

# HALIFAX REGIONAL MUNICIPALITY

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## NORTH WEST COMMUNITY COUNCIL MINUTES

January 27, 2011

PRESENT: Councillor Robert Harvey, Chair  
Councillor Tim Outhit, Vice Chair  
Councillor Brad Johns  
Councillor Barry Dalrymple  
Councillor Peter Lund

STAFF: Ms. Krista Tidgwell, Legislative Assistant

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**1. CALL TO ORDER**

The meeting was called to order at 7:07 p.m. in the Lions Den of the LeBrun Centre, 36 Holland Avenue, Bedford.

**2. APPROVAL OF THE MINUTES – November 4, 2010 & November 25, 2010**

**MOVED by Councillor Johns, seconded by Councillor Lund, that the minutes of November 4, 2010 and November 25, 2010 be approved, as presented. MOTION PUT AND PASSED.**

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

Additions:

- 12.1 Councillor Outhit – Cushing Hill Comprehensive Development (CCDD)
- 12.2 Citizen Appointments to Board/Committee
- 12.3 Councillor Appointment to Grants Advisory Committee

**MOVED by Councillor Johns, seconded by Councillor Outhit, that the Order of Business be approved, as amended. MOTION PUT AND PASSED.**

Councillor Johns requested that Item 4.1 be held following the status sheet review to allow for any late attendees to arrive.

**MOVED by Councillor Johns, seconded by Councillor Outhit, that Item 4.1 be addressed following Item 10.3. MOTION PUT AND PASSED.**

**4. PUBLIC INFORMATION MEETING**

**4.1 Proposed Area Rate for Bedford Hammonds Plains Community Centre**

Address later in the meeting, see page 5.

**5. BUSINESS ARISING OUT OF THE MINUTES**

**5.1 STATUS SHEET REVIEW**

**5.1.1 Extend Water Service Area to Fenerty Road, Springfield Road, Springfield Lakes**

Councillor Johns advised that this matter has been in the media respecting water quality issues within the Springfield Estates Mobile Home Park. He has been in discussions

with Roger Wells, Supervisor, Regional & Community Planning, respecting a service boundary extension and will report back to the Community Council.

Item to remain on the Status Sheet.

### **5.1.2 Street Lighting – Hammonds Plains Road**

Information report provided, see Information Item 2.

Councillor Lund indicated that the Homeowners Association's sub-committee is reviewing the staff information reports for Item 5.1.2 and 5.1.3 and will be an ongoing issue for the next few months. Item to remain on the Status Sheet.

### **5.1.3 Speed Limits – Hammonds Plains Road**

Information report provided, see Information Item 1.

This matter was addressed under Item 5.1.2.

### **5.1.4 Proposed Halifax Harbour Bridge Toll Increase**

**MOVED by Councillor Johns, seconded by Councillor Lund, that Item 5.1.4 be removed from the Status Sheet. MOTION PUT AND PASSED.**

### **5.1.5 Request for Roadway Upgrades**

Item has been addressed, removed from the Status Sheet.

### **5.1.6 Hammonds Plains Common Rate**

Information report provided, see Information Item 3.

Further discussion required with staff. Item to remain on the Status Sheet.

### **5.1.7 Intersection off Pockwock Road and Hammonds Plains Road**

Councillor Lund advised that he and staff are doing a site visit in February. Staff will provide a report for March's meeting. Item to remain on the Status Sheet.

### **5.1.8 Highway 107 Bedford/Burnside Bypass**

Councillor Harvey advised that this matter is within the Province's Five Year Plan. Item to remain on the Status Sheet for future updates.

### **5.1.9 Area Rate for Implementing a Sidewalk within Sunset Ridge and Twinbrooks Subdivision**

No Update, item to remain on the Status Sheet.

- 6. MOTIONS OF RECONSIDERATION – NONE**
- 7. MOTIONS OF RESCISSION – NONE**
- 8. CONSIDERATION OF DEFERRED BUSINESS – NONE**
- 9. HEARINGS – NONE**
- 10. CORRESPONDENCE, PETITIONS AND DELEGATIONS – NONE**

Item 4.1 was addressed at this time.

## **4. PUBLIC INFORMATION MEETING**

### **4.1 Proposed Area Rate for Bedford Hammonds Plains Community Centre**

Email submissions from Natalie McLeod, Tracy Bennett and Julian Gibbs, Michael Crouse, Peter A. MacDonald, Sandra Douglas, Sarah Graven, Kim Dompierre and Grant Jarvis were before the Community Council for review.

A presentation was given, with staff responding to questions raised by members of the public.

The Community Council entered into discussion. The following points were noted:

- since amalgamation residents of District 21 have expressed concern with a lack of infrastructure built/upgraded for the taxes they are paying
- in 2010 the BMO Centre (formerly HRM 4 Pad Arena) was built and upgrades were made to the Bedford Lions Pool
- the project is an opportunity to partner with the Province and will be funded through an area rate
- there is a concern that residents living in condos and seniors are already paying significant taxes
- the proposed location is central to Kingswood and Bedford residents
- the location has bike lanes, sidewalks, wider road and water
- had the Province not chosen this location the cost for HRM to upgrade the area would have made the project unaffordable
- during a recent Hammonds Plains Town Hall meeting, many residents indicated that they would like their own community centre within Hammonds Plains
- residents of Kingswood paid an area rate towards the construction of the St. Margaret's Centre; however, many of those residents do not use the facility and travel to Bedford for recreation

In response to a question raised by Councillor Dalrymple respecting operational costs, Ms. Betty Lou Killen, Coordinator, Client Services, Community Development, advised

that staff is proposing to have a facility lease agreement/partnership with the community to run the community centre. This opportunity would allow HRM to amend some of the policies and funding models. Presently HRM is required to pay the Halifax Regional School Board operating costs as HRM has space within the school. There is a need to create a formula that will allow the community to succeed in operating a program. Ms. Killen further noted that a portion of the operating costs will come through HRM's Community Recreation Services and user fees. The community centre will be a volunteer run facility with a community board.

Further points noted by staff:

- staff confirmed that the artificial turf facility is a Regional facility
- the statistics from the 2007-2008 Community Facility Master Plan clearly indicate that the capacity for field sports surpassed the capacity for baseball and softball fields
- the community of Waverly is not included within the area rate; staff will provide a more precise map

**MOVED by Councillor Outhit, seconded by Councillor Lund, that the North West Community Council recommend that Halifax Regional Council approve entering into a partnership with the Province to add a community centre and artificial turf regulation football field to the new Bedford and area High School at a maximum price of \$12.5 million and that it include the appropriate funding in future budgets once the final price is agreed to, and to not exceed 1.8 cents per \$100 of assessment and to not exceed 12 years in amortization period.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

The Community Council recessed at 9:41 p.m.  
The Community Council reconvened at 9:44 p.m.

## **11. REPORTS**

### **11.1 NORTH WEST PLANNING ADVISORY COMMITTEE**

#### **11.1.1 Case 01311 – Papermill Lake CCDD MPS Amendment, Bedford**

A report from the North West Planning Advisory Committee dated January 20, 2011 was before the Community Council.

**MOVED by Councillor Outhit, seconded by Councillor Lund, that the North West Community Council refer this matter back to the North West Planning Advisory Committee and staff to provide a supplementary report outlining policy and development options to deal with the following concerns:**

- density
- height of building

- **certain land uses (hotel/gas stations/dry cleaners)**
- **traffic**
- **public transit**

**MOTION PUT AND PASSED.**

**11.1.2 Case 16104/16106 – Bedford West Sub Area 5, 9 and 10**

A report from the North West Planning Advisory Committee dated January 20, 2011 was before the Community Council.

**MOVED by Councillor Outhit, seconded by Councillor Lund, that the North West Community Council recommend that Halifax Regional Council:**

1. **Give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy as set out in Attachment A of the staff report dated November 18, 2010, the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy as set out in Attachment B of the staff report dated November 18, 2010, and the Regional Subdivision By-Law as set out in Attachment E of the staff report dated November 18, 2010, and schedule a public hearing; and**
2. **Approve the proposed amendments to the Bedford Municipal Planning Strategy as set out in Attachment A of the staff report dated November 18, 2010, the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy as set out in Attachment B of the staff report dated November 18, 2010, and the Regional Subdivision By-Law as set out in Attachment E of the staff report dated November 18, 2010.**

**MOTION PUT AND PASSED.**

**11.1.3 Case 16622 – Discharge of Development Agreement on Sackville Drive, Sackville**

A report North West Planning Advisory Committee dated January 20, 2011 was before the Community Council.

**MOVED by Councillor Johns, seconded by Councillor Lund, that the North West Community Council:**

1. **Approve the discharge of the existing development agreement of June 19, 2006, between Realco Management Limited and the Halifax Regional Municipality as outlined in the discharge agreement appended as Attachment A of the report dated December 7, 2010; and**

2. **Require the discharging agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, 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.**

**11.1.4 Case 16643: MPS and LUB Amendments – 345 Kearney Lake Road, Bedford**

A report from the North West Planning Advisory Committee dated January 20, 2011 was before the Community Council.

**MOVED by Councillor Outhit, seconded by Councillor Dalrymple, that the North West Community Council recommend that Halifax Regional Council:**

1. **Give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report dated December 7, 2010, and schedule a public hearing; and**
2. **Approve the proposed amendment to the Bedford Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report dated December 7, 2010.**

**MOTION PUT AND PASSED.**

**11.2 MEMBERS OF COUNCIL**

**11.2.1 Councillor Johns – Zoning Change for Hartland Village from R6 to R1 (*verbal update*)**

**MOVED by Councillor Johns, seconded by Councillor Lund, that the North West Community Council direct staff to prepare a report outlining the options and implications of:**

- **rezoning Hartland Village from an R6 zone to an R1 or R6A zone**
- **rezoning Waterstone from an MU2 zone to an R1 zone**

**to be provided for the next meeting.**

**MOTION PUT AND PASSED.**

**12. ADDED ITEMS**

**12.1 Councillor Outhit – Cushing Hill Comprehensive Development (CCDD)**

**MOVED by Councillor Outhit, seconded by Councillor Johns, that North West Community Council direct staff to provide an information report outlining the issues related to the Cushing Hill area and possible options to deal with the situation, including possible changes to the Municipal Planning Strategy.**

**MOTION PUT AND PASSED.**

### **12.2 Citizen Appointments to Board/Committee**

This item was addressed at an earlier In Camera meeting and was now before the Community Council for ratification.

**MOVED by Councillor Johns, seconded by Councillor Outhit, that the North West Community Council appoint Ann Merritt of District 19 and Water Regan of District 20 to the North West Planning Advisory Committee for a term expiring November 30, 2012. MOTION PUT AND PASSED.**

### **12.3 Councillor Appointment to Grants Advisory Committee**

This item was addressed at an earlier In Camera meeting and was now before the Community Council for ratification.

**MOVED by Councillor Dalrymple, seconded by Councillor Lund, that North West Community Council nominate Councillor Johns as a representative of the Community Council to the Grants Committee for a term expiring November 2012. MOTION PUT AND PASSED.**

## **13. NOTICES OF MOTION – NONE**

## **14. PUBLIC PARTICIPATION**

Mr. Walter Regan, Sackville River's Association, asked whether consideration could be given to placing large rocks or barricade the abandon access road off of Highway 101 near the Riffle Range in Bedford, to protect against illegal activity.

The Community Council requested that this matter be forwarded to Municipal Operations staff for review.

Mr. Regan further requested a status update respecting the Top Soil Removal By-law. Councillor Harvey indicated that this matter will be coming forward to Council in the spring.

In response to a further question raised by Mr. Regan, Councillor Harvey indicated that the Pine Hill Brook upgrades are within HRM's Five Year Plan.

**15. NEXT MEETING DATE – February 24, 2011**

Due to a scheduling conflict with the Canada Games, the Community Council agreed to cancel their February 24<sup>th</sup> meeting and hold their next regular meeting on March 24, 2011; location to be announced at a later date.

**16. ADJOURNMENT**

The meeting adjourned at 10:00 p.m.

Krista Tidgwell  
Legislative Assistant

**Information Items  
January 27, 2011**

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1. Information Report dated January 13, 2011 re: Hammonds Plains Road Speed Limit
2. Information Report dated January 17, 2011 re: Street Lighting along Hammonds Plains Road
3. Information Report dated January 19, 2011 re: Hammonds Plains Common Area Rate
4. Information Report dated August 5, 2010 re: Final Report: Water Quality Monitoring within Bedford West, Sub Areas 3 & 4, Bedford, Nova Scotia – May 2010 Sampling Event
5. Information Report dated October 18, 2010 re: Final Report: Water Quality Monitoring within Bedford West, Sub Areas 3 & 4, Bedford, Nova Scotia – May 2010 Sampling Event
6. Information Report dated December 9, 2010 re: Final Report: Water Quality Monitoring within Bedford West, Sub Areas 3 & 4, Bedford, Nova Scotia – May 2010 Sampling Event
7. Correspondence to Cpl. David Pike, RCMP Tantallon Detachment, dated December 6, 2010 re: Hammonds Plains Road Speed Limits
8. Correspondence to Honourable Bill Estabrooks, Department of Transportation and Infrastructure Renewal, dated December 6, 2010 re: Request for Roadway Upgrades