

# HALIFAX REGIONAL MUNICIPALITY

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## NORTH WEST COMMUNITY COUNCIL November 24, 2005

### MINUTES

**PRESENT:** Councillor Brad Johns, Chair  
Councillor Robert Harvey

**REGRETS:** Councillor Len Goucher

**STAFF:** Mr. Randy Kinghorn, 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 the Basinview Community Elementary School.

**2. APPROVAL OF MINUTES**

**MOVED by Councillor Harvey, seconded by Councillor Johns, the minutes of October 27, 2005 and November 8, 2005 be approved as circulated. MOTION PUT AND PASSED.**

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

The following items were added to the agenda:

- 11.1 Councillor Harvey - District 20 North West Planning Advisory Committee Appointment
- 11.2 Councillor Johns - Property on Beaverbank Road
- 11.3 Councillor Johns - Reallocation of Building Communities Fund

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

**4.1 STATUS SHEET ITEMS:**

**4.1.1 Storm Drain Issue - Cavalier Drive**

Councillor Harvey advised that staff have indicated a report will be ready in January. This item is to remain on the Status Sheet.

**4.1.2 Shopping Cart Bylaw Report**

No update. This item is to remain on the Status Sheet.

**4.1.3 Springfield Lake Watch**

Councillor Johns noted that he did not yet have an opportunity to meet with the Chair of Springfield Lake Watch. This item is to remain on the Status Sheet.

**4.1.4 Judy Avenue Pathway**

Councillor Harvey noted that negotiations are ongoing. This item is to remain on the Status

Sheet.

**4.1.5 Purchase of Land for Springfield Lake Rec Centre**

Councillor Johns noted that staff is preparing a report. This item is to remain on the Status Sheet.

**4.1.6 Union Street Flooding**

No update. This item is to remain on the Status Sheet.

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

Councillor Johns advised that he did not yet have an opportunity to meet with the Chair of Springfield Lake Watch. 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 00730: Development Agreement Amendment, 477 Cobequid Road, Sackville**

C Notice of Motion on this matter was given at a meeting held on November 8, 2005.

C A supplementary report dated November 15, 2005 was submitted.

C A report dated November 3, 2005 from the Chair of the North West Planning Advisory Committee with an attached staff report dated October 20, 2005 was before Community Council.

Mr. Andrew Bone, Planner, addressed Community Council and outlined the application by Metric Framing Limited to amend the development agreement for 477 Cobequid Road, Sackville, to permit the construction of a 1096 square metre (11,800 sq. ft.) addition to an existing 930 square metre (10,000 sq. ft.) commercial building; to create a new storage yard for their contracting business; to expand parking and loading areas; and to include an existing second access to the site, as contained in the submitted staff reports. Mr. Bone outlined the issues identified with the proposal and explained how they have been addressed, and advised that staff consider that the application meets the intent of the Municipal Planning Strategy. Mr. Bone noted that at the November 8 meeting of North West Community Council, in moving Notice of Motion, two amendments pertaining to stormwater management flows and record of maintenance for the oil and grit separator were included in the motion. Mr. Bone advised that these amendments have been included in the revised amending agreement, as

attached to the supplementary report.

The Chair then opened the public hearing to anyone wishing speak.

Mr. Walter Regan, representing the Sackville Rivers Association, advised that he supported the application. In particular, Mr. Regan advised that he was pleased to see that staff were requiring a bonding application; and that there is to be no net change to stormwater flows. Mr. Regan indicated that he would like for HRM to purchase a setback of 100 feet on this property and that he would like to see a requirement for water testing on the brook for future years.

Mr. Gordon Gillis, Maple Drive, addressed Community Council and advised that he lived across from the property in question. Mr. Gillis spoke in favour of the application noting that the applicant was a good corporate citizen and that the proposal is a good use of the land and will bring in revenue for the Municipality.

Mr. Ivan Crnogorac, the applicant, briefly addressed Community Council speaking in support of his application.

The Chair called three times for anyone else wishing to speak. There being none, it was **MOVED by Councillor Harvey, seconded by Councillor Johns, the public hearing be closed.**

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

2. **Approve the proposed revised Amending Agreement, presented as Attachment A of the November 15, 2005 Supplementary Report.**
3. **Require that the Amending Agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**8.2 Variance Hearings: None**

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

**9.1 Correspondence:**

**9.1.1 Letter from Honourable Ronald S. Russell, Minister of Transportation and Public Works**

A letter dated November 2, 2005 from Honourable Ronald S. Russell, Minister of Transportation and Public Works regarding signage in recognition of the naming of the Bicentennial Drive was submitted.

The Legislative Assistant was requested to send a copy of the letter to Mr. William White of Sackville.

**9.2 Petitions:** None

**9.3 Presentations:**

**9.3.1 Halifax Public Library - update by Mr. Peter Doig**

Mr. Peter Doig, Chair, Halifax Public Libraries Campaign Planning Steering Committee, and Ms. Susan MacLean, Deputy CEO/Director of Public Services gave a presentation to Community Council, providing an update on the branches within the North West Community Council jurisdiction; highlighting future plans; and elaborating on the unique programs and services offered by the branches in the Sackville and Bedford areas.

Mr. Doig and Ms. MacLean responded to questions of Community Council and those in attendance.

**9.3.2 Cultural Plan Process - update by Mr. Dan Norris**

Mr. Dan Norris, Manager, Culture & Heritage gave a presentation updating Community Council on the progress of the Cultural Plan process, focussing on the five strategic directions and policy directions for the Cultural Plan.

Mr. Norris responded to questions from Community Council and those in attendance.

**10. REPORTS:**

**10.1 Councillors:**

**10.1.1 Approval of Meeting Schedule for 2006**

C A schedule of the proposed 2006 North West Community Council meetings was submitted.

**MOVED by Councillor Harvey, seconded by Councillor Johns that the 2006 meeting schedule be approved with the exception of December 28, 2006 meeting. The December 28, 2006 meeting will be cancelled and, if a meeting is necessary in December, it will be scheduled earlier in the month. MOTION PUT AND PASSED.**

**10.2 Staff:** None

**10.3 Boards and Committees:** None

**11. ADDED ITEMS**

**11.1 Councillor Harvey - District 20 North West Planning Advisory Committee Appointment**

**MOVED by Councillor Harvey, seconded by Councillor Johns that North West Community Council approve the appointment of Mr. David Grace to the North West Planning Advisory Committee, for a term to expire November 2007. MOTION PUT AND PASSED.**

**11.2 Councillor Johns - Property on Beaverbank Road**

Councillor Johns noted that on Beaverbank Road, across from the Tim Horton's location, there is a house which has been relocated to a piece of property. He advised that it has been sitting empty for approximately a year and is in an extremely dilapidated condition. He noted that staff is aware of the situation but nothing has been done recently. Councillor Johns requested that this matter be added to the Status Sheet.

**11.3 Councillor Johns - Reallocation of Building Communities Fund**

**MOVED by Councillor Johns, seconded by Councillor Harvey that, with regard to District 19 Building Communities Fund, the \$5,000 originally assigned for 'Fencing of Various Pathways' be reallocated to the Kinsman Park. MOTION PUT AND PASSED.**

**12. NOTICES OF MOTION: None.**

**13. PUBLIC PARTICIPATION**

The following people addressed Community Council:

**Mr. Walter Regan, Sackville Rivers Association**

- S Referred to the Red Book on engineering design and suggested that staff include something with regard to the aesthetics of constructing a building, so that it will ensure not only a safely constructed building but one that is pleasing to look at as well.
- S community childrens' groups such as Boy Scouts, Girl Guides and sporting teams should be able to use school facilities without charge.
- S pleased with the Cultural Plan's policy direction highlighting enhanced public access to waterfront and coastal areas
- S questioned if there were celebrations being planned for HRM's 10<sup>th</sup>. Anniversary. In response, Councillor Harvey indicated that some Councillors had discussed this informally and suggested that a request be forwarded to staff to find out if there is any official corporate celebration planned.



- S hope Community Council will support the Halifax Trails group at budget time.  
S referred to the problem of periodic surcharge in the Little Sackville River and advised that he hoped Community Council would support a no development rule in Sackville until this issue is resolved.

**Ms. Shirley Towse, Bedford**

- S noted that she has to contact the Municipality each year to collect the leaves in the drainage ditches near her home because it puts her home at risk for flooding. She expressed concern that the City of Halifax appears to have a leaf collection policy, but it does not apply to other parts of the Municipality. In response, the Chair asked the Legislative Assistant to get clarification from staff on the leaf collection policy.  
S the span of the abutments for the new bridge on Shore Drive which is under construction seems closer together than previously. She questioned if HRM would be responsible for overseeing the project. In response, the Chair indicated that he expected that staff would be overseeing the contractor.

**Mr. Gordon Gillis, Maple Drive**

- S expressed concern with the way HRM plans and spends infrastructure funds, noted an instance whereby a sidewalk was installed on Beaverbank Road and two years later, it was dug up to allow a sewer and water line to be installed.  
S noted that the Bobcats that are used to clean snow from sidewalks are wider than the sidewalk, and this results in sods being torn up.

**14. NEXT REGULAR MEETING DATE**

**MOVED by Councillor Harvey, seconded by Councillor Johns that the December 22, 2005 meeting be cancelled and the next regularly scheduled meeting be held January 26, 2006. MOTION PUT AND PASSED.**

**15. ADJOURNMENT**

The meeting adjourned at 8:35 p.m.

Sheilagh Edmonds  
Legislative Assistant