



NORTH WEST COMMUNITY COUNCIL  
May 26, 2005  
MINUTES

**PRESENT:** Councillor Brad Johns, Chair  
Councillor Robert Harvey  
Deputy Mayor Len Goucher

**STAFF:** Mr. Wayne Anstey, Q.C., Municipal Solicitor  
Mr. Andrew Bone, Planner I  
Ms. Jill Justason, Planner I  
Mr. Kevin Warner, Development Officer  
Ms. Thea Langille-Hanna, Planner II  
Ms. Sheilagh Edmonds, Legislative Assistant

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**1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m. in the Sackville High School Cafeteria, 479 Glendale Drive, Sackville.

**2. APPROVAL OF MINUTES**

**MOVED by Deputy Mayor Goucher, seconded by Councillor Harvey the minutes of the regular meeting of March 24, 2005 and special meeting of April 26, 2005 be approved as circulated. MOTION PUT AND PASSED.**

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

Councillor Harvey requested, **and it was agreed**, that Mr. Glen Guilderson be permitted to address item 9.1.1 *Letter from the Sackville Drive Business Association RE Sackville Drive Secondary Planning Strategy Height Restrictions*.

**MOVED by Deputy Mayor Goucher, seconded by Councillor Harvey, the agenda as amended, be approved.**

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

**4.1 STATUS SHEET ITEMS:**

**4.1.1 Judy Avenue Pathway**

Councillor Johns advised that he recently met with staff from Parkland Planning to discuss various options, and it appears that this matter will be addressed through Community Council's recreation fund. This item is to remain on the status sheet.

**4.1.2 Purchase of Land for Springfield Lake Recreation Centre**

Councillor Johns advised that he met onsite with staff, and staff is going to carry out a review and determine whether there is a viable business case. This item is to remain on the status sheet.

**4.1.3 George Hepworth Park Designation**

Deputy Mayor Goucher expressed frustration that this item had been on the status sheet since last fall for a staff response and, to date, he has heard nothing. He noted the request was simply to rename a small park area in honour of resident who passed away, and who had shown a great sense of commitment to his community.

**MOVED by Deputy Mayor Goucher, seconded by Councillor Harvey that North West Community Council forward this matter to Regional Council with a request that staff be asked to respond as soon as possible. MOTION PUT AND PASSED.**

This item is to be removed from the status sheet.

#### **4.1.4 Sackville Drive Secondary Planning Strategy**

A staff report dated May 9, 2005 by the Director of Planning & Development Services was submitted.

Councillor Harvey requested and, **it was agreed**, that this item would be placed on North West Community Council's July 7, 2005 meeting agenda. This item is to be removed from the status sheet.

#### **4.1.5 Union Street Flooding**

Deputy Mayor Goucher advised that some modifications to the berm have been made to slow down the flooding. He added that he is still looking for a long term resolution for the residents and, therefore, wants this item to remain on the status sheet.

#### **4.1.6 Policy P-71, Beaver Bank, Hammonds Plains and Upper Sackville MPS**

The Chair advised that staff has indicated a report will be coming forward to Community Council's next meeting. He suggested that representatives from the Sackville Rivers Association as well as Springfield Lake Watch may want to be present at this meeting. This item is to remain on 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 00653 Development Agreement/Rezoning - Walker Avenue, Sackville**

- First Reading and Notice of Motion was passed at a special meeting of North West Community Council, held on April 26, 2005.
- A report dated April 7, 2005 from the Chair of the North West Planning Advisory Committee, with an attached staff report dated March 29, 2005 was before Community Council.

Mr. Andrew Bone, Planner, addressed Community Council and outlined the application by SML Developments Limited to rezone properties located on Walker Avenue, Sackville, from R-4 (Multiple Unit Dwelling) Zone to CDD (Comprehensive Development District) Zone and to enter into a development agreement to permit a mixed residential development. In his remarks, Mr. Bone reviewed the types of properties surrounding the proposed development, and he elaborated on the proposal itself, noting that it will involve construction of 20 semi-detached units; 6 townhouses; and 2 apartment buildings, each

containing 32 units. He added that the proposed Development Agreement meets with the policies of the Plan.

Mr. Bone went on to note the numerous concerns that were identified at the public information meeting, such as crime, sewer capacity, traffic congestion, lack of undeveloped parkland, lack of sidewalks, school capacity, and building and property aesthetics. He elaborated on how staff has investigated and addressed the issues, and concluded by advising that staff is recommending approval of the rezoning from R4 to CDD. Mr. Bone advised that this application includes a rezoning and a development agreement and the rezoning has to happen separately, and if Council approves the rezoning, then it would be expected that at the next meeting of Council, a decision would be made with regard to the development agreement, but that the hearing tonight deals with both items.

Mr. Bone responded to questions from Community Council, and the Chair opened the meeting to members of the public wishing to speak either for or against the proposal.

Mr. Jim Murphy, a resident of the Old Sackville Road, expressed concern that the project would result in low quality buildings with high density. He suggested that this would result further in businesses in Sackville relocating to Bedford and Halifax, and the low quality housing would bring forth more crime. He requested that Community Council turn down the proposal.

Mr. Chris Taggart expressed concern about the possibility of sewer overload, and noted that staff have not provided figures to suggest otherwise. In addition, Mr. Taggart referred to the aspect of additional lighting and advised that there is no evidence which indicates that additional lighting will reduce crime.

Mr. Peter Smith, a resident of Dresden Court, advised that he did not support the proposal. He noted that, although this proposal may provide lighting, there would be surrounding areas which wouldn't have lighting and he noted that those properties would be affected by the additional units. He suggested that property values would be negatively affected. Mr. Smith advised that he was currently dealing with problems of youth vandalism and it would not be fair to the people of the area who are already dealing with such problems.

Mr. Walter Regan, representing Sackville Rivers Association advised that, at the public meeting, he raised several concerns and is pleased to see that staff have addressed these in the Agreement.

Ms. Candice Overton, a resident of Dresden Court expressed concern that the proposed townhouses and semis may be rental units.

In response, Mr. Bone pointed out that Development Agreements do not address the issue of ownership. He added that his understanding in speaking with the developer was that private ownership was intended.

Ms. Sharon Landry, a resident of Walker Avenue, noted concerns with regard to lighting and control of the lighting of the buildings; the timelines to develop park land, and the increase in traffic generated with this development, in addition to HRM's plan for a Rapid Transit Depot.

In response to her concerns, Mr. Bone advised that all improvements are tied into specific phases of the site, and that parkland is tied to the development of the semi-detached units. With regard to lighting, he advised that, under the lighting clause, the lights would be required to be on a timer; they are required to be fully shielded; and the only thing required to be turned off would be any signs and this would have to be done by 11:00 p.m. Mr. Bone referred to the concern of traffic and HRM's proposed Rapid Transit terminal, and advised that this application came in first, and therefore their traffic study was completed first. Metro Transit carried out an evaluation and if the Bus Rapid Transit Terminal increased the traffic over and above what is generated by this development, and it creates a situation to carry out upgrades, it would happen through the Bus Rapid Transit Terminal because they would be responsible for pushing it over the traffic threshold.

Mr. Robert Grant addressed Community Council and advised that he was the lawyer representing the applicant, SML Developments Limited. Mr. Grant noted that the applicant has held the lands for 30 years, and for 10 years they have been fully serviced and ready for development. He explained what the current zoning would permit the applicant to build as of right; however, the applicant has responded to the questions and concerns raised at the Public Information Meeting and, as a result, worked with staff to address these issues and they believe they have come up with a proposal which is a better project. Mr. Grant noted that the concessions made by the developer has resulted in incurred costs. In summation, Mr. Grant explained the project is a better one than if the applicant were to build as-of-right, and it maintained the intent of the Municipal Planning Strategy, and he suggested it is in the best interest of the Community to approve this.

Mr. Glen Burke, a resident of Walker Avenue addressed Community Council and expressed concern about truck traffic during construction in the vicinity of the current playground. He questioned what the Municipality was willing to do to ensure the playground zone was kept safe during the construction period.

A discussion ensued and Councillor Harvey noted that there was another entrance at the west end that doesn't have residential development, and indicated it may be possible for HRM's Construction Engineering staff to strongly suggest that traffic come in from the other end.

The Chair then called three times for anyone else wishing to speak and, there being none, it was **MOVED by Deputy Mayor Goucher, seconded by Councillor Harvey, the public hearing be closed. MOTION PUT AND PASSED.**

Councillor Harvey addressed the matter and advised that this area was a very sensitive area for development, however, the decision comes down whether the status quo of an R-4 zone which allows 90 units is better and safer for the neighbourhood than rezoning for comprehensive development district that would then allow the community and HRM to provide, by contract, certain amenities in the Development. Councillor Harvey added that, with the five buildings presently there, the various items such as fencing, lighting trees, are not present because those buildings were constructed as-of-right. He noted that many of the concerns expressed tonight have been addressed in the future development agreement, should it come into effect. The Councillor also added that he was dismayed by some of the remarks made this evening about tenants in rental units, advising that it is unfortunate to hear generalizations like this. In conclusion, Councillor Harvey indicated

that in weighing out the options, the community would be better off under a CDD than a R-4 zone.

**MOVED by Councillor Harvey, seconded by Deputy Mayor Goucher that North West Community Council approve the rezoning of 89, 99, 109, 119 and 129 Walker Avenue, as shown on Map 2 of the March 29, 2005 staff report from R-4 (Multiple Unit Dwelling) Zone to CDD (Comprehensive Development District) Zone.**

Deputy Mayor Goucher and Councillor Johns both addressed the matter, indicating they concurred with Councillor Harvey's rationale for supporting this proposal.

**MOTION PUT AND PASSED.**

**8.1.2 Case 00773 - Amendments to the Super Store Development Agreement - 745 Sackville Drive**

- Notice of Motion was given at a special meeting of North West Community Council, held on April 26, 2005.
- A report dated April 7, 2005 from the Chair of the North West Planning Advisory Committee, with an attached staff report dated March 22, 2005 was before Community Council.

Ms. Jill Justason, Planner I, addressed Community Council and outlined the application by IPCF Properties Inc. to amend the existing Super Store Development Agreement regarding hours of operation of the service station located at 745 Sackville Drive.

In her presentation, Ms. Justason advised that the applicant has indicated a preference to remove the hours of operation provision of the Agreement, altogether, in favour of regulating this part of the business through provincial licensing related to the sale of petroleum products. She advised that Greg Zwicker, on behalf of Terrain Group was in attendance this evening representing IPCF Properties, to respond to any questions from Community Council.

In response to a question by Councillor Harvey with regard to the landscaping issue, Mr. Kevin Warner advised that return of the bond has been requested, however, inspection has not occurred.

The Chair called three times for anyone wanting to speak either in favour or against the application; there being none, it was **MOVED by Deputy Mayor Goucher, seconded by Councillor Harvey the public hearing be closed. MOTION PUT AND PASSED.**

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

- 1) **Approve the amending agreement (Attachment A to the March 22, 2005 staff report) to amend the hours of operation of the service station at 745 Sackville Drive; and**



- 2) **Require the amending agreement be signed within 120 days, or an extension thereof granted by the North West Community Council on request of the applicant, from the date of final approval of said Agreement by the North West Community Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods. Otherwise this approval shall be void and obligations arising hereunder shall be at the end.**

**MOTION PUT AND PASSED.**

**8.1.3 Case 00760: Rezoning - PID 00376848, Sackville Drive**

- First Reading was given at a special meeting of North West Community Council, held on April 26, 2005.
- A report dated April 7, 2005 from the Chair of the North West Planning Advisory Committee, with an attached staff report dated March 22, 2005 was before Community Council.

Mr. Andrew Bone, Planner I, addressed Community Council and outlined the application by Kingston Investments Limited to rezone a parcel of land (PID 00376848) from PC (Pinehill/Cobequid) Zone to ODC (Outdoor Display Court) Zone.

In his remarks, Mr. Bone noted that the difference between the current zone and proposed zoning is that the proposed zoning would allow for an outdoor display court. He then provided an illustration of the proposed building and advised that at a public meeting, some concern was expressed about the setback from the river and visual impact, however, staff do not believe the proposed building will have a negative impact. Mr. Bone advised that in staff's opinion this proposal meets the requirements of the Plan and are recommending approval.

Mr. Bone responded to questions from Community Council.

In response to a question by Councillor Harvey, Mr. Bone concurred that the area in question is within the Secondary Planning Strategy which encourages and allows for Outdoor Display Courts.

The Chair then opened the meeting to anyone wanting to speak either for or against the application.

Mr. Walter Regan, representing the Sackville Rivers Association, spoke in support of the rezoning; and he strongly urged HRM to purchase the floodplain and put it in public ownership for protection, and that a letter of interest which was sent by the Waters Advisory Board be considered and included in the rezoning if possible.

Mr. John Murphy advised that he has been a resident of Sackville since 1962. He advised that he was involved when the land was purchased, both with the seller and buyer and he questioned why it is necessary to apply for a rezoning because when the land was purchased the Cobequid Pinehill zone was an area that permitted Outdoor Display Courts.

In response, Mr. Bone explained that the approved Sackville Drive Plan does indicate that any new outdoor display courts should go in the Cobequid Pinehill zone. He added that through the Planning process it was determined that it should not be an as-of-right process, and in order to get an Outdoor Display Court, it had to go through Community Council.

Councillor Harvey pointed out that the political rationalization of this aspect can be explained by the fact that the Sackville Drive Plan came about during a time when there was a great deal of discussion on used car lots on Sackville Drive and, in particular, used car lots that would appear and disappear within weeks or months. The Councillor added that this was meant to provide a safeguard and curb this sort of activity.

Mr. David Grace, a resident of the Old Sackville Road advised that he recently became a member of the Sackville Drive Business Association. He spoke in favour of the application, and in his comments he expressed concern about the lack of development in the area in question. He suggested that the restrictive zoning on Sackville Drive has hurt business and advised that Community Council needs to take a serious look at the business community in Sackville.

Mr. Gordon Morgan spoke in support of the application, noting that it will be a welcome addition to the business along Sackville Drive.

The Chair then called three times for anyone else wishing to speak either in favour or against the application and, there being none, it was **MOVED by Deputy Mayor Goucher, seconded by Councillor Harvey, the public hearing be closed. MOTION PUT AND PASSED.**

**MOVED by Councillor Harvey, seconded by Deputy Mayor Goucher that North West Community Council approve the rezoning of a portion of PID 00376848 from PC (Pinehill/Cobequid) Zone to ODC (Outdoor Display Court) Zone as illustrated in Attachment F of the staff report dated March 22, 2005. MOTION PUT AND PASSED.**

## **8.2 Variance Hearings:**

### **8.2.1 Appeal of Refusal of Variance - 140 Oceanview Drive, Bedford, NS**

- A staff report dated May 18, 2005 was submitted.

Mr. Kevin Warner, Development Officer, addressed Community Council and outlined his reasons for refusing the variance request to reduce the required side yard setback of four feet to 0 feet, allowing a shed to remain in its present location at 140 Oceanview Drive, Bedford. In concluding his presentation, Mr. Warner advised that under the Municipal Government Act, this matter violated sections 235(3) (a) Intent of the LUB and (c) Intentional Disregard of the LUB and, therefore, he refused the request.

In response to a question, Mr. Warner advised that one complaint was received against this property.

The Chair advised that anyone who received a letter of notification and the appellant could speak to this matter.

Mr. Kai Nademi Nassari addressed Community Council advising that he resides at the property in question, along with his parents. Mr. Nassari explained that the shed was built in 2001, and the adjacent neighbours had agreed to its location. He added that when the neighbours moved away, the new resident asked that the shed be moved, which they did. Mr. Nassari, using photographs, noted a rock wall which creates difficulty in moving the shed. On a final note, he advised that the person contracted to build the shed did not advise them about a permit.

Ms. Rena Hill addressed Community Council and advised that she was the adjacent neighbour. She advised that the bylaw states the shed should be a minimum of four feet from the property line and she wanted the owners to comply and move it as soon as possible.

Mr. Meera Jaggi addressed Community Council, noting that he was a neighbour to the west of the property in question. He advised that he was in attendance this evening to note that he was present during the discussion and can confirm that the previous homeowner granted permission to construct the shed.

**There being no further speakers, MOVED by Councillor Robert Harvey, seconded by Deputy Mayor Len Goucher that the hearing be closed. MOTION PUT AND PASSED.**

Deputy Mayor Goucher advised that, although it is difficult, he would support the Development Officer's decision because the situation is illegal, and to oppose that would be precedent-setting.

**MOVED by Deputy Mayor Goucher, seconded by Councillor Harvey North West Community Council recommend the decision of the Development Officer to refuse the variance, be upheld. MOTION PUT AND PASSED.**

In response to a question by the Chair, Mr. Warner advised that staff will allow a reasonable time frame, such as 30 days, to remove the shed. Also, for the information of the appellant, Mr. Warner pointed out that staff would work with them in regard relocating the shed.

## **9. CORRESPONDENCE, PETITIONS AND DELEGATIONS:**

### **9.1 Correspondence:**

#### **9.1.1 Letter dated May 2, 2005 from the Sackville Drive Business Association RE SDSPS Height Restrictions**

- A letter dated May 2, 2005 from Michelle Champriss, Executive Administrator, Sackville Drive Business Association was submitted.

The Chair advised that, during the Approval of the Agenda, Community Council agreed to hear a brief presentation addressing the submitted letter.

Noting the late hour, Deputy Mayor Goucher suggested a motion be put forward to extend this evening's proceedings.

**MOVED by Deputy Mayor Goucher, seconded by Councillor Harvey that North West Community Council extend the meeting for 30 minutes. MOTION PUT AND PASSED.**

Mr. Glen Guilderson introduced himself and advised that he was the Presiding Chair of the Sackville Drive Business Association. In reference to the submitted letter, he indicated that the Association was very disappointed to learn of a recent amendment to the Sackville Drive Secondary Planning Strategy concerning height restrictions, particularly, limiting the height of buildings to three stories. Mr. Guilderson then read aloud the motion passed at his Board of Directors meeting, and which the Association wished Community Council to approve, as contained in the submitted letter.

Councillor Harvey noted that he did not support allowing any height as-of-right and therefore, the amendment to the Sackville Drive Secondary Planning Strategy was meant to be an interim measure. He suggested that their request be forwarded to staff for further examination.

**MOVED by Councillor Harvey, seconded by Deputy Mayor Goucher that the submitted letter dated May 2, 2005 from the Sackville Drive Business Association be forwarded to staff with the request that they initiate, as soon as possible, a public process to examine height restrictions along Sackville Drive and come back to Community Council with a recommendation. MOTION PUT AND PASSED.**

#### **9.1.2 Correspondence RE: Amendment to the CMC Zone in Bedford**

Deputy Mayor Goucher submitted two letters - one from Reverend David Hart, Bedford United Church, dated May 3, 2005; and one from Ben McIsaac, Executive Director, Bedford Youth Development Association dated May 19, 2005. The letters were in support of Kevin Riles' proposal to establish a Pinky Skoopmores' Ice Cream operation at the Bedford Untied Church Parking Lot.

Deputy Mayor Goucher advised that the request requires a Land Use Bylaw amendment to the CMC zone in Bedford. He noted that a proposal will be coming forward soon from staff and he asked that the letters be forwarded to staff for inclusion.

#### **9.2 Petitions:**

None.

#### **9.3 Presentations:**

##### **9.3.1 Springfield Lake Watch - Mr. Chris Taggart**

Mr. Chris Taggart, representing Springfield Lake Watch, addressed Community Council and provided a presentation pertaining to the current state of Springfield Lake.

Mr. Taggart provided copies of a thesis by Leslie E. Nasmith, entitled *The eutrophication of an urban lake: the physical, chemical, and biological evidence*, dated April 2005.

In summary, Mr. Taggart advised that his presentation demonstrated that 30 years of data

show Springfield Lake is approaching eutrophy; that present influences are enough to push it further; and, if nothing is done, it will get worse. Mr. Taggart then provided the following four recommendations and asked Community Council to approve:

- 1) HRM ensures that ALL ditches in the Springfield Lake watershed be fully lined and maintained with 6-8 inch stone to ensure erosion is minimized.
- 2) HRM ensures that all ditches subject to high flow and/or high slope gradient be fitted with 6-8 inch stone check-dams.
- 3) That HRM takes all possible measures in the Springfield Lake watershed to minimize erosion.
- 4) HRM immediately stops all development requiring sewer-connection development in the Springfield Lake watershed until the treatment plant and pumping station problems are resolved.

The Chair thanked Mr. Taggart for his presentation and expressed appreciation for the work he and his group have accomplished.

Councillor Johns then asked Councillor Harvey to assume the Chair.

**MOVED by Councillor Johns, seconded by Deputy Mayor Goucher that the four recommendations presented by Mr. Taggart be forwarded to staff for comment on the implications of these recommendations and report back at Community Council's next meeting, scheduled for July 7, 2005. MOTION PUT AND PASSED.**

Deputy Mayor Goucher questioned whether Springfield Lake was on the list of the current watershed management study staff was undertaking, and suggested that if it was not included, then it be added to the list.

**MOVED by Councillor Johns, seconded by Deputy Mayor Goucher that North West Community Council extend the meeting by 30 minutes. MOTION PUT AND PASSED.**

## 10. REPORTS:

### 10.1 Staff:

#### 10.1.1 Case 00603 - Memorandum from Thea Langille-Hanna, Planner Re Amendments to the Sackville Drive Secondary Planning Strategy and Land Use Bylaw

- A memorandum dated April 22, 2005 from Thea Langille-Hanna, Planner, HRM Planning and Development Services was submitted.

**MOVED by Councillor Harvey, seconded by Deputy Mayor Goucher that North West Community Council approve the amendments to the Sackville Drive Land Use By-law as provided in Attachment C of the submitted memorandum dated April 22, 2005. MOTION PUT AND PASSED.**

### **10.1.2 Report: North West Community Council - Amendment to Rules of Procedure**

- A report dated May 5, 2005 from Jan Gibson, Municipal Clerk, was submitted.

**MOVED by Deputy Mayor Goucher, seconded by Councillor Harvey that North West Community Council Rules of Procedure be amended as follows:**

#### **MEETINGS:**

3. (1) There shall be 24 regular meetings of the Community Council in each year. There will be two meetings per month—one on the first Tuesday of the month, following the regular meeting of the North West Planning Advisory Committee held on the first Wednesday of the month; and a regular meeting held on the fourth Thursday of the month, except that if the fourth Thursday shall fall on a holiday, that regular meeting shall not be held. The meeting held the first Tuesday following the North West Planning Advisory Committee meeting will be for the purpose of only dealing with reports requiring a motion of First Reading and the setting of public hearing dates, to enable public hearings to be held at Community Council's meeting on the fourth Thursday of the same month. The Community Council may, by resolution, establish a summer meeting schedule.

#### **MOTION PUT AND PASSED.**

### **10.1.3 Case 00738 - Supplementary Report RE: Amendments to the Bedford South and Wentworth Secondary Planning Strategy (SPS) (Recommendation to Move Notice of Motion and schedule joint public hearing with Regional Council)**

- A supplementary staff report dated May 10, 2005 was submitted.

**MOVED by Deputy Mayor Goucher, seconded by Councillor Harvey that North West Community Council give Notice of Motion to consider amendments to the development agreement for Neighbourhoods "A" and "C" as provided in the revised Attachment C of the supplementary staff report dated May 10, 2005, and schedule a joint public hearing with Regional Council. MOTION PUT AND PASSED.**

### **10.2 North West Planning Advisory Committee:**

#### **10.2.1 Case 00701 - Amendments to Development Agreement - 85/91 Sackville Drive**

- A report dated May 11, 2005 from the Chair of North West Planning Advisory Committee, with an attached staff report dated April 12, 2005 was submitted.

**MOVED by Councillor Harvey, seconded by Deputy Mayor Goucher that North West**

**10.4 Report from the Bedford Watershed Advisory Board:**  
**10.4.1 Terms of Reference**

- A report dated May 13, 2005 from the Chair of the Bedford Watershed Advisory Board was submitted.

**MOVED by Deputy Mayor Goucher, seconded by Councillor Harvey that North West Community Council approve the amendment to the Bedford Watershed Advisory Board's Terms of Reference to set the quorum for regular meetings at six (6). MOTION PUT AND PASSED.**

**11. MOTIONS**

None.

**12. ADDED ITEMS**

None.

**13. NOTICES OF MOTION**

None.

**14. PUBLIC PARTICIPATION**

Mr. Walter Regan questioned if there was any update pertaining to the Shopping Cart report.

In response, Councillor Harvey advised that he has not received anything to date, and he asked the Legislative Assistant to follow up and request a status report.

Mr. Walter Regan also raised several questions, to which Council responded, in regard to the following:

- the Municipality purchasing floodplain property
- requiring \$10,000 bonds on developments
- siltation

Mr. Ed Grace thanked Council for permitting the presentation this evening on the condition of Springfield Lake. He added that the lake needs a lot of attention and he hoped Council would support Policy P-71 and work at getting it into a bylaw, and incorporated into the new water resource management plan.

**15. NEXT MEETING DATE**

The next regular meeting of North West Community Council was scheduled for July 7, 2005.

**16. ADJOURNMENT**

The meeting adjourned at 9:50 p.m.

Sheilagh Edmonds  
Legislative Assistant