

NORTH WEST COMMUNITY COUNCIL

MINUTES

FEBRUARY 13, 1997

THOSE PRESENT: Councillor Harvey, Chair
 Councillor Mitchell
 Councillor Rankin
 Councillor Barnet
 Councillor Kelly

ALSO PRESENT: Sandra Shute, Assistant Municipal Clerk

TABLE OF CONTENTS

1.	Invocation	4
2.	Approval of Minutes - January 23, 1997	4
3.	Approval of the Order of Business and Approval of Additions and Deletions	4
4.	Business Arising Out of the Minutes	
4.1	Audit Committee Meeting	4
5.	Motions of Reconsideration	4
6.	Motions of Rescission	4
7.	Consideration of Deferred Business	5
8.	Public Hearings	5
9.	Correspondence, Petitions and Delegations	5
10.	Reports	
10.1	Phase II Atlantic Sea Products Property - Hubbards Cove - Proposal from Hubbards Cove Waterfront Development Association	5
11.	Motions	5
12.	Added Items	
12.1	Report from Planning Advisory Committee re Case 7418: Application by Chris Johnson, on behalf of Best Beef Steakhouse for a Development Agreement to permit a lounge in Tantallon Plaza	5
12.2	Bedford Waters Advisory Committee - Membership and Establishment of One Advisory Committee for the North West Community Council Zone	6

12.3	Community Health Board re Cobequid Multi Service Centre	6
12.4	Millwood Commons	7
12.5	Water Service Area - Hammonds Plains	7
12.6	Soccer	8
13.	Notices of Motion	8
14.	Public Participation	8
15.	Next Meeting	11
16.	Adjournment	11

1. **INVOCATION**

The Chair called the meeting to order at 7:00 p.m. with an Invocation. The meeting was held at the Lakeside Lions Club, Greenhead Road.

2. **APPROVAL OF MINUTES - JANUARY 23, 1997**

MOVED by Councillors Kelly and Mitchell to approve the Minutes of meeting held on January 23, 1997 as circulated. MOTION PUT AND PASSED.

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

Added Items: Report from Planning Advisory Committee re Case 7418:
Application by Chris Johnson, on behalf of Best Beef Steakhouse
for a Development Agreement to permit a lounge in Tantallon
Plaza

Membership - Bedford Waters Advisory Committee and
Establishment of one Advisory Committee for the North West
Community Council zone - referred from Regional Council

Councillor Barnet: Letter to Community Health Board - Cobequid Multi Service Centre
Millwood Commons

Councillor Rankin: Water Service Area - Hammonds Plains
Soccer

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

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

4.1 **Audit Committee Meeting**

Information has been received that an Audit Committee meeting would take place sometime before the end of February. The matter of an Auditor General is on the Agenda.

5. **MOTIONS OF RECONSIDERATION** - None

6. **MOTIONS OF RESCISSION** - None

7. **CONSIDERATION OF DEFERRED BUSINESS** - None
8. **PUBLIC HEARINGS** - None
9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS** - None

10. **REPORTS**

- 10.1 **Phase II Atlantic Sea Products Property - Hubbards Cove - Proposal from Hubbards Cove Waterfront Development Association**

A Staff Report dated January 24, 1997 from Policy and Planning providing comments on the above was before Community Council.

Councillor Kelly asked for clarification regarding funding, particularly with regard to the Phase II study.

Councillor Mitchell provided an update of the project, advising that \$25,000 was required for the study. It was hoped to obtain this funding through capital.

Councillor Barnet suggested that the study might more likely fall within the guidelines of the operating budget.

Councillor Mitchell agreed that this was possible, particularly because there might be funding available through the provincial and federal governments through infrastructure but it would not cover the study.

MOVED by Councillors Mitchell and Kelly to recommend to Regional Council that the 1997/98 Operating Budget include funding in the amount of \$25,000 for the Phase II study. MOTION PUT AND PASSED.

11. **MOTIONS** - None
12. **ADDED ITEMS**
- 12.1 **Report from Planning Advisory Committee re Case 7418: Application by Chris Johnson, on behalf of Best Beef Steakhouse for a Development Agreement to permit a lounge in Tantallon Plaza**

A Report from North West Planning Advisory Committee dated January 17, 1997 was before Community Council. It was recommended that the application for a Development Agreement be approved.

MOVED by Councillors Rankin and Mitchell that a Public Hearing be held on Thursday, March 27, 1997 in Bedford. MOTION PUT AND PASSED.

It was noted that there was a recommendation that notice of the proposed Development Agreement be posted in the Sobeys store for general information. Community Council members agreed with this recommendation.

12.2 Membership - Bedford Waters Advisory Committee and Establishment of One Advisory Committee for the North West Community Council Zone

This matter having been referred by Regional Council, a Report dated January 28, 1997 to Regional Council was before Community Council.

Councillor Kelly, having spoken to the municipal solicitor, acknowledged this was a complicated issue because it was the continuation of a body reporting to main Council, but also under Section 33(b) of the HRM Act, Community Council could also take on the role should it desire to do so.

MOVED by Councillors Kelly and Mitchell that Community Council request Regional Council to arrange for advertisements to obtain replacement members for the Bedford Waters Advisory Committee, that Committee Advisory Committee be requested to review the context of the correspondence and further that Halifax County Watershed Advisory Board be advised of the proposal to establish one Advisory Committee for the North West area to see if they concur with this process. The reply from Halifax County Watershed Advisory Board should be forwarded to Committee Advisory Committee and to both Community Council and Regional Council. MOTION PUT AND PASSED.

12.3 Community Health Board re Cobequid Multi Service Centre

Councillor Barnet advised that Cobequid Multi Service Centre is attempting to raise funds and to have the facility enlarged. He asked for support from Community Council in sending a letter to the Community Health Board in support of Cobequid Multi Service Centre's expansion plans. He noted that this proposal has been stalled for a number of years because of health reform.

MOVED by Councillors Barnet and Kelly that a letter of support be sent to the Community Health Board in support of Cobequid Multi Service Centre. MOTION PUT AND PASSED.

12.4 Millwood Commons

Councillor Barnet advised he had just recently received from staff the revised concept design of the Millwood Commons. He provided information on the proposal, outlined his concerns and advised that staff had pared down the proposal; however, the original estimate was \$600,000 whereas the pared down proposal was estimated to cost approximately \$1 million. He provided information on how he had resurrected the project on two occasions but expressed concern that a recent residents' Newsletter indicated he did not support the project when that was certainly not the case. He pointed out that the provincial government was fully compelled to develop the Commons.

Councillor Barnet went on to describe how he has been continuing with the project but advised that he was discouraged it appears staff have overestimated the cost of the project, there was a misunderstanding insofar as his support of the project was concerned and he did not know why someone had misled the residents. It was a top priority as far as he was concerned, even if the cost was increased.

Councillor Barnet, after reading the item published in the Newsletter regarding his support, advised that he would be writing to property owners in Millwood indicating his position.

Councillor Kelly asked how Councillor Barnet was proceeding with regard to funding from the provincial government. In reply, Councillor Barnet advised that letters have been written to the Minister of Housing on several occasions and a meeting has been requested. In addition, through Landfill Compensation, \$165,000 has been secured as leverage funds to try to get the provincial government to fulfill its commitment.

MOVED by Councillors Barnet and Kelly to table the report. MOTION PUT AND PASSED.

12.5 Water Service Area - Hammonds Plains

Councillor Rankin advised there would be an application forthcoming for a water project on Pockwock Road to service Upper Hammonds Plains. In this regard, there was opportunity for water to be extended to Maplewood on the Lakes subdivision and the Annapolis Basin lands. It appeared that the pipe coming down from Pockwock would provide significant economies. He asked for support from Community Council that since it was already established that water was being extended to Upper Hammonds Plains, that

water be extended to Maplewood on the Lakes and the Annapolis Basin area. He expected that Annapolis Basin would pay its way.

MOVED by Councillors Rankin and Barnet to refer this matter to Peter Dickson, Director of Planning and Development and to request comment from Halifax Regional Water Commission. MOTION PUT AND PASSED.

12.6 Soccer

Councillor Rankin introduced Steve Auld, President, Halifax District Youth Soccer Association. Mr. Auld referred to the proposed Tax Exemption By-law which would be before Regional Council on February 18, 1997 and asked for support from Community Council. He provided background information for his request.

Councillors Rankin, Kelly, Mitchell and Barnet indicated support. Councillor Harvey, while in support, pointed out he preferred the overall By-law arrangement coming forward from Grants Committee rather than having a separate By-law for the one facility.

Mr. Auld, secondly, stated he received an unofficial letter from Recreation Department regarding a user fee charge for soccer pitches. Recreation Department did not have a clear indication of how the user fees would work at this time. There was concern that this user fee would be a secondary tax and pointed out that in the former County, at least in his area, they had maintained their own fields. He could not see why soccer should have to pay a user fee when there were no user fees for tennis or playgrounds.

Discussion took place on the provision of recreational services.

MOVED by Councillors Rankin and Mitchell that this matter be on the agenda for the next meeting, with the appropriate staff in attendance to provide information on the proposed user fees, level of maintenance of fields, cost recovery and facilities. MOTION PUT AND PASSED.

13. NOTICES OF MOTION - None

14. PUBLIC PARTICIPATION

Mr. Bryce Reid raised the following points:

- He pointed out that Soccer registration starts in March. If there is going to be a user fee, it would have to be instituted quickly.

- He asked when he would receive a list of private recreational facilities which are tax exempt. It was agreed to check.
- He stated that with regard to the Millwood Commons and Councillor Barnet's comments, he and Councillor Barnet were involved for a number of years and had the original plan drawn up. Most of the committee supported it and know what Councillor Barnet has done. He was looking for everyone's support. Having not received a copy of the new proposal, he did not know what was being considered for \$1 million. The original proposal was very simple - tennis courts, playground, walkway and even included a soccer field for \$300,000. Now there was downgrading - no soccer field - for \$1 million. Because this was Millwood's project, maybe the Millwood residents should just take the project and, with support from Community Council, carry on and get it done themselves. The TUNS project was \$600,000 - a Cadillac when all the residents wanted was a little Chevy to make it useful for people. He had a lot of concerns and would like to speak to those who prepared the estimates.

Councillor Barnet asked Mr. Reid where the statement came from that he opposed the facility. Quite clearly, the author of the Newsletter indicated his/her information was from a public meeting. In reply, Mr. Reid said there was no doubt Councillor Barnet was always in support of the Commons. Whatever comments Councillor Barnet made at a meeting in late November regarding a new soccer/ball field, recreation centre was where the information came from. Councillor Barnet, in reply, said that a project outside of the Commons was a separate item.

Mr. Walter Regan, Sackville Rivers Association raised the following points:

- He asked for an update re a Topsoil By-law Enforcement Officer. It was agreed to check.
- He referred to the Glen Arbour golf course proposal and advised that they have already started construction, although he thought the appeal period was not up. As well, they did not have all the permits. He asked that staff look into this matter. In reply, Councillor Rankin advised that the appeal period was over on February 4. Also, Councillor Harvey stated he understood this was the safest time of year to use equipment insofar as the nearby lakes were concerned. There was also the feeling of staff that a Topsoil permit was not required along with the Development Agreement. It was agreed that the Clerk would check with the Development Officer to ascertain whether or not everything happening on the site was under permit.
- Although dumping on Tomahawk Road had been cleaned up, there were large appliances dumped there presently. He asked that this be taken care of.

- He asked for an update regarding signs for the Little Sackville River. Councillor Barnet reiterated his comments from the previous times this matter was raised.
- He asked for an update on Second Lake Park. There were no new developments.
- He expressed appreciation for the information regarding dams which he had received but asked that another report be provided which would be more current. It was agreed to check.
- He asked if there was movement to improve some of the possible flood restrictions on the Little Sackville River, namely bridges. In reply, Councillor Barnet advised that this was included in the capital budget for the current year and he had asked that it be included in the next year as well. He had also written to the owner of the mobile home park requesting that consideration be given to upgrading the bridge in that location.

Mr. Wayne MacPhee raised the following points:

- He asked who the Audit Committee reports to. In reply, Councillor Rankin advised that the Committee ultimately reports to Regional Council but he was a member of the committee.
- He referred to the Information Report dated January 22, 1997 re the financial analysis for recreation facilities and asked if it would be available to the public. In reply, the Chair advised it would be part of the Operating Budget and a public document.
- He asked who approves expenditures for meals for Regional Council and what budget did it come from. In reply, he was told it was part of the Operating Budget through the Clerks Office. There was further discussion on this matter.
- He advised that he supported Councillor Kelly regarding his chair. There was further discussion on this matter.

Cpl. Barry Mellish, RCMP was welcomed by the Chair. Cpl. Mellish stated that if there were any concerns received by Community Council from the community, Councillors should not hesitate to bring them forward.

Councillor Rankin advised that the Police Commission has made a recommendation that more RCMP officers be added and it may help the desire for more officers if Community Council made a motion of support to increase the number of officers in the former Halifax County.

MOVED by Councillors Rankin and Mitchell that Mr. Meech, Chief Administrative Officer be advised that Community Council supports the plan approved by the Police Commission to provide increased staff in the former Halifax County. MOTION PUT AND PASSED UNANIMOUSLY.

It was agreed that a copy of the correspondence would be sent to the Police Chief and the Mayor.

15. **NEXT MEETING** - Thursday, February 27, 1997
Charles Fenerty Room, Sackville Library
636 Sackville Drive, Lower Sackville

16. **ADJOURNMENT**

Meeting adjourned at 8:20 p.m.

Sandra M. Shute
Assistant Municipal Clerk