

APPROVED 2.2

HALIFAX REGIONAL MUNICIPALITY

NORTH WEST COMMUNITY COUNCIL

AUGUST 22, 1996

PRESENT:

Councillor Robert P. Harvey, Chairman
Councillors: Barry Barnet
Reg Rankin
Peter J. Kelly
Jack Mitchell

STAFF MEMBERS:

Barry Allen, Municipal Solicitor
Paul Morgan, Planner
Sandra Shute, Assistant Municipal Clerk

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1. INVOCATION

The Chair called the meeting to order at 6:00 p.m. at Sunnyside Mall, Bedford. It was agreed to dispense with the Invocation as a new Invocation has been approved by Municipal Council and was not available for tonight's meeting. It was then agreed to change the Order of Business to allow for the Public Hearing as the first item on the Agenda.

2. APPLICATION TO AMEND THE PROVISIONS OF THE GLENGARRY ESTATES DEVELOPMENT AGREEMENT TO ALLOW FOR ADDITIONAL SINGLE UNITS ON SMALL LOT SIZES (FILE NO. CDD-TLB-04-96-02-A4).

Mr. Paul Morgan provided an overview of the Staff Report dated June 26, 1996 together with a further Information Report dated July 24, 1996. He pointed out that the single unit dwelling zone requires minimum lot sizes of 60' frontage and 6,000 sq. ft. in area; however, the application was for single family lots as small as 3,400 sq. ft. in area with 34' frontage. The area involved was on James Street extension from Forest Glen Drive through to Charles Road extension. On the south side of James Street extension the request was for a change to 26 Category F lots, with a minimum of 36' frontage and 15 Category G lots, with a minimum of 34' frontage for a net effect of 11 lots. On the north side, where all lots were 60' frontage, the request was to change the majority of these lots to Category C, with 40' frontage for an increase of 12 lots, for a total increase of 23 lots.

Referring to the traffic impact on St. Margarets Bay Road, Mr. Morgan advised that a traffic study has been completed for the area which identified congestion on St. Margarets Bay Road, particularly closer to the old city limits. It was felt, however, that an extra 23 lots would not have a significant impact on traffic volume. Mr. Kenny Silver, Manager of Traffic and Planning concurred with the opinion of Planning staff but wanted to express concern that in the future there would have to be a resolution to traffic congestion on St. Margarets Bay Road.

In conclusion, Mr. Morgan stated that staff was satisfied that the proposal would conform with the Municipal Planning Strategy. With regard to the subsequent Staff Report dated July 24, 1996 which recommended approval in part of the proposal for lot sizes on the south side of James Street extension, on the north side staff was suggesting Category B lots with 50' frontage and 5,000 sq. ft. in area. The Armoyan Group had indicated they would be prepared to compromise if requested but would like to have their proposal put forward to Community Council for consideration.

On a question from Councillor Mitchell as to whether or not there were homes with 34' and 36' frontage in other areas of the Municipality, Mr. Morgan replied that he knew there were

some in the older sections of Halifax. Pertaining to Sackville, Timberlea, Cole Harbour, Bedford, this was a more recent phenomenon.

Speakers in Favour

Mr. Stephen Wallace, Wallace Macdonald & Lively, on behalf of Armoyan Group and with the aid of a Concept Plan, outlined the area of Glengarry Estates that was in question and provided information on market response with regard to small lot single family homes compared to the standard 60' frontage lot with 6,000 sq. ft. in area. The combination of the lot size and the houses being put on the lots created a product that could be brought to market at under \$100,000 thus meeting the needs of a segment of the metro community who were looking for affordable housing and the desire to own their own home which was free standing.

Recently, Armoyan Group met with residents in the area, heard their concerns and were responsive and Mr. Wallace explained that Armoyan Group was prepared to offer a compromise position. The compromise was for 50' wide lots abutting the dwellings on Meadowdale Crescent. The remaining lots would be as per the original application. This meant that rather than the application seeking 23 additional lots, it now meant a drop of eight lots to 15 additional. The proposal that Mr. Morgan advised that staff was prepared to support involved a combination of 40' and 50' lots which would add to the same additional lot count of 15. What was being proposed tonight, therefore, was consistent with the number that staff was prepared to support in the alternate proposal.

As well, Mr. Wallace made mention of the fact that small lot single family homes have been approved in other areas and, therefore, this application was consistent with other projects. Armoyan Group was offering the compromise in recognition of the concerns raised by residents but it was not the first choice.

Councillor Kelly asked the difference in price between 36' and 60' lots to which Mr. Wallace replied that 36' were approximately \$28,000 compared to \$35-38,000 for 60'.

Councillor Kelly asked further for information on overall recreational aspects in the subdivision. In response, Mr. Wallace stated that there was a 13 acre parcel representing 35% of the lot area of the overall development whereas normal parkland dedication was 5%. The Development Agreement required that the developer donate \$30 per unit to a fund to be used for parkland upgrading. As well, a \$10,000 payment was made to Halifax County for parkland improvements. The park provides lake frontage to residents and creates a buffer from development.

Mr. Darrell Dixon, Armoyan Group clarified that 40' lots were selling for \$22-24,000. 60' lots have sold for \$28,000. With regard to parkland, Armoyan Group worked with Parks

Department to provide a pedestrian walkway to the good part of lake frontage and were working to improve parkland as construction continues.

There were no questions from Community Council members.

Ms. Donna Ernst Henry, corner lot Meadowdale Crescent supported the agreement reached between Armoyan Group and the residents of her street. Her concern was with viewing ability from her home and they were willing to give her a field of vision that would blend with the current development and, therefore, she could live with the smaller type of housing out of her field of vision.

There were no questions from Community Council members.

Speakers in Opposition

Mr. Alfred Mullaley, 54 Forest Glen Drive referred to parkland and advised that the majority was underwater, swampy and could not be used. Having asked previously why every single tree on the acre he indicated on the map was cut down, Mr. Morgan had indicated Armoyan Group was not able to cut unless there was approval from Parks and Recreation. He asked for clarification publicly. In reply, Mr. Morgan said he had not had an opportunity to speak to the Development Officer since he spoke to Mr. Mullaley yesterday but agreed to look into it.

Mr. Mullaley pointed out that the original CDD agreed to was a good proposal and should stand; however, Armoyan Group keeps coming back for amendments. As far as the \$10,000 donation was concerned, it was a fine not a donation as Armoyan Group had installed services before design approval was given. He referred to an environmental berm and stated the lake was totally polluted, full of garbage and runoff. He understood a park cannot be put in until all the construction takes place. According to the MLS book, there were plenty of affordable houses in the area already and the bottom line was bucks for the developer. There was enough 30' and 40' frontage in the subdivision already for affordable housing.

Councillor Kelly asked if the original CDD indicated there were to be no trees cut. In reply, Mr. Morgan stated that the CDD indicated the developer would not cut any trees on the parkland dedication unless approval is obtained from Parks and Recreation and Engineering Departments.

Councillor Kelly asked if penalties were included in the CDD agreement to which Mr. Morgan replied there were various actions the Municipality could take. Councillor Kelly asked for information regarding the state of the lake and if the berm was in the agreement.

In reply, Mr. Morgan said that the County had cooperated with Department of Environment and if Department of Environment was not satisfied, then endorsements were withheld.

Councillor Kelly requested that the CDD agreement pertaining to this be checked.

Mr. Dave Beaver, Forest Glen Drive asked that the application be rejected because Forest Glen Drive was the main artery from Highway 3 and it would be nice to keep the houses with 60' frontages. It would look much better for public coming into the area for all the houses to be consistent.

There were no questions from Community Council.

Mr. Lewis Morrissey, 30 James Street expressed concern that schools were already crowded now. The application should be dropped.

Councillor Rankin asked if Mr. Morrissey was the same person who had two lots for sale. In reply, Mr. Morrissey stated he was but his lots were the right size.

Ms. Theresa Scratch, Sackville said a CDD was created to allow for innovative development, should allow for some controls over the development and even allow for extra controls. If Development Agreements continued to be amended, she wondered where the benefits were in a Development Agreement.

There were no questions from Community Council.

Ms. Maria Jones, Meadowdale Crescent was concerned with the existing James Street not being adequate for the increase in traffic. There was concern for the safety of children walking on the road. If there were extra houses, it would be worse still. The exit and entrance to both schools was blind. Even after a stop sign was installed, people were still not stopping and it was a dangerous situation. No further housing should be added until the street is upgraded.

There were no questions from Community Council.

Mr. Mike Gray, Sackville echoed Ms. Scratch's comments and expressed concern with trees being cut down. He was also upset about the lake and the berm. If something was wrong, it needed to be corrected, not compromised.

There were no questions from Community Council.

A letter in opposition from M. A. Dickson-Challis was received.

Rebuttal by Applicant

Mr. Wallace referred to where the trees were cleared and advised this was done with full written approval of the appropriate departments of Halifax County. The area had rocks, crevices and a steep embankment and had been evenly graded to create a safer condition adjacent to the school property. With regard to density, Mr. Wallace said the project was in the order of five units per acre which was low density. With regard to the berm and its functionality, it was there specifically to help protect the lake and was one element of erosion control. The water ponded so the sediment settled out before discharging to the lake. There was a written agreement that the contractor working for Armoyan would remove the berm when all the construction is completed, get rid of the debris and place the park in a suitable condition for recreation use. The berm was used on an interim basis to help protect the lake and was up to specifications even though it was not fancy, but functional and serving the purpose intended. Department of Environment monitored the project closely and met with Armoyan Group regularly since the project started. When there were concerns, additional measures were put in place to address them.

Additionally, Mr. Wallace referred to school overcrowding and said there was a clause in the Development Agreement which limits the number of lots that can be brought to market in any one given time with the idea of easing the growth of the school population over time so that the School Board can respond. To his knowledge, this does not exist in any other Development Agreement in the area. With regard to 50' lots versus 60' lots and the house on them, the 50' lot with the side yard would have the same physical house as that on a 60' lot. As well, Armoyan Group constructed a sidewalk along existing frontage on James Street that they did not even own in order that the students from their project and from existing portions of Glengarry could travel to school on a sidewalk over the full extent. In summary, Mr. Wallace stated that the market has demonstrated the affordability of small lot single family homes is in high demand. He asked for support from Community Council.

In response to a question from Councillor Kelly regarding phasing in provisions, Mr. Wallace replied that 75 lots could be brought to market per year. Mr. Morgan added that if the full allotment was not used in any one year, the subsequent year he could make up the difference to a maximum of 100 lots.

Decision by Council

Councillor Rankin advised he met with residents on the proposal, visited the area many times and met with the developer. He expressed disappointment, for the record, that an Engineer was not present at the Public Hearing to provide information regarding water pressure and complaints about the lake. He pointed out that July was a record month as far as rainfall was concerned which could have increased runoff problems.

Additionally, Councillor Rankin stated that he had initiated a CDD for the area. People were misled when they thought because there were R-1 lots, things would be static as this was not the case in the Municipal Planning Strategy. He was for affordable housing and pointed out that Timberlea was more balanced than other communities because there was a variety of housing. Just because there were only 60' lots in a community did not mean you had a healthy community without crime. He had signalled he would not go for an application for an additional 23 lots; however, he could live with 50' lots on the north side but further down on James Street there was no good reason to resist the request, which was reasonable. He was having consideration with market changes and, if the application was approved, he would not favour well any additional amendments whatsoever for Glengarry. He was delighted that Mr. Silver, Manager of Traffic and Planning had concerns with traffic on St. Margarets Bay Road. He wanted to indicate to Mr. Armoyan that until the road situation was fixed up, he would not be okaying any more units of any CDD. The community has to be satisfied and it was at the breaking point now. He also pointed out that, as far as school overcrowding was concerned, there had been an application by Armoyan Group to increase the number of lots per year to be developed but this had been dismissed. He would tolerate no more than 75 lots endorsed per year.

MOVED by Councillors Rankin and Mitchell that the amended compromise proposal as presented by Steve Wallace of Wallace Macdonald Lively this evening be approved as indicated on the Concept Plan Rev. 3.5 dated August 22, 1996.

Councillor Kelly asked the status of the report he had requested with regard to demand for small lots. A Preliminary Report dated August 13, 1996 was available for Community Council under Information Items for this Agenda. Mr. Morgan agreed to bring the request to the attention of his managers.

Councillor Kelly went on to say that it was important to know what the full picture and impact on a respective community was with regard to fire, police, recreation. This would be important in dealing with future situations.

Councillor Harvey stated he was puzzled that the market forces which bring forward the application were not obvious in 1994 which made him think that perhaps the original CDD should have reflected this level of density. It seemed that there was a path the CDDs took - there was a long development stage including staff and the community. After approval, there are amendments and by the time the final amendment is made and the last lot is built on, it does not look anything like it did when the CDD was approved. This seemed to take place all over the Municipality.

MOTION PUT AND PASSED.

The Public Hearing portion of the meeting was adjourned.

The meeting resumed after a short break.

3. **APPROVAL OF MINUTES - JULY 11, 1996**

MOVED by Councillors Barnet and Kelly that the Minutes of meeting held on July 11, 1996 be adopted as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

Councillor Harvey requested that Information Item No. 4 be moved to the Agenda to receive it.

Councillor Rankin requested the addition of:

- Uplands Park Former Area Rate
- RCMP Coverage - former Western area
- Crosswalk - Timberlea

MOVED by Councillors Mitchell and Barnet to approve the Order of Business, as amended. MOTION PUT AND PASSED UNANIMOUSLY.

5. **BUSINESS ARISING FROM THE MINUTES** - None

6. **MOTIONS OF RECONSIDERATION** - None

7. **MOTIONS OF RESCISSION** - None

8. **CONSIDERATION OF DEFERRED BUSINESS** - None

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS**

9.1 **Correspondence**

9.1.1 Community Council members agreed to receive a copy of a letter dated July 22, 1996 from Theresa Scratch to the Minister of Housing and Municipal Affairs regarding the Second Lake Watershed together with the Minister's reply dated August 14, 1996.

9.1.2 Community Council members agreed to receive a copy of a letter from Bill MacDonald, MLA to Vicki Brown, Chair, Halifax Regional School Board regarding school area rates.

9.1.3 Community Council members agreed to receive correspondence dated July 27, 1996 from S. M. Mandaville, Co-ordinator, Soil and Water Conservation Society of Metro Halifax with regard to Paper Mill Lake, Bedford along with a letter dated July 30, 1996 from Francene Cosman, MLA in support of the policy regarding the management of Paper Mill Lake.

It was agreed that the information should be referred to the North West Community Planning Advisory Committee which would be struck later on in the meeting. The new Committee might wish to hold a Public Information meeting.

9.2 Presentations

9.2.1 Provision of Recreational Services

The Chair welcomed Denis Huck, Superintendent of Facilities and Nick Murray, Regional Manager, Recreation. It was agreed to receive two reports, one with regard to skateboarding and the other with regard to outdoor recreation facilities in the Central Region and District 23.

Mr. Huck and Mr. Murray provided information with regard to skateboard facilities in the Sackville/Fall River area. Contained in the skateboarding report was a recommendation to continue the sub-committee set up to look at developing an outdoor facility in the Sackville Sports Stadium area adjacent to the existing outdoor basketball court, with restricted hours, supervision and with a nominal fee. Cost of developing would be in the range of \$35,000.

Councillor Kelly pointed out he had requested a report on Bedford and was waiting to know how much it would cost to reinstate skateboarding there. In reply, Mr. Huck stated that as well, Councillors Rankin and Mitchell were also interested in skateboarding facilities and he intended to follow up.

As Lake District Recreation Association had cooperated fully by allowing the Arena to be used for skateboarding, the Chair requested that a letter be sent to Lake District Recreation Association expressing Community Council's appreciation. The Chair also requested that Mr. Huck arrange a meeting in September of the sub-committee to discuss development of a permanent outdoor facility at the Sackville Sports Stadium.

With regard to open space facilities/sports fields in the Central Region, particularly soccer, Mr. Huck provided statistics, numbers of fields available both for soccer and baseball and the condition of the fields. He outlined recommendations to meet the needs of the soccer community, utilizing the limited financial resources available. Of particular concern was the current condition of fields and bringing them to acceptable standards.

Following the presentation, Mr. Huck and Mr. Murray answered questions from Councillors. As well, Councillors expressed individual concerns in their Districts.

Public Participation Regarding Recreation

Mr. David Lewis, Suburban Soccer Association stated that stewardship of fields was one of their major concerns. They were looking for a way to participate, assist in looking after the fields and how they would be used.

Mr. Phil MacKenzie, Bedford Soccer Club stated that the Basinview field was not built properly and explained why. He pointed out there were only eight full size fields and there should be more than that.

Mr. Gordon Morgan recommended the pursuit of stewardship and suggested that a meeting be held with the Referees Association to obtain input from them with regard to the fields. He recommended pursuit of the synthetic field concept and cited a chopped rubber field in use in British Columbia. He also recommended building sports fields as opposed to soccer fields. If a soccer pitch was built instead, it was no good for anything else.

Ms. Marie March, President, Capital Interdistrict Soccer League recommended one main booking area and suggested the "Adopt a Field" concept.

Mr. Bryce Reid referred to field maintenance and the fact that his previous request for a maintenance schedule could not be provided. He said there was a need, other than cutting grass, for watering, aeration, fertilizing in the spring and fall and he had been referring to these things as well when he requested the schedule. He agreed with the suggestion that the community should help with keeping up the fields.

Councillor Kelly asked if there was a prescribed maintenance for the fields and, if not, why not. After discussion, it was agreed that representatives from Regional Operations would be requested to provide a verbal report for the next meeting with regard to the on-going maintenance of fields. In this regard, they could contact Mr. Huck and Mr. Murray regarding the discussion which took place tonight.

10. **REPORTS**

10.1 Requests from Councillor Rankin

10.1.1 Paving Requests Spring 1997

MOVED by Councillors Rankin and Barnet that Department of Transportation be requested to include 14 paving requests in the Capital Budget for Spring 1997 and

that HRM staff be requested to assist with the preparation of the necessary petitions.
MOTION PUT AND PASSED UNANIMOUSLY.

Councillor Rankin agreed to provide the list of streets after the meeting.

10.1.2 Storage Lanes - Cost Sharing

MOVED by Councillors Rankin and Barnet that Department of Transportation be requested to cost share in the construction of storage lanes at two busy intersections, namely Hammonds Plains Road/Lucasville Road and Hammonds Plains Road/Kearney Lake Road. MOTION PUT AND PASSED UNANIMOUSLY.

10.1.3 Snow Clearing for Private Roads

MOVED by Councillors Rankin and Mitchell that Regional Operations be requested to consider provision of a contingency plan for those private roads within the serviced area in Lakeside which are presently provided snow clearing through an agreement with the Province and the former Halifax County Municipality, formally signed in 1992 and about to expire in 1997. MOTION PUT AND PASSED UNANIMOUSLY.

10.1.4 Water Testing - Upper Hammonds Plains

MOVED by Councillors Rankin and Barnet to send a letter to the Minister of Environment requesting that water testing be carried out in the Upper Hammonds Plains community to document the health hazard associated with the lack of a domestic water supply and that staff be requested to begin the process of redrawing the water service district lines. MOTION PUT AND PASSED UNANIMOUSLY.

10.1.5 Repaving - Pockwock Road

MOVED by Councillors Rankin and Barnet that Department of Transportation be requested to repave Pockwock Road, Upper Hammonds Plains. MOTION PUT AND PASSED UNANIMOUSLY.

10.2 Appointments - Planning Advisory Committee

The Chair advised that Community Council was fortunate to have received a series of quality applications to Planning Advisory Committee which allowed consideration of a number of combinations. In the end, the combination agreed on was considered to best

serve the needs of the committee at this time. He thanked all those who came forward with applications to take part in this important committee of Community Council.

MOVED by Councillors Mitchell and Barnet to accept the recommendations of Committee of the Whole and appoint the following to North West Community Planning Advisory Committee:

- District 19 - Ann Merritt - one year term
Delphis Roy - two year term

- District 20 - Theresa Scratch - one year term
Anne Marie Kelly - two year term

- District 21 - Peter Sheehan - one year term
Len Goucher - two year term

- District 22 - Betty Stacey - one year term
Steve Wood - two year term

- District 23 - Aileen McCormick - one year term
Helen Matheson - two year term

- Councillors - Councillor Barnet - one year term
Councillor Kelly - one year term

The Chair noted that the one year term would expire on December 31, 1997 and the two year term would expire on December 31, 1998 initially. Draft Terms of Reference would be provided to the new committee for comment before being ratified by Community Council.

Councillor Kelly referred to the Councillor appointments and advised that the two Councillors appointed intended, because the committee was community driven, to rotate attendance at meetings.

MOTION PUT AND PASSED UNANIMOUSLY.

It was agreed that members of the new committee could be introduced at the September 12, 1996 meeting of Community Council and, at the same time, Certificates of appreciation could be presented to out-going members of Western Region Community Planning Advisory Committee, Sackville Community Planning Advisory Committee and Bedford Planning Advisory Committee.

10.3 Fall Meeting Schedule

MOVED by Councillors Kelly and Mitchell to approve the meeting schedule to and including December 12, 1996 with an amendment that the October 24, 1996 meeting be rescheduled to Brookside Junior High School. **MOTION PUT AND PASSED AS AMENDED.**

11. MOTIONS - None

12. ADDED ITEMS

12.1 Uplands Park Area Rate

MOVED by Councillors Rankin and Barnet that the Commissioner of Community Services be requested to clarify the situation with regard to the area rate for Uplands Park which had previously been levied by the Uplands Park Commission and that a request be made to have the school bus stop painted. **MOTION PUT AND PASSED.**

12.2 RCMP Coverage - Western Region

MOVED by Councillors Rankin and Mitchell that a letter be written to A/Commr. Ralph Falkingham, with a copy to the Chief Administrative Officer, to address the disparity in service levels in the Western Region versus other areas with RCMP coverage and that the RCMP be advised of Community Council's support in this matter. **MOTION PUT AND PASSED.**

12.3 Crosswalk - Timberlea

MOVED by Councillors Rankin and Mitchell that a letter be sent to Kenny Silver, Manager of Traffic and Planning requesting that the crosswalk location approved by Department of Transportation in November, 1995 be relocated at or near the Senior Citizens Complex in Timberlea in lieu of the Capitol Stores location. **MOTION PUT AND PASSED UNANIMOUSLY.**

12.4 First Lake Village

Community Council members agreed to receive a letter dated August 12, 1996 from the Minister of Health advising the status of First Lake Village. It was expected that a decision would be communicated by mid-September.

13. NOTICES OF MOTION - None

14. PUBLIC PARTICIPATION

Mr. Tony Edwards recommended that the name for the new Library at Acadia School should be named after Charles Fenerty and outlined his reasons. In reply, Councillor Harvey stated that naming the Library would be under the jurisdiction of the Library Board.

Mr. Jim McLeod, President, Fultz Corner Restoration Society asked for support from Community Council in naming the Library after Charles Fenerty as well. He provided further historical information in support. If the Library could not be named for Charles Fenerty, then he recommended that the large room be named the Charles Fenerty Memorial Room.

Mr. Bryce Reid expressed concern over the delays with the Upper Sackville Complex. The RFP from June still has not been let nor the one for Millwood. If there is further delay going through administration and engineering, it was possible that the capital budget would be missed next year and it could be 2001 before anything is done. It was necessary to go through seven different managers - paper pushers - and they would not make a decision. The Minister of Housing has viewed the area, the money is already available and the delays are very frustrating. He asked for help from Community Council. The Chair indicated he had expressed concern to the Commissioner of Community Services yesterday as he was trying to get things done as well. It seemed that part of the problem was the cross over between Recreation and Leisure and Parks and Grounds. Somewhere there it gets stalled.

In addition, Councillor Barnet said there was also the problem of procurement. He had also experienced frustration trying to get the two projects referred to by Mr. Reid done and pointed out that there were no municipal funds involved. He had expressed concern to senior staff and managers and was recommending that the projects be allowed to go outside to get them done. Additionally, he advised that the Minister of Housing has agreed to meet with the Sackville Councillors regarding Second Lake and the Millwood Development early in September.

Ms. Berit Pittman raised the following points:

- She referred to expansion and development and the fact that a plan should be available showing the present and planned development for an overall view. Waste management systems did not have to be big to be good. She cited Bear River as an example.
- She asked if the Senior Citizens complex in Tantallon was going to be expanded. In reply, Councillor Rankin advised he did not have any information; if there was opportunity for expansion it would have to be by private/public partnership.

Mr. Walter Regan, Sackville Rivers Association raised the following points:

- He asked for information on ditch digging on Glendale Drive being done incorrectly. In reply, the Chair stated that when he inquired, Environmental Engineers had indicated there was a policy in place but there had been an oversight regarding this particular job.
- He referred to the Development Agreement for Spruce Island, an environmentally sensitive area, and asked if it would be possible for Community Council to recommend that an environmentally sensitive area study be done for the North West Region so that it would be possible to get ahead of urban sprawl and identify the areas to be protected, such as wetlands, old growth stands. If this could be identified now, it could be put in the planning documents to protect so that incidents like Spruce Island do not happen again. It was agreed to refer this matter for discussion to the new Community Planning Advisory Committee.

Ms. Maureen Bartlett referred to the letter from the Minister of Health regarding First Lake Village and expressed concern that MLA Holm, the MLA for the District directly involved, was not invited to attend the meeting. In her opinion, it was inexcusable and rude. The Chair referred to a meeting between municipal Councillors and MLAs for the HRM area held recently. There had been five MLAs not invited because they were opposition MLAs and he had raised the same question. The reaction was that it would be unproductive to have opposition MLAs in the same room.

15. **NEXT MEETING** - Thursday, September 12, 1996
2041 Hammonds Plains Road
Fire Hall, Hammonds Plains

16. **ADJOURNMENT**

Meeting adjourned at 9:20 p.m.