

NORTH WEST COMMUNITY COUNCIL

SEPTEMBER 26, 1996

PRESENT: Councillor Robert P. Harvey, Chairman
Councillors: Barry Barnet
Reg Rankin
Jack Mitchell

STAFF MEMBERS: Barry Allen, Municipal Solicitor
Thea Langille, Planner
Angus Schaffenburg, Planner
Sandra Shute, Assistant Municipal Clerk

Regrets: Councillor Kelly

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1. **INVOCATION**

The Chair called the meeting to order at 6:00 p.m. with an Invocation. The meeting was held at the former Halifax County/Bedford District School Board Offices in Lower Sackville. It was agreed to change the order of business to allow for the Public Hearing as the first item on the Agenda.

2. **PUBLIC HEARING**

2.1 **Application 7358 - Rezoning of 17 and 27 James Street in Timberlea; Amendment to the Land Use By-law for Timberlea/Lakeside/Beechville re definition of single unit dwellings**

Thea Langille and Angus Schaffenburg, Planners were present to provide information on the Staff Report. Councillor Rankin, however, recommended that Community Council dispense with the report from staff. He had received no calls on the matter other than a call from an applicant and there were no contentious issues identified. Community Council members agreed.

Questions from Council

There were no questions from Community Council members.

Speakers in Favour

There were no speakers in favour of the application.

Speakers in Opposition

There were no speakers against the application.

Decision by Council

There was no correspondence received for or against the application.

MOVED by Councillors Rankin and Mitchell that the application to rezone 17 James Street, Timberlea from R-1 (Single Unit Dwelling) zone to R-1A (Auxiliary Dwelling Unit) zone be approved, that the rezoning of 27 James Street, Timberlea from R-3 (Mobile Dwelling unit) zone to R-1 (Single Unit Dwelling) zone to reflect the existing land use be approved and that an amendment to the Timberlea/Lakeside/Beechville Land Use By-law definition of single unit dwelling, as presented in Appendix B of the

Staff Report dated July 23, 1996 be approved. MOTION PUT AND PASSED UNANIMOUSLY.

The Public Hearing portion of the meeting was adjourned.

The meeting resumed after a break agreed upon by members of Community Council.

3. APPROVAL OF MINUTES

3.1 Special Council Session - September 10, 1996

MOVED by Councillors Mitchell and Barnet that the Minutes of Special Council Session held on September 10, 1996 be adopted as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

3.2 Regular Meeting - September 12, 1996

Councillor Barnet referred to Public Participation regarding changes in the tax structure and Councillor Rankin's comments regarding same. He stated that he had also made comments regarding this issue.

MOVED by Councillors Barnet and Mitchell that the Minutes of meeting held on September 12, 1996 be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.

4. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Indication was received of the following:

The Chair advised that Councillor Kelly had requested that his motion regarding the 911 Communications Centre be withdrawn pending further information from staff.

Additional items - Councillor Barnet:

1. Request for installation of Traffic Lights - Beaverbank Cross Road and Sackville Drive
2. Storm Drainage Easement - Bianca Court
3. Motion to re-establish a Transit Advisory Committee for the catchment area of North West Community Council

Councillor Barnet requested the addition of "Department of Natural Resources".

Councillor Rankin requested the addition of "Stop Sign - Maplewood Drive - Greenwood Heights".

MOVED by Councillors Mitchell and Barnet to approve the Order of Business, as amended. MOTION PUT AND PASSED.

5. **BUSINESS ARISING OUT OF THE MINUTES** - None
6. **MOTIONS OF RECONSIDERATION** - None
7. **MOTIONS OF RESCISSION** - None
8. **CONSIDERATION OF DEFERRED BUSINESS** - None
9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS** - None
10. **REPORTS**
- 10.1 **Report from North West Planning Advisory Committee**

Community Council members were in receipt of a report from North West Planning Advisory Committee dated September 26, 1996 and agreed to receive same.

10.1.1 **Re File No. DA-BED-007-96-21-A-CD - Application by the Waterfront Development Corporation**

North West Planning Advisory Committee was requesting that Community Council forward the application by the Waterfront Development Corporation for the temporary rock crushing facility to Planning Advisory Committee for public input.

The Chair advised that Councillor Kelly indicated he has scheduled a Public Information Meeting for September 30, which he had arranged prior to the Planning Advisory Committee meeting held on September 18, 1996, from which the request originated. Councillor Kelly felt that to go a step further at this time would be premature and had indicated that if there was any information forthcoming from the Public Information Meeting, he would ensure that it was available for the Planning Advisory Committee meeting to be held on October 2, 1996. A Staff Report was to be available for the PAC meeting as well.

Community Council members agreed to endorse Councillor Kelly's recommendation since it would be redundant to hold a second public meeting and not to act on the request from PAC at this time.

Councillor Barnet asked the status of the two applications that were supposed to have been dealt with at the last Planning Advisory Committee meeting as there was nothing contained in the Report. The Clerk advised the Public Hearing for the application by Douglas Lively was set for October 10, 1996. As for the amendment to the Municipal Planning Strategy regarding larger home based businesses, it had been agreed to hold a Public Participation Session but there was no date set at this time.

Councillor Barnet stated that he had been contacted by the applicant with respect to larger home based businesses, who had expressed concern regarding the time frame to make a decision. He said he hoped that the application could proceed as quickly as possible as there was some urgency in having the Public Participation Session.

It was agreed to advise the Community Planning and Development Department that the Public Participation Session should be held as soon as possible. Further, it was also agreed that the Report from Planning Advisory Committee should include, for information purposes, the dates that future Public Hearings and/or Public Participation Sessions would be held.

11. MOTIONS

11.1 Re-establishment of Transit Advisory Committee

Councillor Barnet advised he met recently with former members of the Sackville Transit Advisory Committee who wished to have an advisory committee re-established and which he supported. This committee could provide direction on transit services including ParaTransit. It was felt that the entire catchment area of North West Community Council could be invited to participate.

MOVED by Councillors Barnet and Mitchell to re-establish a Transit Advisory Committee for the North West Community Council catchment area, that an advertisement be placed in the newspaper inviting applications for membership on the Committee to provide solid advice and direction on transit issues. Further that the committee consist of two representatives from each District and that Brian Taylor, Manager of Transit Operations be requested to provide proposed Terms of Reference and appoint a member of staff to the Committee. MOTION PUT AND PASSED UNANIMOUSLY.

12. ADDED ITEMS

12.1 Request for Installation of Traffic Lights - Beaverbank Cross Road and Sackville Drive

MOVED by Councillors Barnet and Mitchell that the Traffic Division be requested to carry out an analysis of the intersection of Beaverbank Cross Road and Sackville Drive to determine whether or not traffic lights are warranted, even if they could be activated during peak hours in the morning and evening.

Councillor Barnet explained that a study had been carried out previously by Department of Transportation but installation had been considered not warranted. He pointed out that the study was done in the summer and he would like to see a study done now when schools are in and traffic has increased.

MOTION PUT AND PASSED.

12.2 Storm Drainage Easement - Bianca Court

Councillor Barnet explained the situation with regard to a drainage easement between existing homes and the new development on Bianca Court. There was concern that in the winter the drainage easement will quit working and flood some of the properties adjacent to the new development. There was question as to responsibility; however, Councillor Barnet was asking that because the situation involved so many people, the Municipality take action to correct the problem and sort out responsibility later.

MOVED by Councillors Barnet and Rankin that Community Council direct staff to take every step available to correct the situation. MOTION PUT AND PASSED.

12.3 Department of Natural Resources

Councillor Barnet explained a problem a resident in Woodbine Mobile Home Park was having with skunks and the fact that Department of Natural Resources had not responded in a satisfactory manner. As well, there was another potential problem with flooding on the Little Sackville River that could be caused by beavers and also involved Department of Natural Resources.

MOVED by Councillors Barnet and Mitchell to send a letter to Department of Natural Resources requesting that they take immediate action on both of these concerns. MOTION PUT AND PASSED.

12.4 Stop Sign - Maplewood Drive and Norway Maple Drive - Greenwood Heights

MOVED by Councillors Rankin and Mitchell that Traffic Division be requested to erect a stop sign at the intersection of Norway Maple Drive and Maplewood Drive - Greenwood Heights. MOTION PUT AND PASSED.

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

Ms. Theresa Scratch provided a copy of a letter she had written to John Leefe, MLA Queens regarding the proposed Second Lake Collector along with copies of correspondence regarding the Sackville Comprehensive Transportation Study.

Mr. Walter Regan raised the following points:

- He asked if some of the Upper Sackville homes bought by Metropolitan Authority close to the landfill would be made available to non-profit groups. In response, Councillor Barnet advised he has raised this issue at Solid Waste Advisory Committee. The majority of the homes are currently rented and will continue to be rented until the landfill is closed. There might be a recommendation coming forward to offer to those who are renting, first right of refusal. There are three properties not rented which will be evaluated by staff to determine the best approach. He was not aware of non-profit groups being considered. It was agreed to send the matter on to Solid Waste Advisory Committee for comment.
- He asked if there was any progress getting additional garbage cans in various areas of Sackville. It was agreed to follow up now that the operating budget has been passed.
- He asked for an update on signage for the Sackville River. After discussion, it was agreed that he would provide a list of possible locations to Councillor Barnet.
- He asked for an update on remapping of the floodplain. It was agreed to follow up with Planning Department as money was identified in the spring.
- He asked for an update about the possibility of building a walkway to Bedford at the Rifle Range. The Chair explained that the letter that had been sent had to do with the new 102 interchange and there must have been a misunderstanding if it was the Rifle Range redevelopment Mr. Regan was referring to. As the Rifle Range work appeared to be almost complete, it would be too late now.

Mr. Alan Smith referred to Transit Bus No. 886 displaying a sign on the back "Still Renting - Why Are You Paying Your Landlord's Mortgage?" He took personal exception to this and did not think it was in the interests of people who own apartment buildings to have Remax or anyone else advertising on buses which would undermine a particular business. The Investment Property Owners of Nova Scotia, particularly the metro area, spend a lot of money on taxes and he did not think the Municipality should be working hand in hand with

Remax or anyone else. In explanation, Councillor Barnet advised that advertising was booked out by one firm who pays the Municipality an annual fee.

Mr. Smith went on to say, regardless of how it was done, the Municipality owns the bus system, runs the buses and has the sign on the back of the bus. This is a situation where Remax in particular is asking the general public why they are supporting landlords and paying their mortgage. This, in his opinion, was wrong. It was agreed to forward Mr. Smith's concern on and confirm how the advertising is handled.

Ms. Theresa Scratch asked for an update on the yard waste situation as she was concerned about illegal dumping, particularly the boat access road on First Lake Drive past the old Baptist cemetery where the gate used to be locked. She asked what people were expected to do with yard waste. In reply, Councillor Rankin advised that LURA Group was supposed to have advertised a program. Some confusion has arisen but there were assurances given that it would be dealt with next week. In the meantime, it was agreed to follow up with Jim Bauld, Manager of Solid Waste.

Ms. Maureen Bartlett asked if a licence has been granted by the Minister of Health regarding First Lake Village. In response, the Chair advised that there has been no communication received.

Mr. Walter Regan said he noticed signs of construction debris dumping and household waste dumping on Tomahawk Lake Road and the service road following alongside Highway 101 from Lucasville to Drain Lake. Councillor Barnet advised that one of the two locations has been raised at Solid Waste Advisory Committee.

Other Business

Councillor Rankin requested that a follow up letter be sent to the RCMP with regard to the letter that had been sent supporting an increase in the number of officers in the Western Region. Community Council members agreed.

15. **NEXT MEETING**

October 10, 1996 - Sunnyside Mall, Bedford - 6:00 p.m. with a Public Hearing

16. **ADJOURNMENT**

Meeting adjourned at 7:20 p.m.

Vi Carmichael
Municipal Clerk