

NORTH WEST COMMUNITY COUNCIL

MINUTES

FEBRUARY 27, 1997

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

ALSO PRESENT: Nick Murray, District Manager, Recreation
Denis Huck, Superintendent of Facilities, Recreation
Stephen King, Manager of Parks and Grounds
Ray Halsey, Technical Manager, Solid Waste
Sandra Shute, Assistant Municipal Clerk

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1. **INVOCATION**

The Chair called the meeting to order at 7:00 p.m. with an Invocation. The meeting was held at the Sackville Library, 636 Sackville Drive, Lower Sackville.

2. **APPROVAL OF MINUTES**

2.1 **Public Hearing - January 30, 1997**

MOVED by Councillors Kelly and Mitchell to approve the Minutes of the Public Hearing held on January 30, 1997 as circulated. MOTION PUT AND PASSED.

2.2 **Regular Meeting - February 13, 1997**

MOVED by Councillors Kelly and Barnet to approve the Minutes of meeting held on February 13, 1997 as circulated. MOTION PUT AND PASSED.

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

Added Items: Letter from Lake District Recreation Association re continuation of trails development and clarification of liability and right of way issues.

Deletions: Presentation - Sackville United Soccer - Wayne MacPhee, Vice-President

Councillor Barnet: Petition - Sackville Heights Junior High School
Department of Transportation - Signage - From Information Items

Councillor Harvey: Presentation - Central Region Local Economic Development Association

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

4. **BUSINESS ARISING OUT OF THE MINUTES** - None

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**

9.1 **Petition - Sackville Heights Junior High School**

Councillor Barnet presented a Petition from Sackville Heights Junior High School requesting that Community Council take action on a crosswalk issue. He outlined the residents' concerns in this regard.

MOVED by Councillors Barnet and Mitchell to table the Petition and forward same on to the Traffic Authority with the request that they address this issue as quickly as possible. Further, that the Petition also be forwarded to Insp. David Murphy, Police Services. MOTION PUT AND PASSED.

9.2 **Provision of Recreational Services - Presentation by Staff**

The Chair welcomed Nick Murray, District Manager Recreation, Denis Huck, Superintendent of Facilities and Stephen King, Manager of Parks and Grounds.

Mr. Murray advised that at this time it was somewhat premature because a report has not yet been presented to Regional Council on the research that has been carried out to make the booking of facilities and the charging of user fees equal throughout the Municipality. On March 4, 1997 Regional Council would receive an information report and between that time and budget meetings, it would be possible to explain some of the rationale. He provided further information on what Recreation Department has done since amalgamation and the philosophy of user fees and other fees. He expected it would take three to five budget years to level out fees across the Municipality.

Mr. Huck provided an overview of the research carried out with regard to revenues, administration fees and advised he did not think this area would be adversely affected by administration fees. The net effect could be less than previous years in the Bedford/Sackville area but there might be a slight increase in the Timberlea/Prospect/Waverley areas. This applied to all teams.

Mr. King provided information on the goals of his department, numbers of facilities and budget implications for the current year. Parks and Grounds has been working closely with Recreation and Leisure to classify facilities and look at service level standards that will apply to fields, parks, trails, etc. There was also an inventory of facilities being carried out along with information on ownership.

Public Participation on Provision of Recreational Services

Mr. Gordon Morgan asked if the fee would cover the cost of marking the field. In reply, Mr. Huck stated it would depend on the level of fields.

Mr. Brian Johnson asked if there would be fees for community groups as well as teams. In reply, Mr. Huck stated that community groups, particularly youth groups, on a short term basis, would not be charged. This would, however, have to be decided by Regional Council.

Ms. Helen Matheson, CISL asked if there had been any process of public consultation with the users of the facilities. In reply, Mr. Huck advised that staff had met with the soccer fraternity about three weeks ago and discussed the issue at that time.

Ms. Matheson suggested that consideration should be given to lead time as this was the time of year to set fees.

Mr. Bryce Reid asked for clarification regarding capital costs. Mr. Huck replied that this would be addressed during budget deliberations. With regard to capital costs for 1996/97, upgrading to Monarch School field, CP Allen and Sackville High will begin as soon as weather permits.

Mr. Walter Regan asked if there were plans for Millwood Commons soccer field. In reply, Mr. Huck advised that it was hoped to start the project this spring.

Mr. Regan asked if there were any plans for a park at Second Lake. Mr. Huck, in reply, stated that the Regional Development Agency and Recreation and Leisure were carrying out a study, part of which would be to properly identify the Second Lake area.

Councillor Harvey pointed out that the information report to Regional Council next week would be an important starting point, with more detailed financial matters in the budget presentation about a month later. He suggested that anyone interested in obtaining a copy of next week's report could contact the Clerk's Office at 490-4210. He thanked staff for making their presentation.

10. **REPORTS**

10.1 **Glen Arbour Update**

A letter dated February 10, 1997 from the Chairman of Sackville River Watershed Advisory Committee expressing concern regarding the Glen Arbour Project and a Staff Report dated February 21, 1997 from Nathan Landry, Engineering Department providing an update on the project was before Community Council.

It was agreed to send a copy of Mr. Landry's report to the Sackville River Watershed Advisory Committee to answer their letter.

10.2 **Planning Advisory Committee - Six Month Review**

Councillor Harvey reminded Community Council members that when the Planning Advisory Committee was created, it was agreed that in six months Community Council would seek a review by staff of how a single committee is working for all of the North West region, along with anything else that appeared to be relevant to the successful and efficient operation of the committee. He added that last week he had attended a meeting with Planning staff and the Chair and Vice-Chair of Planning Advisory Committee at which time a number of matters were discussed. He felt it was the right time for a review.

MOVED by Councillors Kelly and Barnet to direct staff to begin the review process, not only on the committee in terms of whether or not the one single committee is working but also the inner workings of the committee, such as adequate support staff.

Councillor Harvey suggested that all those associated with the committee - the committee members, Councillors should be interviewed to assess the committee at this stage.

MOTION PUT AND PASSED.

10.3 **File PA-BED-008-96-CR - Amendment to the Bedford Municipal Planning Strategy and Land Use By-law to permit the expansion of a car dealership at 39 Dartmouth Road onto the adjacent properties of 45 Dartmouth Road and 84 Golf Links Road**

A Staff Report dated February 20, 1997 was before Community Council.

MOVED by Councillors Kelly and Mitchell that the public participation process proceed with regard to the above amendment, on the understanding that those within 500' should be contacted and signage posted on the property. MOTION PUT AND PASSED.

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 **Central Region Local Economic Development Association**

Mr. Gordon Morgan, Chairman of the Central Region Local Economic Development Association provided information on the formation of the Association, its funding, purpose and the area covered. He provided an overview of the successes and achievements of the group over the last year and outlined the course of action for next year. He also advised that the Association was always looking for new members.

Following Mr. Morgan's presentation, Councillor Harvey thanked Mr. Morgan for attending and noted that Community Council appreciated the work of the Association and Mr. Morgan's leadership.

12.2 **Lake District Recreation Association**

A letter dated February 13, 1997 from Lake District Recreation Association was before Community Council seeking clarification regarding liability and right of way over private lands with regard to trails development.

MOVED by Councillors Kelly and Mitchell to forward the correspondence to the Legal Department for comment. MOTION PUT AND PASSED.

12.3 **Local Celebrity Signage - Charles Fenerty**

A letter dated February 17, 1997 from Department of Transportation regarding local celebrity signage - Charles Fenerty was before Community Council.

Councillor Barnet stated that again Department of Transportation was not allowing the signage; however, it appeared they left some opportunity for Community Council to go back to them and ask again. He asked that Department of Transportation be advised that Community Council is requesting not to put up a new sign but to replace the landfill sign with the Fenerty sign.

It was agreed to send a further letter before other avenues are explored.

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

Ms. Kathy Wood, Maplewood on the Lakes Residents Association referred to the proposed composting facility for the Hammonds Plains area and advised there were a lot of concerns, such as proximity to schools, homes, watershed, problems with truck traffic, inadequate highway infrastructure, dangerous intersection, air pollution, leachate, seagulls, rodents, water quality. She asked why this particular location was chosen. She

advised that residents had contacted Councillor Rankin about representing the residents' concerns but he has refused to represent their concerns.

The Chair advised that Ray Halsey, Technical Manager, Solid Waste was present tonight to answer questions.

Councillor Kelly pointed out that Solid Waste Advisory Committee has made recommendations; however, Regional Council would not be dealing with the issue until March 4, 1997. If Regional Council approves the recommendation, it would be to authorize staff to proceed with negotiations.

Mr. Halsey provided information on the process that Halifax Regional Municipality had gone through to reach the current point. If Regional Council approves the Committee's recommendation, it would be up to the proponent to get a permit from Department of Environment which would deal with the issues raised by Ms. Wood. He pointed out that the Municipality would be scrutinizing the design process very carefully once a permit is obtained. The contract that would be entered into with a proponent would put the onus on the proponent to meet a very stringent nuisance law in terms of an environmental guarantee. If they are in default, the contract would allow HRM to decide on alternatives regarding the operation.

Councillor Kelly stated he understood there were two sites proposed. He asked why two and not just one. In reply, Mr. Halsey explained why two facilities were chosen - to mitigate risk - and provided further information in this respect.

Councillor Kelly asked for clarification regarding setback requirements under Department of Environment. In reply, Mr. Halsey advised there was a requirement for 500 metres to residences and 250 metres for commercial operations.

Councillor Harvey asked where the other proposed site was located. In reply, Mr. Halsey advised it was in Dartmouth in the area of Highway 118.

Ms. Betty Stacey asked if the facility would handle 100,000 tonnes or 20,000 tonnes. In reply, Mr. Halsey stated he understood that Department of Environment intended to approve 45,000 tonnes.

Ms. Betty Stacey asked for a definition of industrial sludge. Mr. Halsey provided same to the best of his knowledge and explained that Department of Environment had to approve a permit.

Mr. Bryce Reid asked, if it was privately operated, who would police. Mr. Halsey replied that there would be regular checks but this has not been worked out yet.

Mr. Walter Regan asked if there would be an environmental impact study. Mr. Halsey replied that environmental impact studies were at the discretion of the Minister.

Mr. Walter Regan asked if the environmental effects on the Sackville River have been taken into account and if there would be a citizens committee to address concerns. In reply, the Chair stated he was sure these questions would come forward at a further stage in the discussions.

Mr. Bill Johnson asked how the community could have representation with regard to these concerns when the District Councillor was on the Solid Waste Advisory Committee and it appeared he did not want to represent the residents. He asked if this was Conflict of Interest. The Chair replied that the solid waste strategy that HRM was attempting to implement was citizen generated and is being implemented by the entire Council. He did not think there was an answer to the question in this forum.

Mr. Bill Johnson asked if something like what was proposed has been done anywhere else in North America and was it successful. Mr. Halsey replied that the operator is currently operating a number of facilities of different sizes. He pointed out that industrial sludge was not required to go to the facility - it was organics.

A gentleman asked how the site could be selected without any public participation.

Councillor Rankin advised that in February, 1995 the Land Use By-laws, by way of a Public Hearing, were changed to enable by right an application from the private sector in a number of areas throughout Halifax County. This meant there would not be a requirement for a Public Hearing but it would be subject to Department of Environment regulations, recognizing they are one of the most rigorous in Canada in terms of separation. There were ten applications for composting facilities. The companies that did not get on the short list were deleted because of technical capability and he was not on the technical team ranking the short list. He insisted, however, that there should not be one facility - a monopoly - in case of an incident. Regional Council wants to get on with composting facilities and it will be by vote of Regional Council. Having failed to get Regional Council to reverse itself with regard to its decision on the landfill, he had gotten an agreement that the new landfill would be organic free and that was why there was a requirement for composting facilities. Wherever the composting facilities were located, he would insist that there be community monitoring - in addition and over and above - Department of Environment regulations. He pointed out that the process was still subject to Department of Environment permitting and approval. If Regional Council wants to change the rules and decide to have public hearings, they could do so but the rules at this time were set up two years ago. He acknowledged this was a new day for waste management and it would be more expensive. No one could guarantee protection but systems could be set up to ensure the system would work.

Mr. Francis Fares said something could go wrong with the water system which would reduce the value of homes in the area. Composting should be away from residents. If there was a public information session, maybe the residents would be able to support it if they knew the facts. The Chair stated it was clear the public was vigilant and they should demonstrate it not only to Community Council but to the MLA in the area and to the Department of Environment.

Ms. Barb Campbell expressed mistrust of Department of Environment and stated that decisions should be made before it reaches that point.

A lady reiterated the concerns about Department of Environment and expressed concerns re traffic congestion.

Councillor Rankin advised he had visited a facility in Milton, Ontario, provided information on same and on information he had obtained from the Ontario Department of Environment.

Ms. Pam Streeter asked if the company and site were chosen hand in hand. Mr. Halsey explained that it was a requirement of the proposal process - companies who bid supplied the site and would own the facility. She also asked if there were other composting facilities in Nova Scotia to which Mr. Halsey replied no.

Rev. Darryl Gray, Development Coordinator, Upper Hammonds Plains and Lucasville stated that there should have been public input before the Solid Waste Advisory Committee made its recommendation. He did not know what type of impact this facility would have on the development initiatives that the Upper Hammonds Plains community has begun to undertake. He encouraged some form of public information session before anything else happens.

Ms. Barbara Verge explained her attempts to set up an information meeting and why she had not been successful in doing so. In reply, Councillor Rankin explained that at that time the proposal was not even accepted by the committee. If there was an information session, he believed that the proponent should be in attendance. Regional Council would make a decision next week. The lead agent in this was Department of Environment.

Councillor Harvey referred to the site on the other side of the harbour and asked what characteristics were similar to the site proposed at Hammonds Plains. Mr. Halsey provided information as requested; there were two different sites, different technologies and different proponents.

Mr. Bill Ellis proposed that the Chair request that a public meeting be held with the appropriate representatives from the Advisory Committee and community representatives to gain a better understanding of the proposal.

Councillor Harvey responded he could only do that if he was directed by a majority of Community Council.

MOVED by Councillors Kelly and Rankin that Community Council recommend to Regional Council that a public information session be held in the community, led by the proponent and Department of Environment and assisted by appropriate staff members to address concerns prior to Regional Council approving the recommendation. MOTION PUT AND PASSED UNANIMOUSLY.

Councillor Barnet suggested that the firm that received the contract for communications should be involved as well.

Mr. Wayne MacPhee asked for an update on Councillors pensions, particularly as to whether or not Councillors voted on their own pensions. The Chair provided an update and stated further it was under the HRM Amalgamation Act which meant that the provincial government allowed Councillors to take part.

Mr. Bryce Reid asked if the extension of water to Maplewood on the Lakes was a long term plan. In reply, Councillor Rankin advised that staff was presently working on an application for Upper Hammonds Plains, Maplewood on the Lakes and the Annapolis Basin lands.

Mr. Tony Edwards pointed out that provincial law requires that Planning Advisory Committee meetings be advertised and he had brought up this matter at a previous meeting but nothing has happened since. He said there were locations that advertisements could be placed for public information. It was agreed to add this issue to the request for review of the Planning Advisory Committee.

Mr. Walter Regan asked if the Second Lake lands have been removed from the serviceable area. In reply, Councillor Harvey said that the committee is at the stage of recommending candidate areas for further study.

Mr. Walter Regan referred to an advertisement in the newspaper about a month ago that HRM was looking for chemicals for the landfill in Mount Uniacke and asked for clarification. It was agreed that Mr. Halsey would look into this.

Mr. Walter Regan asked why, during the amalgamation process, the Water Commission became a separate identity. In reply, the Chair advised that this was debated in the early months of HRM and the model chosen was the former City of Halifax model.

Mr. Wayne MacPhee asked for an update on his proposal for an Audit Committee. In reply, Councillor Rankin advised that a meeting had taken place about a week ago. At the

next meeting, staff and the auditing firm will report back in this regard. He expected that a report could go to Regional Council in April.

A lady from Hammonds Plains expressed concern re the elementary school in Hammonds Plains being full, further development taking place and asked for consideration to alleviate the situation. In reply, Councillor Kelly advised he understood there might be a Junior High School constructed in the Hammonds Plains area which could be ready by 1999.

15. **NEXT MEETING** - Thursday, March 27, 1997
Sunnyside Mall, Bedford at 6:00 p.m. (Public Hearing)

16. **ADJOURNMENT**

Meeting adjourned at 9:20 p.m.

Sandra M. Shute
Assistant Municipal Clerk