the entrance of their business, as well as, an additional sign that would face Sackville Drive;

both signs would be on the building

Councillor Harvey indicated that the Community Council is asking for an information report to determine the possibilities. The option would only be available to the buildings that meet criteria. He further indicated that there are presently grand fathered buildings that have signs on more than one side of the building.

**MOTION PUT AND PASSED.**

Councillor Harvey assumed the Chair and Councillor Outhit took his seat.

**11. ADDED ITEMS**

**11.1 Information Report - Akerley Boulevard Sidewalk Funding**

- An information report dated December 30, 2009 regarding Akerley Boulevard Sidewalk Funding was before the Community Council.

**MOVED BY Deputy Mayor Johns, seconded by Councillor Outhit, that North West Community Council table the information report dated December 30, 2009.**

**MOTION PUT AND PASSED.**

**11.2 Deputy Mayor Johns - Special Presentation re: Sackville Visioning Process**

Deputy Mayor Johns provided an update to the Community Council noting that Middle Sackville, the majority of which is within District 19, recently undertook a visioning process. He noted that there were approximately six to seven residents who took part in this visioning process. Deputy Mayor Johns recognized the residents that were in attendance at the meeting and presented a small token of appreciation to each of them. He noted, for the record, that members met well over six months, every Tuesday night, and the meetings would run three to four hours. Deputy Mayor Johns thanked and commended the members for volunteering their time and efforts.

**12. NOTICES OF MOTION - None**

**13. PUBLIC PARTICIPATION**

Nick Antoff, Waterstone, requested an update as to where HRM stands with regard to the Burning By-Law. He expressed concern that there may be a burning prohibition after April 15, 2010.

**MOVED BY Deputy Mayor Johns, seconded by Councillor Outhit, that North West Community Council request an information report regarding an update on the amendments to the Burning By-Law and how staff will proceed. MOTION PUT AND PASSED.**

Mr. Antoff expressed concern with the plows dropping their blades too low and as a

result, removing gravel from the shoulders of the road. He suggested having a minimum blade height requirement in place to prevent this problem. He further thanked the members of Regional Council for their work on the Tax Reform.

Deputy Mayor Johns noted that he has spoken to staff regarding this issue and noted that in recent years HRM has stopped using two drivers in some of the newer plows. There used to be a wingman in almost all of the plows as well as a driver. Deputy Mayor Johns indicated that he would speak with staff on this matter.

Walter Regan, Sackville Rivers Association, noted that he is pleased with the expansion of the Community Council.

Councillor Dalrymple noted that he is a member of the Grand Lake Watershed Committee.

Mr. Regan expressed concern with the new development to Bedford West. There is a risk of people jumping Highway 102 and a serious accident occurring. He asked if HRM could get a proper buffer, around 100 metres, to Kearney Lake Road and a walkway underneath the 102 Highway. Leticia Smillie, Cultural Planner, Community Development, advised that there is a pedestrian crossing at the Bedford South in the roundabout, which is part of the Regional Trail. This system will take individuals from one side of the highway to the other.

Mr. Regan clarified his concern with people taking shortcuts across the highway and indicated that it is only a matter of time before there is an accident and someone is killed. He noted that this issue should be addressed within the planning process and suggested a passage be put under the 102 Highway.

Mr. Regan asked what the status was regarding upgrades to the Papermill Lake dam. Councillor Outhit advised that two of the three dams have been upgraded. The third dam is sound. He noted that discussions are ongoing between Clayton/Bedford West Holdings and Annapolis with regard to what is required as a result of the stormwater requirements for the new developments. The need for improvements to the dam is being actively discussed and is being monitored by the Province and HRM.

Mr. Bone confirmed that he had spoken with Annapolis, on behalf of the Bedford Watershed Advisory Committee, approximately three months ago and Annapolis had advised that there was no plan to upgrade at that point. Annapolis needs to determine what is required to accommodate additional stormwater runoff that could come from the Bedford West developments. He noted that he did not know of any discussions between Bedford West and Annapolis. Councillor Outhit indicated as a result of this concern, both Kelly Regan, MLA and himself have looked into this matter to try and move this item along. Mr. Regan requested that when the decision is made, it be made public.

Councillor Harvey indicated that the property at the end of Acadia Lane is still for sale. Councillor Harvey further indicated that there has been no activity on Riverside Drive.

Grant Faulkner, Bedford, noted that there is a group of business people in Bedford that are in the process of forming a Business Improvement District. He indicated that the group has been very successful in Sackville in the past and noted that members of the public can go to [www.shopbedford.biz](http://www.shopbedford.biz) to obtain more information regarding the group's plans. He expressed his appreciation to Councillor Outhit for providing assistance to the organization regarding the legislative process, as well as, his support towards the Bedford business community and the community overall. Councillor Outhit wished the group well and noted that he would continue his support.

Shayla Steeves, Bedford, raised concern regarding traffic congestion, and the safety of residents, when turning left onto Moirs Mill Road from the Bedford Highway, especially during rush hours. She indicated that it has been recommended by HRM staff to install a flashing yellow light to decrease some of the traffic congestion. Councillor Outhit noted that he would look into this matter.

In response to a question raised by Ms. Steeves, Councillor Outhit indicated that the Torrington Drive pathway in Bedford is being paved.

Ms. Steeves raised concern regarding snow plowing cutting into the curbs around Torrington Drive and indicated that there has already been some close calls. Councillor Outhit noted that some of the streets are narrow and he has asked the plow drivers to use extra caution, however, every spring HRM does have to make some repairs.

**14. NEXT MEETING DATE - February 25, 2010 starting at 6:30 p.m.**

The next meeting of North West Community Council will be held on Thursday, February 25, 2010 to commence at 6:30 p.m. at the Sackville Heights Community Centre.

**15. ADJOURNMENT**

The meeting adjourned at 8:35 p.m.

Krista Tidgwell  
Legislative Assistant