



**TABLE OF CONTENTS**

|      |  |   |
|------|--|---|
| 1.   | Call to Order .....  | 4 |
| 2.   | Approval of Minutes  |   |
| 2.1  | Regular Meeting - June 11, 1998 .....  | 4 |
| 2.2  | Joint Meeting with Marine Drive Valley and Canal Community<br>Council - June 3, 1998 .....                             | 4 |
| 3.   | Approval of the Order of Business and Approval of Additions and Deletions ..   | 4 |
| 4.   | Business Arising Out of the Minutes - None .....   | 4 |
| 5.   | Motions of Reconsideration - None .....  | 4 |
| 6.   | Motions of Rescission - None .....   | 4 |
| 7.   | Consideration of Deferred Business - None .....  | 4 |
| 8.   | Public Hearings  |   |
| 8.1  | File RA-SA-01-98-20 - Application to Permit Commercial Uses at<br>the Corner of Beaverbank Road and Stokil Drive ..... | 5 |
| 9.   | Correspondence, Petitions and Delegations - None .....   | 7 |
| 10.  | Reports  |   |
| 10.1 | Appointments to Halifax County Watershed Advisory Board .....  | 7 |
| 11.  | Motions - None .....   | 7 |
| 12.  | Added Items  |   |
| 12.1 | Presentation - Northwood Satellite Adult Day Program .....   | 7 |
| 12.2 | Accident Problem - Scott Edward Drive and Walker Service Road ....   | 8 |
| 12.3 | Late Night Rowdiness - School Grounds .....  | 9 |
| 12.4 | Lake District Recreation Association re Skateboard Ramps -<br>Ratification of Landfill Fund Expenditure .....          | 9 |
| 12.5 | Traffic Counts .....   | 9 |

|      |   |    |
|------|---|----|
| 12.6 | Information Item re Planning Advisory Committee ..... | 10 |
| 13.  | Notices of Motion - Served by Councillor Harvey ..... | 10 |
| 14.  | Public Participation .....                            | 10 |
| 15.  | Next Meeting .....                                    | 12 |
| 16.  | Adjournment .....                                     | 12 |

1. **CALL TO ORDER**

The meeting was called to order at 7:05 p.m. in the Charles Fenerty Room, Sackville Library, 636 Sackville Drive.

2. **APPROVAL OF MINUTES**

2.1 **Regular Meeting - June 11, 1998**

**MOVED by Councillors Harvey and Kelly to approve the Minutes of meeting held on June 11, 1998 as circulated. MOTION PUT AND PASSED.**

2.2 **Joint Meeting with Marine Drive Valley and Canal Community Council - June 3, 1998**

**MOVED by Councillors Kelly and Harvey to approve the Minutes of joint meeting held with Marine Drive Valley and Canal Community Council on June 3, 1998 as circulated. MOTION PUT AND PASSED.**

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

Added Items:           Presentation - Donna MacDonald - Northwood Satellite Adult Day Program  
                              Accident Problem - Scott Edward Drive and Walker Service Road - Councillor Harvey  
                              Late Night Rowdiness - School Grounds - Councillor Harvey  
                              Lake District Recreation Association re Skateboard Ramps - Ratification of Landfill Funds Expenditure - Councillor Barnet  
                              Traffic Counts - Councillor Kelly

**MOVED by Councillors Kelly and Harvey 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**

8.1 **File RA-SA-01-98-20 - Application to Permit Commercial Uses at the Corner of Beaverbank Road and Stokil Drive**

A Staff Report dated June, 1998 was before Community Council. Andrew Whittemore, Planner provided an overview of the Staff Report with the aid of overheads. Staff was recommending approval of the application.

Councillor Kelly, with regard to Lot 4BG-B2A, asked if this lot would be sold off. Mr. Whittemore advised yes.

Councillor Kelly then asked if both sides of the building would have dormers. In reply, Mr. Whittemore advised that just the Beaverbank Road side would have the dormers. The store entrance would be on the parking lot side. The artificial windows would have signs similar to Blockbuster Video in Clayton Park. Signs were not intended for the dormers, however.

Councillor Harvey asked for clarification that the uses permitted by right in the zone do not include licenced premises or taverns. Mr. Whittemore stated that was correct.

With respect to sidewalks, Councillor Barnet said that currently the Municipality has run sidewalk up to Stokil Drive and the intent is to continue on, hopefully in the next budget year. He asked if there was the jurisdiction or authority in the Development Agreement to require sidewalks along Beaverbank Road. In reply, Mr. Whittemore said that this had been raised but Engineering staff had indicated there were no immediate plans for sidewalk in front of Beaverbank Drive from Stokil Drive.

Councillor Barnet said his concern was that with respect to commercial zoning, sidewalks which have currently been installed have been charged by an area rate but only to residential and there was no opportunity to recover from commercial properties. The residential assessment would be subsidizing the cost for sidewalk in front of commercial properties. In that particular area, he wanted to connect sidewalk and it would be reasonable to try to have it included in the Development Agreement.

Mr. Whittemore advised that the applicant had indicated this might prohibit the economic feasibility of the development and hearing what staff had to say about construction of sidewalk in the area, Planning staff had negotiated more in terms of landscaping and street trees.

Speakers in Favour or Against the Application

Mr. Steve Milligan, Whitman Benn Consulting Engineers, on behalf of Ramar Construction Ltd. said that with regard to sidewalk, he had analysed the cost to the developer to build a sidewalk in front of the property but it was considered very expensive at this time. There was potential for the transportation connector from Highway 101 up towards Beaver Bank. The issue of where a sidewalk would go would bear on the construction issue at the intersection. Sidewalk at present would be premature.

Councillor Kelly asked that in the event that sidewalk, storm drainage and curb were constructed, would the applicant be opposed to have a definitive contribution per foot based on frontage.

Mr. Ken Marchand, Ramar Construction asked if the sidewalk did not front on the property but on the other side, would the contribution be required. In response, Councillor Barnet advised that when sidewalk is installed, both sides are required to pay betterment charges regardless of which side it goes on. What has been done in the area, however, is instead of having a per foot charge, it has been done on an area rate. The problem was that the HRM Act does not permit charging an area rate to commercial properties.

Mr. Marchand then agreed that the Development Agreement could include a commitment to paying a share of the cost of sidewalk at some time in the future when the sidewalk is constructed.

Barry Allen, Municipal Solicitor suggested that the Development Agreement could include a clause that says the developer agrees to pay the rate that would otherwise be paid if the property were residential, not commercial.

There were no further speakers for or against the application.

**MOVED by Councillors Harvey and Kelly to close the Public Hearing. MOTION PUT AND PASSED.**

**MOVED by Councillors Kelly and Harvey to include as part of the contract a clause to indicate that the owner would pay the rate for sidewalk that would otherwise be paid if the property were not exempt by virtue of being a commercial property. MOTION PUT AND PASSED.**

**MOVED by Councillors Harvey and Kelly to approve the application by Whitman Benn Consulting Engineers, on behalf of Ramar Construction Ltd. to enter into an amended Development Agreement to permit the development of:**

1. An 1800 sq. ft. commercial building on Lot 4BG-B2B for variety stores, food stores and service and personal shops uses;
2. An 1800 sq. ft. commercial building on Lot 4BG-B2C for variety stores, food stores and service and personal shops uses;
3. That the amended Development Agreement be signed within 120 days, or any extension thereof granted by Community Council on request of the applicant, from the date of final approval of said Agreement by North West Community Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods; otherwise, this approval shall be void and obligations arising hereunder shall be at an end. **MOTION PUT AND PASSED.**

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS** - None

10. **REPORTS**

10.1 **Appointments to Halifax County Watershed Advisory Board**

A Memorandum from the Clerk dated June 24, 1998 advising of the recommendations of the Community Council Membership Selection Committee for appointments to Halifax County Watershed Advisory Board was before Community Council.

**MOVED by Councillors Harvey and Kelly to ratify the appointments to Halifax County Watershed Advisory Board as recommended by the Community Council Membership Selection Committee. MOTION PUT AND PASSED.**

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 **Presentation - Northwood Satellite Adult Day Program**

Ms. Donna MacDonald, Director, Northwood Satellite Adult Day Program, provided background information on the development of the Program in the Cobequid community, the purpose of the Program, results of a needs assessment, barriers of the Program - cost and transportation.

In terms of transportation, Ms. MacDonald advised that Access A Bus comes up close to where the Program is located - Peace Lutheran Church at Windsor Junction Crossroad - but Access A Bus has not agreed to provide service to date and it was expected that it would be some time yet before there would be any indication from Access A Bus as to whether or not they could provide service. Having suggested that the location of the

Program should be moved, a representative from Access A Bus had agreed this was a good idea but Ms. MacDonald had a problem with that because it was part of HRM and she felt there should be equal rights with Halifax to be accessible to a community based Program. It was very sad because even if she could get Access A Bus to service the Program, there would still be people from Hammonds Plains, parts of Bedford and Sackville that would still not be covered. She wanted to bring to Community Council's attention the fact that the Program had been put in place to respond to the community's needs but it might not be there in the spring.

Councillor Kelly asked what the government was contributing to the Program. In reply, Ms. MacDonald advised there was nothing now. The Program provided a service to the community on Tuesdays and Thursdays from 8:30 a.m. to 3:00 p.m. at a cost to the user of \$28.35. They had been lobbying with the provincial government for assistance but no funding has been forthcoming to date. They could take 10-15 people per day but it was down to 2-3 per day because of the problem with transportation.

Councillor Kelly said it was degrading for this area not to be treated as other areas have the opportunity to be treated. It appeared that the provincial government put both day care and special care homes on the back burner.

**MOVED by Councillors Kelly and Harvey to contact Brian Smith, Director, Business Operations regarding the expansion of Access A Bus services to include the Northwood Satellite Adult Day Program area and indicate Community Council's interest and willingness to meet with him in this regard. Further, to write to the Premier and Minister of Health to request help with the program and, as well, get on with building the Homes required for this age group.**

Councillor Barnet said the location of the Program was 1500' from where Access A Bus would go now; it went as far as Stokil Drive - anywhere a Metro Transit bus would go. It was ironic that although it was 1500' from where the Access A Bus would go, 6 km. beyond that was where they charge people for the service because it is part of the urban core. The worst part about it was that there were people having to go into Halifax for the service because they could not get the extra 1500'.

**MOTION PUT AND PASSED UNANIMOUSLY.**

#### **12.2 Accident Problem - Scott Edward Drive and Walker Service Road**

**MOVED by Councillors Harvey and Kelly to request from Traffic and Transportation Department accident history for Walker Service Road and the intersection of Walker Service Road and Scott Edward Drive as well as provide suggestions on how to slow**

**cars down on Walker Service Road as this was a great concern to the residents living in the area of Scott Edward Drive and who want the traffic slowed down.**

It was agreed that the RCMP would be asked to provide assistance in this matter and that Mr. Wilmot Falconer, Walker Service Road be provided with a copy of the correspondence.

### 12.3 Late Night Rowdiness - School Grounds

Councillor Harvey expressed concern with vandalism of school grounds and playground property and peace in the neighbourhood, particularly school grounds at Hillside Elementary and Gertrude Parker School. Double signage has been placed on those two school grounds indicating By-law 39 - No Loitering - and municipal signs for Parks/Playgrounds indicating they are closed from dusk to dawn.

**MOVED by Councillors Harvey and Kelly to send a letter to the RCMP indicating that double signs have been placed on those two school grounds and request their assistance in doing all they can to patrol these areas during the hours when there have been difficulties experienced. MOTION PUT AND PASSED.**

### 12.4 Lake District Recreation Association re Skateboard Ramps - Ratification of Landfill Fund Expenditure

Councillor Barnet explained that there were outstanding invoices in the amount of approximately \$4,700 as a result of Lake District Recreation Association's agreement to help out in the summer of 1996 to put together a temporary skateboard facility operating inside the arena.

**MOVED by Councillors Harvey and Kelly to ratify the expenditure of \$4,700 from unexpended interest from the Sackville Landfill account to pay the outstanding invoices, thank them for their assistance during 1996 and their continued interest in recreational development in Sackville. MOTION PUT AND PASSED.**

### 12.5 Traffic Counts

Councillor Kelly requested a follow up to the request for traffic studies at various locations in Bedford which were to be carried out before school ends.

Councillor Barnet also requested a follow up for the traffic study for Beaverbank Crossroad and Sackville Drive.

12.6 **Information Item re Planning Advisory Committee**

Councillor Barnet advised that an advertisement would appear in Saturday's newspaper requesting expressions of interest to serve on the new Planning Advisory Committee for Districts 19, 20 and 21.

13. **NOTICES OF MOTION**

Councillor Harvey served the following motion:

**TAKE NOTICE that at the next regular meeting of North West Community Council to be held on the 27th day of August, I intend to introduce the following motion:**

**WHEREAS Glendale Drive is a high volume street surrounded on both sides by residential neighbourhoods; and**

**WHEREAS numerous school children must cross Glendale Drive to access the schools, most notable Caudle Park Elementary School on McGee Drive; and**

**WHEREAS there have been 120 reported accidents on Glendale Drive in the past five years; and**

**WHEREAS there have been a significant number of accidents at the intersection of Glendale Drive and McGee Drive, including two fatalities in recent years; and**

**WHEREAS this is the only four way intersection on Glendale Drive without traffic lights; and**

**WHEREAS this intersection is the first intersection west of Cobequid Road with a pedestrian crosswalk; and**

**WHEREAS the RCMP have recommended greater controls at the intersection of Glendale Drive and McGee Drive;**

**THEREFORE BE IT RESOLVED that in the interest of public safety, North West Community Council requests that traffic lights be installed at the intersection of Glendale Drive and McGee Drive as part of the 1999/2000 Capital Budget.**

14. **PUBLIC PARTICIPATION**

Mr. Mike Gray, Crimson Drive, Sackville raised the following points:

- He asked for an update on the provision of soccer facilities in the Sackville area. Subsequently, a conversation ensued between Mr. Gray and the Chair as to the availability of facilities both this year and in the future, particularly pertaining to the new Upper Sackville Recreation Facility.
- He then asked the status of the offer from Springfield Lake Recreation Association to manage the Upper Sackville Recreation facility. In reply, Councillor Barnet advised the proposal has been approved and provided further clarification on the management agreement.
- He asked for information on the request for funding from the Springfield Lake Recreation Centre. In reply, Councillor Barnet advised there had been a number of requests for funding for improvements to the facility which would reduce operational costs.
- He asked the status of the new North West Recreation Advisory Committee that had been approved by Community Council in January. It was agreed to check.

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

- He advised that signs have been replaced on Old Beaverbank Road over the Little Sackville River.
- One of the recommendations made to Council by Halifax Harbour Solutions Advisory Committee, on which he served, was that whenever there was major reconstruction of roadways, the combined sewer be separated into sanitary and storm sewer. There were several construction sites around HRM and more coming up and he did not think this had been done. He asked for an explanation. It was agreed to refer to staff.
- He asked for an update on Second Lake. In reply, Councillor Harvey advised that he understood the citizen group had met with the provincial government. A provincial response was expected by October.
- He referred to a floodplain study done of the Shubenacadie River by Hants County and advised he understood there had been no opportunity to enter into cost sharing with HRM. This meant that mapping was only done for one side of the river because HRM was not able to enter into a joint study. It was agreed to check.
- He advised that \$7,000 had just been received from Environment Canada for river habitat work.

- He asked the status of the lots being given to HRM on Boxwood/Tynes. In reply, Councillor Barnet advised that staff were working to resolve the issue. The Clerk has the Deed.
- He asked when the sidewalk from Millwood Drive to Stokil Drive would be completed. In reply, Councillor Barnet advised he did not know when but priority was being given to connect those sidewalks that stop arbitrarily.
- He asked for an update on Millwood Commons and was told that construction has begun.

Ms. Maureen Bartlett raised the following points:

- Whether or not it was possible to take rocks out of ditches owned by HRM. She was given some information in this regard.
- She asked for clarification regarding who votes on the Pension Committee - whether or not those on the Committee had the authority to make decisions and did not have to report to Council which would not enable Council to vote on Pension issues - as she thought this question had been raised at Regional Council. She was uncomfortable with the idea of a Committee making these kinds of decisions when it could directly affect taxpayers and the public would have no input. After discussion, it was agreed that Councillors could check since this matter would be coming to Council again next week.

Mr. David Haley, Sackville asked for an update on a recreational review survey. In reply, Councillor Kelly advised the study was complete and it was expected it would be forwarded to Regional Council in August. He understood there were a number of recommendations in the report. He expected that there would be feedback to those who participated in the survey.

15. **NEXT MEETING** - Thursday, August 27, 1998 - Bedford

16. **ADJOURNMENT**

On a motion from Councillor Harvey, the meeting adjourned at 8:55 p.m.

Sandra M. Shute  
Assistant Municipal Clerk

