

**NORTH WEST COMMUNITY COUNCIL  
MINUTES**

**February 28, 2008**

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

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

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**1. CALL TO ORDER**

Councillor Harvey called the meeting to order at 7:02 p.m. in the cafeteria of the Basinview Community School, Bedford.

A moment of silence was held in honour and remembrance of Councillor Gary Martin and Ms. Marion Christie, who recently passed away.

**2. APPROVAL OF MINUTES**

**MOVED by Councillor Johns, seconded by Councillor Harvey that the minutes of January 24, 2008 be approved. MOTION PUT AND PASSED.**

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

Additions:

- 11.1 District 21 Bedford Community District Funds
- 11.2 North West Community Council - Chair
- 11.3 Update on Margeson Drive - Dave McCusker

**MOVED by Councillor Johns, seconded by Councillor Harvey that the agenda, as amended, be approved. MOTION PUT AND PASSED.**

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

**4.1 STATUS SHEET ITEMS:**

**4.1.1 Pinehill Street Stormwater Drainage**

An e-mail update was submitted by staff, and was read by Councillor Harvey. The update advised that last July a consultant was engaged to undertake stormwater design work for three locations—Yankeetown Road, Fenerty Road, and Pinehill Drive. The consultant was directed to focus their resources on Yankeetown Road and Fenerty Road, as they were a greater priority. The design work for Pinehill Drive will proceed within a couple of months, at which time the Sackville Rivers Association will be contacted.

This item is to remain on the Status Sheet.

**4.1.2 Storm Drain Issue - Cavalier Drive**

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

#### **4.1.3 Judy Avenue Pathway**

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

#### **4.1.4 Union Street Flooding**

No update was received. 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 01081: Bedford Land Use By-law Amendment - Bedford West Business Campus Zone**

C A report dated January 7, 2008 by the Chair of the North West Planning Advisory Committee, with an attached staff report dated November 29, 2007, originally submitted at the January 24, 2008 North West Community Council meeting was before Community Council for consideration.

C A Supplementary Staff Report dated January 7, 2008 originally submitted at the January 24, 2008 North West Community Council meeting was before Community Council for consideration.

C First Reading of this matter was given at the January 24, 2008 meeting of North West Community Council.

Ms. Leticia Smillie, Planner, outlined the application by West Bedford Holdings Ltd. to amend the driveway access requirements for Area "B" of the Bedford West Business Campus as established under the Bedford West Business Campus (BWBC) Zone of the Bedford Land Use By-law (LUB).

In her remarks, Ms. Smillie noted that when the matter was brought before the North West Planning Advisory Committee, the Committee requested clarification on the impact of re-alignment of traffic within Bedford West and along Hammonds Plains Road and expressed concern about the timing of construction of the community collector and Hammonds Plains Road Improvements. In response to this, she noted the following points:

- C The Community Collector will be a two-lane roadway with turning lanes at the intersection and limited parking to promote the flow of traffic.
- C The proposed driveways will be required to be designed to meet engineering standards.

- C The proposed intersection joins the Hammonds Plains Road at an area which currently has a hill and which has caused traffic problems in the past. Staff indicate that the hill will be removed at the time of construction of the new intersection and, in addition, there will be traffic lights at the intersection and further along the road at the Hammonds Plains Innovation Drive Intersection.
- C The first phase of the Hammonds Plains Road widening will be completed prior to the construction of the community collector road.

Ms. Smillie concluded her presentation by reviewing the reasons why staff were recommending approval, as outlined in the staff report.

The Chair reviewed the rules of procedure for public hearings, and opened the hearing for anyone wanting to speak.

**Mr. Walter Regan**, representing the Sackville River Association questioned if a Watershed Management Plan for Big Sandy Lake will be included as part of the application.

In response, Ms. Smillie advised that she did not know and would she would have to look into this matter.

The Chair asked Ms. Smillie to follow up on this and provide the information to Mr. Regan.

**Mr. Ed Giles**, Giles Drive expressed concern about the proposed traffic light, advising that it would result in vehicles looping through Giles Drive to avoid the light. Mr. Giles also raised a concern about the removal of the hill, suggesting that blasting will impact wells in the area, and noted that they have almost no water pressure currently. He questioned if it would be possible for the residents to hook up to the municipal water line.

The Chair suggested that these issues may be beyond the scope of this application

Mr. Mark McGonnell, Development Engineer, HRM Development Engineering advised that if the resident had concerns about blasting, then monitors could be set up on his property. Mr. McGonnell also advised that Mr. Giles could contact him directly and he and an engineering technician could look into his concerns about blasting and any impact on his well.

In response to Mr. Giles concern about traffic looping around Giles Road, Mr. David McCusker, Manager, Regional Transportation explained that, although he was not familiar with this particular application, there are policies to deal with short-cutting on local streets if it reaches a certain threshold.

The Chair suggested that staff carry out analysis of traffic levels on Giles Road beforehand, in order that comparisons could be made if shortcutting becomes a problem after the traffic light is installed.

**Mr. Mike Hanusiak** addressed Community Council and advised that he was Project Manager for West Bedford Holdings Ltd. and he introduced Mr. Kevin Neatt who was also working on this project.

Mr. Hanusiak responded to some of the concerns expressed, noting the following points:

- C A Stormwater Management Plan has been vetted through the Department of Environment in conjunction with the construction of the Northwood project.
- C In terms of lowering the road, this will come before Regional Council as a capital cost charge initiative.
- C The traffic lights will be the developer's responsibility in the context of the capital cost charge.
- C The protocol for lowering the road is being worked out at the present time.
- C In regard to the issue of Municipal Water to Giles Road, when the road is lowered, a portion of the water line will be re-aligned and it presents an opportunity to address water on the properties that have issues now. This will be a Regional Council discussion. The Developer is interested in having this discussion with staff well in advance of the capital work that is to be done.

**Mr. Nick Antoft**, Lucasville, asked if permitting driveways on collector roads in this situation would set a dangerous precedent for other collector roads in the future.

In response, Mr. McCusker, advised that this is intended to limit driveways. He added that roadways should never change their designation, adding that they are intended to be built as a certain class of roadway and there should never be a need to move up the classification a roadway because the traffic volumes have increased.

The Chair called three times for any other speakers. There being none, it was **MOVED by Councillor Johns, seconded by Councillor Harvey that the public hearing close. MOTION PUT AND PASSED.**

Mr. Hanusiak responded to questions of clarification from Councillor Johns.

**MOVED by Councillor Johns, seconded by Councillor Harvey that North West Community Council approve the proposed amendments to the Bedford Land Use By-law to amend the driveway access requirements of the BWBC Zone and permit the re-alignment of the Community Collector as shown in Attachment "A of the November 29,2007 staff report. MOTION PUT AND PASSED.**

## **8.2 Variance Hearings: NONE**

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

### **9.1 Correspondence:**

#### **9.1.1 Resignation from North West Planning Advisory Committee**

A letter, via e-mail, dated February 5, 2008 was submitted from Mr. Caylum F. Evong. The Chair noted that due to work commitments, Mr. Evong was resigning from the Committee.

**MOVED by Councillor Johns, seconded by Councillor Harvey that North West**

**Community Council accept Mr. Evong's resignation, and that a letter of appreciation be sent to Mr. Evong for his time and contribution to the Committee. MOTION PUT AND PASSED.**

**9.2 Petitions:** None

**9.3 Presentations:** None

**10. REPORTS:**

**10.1 Councillor:**

**10.2 North West Planning Advisory Committee:**

**10.2.1 Case 01109: Discharge of Development Agreement, 209 Sackville Drive, Sackville**

C A report dated February 7, 2008 from the Chair of the North West Planning Advisory Committee, with an attached staff report dated January 4, 2008 was submitted.

Mr. Andrew Bone, Senior Planner, outlined the application by SportWheels (1996) Limited to discharge the Development Agreement for 209 Sackville Drive and responded to questions.

**MOVED by Councillor Johns, seconded by Councillor Harvey that North West Community Council approve the discharge of the existing development agreement of May 21, 1991, between Sportwheels Limited and the former Municipality of the County of Halifax as outlined in the discharging agreement appended as Attachment A of the January 4, 2008 staff report. MOTION PUT AND PASSED.**

**MOVED by Councillor Johns, seconded by Councillor Harvey that a copy of the decision of North West Community Council on this matter be forwarded to the Sackville District Business Association. MOTION PUT AND PASSED.**

**10.2.2 Case 00987: Townhouse Development Agreement, 156 Beaverbank Road, Sackville**

C A report dated February 7, 2008 from the Chair of the North West Planning Advisory Committee was submitted with an attached staff report dated January 15, 2008.

**MOVED by Councillor Johns, seconded by Councillor Harvey that North West Planning Advisory Committee give Notice of Motion to consider the proposed development agreement to permit 28 townhouse units at 156 Beaver Bank Road (PID 00331595), Sackville and schedule a public hearing for April 10, 2008. MOTION PUT AND PASSED.**

**11. ADDED ITEMS:**

**11.1 District 21 Funds Bedford Community District Funds**

**MOVED by Councillor Johns, seconded by Councillor Harvey that North West Community Council recommend Regional Council approve the carry forward of any currently unexpended and/or uncommitted funds from the District 21, Bedford, Councillors's District Activity Fund and Building Communities Fund to fiscal year 2008-2009. MOTION PUT AND PASSED.**

**11.2 North West Community Council - Chair**

**MOVED by Councillor Johns, seconded by Councillor Harvey, that Councillor Harvey assume the position of Chair for the remainder of 2008. MOTION PUT AND PASSED.**

**11.3 Update on Margeson Drive - Dave McCusker**

Mr. Dave McCusker, Manager, Regional Transportation, provided an update on the Highway 101/Margeson Drive Interchange project and responded to questions from Community Council and members of the public.

Councillor Johns thanked Mr. McCusker for the update and asked if he would consider providing the same presentation to the Waterstone Homeowners Association. Mr. McCusker indicated that he would.

**12. NOTICES OF MOTION: None**

**13. PUBLIC PARTICIPATION:**

**Mr. Walter Regan** advised that he was disappointed that HRM chose not to purchase the Union Street property. He requested that Community Council provide support for trails in the upcoming budget.

**Mr. Nick Antoft** advised that his community association is interested in creating a boardwalk that will cross the marsh land at West Point Park, and will go to the edge of the water. He explained that, previously, the Association contacted HRM concerning a wharf and was advised that HRM was not interested in constructing or maintaining a wharf. He questioned whether HRM would be prepared to cover liability for the wharf.

The Chair asked that this be forwarded to Blair Blakeney for response.

Mr. Antoft asked if McCabe Lake could be added to HRM's water quality testing.

**MOVED by Councillor Johns, seconded by Councillor Harvey that a request be forwarded to staff to include McCabe Lake on the list for water quality testing.**

**MOTION PUT AND PASSED.**

**14. NEXT REGULAR MEETING DATE:** March 27, 2008

**15. ADJOURNMENT**

The meeting adjourned at 8:16 p.m.

Sheilagh Edmonds  
Legislative Assistant

The following item was submitted as information:

- C E-mail response from Staff RE Public Participation Question - Water Quality McCabe Lake