

**NORTH WEST COMMUNITY COUNCIL
MINUTES**

June 21, 2007

PRESENT: Councillor Brad Johns, Chair
Councillor Robert Harvey
Councillor Gary Martin

STAFF: Ms. Karen Brown, Senior Solicitor
Ms. Sheilagh Edmonds, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:04 p.m. in the Cafeteria of Basinview Community School, Bedford.

2. APPROVAL OF MINUTES

MOVED by Councillor Harvey, seconded by Councillor Johns that the minutes of April 26, 2007, May 24, 2007, and June 12, 2007 be approved. MOTION PUT AND PASSED.

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

Additions:

- 11.1 Case 01034 - Regional Subdivision By-law Amendments for Bedford West Business Campus
- 11.2 Case 01015 - Rezoning: 218 and 220 Old Sackville Road, Sackville

MOVED by Councillor Harvey, seconded by Councillor Johns, that the agenda as amended be approved.

4. BUSINESS ARISING OUT OF THE MINUTES:

4.1 STATUS SHEET ITEMS:

4.1.1 Pinehill Street Stormwater Drainage

Councillor Harvey advised that HRM has engaged the Terrain Group to prepare design work, and part of this work will include liaising with the Sackville Rivers Association. This item is to remain on the Status Sheet.

4.1.2 Storm Drain Issue - Cavalier Drive

This was no update on this item. To remain on the Status Sheet.

4.1.3 Shopping Cart Bylaw Report

This was no update on this item. To remain on the Status Sheet.

4.1.4 Judy Avenue Pathway

This was no update on this item. To remain on the Status Sheet.

4.1.5 Union Street Flooding

This was no update on 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 will be providing a report in time for Community Council's August 9, 2007 meeting which will respond to the letter submitted by the Springfield Lake Watch at last month's 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: None

8.2 Variance Hearings:

8.2.1 Variance #13509 - 1385 Sackville Drive - Appeal of the Development Officer's Decision to allow a variance for a reduced side yard.

At 7:07 p.m. Councillor Martin entered the meeting.

A staff report dated June 14, 2007 was submitted.

Mr. Mike Cowper, Development Technician, presented the report outlining the decision of the Development Officer to approve an application for a variance from the side yard setback requirements of the land use bylaw for a main building at 1385 Sackville Drive, Sackville. He advised that the decision was appealed by the owner of 1379 Sackville Drive because he feels the property is too narrow for the proposal and that it will worsen water supply and septic problems that currently exist.

Mr. Cowper reviewed the reasons the Development Officer approved the variance under the Land Use Bylaw requirements, as contained in the staff report, and advised that staff is recommending Community Council uphold the decision of the Development Officer.

There was no one present to speak on behalf of the appellant.

The Chair noted that a letter had been submitted by the appellant which stated his reasons for appeal, one of which was a concern over water supply and sewer. The Chair advised that within a couple of months, water and sewer lines will be installed along road which goes by this piece of property. The Chair added that he supported the Development Officer's decision to approve the variance.

In response to a question by Councillor Martin, Mr. Cowper confirmed that the appellant was notified of the hearing being held tonight.

MOVED by Councillor Harvey, seconded by Councillor Martin that North West Community Council uphold the decision of the Development Officer to approve the variance request for 1385 Sackville Drive, Sackville. MOTION PUT AND PASSED.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence:

9.1.1 E-mail correspondence from Staff - Maintenance of Storm Drains in First Lake (follow up from March 22, 2007 meeting).

An e-mail dated May 24, 2007 from John Sheppard, Manager of Environmental Engineering Services regarding maintenance of three drainage systems, that go into First Lake was submitted.

Councillor Harvey advised that he was satisfied with the information received.

**MOVED by Councillor Harvey, seconded by Councillor Martin that a copy of the e-mail be forwarded to Mr. Bob Taylor, Trails Coordinator, Friends of First Lake.
MOTION PUT AND PASSED.**

9.2 Petitions: None

9.3 Presentations: None

10. REPORTS:

10.1 North West Transit Advisory Committee:

10.1.1 Increase Capacity for Series 80-86 Bus Routes in the 2008/09 Budget

A report dated June 13, 2007 was submitted from the North West Transit Advisory Committee.

MOVED by Councillor Martin, seconded by Councillor Harvey that North West Community Council recommend:

- 1. That staff provide a solution to the safety problems caused by standing ridership that is expected to increase with the introduction of the Mount Saint Vincent University U-Pass in 2008/09; and**
- 2. Review attached tables to the June 13, 2007 Committee report illustrating standing ridership, and give priority to the series 80-86 routes in the 2008/09 budget to increase seating capacity to ensure all riders are seated when speeds are 70 km per hour or higher.**

MOTION PUT AND PASSED.

11. ADDED ITEMS:

11.1 Case 01034 - Regional Subdivision By-law Amendments for Bedford West Business Campus

A report dated June 19, 2007 from the Chair of the North West Planning Advisory Committee was submitted.

A staff report dated June 8, 2007 was submitted.

MOVED by Councillor Martin, seconded by Councillor Harvey that North West Community Council recommend Regional Council give First Reading and schedule a public hearing to consider amendments to the Regional Subdivision By-law presented in the revised Attachment "A" of the June 8, 2007 staff report. MOTION PUT AND PASSED.

11.2 Case 01015 - Rezoning: 218 and 220 Old Sackville Road, Sackville

A staff report dated June 19, 2007 was submitted.

MOVED by Councillor Harvey, seconded by Councillor Martin that North West Community Council give First Reading to the proposed rezoning of Civic no.'s 218 and 220 Old Sackville Road from R-6 (Rural Residential) Zone to the R-2 (Two Unit Dwelling) Zone and schedule a public hearing for August 9, 2007. MOTION PUT AND PASSED.

12. NOTICES OF MOTION: None

13. PUBLIC PARTICIPATION:

Nick Antoft, Chair, Waterstone Neighbourhood Association - Mr. Antoft asked if there were updates on issues he raised at the last meeting, concerning the motion passed by Councillor Martin on improper dumping of fill; and, in regard to the letter and petition submitted by Shawn Wilson, on behalf of residents of Stonewick Cross, in the Waterstone Subdivision.

In response, the Chair advised that, in an e-mail response, Mr. Peter Bigelow, Manager, Real Property Planning, advised that it is very much the practice of staff to control filling. Mr. Bigelow also advised that staff have been assigned to prepare a report on this matter.

With regard to the letter and petition submitted by Mr. Wilson, the Chair advised that staff indicate a report will be provided by the July 5, 2007 meeting of Community Council.

Walter Regan, Sackville Rivers Association

Mr. Regan asked for updates concerning completion of landscaping at a bus terminal; the Lot Grading Bylaw; and the bylaw pertaining to shopping carts.

In response, Councillor Harvey advised that limited resources has impacted on landscaping at the bus terminal, however staff has been asked to the brush cut down. Councillor Harvey advised that he expect it will be the fall before the By-law pertaining to shopping carts is brought back to Council. The Legislative Assistant was asked to follow up and get a status report on the Lot Grading Bylaw.

Mr. Regan expressed his appreciation to staff of HRM's Solid Waste Resources for their assistance with the Sackville Rivers Association community clean-ups. He noted that they have had approximately 10 clean-ups this year and HRM has been at each one and the Sackville Rivers Association sincerely appreciates the support. He asked Community Council to pass on his comments.

Mr. Regan added that during the clean up, they came across a lot of tires which they were unable to dispose of and he suggested that this was something HRM should look into.

Councillor Martin thanked Mr. Regan and the members of the Association for their years of service to HRM. In reference to his question on the disposal of tires, the Councillor questioned what HRM does when it picks up tires that have been thrown away. The Legislative Assistant was requested to follow up on this matter.

14. NEXT REGULAR MEETING DATE - July 5, 2007, Fenerty Room, Sackville Library

15. ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Sheilagh Edmonds
Legislative Assistant