

NORTH WEST COMMUNITY COUNCIL  
MINUTES

February 25, 2013

PRESENT: Councillor Brad Johns, Chair  
Councillor Tim Outhit, Vice-Chair  
Councillor Barry Dalrymple  
Councillor Matt Whitman  
Councillor Steve Craig

STAFF: Ms. Jillian Maclellan, Planner  
Ms. Patricia Hughes, Supervisor, Metro Transit  
Mr. Quentin Hill, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER.....	3
2.	APPROVAL OF MINUTES – February 11, 2013.....	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.....	3
4.	BUSINESS ARISING OUT OF THE MINUTES-NONE .....	3
5.	COUNCILLOR UPDATES .....	3
5.1	Councillor Johns .....	3
5.1.1	Allowable Size of Secondary Structures under Sackville MPS .....	3
5.1.2	Extension of Municipal Water Service Boundary McCabe’s North ..	4
5.1.3	Changes to Mobile Home Park By-laws.....	4
5.2	Councillor Outhit .....	4
5.3	Councillor Dalrymple.....	4
5.4	Councillor Whitman.....	4
5.5	Councillor Craig .....	4
6.	MOTIONS OF RECONSIDERATION/ RESCISSION – NONE.....	4
7.	CONSIDERATION OF DEFERRED BUSINESS .....	4
7.1	Status Sheet Review.....	4
8.	HEARINGS.....	4
9.	CORRESPONDENCE, PETITIONS & DELEGATIONS .....	4
9.1	Correspondence .....	4
9.1.1	Soil and Conservation Society of Metro Halifax – Stressors and Select Removals Part 2.....	4
9.2	Petitions- None .....	5
10.	REPORTS .....	5
10.1	Waverley Rate Payers Association Traffic Study and Transportation Study Fall River, Waverley, and Wellington Area.....	5
10.1.1	Margeson Drive Update .....	5
10.1.2	Park and Ride Facilities .....	5
10.1.3	Case 17585: Open Space Design Development Agreement- 130 Dreamcatcher Lane, Hubley .....	5
11.	MOTIONS - NONE .....	6
12.	ADDED ITEMS .....	6
12.1	Permitted Uses in Accessory Buildings.....	6
12.2	Councillor Dalrymple- Hansport Rail line .....	6
13.	NOTICES OF MOTION-NONE.....	7
14.	PUBLIC PARTICIPATION .....	7
7.1	Status Sheet Review.....	7
15.	NEXT MEETING DATE – March 25, 2013 .....	8
16.	ADJOURNMENT .....	8

**1. CALL TO ORDER**

Councillor Johns called the meeting to order at 7:02 p.m. at Acadia Hall, Lower Sackville.

**2. APPROVAL OF MINUTES – February 11, 2013**

**MOVED by Councillor Dalrymple, seconded by Councillor Outhit the February 11, 2013 minutes be approved as presented.**

**MOTION PUT AND PASSED.**

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

Additions:

- 12.1 Permitted Uses in Accessory Buildings
- 12.2 Councillor Dalrymple - Hantsport Rail Line

Community Council agreed to consider item 7.1 Status Sheet after item 14, Public Participation.

**MOVED by Councillor Craig seconded by Councillor Whitman the agenda, as amended, be approved.**

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES-NONE**

**5. COUNCILLOR UPDATES**

**5.1 Councillor Johns**

The Chair noted that the agenda for the previous Community Council included a Councillor Update item.

Community Council agreed to continue with the Councillor Updates, however, they will be rolled into the status sheet items.

**5.1.1 Allowable Size of Secondary Structures under Sackville MPS**

There was no update provided.

**5.1.2 Extension of Municipal Water Service Boundary McCabe's North**

There was no update provided.

**5.1.3 Changes to Mobile Home Park By-laws**

There was no update provided.

**5.2 Councillor Outhit**

The Councillor had no update for this meeting.

**5.3 Councillor Dalrymple**

The Councillor had no update for this meeting.

**5.4 Councillor Whitman**

The Councillor had no update for this meeting.

**5.5 Councillor Craig**

The Councillor had no update for this meeting.

**6. MOTIONS OF RECONSIDERATION/ RESCISSION – NONE**

**7. CONSIDERATION OF DEFERRED BUSINESS**

**7.1 Status Sheet Review**

Consideration of this matter was moved to after agenda item 14, Public Participation during the setting of the agenda. See page 7.

**8. HEARINGS**

**9. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**9.1 Correspondence**

**9.1.1 Soil and Conservation Society of Metro Halifax – Stressors and Select Removals Part 2**

A letter from Mr. Shalom Mandaville dated February 12, 2013 was before Community Council.

Council acknowledged receipt of the letter.

**9.2 Petitions- None**

**10. REPORTS**

**10.1 Waverley Rate Payers Association Traffic Study and Transportation Study – Fall River, Waverley, and Wellington Area**

An information report dated February 5, 2013 was before Community Council.

**MOVED by Councillor Dalrymple, seconded by Councillor Craig requesting that staff from Traffic and Right of Way Services attend the next scheduled North West Community Council meeting to discuss the February 5, 2013 staff report.**

**MOTION PUT AND PASSED.**

**10.1.1 Margeson Drive Update**

An information report dated December 7, 2012 was before Community Council.

Councillor Johns expressed concern regarding the next phase of development from Highway 101 Interchange to Stonewick Cross. He advised that both he and the community are worried that a shortcutting issue could arise in that area. He requested that HRM consider constructing the entire road and when the future sub-divisions are developed that the costs be recouped from the developer. He requested that staff report back to Community Council to see if this would be a viable option, **to which Community Council agreed.**

**10.1.2 Park and Ride Facilities**

A staff report dated January 23, 2013 was before Community Council.

Ms. Patricia Hughes, Supervisor Service Design, Metro Transit, answered questions of clarification from members of Community Council. She provided the following information:

- No specific improvements or changes are planned for Hammonds Plains in the near future, but a review is ongoing.
- Metro Transit is proposing Urban Transit Service Boundary and is investigating rural Transit. The urban model does not fit rural needs.
- Metro Transit reassesses routes every 18 months to see how the service is working and if improvements can be made.

**10.1.3 Case 17585: Open Space Design Development Agreement- 130 Dreamcatcher Lane, Hubley**

A staff report dated February 15, 2013 was before Community Council.

**MOVED by Councillor Whitman, seconded by Councillor Dalrymple that North West Community Council give Notice of Motion to consider the development agreement contained in Attachment A of the February 15, 2013 staff report, to allow for a Classic Open Space Design development agreement at 130 Dreamcatcher Lane, Hubley, and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**11. MOTIONS - NONE**

**12. ADDED ITEMS**

**12.1 Permitted Uses in Accessory Buildings**

The Chair advised that it is not typical to have staff attend Community Council to respond to questions from the public. He advised that this particular issue has been persistent and Community Council had requested that both staff and Mr. Skinner come to Community Council to provide some clarification into the problem.

**Mr. Dorman Skinner** thanked Community Council for allowing him to speak on the issue. Mr. Skinner advised that he was unable to conduct his business in the accessory building on his property because he was located in a R1 Zone. He requested that he be allowed to get the proper permits so that he could conduct work in his accessory buildings. Mr. Skinner in response to Community Council advised that he had never made an application for a variance because staff told him he would be unable to.

**Mr. Trevor Creaser**, Development Officer, noted that Mr. Skinner would be unable to move his business under the current Land Use By-laws (LUB). He explained that business use in an R-1 zone is limited to uses such as home offices. He noted that Mr. Skinner could use the accessory building for uses that were related to a single dwelling home. He noted that a home business in an R-1 zone must be wholly contained in the home. He advised that if Mr. Skinner makes an application and is denied by staff he has the right to appeal to the Utility and Review Board (UARB). He advised that it was not appealable to Community Council.

The Chair thanked Mr. Skinner and Mr. Creaser for appearing before Community Council. He suggested that since Community Council had no authority on the matter, Mr. Skinner should apply to rezone his property or take his case before the UARB.

**12.2 Councillor Dalrymple- Hansport Rail line**

Councillor Dalrymple stated that there had been many requests for HRM to obtain the HRM portion of the Hanstport Rail line. He advised that the current advertisement of the land for sale is only for individuals who wish to continue use of the rail line. He noted that HRM does not wish to use it as a rail line but have expressed an interest in purchasing it for other uses such as active transportation.

**13. NOTICES OF MOTION-NONE**

**14. PUBLIC PARTICIPATION**

**Mr. Walter Regan** of Sackville requested information as to when Pine Hill Brook water protection would take place. He also requested an update on if there would be drinking water made available to residents of McCabes North.

Community Council advised that they would ask the Clerk to request an update from staff on both matters.

**Ms. Theresa Scratch** noted that her Trail Association is working towards building their trails to the Hantsport Rail line. Ms. Crass pointed out that the discussion on transit had been going on for a long time. She noted that to travel by bus was a time consuming trip and you had to plan well in advance to take a trip downtown. She suggested that the long commutes and lack of parking in the downtown Halifax area is affecting business. Ms. Crass also noted that the wastewater management by-laws needed to be watched because of all the development in the city. She noted that there had to be a mechanism in the by-laws to ensure waste water management systems were properly maintained.

**Mr. Peter Lund** stated that he would like to see commuter rail be pursued. He also noted that he was encouraged by the Margeson Drive update. Mr. Lund noted that many residents in Hammonds Plains were concerned that traffic would be shifted to the Hammonds Plains Road. He agreed with Councillor Johns' suggestion to determine if HRM could complete the entire project and request payment from developers at a later date. He encouraged Community Council to pursue a Park and Ride in the Hammonds Plains area. Mr. Lund also requested that Community Council find a way for rural communities to build sidewalks in the rural centres if they agree to pay the full cost.

Community Council advised that there was an upcoming report going before Regional Council on the sidewalk issue.

**7.1 Status Sheet Review**

Members of Community Council expressed concern regarding the length of time items are on the status sheet with no update from staff.

**MOVED by Councillor Craig, seconded by Councillor Whitman requesting staff provide the estimated time for requested staff reports to be brought back to North West Community Council and the name(s) of staff who are responsible for preparing the report be included on the status sheet for the next scheduled meeting of North West Community Council.**

**MOTION PUT AND PASSED.**

**MOVED by Councillor Craig, seconded by Councillor Whitman that North West Community Council remove items from the status sheet that have been recommended for removal by staff, including:**

- January 14, 2013, Case 17362 Request for Staff Report
- September 25, 2012 Case 15969 Open Space Design Development
- September 27, 2012, Correspondence from Peggy Godfrey re: Atlantic Gardens
- April 23, 2012, Request to form Western Common Regional Park Implementation Committee
- July 23, 2012 Bowater Mersey Lands
- May 24, 2012 NWTAC- Request for Requirement of Park and Ride Facilities in Existing Subdivisions

**MOTION PUT AND PASSED.**

Councillor Craig requested that the Pine Hill Brook update be placed on the status sheet.

**MOVED by Councillor Dalrymple, seconded by Councillor Craig that North West Community Council forward a request to the CAO that an update on the Soil and Grading By-law be provided at the March 25, 2013 NWCC meeting.**

**MOTION PUT AND PASSED.**

**15. NEXT MEETING DATE – March 25, 2013**

**16. ADJOURNMENT**

The meeting was adjourned at 9:28 p.m.

Quentin Hill  
Legislative Assistant

**INFORMATION ITEMS - NONE**