

HALIFAX REGIONAL MUNICIPALITY

NORTH WEST COMMUNITY COUNCIL February 23, 2006 MINUTES

PRESENT: Councillor Brad Johns, Chair
Councillor Len Goucher
Councillor Robert Harvey

STAFF: Stephanie Parsons, Legislative Assistant
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 Wallace Lucas Community Centre, 596 Lucasville Road.

2. **APPROVAL OF MINUTES**

MOVED by Councillor Goucher, seconded by Councillor Harvey that the minutes of the January 26, 2006, meeting be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions

- 12.1 Presentation of Cheque (Councillor Johns)
- 12.2 Drainage Corridor (Councillor Goucher)

The agenda was accepted as amended.

4. **BUSINESS ARISING OUT THE MINUTES**

4.1 **STATUS SHEET ITEMS**

4.1.1 **Pinehill Street Stormwater Drainage**

No update. To remain on the status sheet.

4.1.2 **Property on Beaver Bank Road**

Councillor Johns advised that construction has begun on the property. This item is to remain on the status sheet.

4.1.3 **Storm Drain Issue - Cavalier Drive**

Councillor Harvey advised that meetings among the stakeholders are ongoing. This item to remain on the status sheet.

4.1.4 **Shopping Car Bylaw Report**

No update. This item to remain on the status sheet.

4.1.5 Springfield Lake Watch

No update. This item to remain on the status sheet.

4.1.6 Judy Avenue Pathway

No update. This item to remain on the status sheet.

4.1.7 Purchase of Land for Springfield Lake Recreation Center

No update. This item to remain on the status sheet.

4.1.8 Union Street Flooding

C A staff report dated February 17, 2006 entitled Union Street Flooding was submitted.

C A report from Bedford Watershed Advisory Board, dated February 8, 2006, entitled Union Street Flooding - SGE Acres Report was submitted.

MOVED by Councillor Goucher, seconded by Councillor Harvey that North West Community Council support the recommendation of the Bedford Watershed Advisory Board, that staff proceed with the proposed installation of Jersey Barriers along the right (westerly) bank of the Sackville River adjacent to Union Street. MOTION PUT AND PASSED.

MOVED by Councillor Goucher, seconded by Councilor Harvey that North West Community Council recommend that Regional Council consider this matter as part of the 2006/07 Capital Budget deliberations. MOTION PUT AND PASSED.

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

No update. This item to remain on the status sheet.

At this time the Chair recognized in attendance Honourable Barry Barnett, MLA, Hammonds Plains - Upper Sackville, and welcomed him to the meeting.

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RECISSION - NONE

7. **CONSIDERATION OF DEFERRED BUSINESS - NONE**

8. **HEARINGS - NONE**

8.1 **Public Hearings - NONE**

8.2 **Variance Hearings - NONE**

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

9.1 **Correspondence**

9.1.1 **Letter dated February 6, 2006 from Walter Regan, President, Sackville Rivers Association**

- A letter dated February 6, 2006 from Walter Regan, President of Sackville Rivers was submitted.

Councillor Johns advised that a copy of a letter was received from Walter Regan, Sackville Rivers Association. The letter is requesting that the Department of Environment and Labor restrict development on the Sackville River Watershed until concerns regarding sewer discharge are addressed.

9.2 **Petitions - NONE**

9.3 **Presentations - NONE**

10. **REPORTS**

10.1 **Councillors - NONE**

10.2 **Staff**

10.2.1 **Waterstone Village Petition**

- c An information report dated February 15, 2006 was submitted.

Staff reviewed the questions and answers as outlined in the information report dated February 15, 2006.

In response to questions from Community Council, staff clarified the following:

- C HRM's current regulation requires two access roads within an agreed time frame and phasing plan.
- C The new policy does not apply to Waterstone because the plans were submitted prior to the amendment to the Municipal Planning Strategy. The "as of right" allows for the creation of twenty lots per each parcel of land in a four-year period. Any new development under the Regional Plan will be subject to a development agreement which includes 25 lots per concept plan per year.
- C Provincial regulations require zero percent change in water flow for any development application. A stormwater management plan must meet HRM's and provincial requirements.
- C The intent of the proposed collector road is to collect and direct traffic from the Hammonds Plains Road and Lucasville Road to the new interchange on Highway 101.

In response to a written submission from Waterstone Resident Neighbors Association staff advised of the following:

- C Center lines are not painted on subdivision roads, traffic data demonstrates that traffic speeds increase when there is a centre yellow line.
- C There are no plans to construct a road parallel to Hammonds Plains Road that connects to Kearney Lake Road. Those areas will be under strict growth controls under the Regional Plan. Staff has maintained that the construction of Highway 113 would alleviate the concern that traffic from Kearney Lake Road would be redirected to the new proposed collector road.
- C The road system will be constructed as the developments occur. Staff has advised the province that the interchange is a priority under the Regional Plan. Part of the process requires acquiring parcels of land that HRM does not own. Real Property and Asset Management has begun discussions with the land owners to acquire the land.
- C The developer of McCabe Lake East has approval to build at any time. The proposal by the developer is to upgrade the service road along the 101 out to the Lucasville Road.
- C The proposal for McCabe North is to access the end of Westpoint Drive across the Sackville River by the construction of a bridge. Staff has suggested that the bridge be

relocated through the collector road.

- C McCabe East contains 114 residential lots, McCabe North contains an additional 328 lots which will consist of single unit dwellings.

Councillor Johns requested that staff provide figures regarding the cost to upgrade the access road in comparison to the construction of the residential bridge.

Members of the public were given the opportunity to ask staff questions, and the following points were noted:

- C Concern was raised that if the bridge is built there is the potential that Waterstone subdivision roads will be used to access HRM's collector road.
- C It was suggested that during construction, the access road be upgraded to a collector road and that the building of the bridge be delayed until the interchange is built. This will alleviate the concern for thru- fare traffic. Additional collectors along highway 101 can feed into the proposed development of McCabe North. This would permit more direct routing of traffic.

Mr. Dave McCusker advised that service roads are designed to provide access for the land owners. Staff advised that they will make the suggestion to the developer to use the access road for construction traffic and the possibility of additional collector roads. However, the developer is not obliged to build sections of the road past the subdivision.

Mr. Peter Noseworthy submitted a follow up a letter to the petition dated February 23, 2006 and a copy of the Waterstone Neighborhood Association submission on Draft 2 of the Regional Plan dated January 31, 2006.

In addition, he raised concern that the use of Westmount Drive violates the Neighborhood Short Cutting Policy. Mr. McCusker advised that the short cutting policy only applies to local streets. Collector roads are intended to handle higher volumes of traffic.

10.3 Boards and Committees

10.3.1 Report from North West Planning Advisory Committee: Review of Land Use Bylaw to Include Lighting Requirements

- C A report dated February 10, 2006 was submitted from North West Planning Advisory Committee with an attached staff report dated January 23, 2006.

MOVED by Councillor Harvey, seconded by Councillor Goucher that North West Community Council request that staff review the land use by-laws to include lighting requirements for service stations and other commercial uses. MOTION PUT AND PASSED.

10.3.2 Report from North West Planning Advisory Committee: Case 00674 - Rezoning and Development Agreements, Cobequid/Glendale Drive Sackville

C A report dated February 10, 2006 from the North West Community Council was submitted.

MOVED by Councillor Harvey, seconded by Councillor Goucher, that North West Community Council moved First Reading and give Notice of Motion for the proposed rezoning and development agreement attached as Attachment C of the staff report dated January 23, 2006 and schedule a public hearing for March 23, 2006 MOTION PUT AND PASSED.

12. ADDED ITEMS

12.1 Cheque Presentation

Councillor Johns presented a cheque for three hundred dollars to the Waterstone Residents Association to assist with start up costs.

12.2 Drainage Corridor - (behind Superstore, Bedford)

MOVED by, Councillor Goucher, seconded by Councillor Harvey that North West Community Council request staff verify that the ownership of the drainage corridor behind the Superstore, Bedford has been transferred to HRM. MOTION PUT AND PASSED .

Councillor Goucher requested that if ownership has not been passed to over to HRM, that staff provide an explanation as to why it has not been transferred.

13. NOTICE OF MOTION - None

14. PUBLIC PARTICIPATION

Mr. Dave Nelson, Sackville

Mr. Nelson commented that he is a resident of Beaumont Drive . A petition was submitted a year ago requesting that the road be fixed. He raised concern that newer roads are getting fixed before Beaumont. He requested that the residents be notified by letter advising them on the status on the street.

Councillor Johns commented that there is a SDI Index that is used to determine the priority of the street.

Councillor Harvey advised that there are 50 streets with an SDI of four or less and Beaumont is included. He has advised HRM Construction Services that Beaumont Drives his first choice of the 50 streets. In response to a questions Councillor Harvey advised that Hillside Avenue is classified as a minor collector and Beaumont is classified as a local street.

Mr. Ed Grace, Sackville

Mr. Grace advised Community Council of the following

- C He lives on Beaumont Drive and would like to know the priority rating of the street
- C There are portions of Beaumont Drive which are not graded and the water does not go into the catch basins.
- C Stormwater on Fenerty Road washes out driveways and the shoulder of the road.

Councillor Johns advised that staff has tried to alleviate the flows from Fenerty Road and that he will advise staff of his concerns.

Mr. Walter Regan, Sackville

Mr. Regan made reference to an ongoing issue pertaining to the possibility of purchasing the church property for a community center.

In response Councillor Johns advised that staff has reviewed the site and the package from the real estate agent. He suggested that community groups seeking locations to contact Bob Nauss, Manager, of Tourism and Recreation.

Mr. Regan noted a incident recently whereby two children were almost struck by a vehicle at the crosswalk at the corner of Lynn Court and Old Sackville Road. The residents of Lynn Court and Old Sackville Road would like to have flashing lights installed at this crosswalk.

Councillor Harvey advised that Traffic Services has previously denied this request. It may be an issue of enforcement, he recommended that North West Community Council send a letter to Corporate Wornell, RCMP alerting her to the issues of the crosswalk at Old Sackville Road and Lynn Court.

Mr. Regan further suggested that HRM buy the homes on Union Street and turn it into park land.

Mr. Boyd Sharpe, Waterstone Village

Mr. Sharpe asked if the shoulder of the road where Waterstone Run meets Lucasville Road can be widened and extended for 10 feet. He advised that if you have a longer vehicle, you need to cross the center lane to make the turn.

Councillor Johns requested that this matter be forward to Mr. Ken Reashor, Manager Traffic Authority and Right Away.

15. NEXT REGULAR MEETING DATE - March 23, 2006.

16. ADJOURNMENT

The meeting adjourned at 8:46 p.m.

Stephanie Parsons
Legislative Assistant