

NORTH WEST COMMUNITY COUNCIL

MINUTES

FEBRUARY 24, 2000

THOSE PRESENT: Councillor Harvey, Chair
Councillor Merrigan
Councillor Kelly

ALSO PRESENT: Barry Allen, Municipal Solicitor
Kevin Warner, Development Officer
Angus Schaffenburg, Planner
Thea Langille-Hanna, Planner
Jim Naugler, Regional Coordinator, Recreation Facilities
Bill Mosher, Deputy Chief, Support Services, Fire Services
Sandra Shute, Assistant Municipal Clerk

TABLE OF CONTENTS

1.	Invocation	4
2.	Approval of Minutes	
2.1	Regular Meeting - December 9, 1999	4
2.2	Regular Meeting - January 26, 2000	4
2.3	Special Council Session - February 8, 2000	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	Appeal of the Refusal of a Variance - 37 Irene Avenue, Sackville	5
8.2	Case 00149 - Application to rezone the rear portion of 340 and 350 Sackville Drive	7
8.3	Case 00193 - Development Agreement to allow infill and excavation to occur to 50' of a watercourse, Bedford Place Mall	7
9.	Correspondence, Petitions and Delegations	
9.1	Correspondence - Department of Transportation re One Continuous Name for Glendale Avenue/Duke Street	10
9.2	Presentation - Sackville Chebucto Athletics Club re Met Field	10
10.	Reports	
10.1	Case 00206 - Non-Substantial Amendment to Parcel M-1, Brookshire Development Agreement	12
10.2	Bedford Waters Advisory Committee - Environmental Checklist and Executive Summary	13
10.3	HRM 20/20 - Community Working Together for Change	14

11.	Motions - None	14
12.	Added Items	
12.1	Creation of the Paper Mill Lake RCDD Review Committee	14
12.2	Fort Sackville Contract Development Agreement	14
12.3	Skateboard Park - Bedford	15
12.4	Dog By-law Signs	15
12.5	Mobile Home Park Problem	15
13.	Notices of Motion - None	16
14.	Public Participation	16
15.	Next Meeting Date	18
16.	Adjournment	18

1. **INVOCATION**

The meeting was called to order at 7:05 p.m. in the Lions Den, LeBrun Centre, 36 Holland Road, Bedford.

2. **APPROVAL OF MINUTES**

2.1 **Regular Meeting - December 9, 1999**

MOVED by Councillors Kelly and Merrigan to approve the Minutes of meeting held on December 9, 1999 as circulated. MOTION PUT AND PASSED.

2.2 **Regular Meeting - January 26, 2000**

MOVED by Councillors Merrigan and Kelly to approve the Minutes of meeting held on January 26, 2000 as circulated. MOTION PUT AND PASSED.

2.3 **Special Council Session - February 8, 2000**

MOVED by Councillors Merrigan and Kelly to approve the Minutes of Special Council Session held on February 8, 2000. MOTION PUT AND PASSED.

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

Added Items: Councillor Kelly - Creation of Paper Mill Lake RCDD Review Committee
- Fort Sackville Contract Development Agreement
- Skateboard Park, Bedford
Councillor Merrigan - Dog By-law Signs
- Mobile Home Park Problem

MOVED by Councillors Kelly and Merrigan 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 **Appeal of the Refusal of a Variance - 37 Irene Avenue, Sackville**

A Staff Report dated February 14, 2000 was before Community Council. Kevin Warner, Development Officer provided an overview of the report with the aid of overheads which included a recommendation to uphold the decision of the Development Officer to refuse the variance. Mr. Warner advised that notification had been given to adjacent property owners within 100' of the property.

Councillor Kelly asked if, under the Land Use By-law, there was an opportunity for a minor variance of any degree, i.e. 4'. In response, Mr. Warner advised that 8' was the requirement, even for a garage, but a shed could go within 4'.

The Chair called for speakers for and against the Appeal.

Mr. Michael Kennedy, 37 Irene Avenue advised he was aware of the encroachment as he purchased the property from his father. He approached the owner and formed a verbal agreement but when the owner's son purchased the house, the son had the problem. He thought there had been goodwill and where the land was unusable and where the families had been friends for about 30 years, there would not be a problem. He did not have a problem with moving the deck 1' from the property line but if he had to move in 8', there would only be a 1' space to get in his house. His parents have a building permit for 1975; the original deck has always been the entrance to the side door of the house.

Councillor Kelly asked for clarification on the building permit in 1975. In response, Mr. Warner advised that the original building was constructed in the late 1960's. The building permit in 1975 only says for an addition to the existing property.

Councillor Kelly asked if Mr. Kennedy had approached the neighbor to purchase 8'. In response, Mr. Kennedy advised no. Mr. Warner further advised this was possible.

Ms. Marion Levy, 34 Irene Avenue advised she was in favor of the appeal.

Mr. Dan Draper, 31 Irene Avenue stated he was concerned with things that are done illegally and attempts made later to make it legal. He built a garage and had to go by the laws. He was not originally worried about the encroachment on his property but his father told him when the Kennedy family got a variance on the other side to sell a spare lot that the Kennedys were on his property.

Councillor Kelly asked if Mr. Draper would be interested in selling a strip of his property to help solve the problem. In response, Mr. Draper advised no because his property was subdividable.

Councillor Merrigan asked for clarification that Mr. Draper's main concern was the encroachment. Mr. Draper replied that was his main concern but there were also laws that should be obeyed.

Councillor Merrigan asked the solicitor if time meant anything in this type of situation as 25 years have passed.

In response, Mr. Allen, Municipal Solicitor advised there was a section in the Staff Report re intentional disregard for the requirements of the Land Use By-Law but there are no cases that describe what that means. Arguably if someone has purchased a property not knowing the situation exists, they could argue they did not intentionally disregard the law. Time in that respect may be of interest. It was not just the fact that there is a structure that offends the Land Use By-law that would prohibit the granting of the variance but if it was done with intentional disregard. It would be open to decide whether or not the deck was originally put there with intentional disregard to the By-law.

Councillor Kelly asked if the deck was rebuilt in the exact same spot. In reply, Mr. Kennedy advised yes.

Councillor Harvey referred to the survey done in 1996 and asked if that resulted in the first complaint. In response, Mr. Draper advised there was no complaint although his father indicated his feeling that the deck was on his property. Around 1991 it was enlarged considerably.

Councillor Kelly asked in terms of the variance that may either be given in full or in part, were there any options between 0 and 8 in terms of setback. In response, Mr. Warner advised that Mr. Kennedy would have to make another application for 4' or whatever other amount. He added that sideyard setbacks are the same today as they were in 1975.

There were no further speakers in attendance wishing to speak in favor or in opposition to the Appeal.

MOVED by Councillors Merrigan and Kelly to grant the Appeal to have a 1' variance from the property line. MOTION PUT AND PASSED.

Councillor Kelly noted that this motion effectively means that approximately 1.7' would have to come off the deck.

8.2 **Case 00149 - Application to Rezone the Rear Portion of 340 and 350 Sackville Drive**

A Staff Report dated January 24, 2000 was before Community Council along with a recommendation for approval from North West Planning Advisory Committee dated February 4, 2000.

Ms. Thea Langille-Hanna, Planner provided an overview of the report with the aid of overheads. She advised that staff was recommending approval of the application.

Councillor Harvey asked, by rezoning the road reserve to C-3, would it change the nature as a road reserve. In response, Ms. Langille-Hanna advised that because it was a road reserve, there could be no permanent structures. The only use that could occur was the outdoor display court - the actual parking of the cars.

The Chair called three times for speakers in favor or against the application. There were none.

MOVED by Councillors Merrigan and Kelly to approve the application by Exit Realty to rezone the rear portion of 340 and 350 Sackville Drive and a portion of the road reserve from R-2 (Two Unit Dwelling) zone to C-3 (Commercial Corridor) zone, as shown on Map 2 of the Staff Report dated January 24, 2000. MOTION PUT AND PASSED.

8.3 **Case 00193 - Development Agreement to Allow Infill and Excavation to Occur to 50' of a Watercourse, Bedford Place Mall, Bedford**

A Memorandum dated February 4, 2000 from North West Planning Advisory Committee was before Community Council recommending approval of the application with suggested amendments which were circulated at the Planning Advisory Committee along with a Supplementary Report dated February 10, 2000.

Mr. Angus Schaffenburg, Planner provided an overview of the application with the aid of maps and advised, during the course of his presentation, that the Supplementary Report contains a revised draft Development Agreement as a result of the suggested amendments. Staff was recommending approval of the application.

Jennifer Tsang and Ron Hiltz, Wallace Macdonald & Lively, along with Don Good and Don Ambler, were in attendance on behalf of the applicant.

Ms. Tsang provided information on the following points: stormceptors (vortex separators), outfall on a 45 degree angle to the river, stormwater drainage, improvements to the

drainage ditch at the rear, a lowered grade of the parking area, buffering, transplanting of trees, improvements and extension of the Sackville River Walkway, site design measures put in place as a result of consultation with neighbours, screening from the abutters, loading areas facing the parking lot, and no parking of trucks at the back of the property.

Ms. Tsang also advised that one of the concerns raised at the Planning Advisory Committee was further consideration to slow traffic through the parking lot. This had been considered and to create another bend would lose too much parking. Instead a raised walkway could be placed in the centre of the parking lot with a crosswalk placed on a stop line on either side.

Ms. Tsang also referred to the Noise By-law currently in place as it applies to Bedford Place Mall and advised it also applies to this application. The change has been made to the Development Agreement in this respect.

Ms. Tsang then circulated the Acoustical report from Atlantic Acoustical Associates dated February 24, 2000 and provided information on same. As well, she read a letter for the record from J. M. Stevenson, Vice-President, Real Estate, Atlantic Region for Loblaw Properties Limited in support of the application.

Councillor Harvey asked how well represented in the Development Agreement were the solutions outlined in the Acoustical report. In response, Mr. Schaffenburg advised that the Development Agreement indicates that the building must be designed in such a way to take into account the recommendations of the Acoustical study. He suggested taking the study and making it an Appendix to the Development Agreement and reference it as part of the Development Agreement.

The Chair called for speakers wishing to speak in favor or against the application.

Mr. Walter Regan, Sackville Rivers Association advised his Association was in favor of the application. Superstore listened to the Association's concerns. Sackville Rivers Association was disappointed anytime there is building on a floodplain but the store was by right. They were pleased that the parking lot would be lower to increase flood capacity, use of stormceptors and the general steps taken to respect the buffer as much as possible.

Mr. Kevin Dean, Bedford Waters Advisory Committee also advised his Committee supported the project. By proceeding by Development Agreement, a number of significant clauses were added. The project maintains the effectiveness of the buffer zone and allows good attributes to the community.

Ms. Janet Stephenson, Halifax on behalf of South West Properties expressed concern about the anticipated traffic congestion that will occur as a result of the development.

Councillor Kelly stated there were engineering studies done to evaluate traffic flows and that was why the traffic lights were located where they were. Mr. Schaffenburg, for further information, advised that Traffic Services accepted the traffic study and the design of the lights at the intersection onto the Bedford Highway and the third bridge. He suggested that the traffic consultant could provide additional information.

Mr. Don Good, on behalf of Wallace Macdonald & Lively advised that the traffic study was completed in May, 1999 according to HRM guidelines. The objective of the traffic study was to identify any impacts associated with the study area. He provided further information by way of slide illustrations which included traffic counts, existing mall traffic distribution, estimate of additional trips, existing and future levels of service and bridge options. With regard to the bridge, there was tentative approval for the bridge across the river. The bridge would reduce the traffic on Union Street.

Councillor Kelly expressed appreciation for the way the developer went out of its way in meeting the expectations of the various committees and of the residents. There have been on-going problems with the Mall, in terms of noise, snow and control of the ditch. This developer moved directly by solving the problems and has a well-established plan in place. He hoped that other developers would take note of the developer's care and compassion when dealing with the community.

Councillor Harvey also commented on the fact that both the Sackville Rivers Association and Bedford Waters Advisory Committee were in favor of the application. He agreed with Councillor Kelly's remarks and felt that other developers should use this as a template for dealing with the community.

MOVED by Councillors Kelly and Merrigan to approve the amended Development Agreement attached as Appendix A to the Supplementary Report dated February 10, 2000 to allow infill and excavation activity to occur not less than 50 feet from the Sackville River with the addition that the Acoustical Report, Traffic Study and stop sign at the raised crosswalk be attached to the Development Agreement as Appendices and/or form part of the Development Agreement.

Further, require the Development Agreement be signed within 120 days, or any extension thereof granted by North West 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 is later, including applicable appeal periods. Otherwise, this approval shall be void and any obligations arising hereunder shall be at an end. MOTION PUT AND PASSED UNANIMOUSLY.

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS**

9.1 **Correspondence**

9.1.1 **One Continuous Name for Glendale Avenue/Duke Street**

A letter dated December 23, 1999 from Department of Transportation was before Community Council denying the request for the Glendale Avenue/Duke Street name and encouraging Community Council to suggest one continuous name such as Glendale Drive in the interests of public safety.

Councillor Kelly requested that correspondence be sent to the Minister of Transportation, with a copy to the Manager, Asset Systems, once again reiterating the road was once named one name which Department of Transportation pulled back. 911 Dispatch understands where Duke Street ends and Glendale begins. Community Council has no intention of changing those two long-established names in the two communities. Department of Transportation should be asked to once again consider the application and have further discussion with staff.

MOVED by Councillors Kelly and Merrigan that a letter be sent to the Minister of Transportation in this regard. MOTION PUT AND PASSED.

It was agreed that a copy of the letter and the response would be sent to Ron Lowerison, Planning Services Technician for information.

9.2 **Presentations**

9.2.1 **Sackville Chebucto Athletics Club re Met Field**

Mr. Doug Mitchell, Program Coordinator raised the following points with regard to Met Field:

- Repeated acts of vandalism to the property, equipment and buildings.
- Thefts from the property.
- Wish to attract young athletes to the facility but hampered by parents not wanting their children going there because of constant verbal abuse.
- Loitering in the area in the evenings.
- Shortage of parking spaces for major events.
- Vehicles parking in the area not there for sporting events.
- Wish to maximize the use of the facility with provincial and national events but hampered because of the above problems.
- Lack of proper bleachers.

- Skateboard park at the entrance to the facility is part of the problem.
- More people might be attracted if the skateboard facility were relocated.
- Request to relocate the skateboard park to a better location and use the area again for a tennis court or a playground for young children.
- Request for consideration for lighting upgrades as addressed by the RCMP.
- Request for full time security during peak season.
- Request for appropriate signage to ensure proper use.
- Explore speed bumps in the parking lot.
- Request for wheelchair ramps for wheelchair athletes.
- Bike racks would be worthwhile.
- No water fountains on site.
- No flag facilities.

Councillor Kelly asked if there was a proposed plan to bring forward a cost sharing arrangement between the group, HRM and other outside groups. In response, Mr. Mitchell advised his group was looking at the potential of administering the facility. There has not been a full opportunity to look at all the issues.

Mr. Jim Naugler, Regional Coordinator, Recreation Facilities was in attendance. The Chair asked Mr. Naugler to provide comments.

Mr. Naugler advised that between Met Field and Beazley Field, HRM spends over \$800,000 with additional funds forthcoming to complete tracks. The same problems experienced at Met Field are experienced at Beazley Field; however, there is full time security at Beazley from 8 a.m. to 11 p.m. seven days a week to protect the asset. Met Field, if upgraded, could definitely generate more interest from the track and soccer communities. Beazley Field does not have a skateboard facility but there are schools close by.

Councillor Harvey stated that on-going discussions are taking place about moving the skateboard facility to a permanent location. The former tennis court was a temporary measure a few years ago as a result of many calls to himself and former Councillor Barnet. The calls came from people who wanted skateboards off sidewalks, parking lots and roadways and from parents of skateboard enthusiasts. He added he has not received a call re skateboards for two/three years. Some of the neighbours at Met Field were upset when it was located there but since then their fears have been allayed. There is some possibility that it could be attached to Phase I of the Sports Stadium expansion and, if so, it could happen within the next four/five months. With staff present at the Sports Stadium, there would be more opportunity for supervision.

Councillor Harvey thanked Mr. Mitchell for his presentation and for outlining his concerns. He added, however, that moving the skateboard park to the Sports Stadium would not eliminate the vandalism potential for Met Field.

10. **REPORTS**

10.1 **Case 00206 - Non-Substantial Amendment to Parcel M-1, Brookshire Development Agreement**

A Staff Report dated February 4, 2000 was before Community Council. Ms. Thea Langille-Hanna provided an overview of the report with the aid of overheads. She advised that staff was recommending approval of the non-substantial amendment to the Development Agreement.

Councillor Kelly stated that the sidewalk to be constructed in this area has been contentious over the last few years. He asked staff to indicate where the sidewalk would be located and had made it clear to staff that the road should remain three lanes, not four. He asked for clarification that the deposit of \$23,000 would pay for the sidewalk completely but, if not, would it be possible to go back and recapture any deficiencies.

In response, Ms. Langille-Hanna advised that staff was still meeting internally and did not have an answer as yet; however, the sum of \$23,000 had been received by the former Town of Bedford for the sidewalk. That amount today would not cover the cost of curb, sidewalk and gutter. This was an issue that was still to be resolved. No permits, however, will be issued until this is resolved.

With regard to the turning lane function and when the Paper Mill Lake development goes forward as per the Development Agreement, Councillor Kelly asked if, at that time, the roadway bed would be looked at to ensure turning lane capacity. In response, Ms. Langille-Hanna advised that the Brookshire Development Agreement does not speak directly to this intersection; it is addressed in the Paper Mill Lake Development Agreement and would be looked at when the connection comes through for Paper Mill Lake.

Councillor Harvey noted that this was a Non-Substantial amendment which does not require a Public Hearing but asked if notice was given. In response, Ms. Langille-Hanna advised there were no notices sent out for Non-Substantial amendments because this was not included in the Development Agreement.

Councillor Harvey asked if there was anyone from the public who wished to speak on this issue. There were none.

Councillor Kelly advised he met with staff and the proponent on site. The changes would enhance water flow to Paper Mill Lake and reduce infiltration.

Councillor Kelly then asked if there was an opportunity to use filtration units similar to the ones being used for Superstore. In response, Ms. Langille-Hanna advised she would check with Engineering.

MOVED by Councillors Kelly and Merrigan to approve a Non-Substantial amendment to the Development Agreement for Parcel M-1 Brookshire to allow the relocation of the building footprint, a reconfigured parking lot and the removal of the driveway access to Hammonds Plains Road, as illustrated and described in Appendix A of the Staff Report dated January 26, 2000.

Further, require the amending agreement be signed within 120 days, or any extension thereof granted by North West 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 is later, including any appeal periods. Otherwise, this approval shall be void and any obligations arising hereunder shall be at an end. MOTION PUT AND PASSED.

10.2 Bedford Waters Advisory Committee - Environmental Checklist and Executive Summary

A report dated January 19, 2000 from Bedford Waters Advisory Committee was before Community Council recommending that Community Council adopt the Guidelines.

Ms. Sheila McBairty, on behalf of Bedford Waters Advisory Committee, advised that the recommendation would improve the effectiveness of Bedford Waters Advisory Committee and would allow for the standardization of the flow of information among HRM staff, BWAC and the developer. If an environmental checklist was adopted, it would allow everyone to receive and report on the same information for every development. As well, a standardized reporting format would allow information to be placed in a standardized report, i.e. executive summary.

Councillor Kelly asked if this was for all new applications or for existing projects as well. In response, Ms. McBriarty advised this would be for new projects.

Councillor Kelly then stated he would like to have Community Council endorse the proposal and send it forward to staff for comment as there could be budget implications. He suggested that staff might want to obtain feedback from Regional Council and the other Community Councils regarding the possibility of a standardized approach across HRM.

MOVED by Councillors Kelly and Merrigan to forward the report to staff for a Staff Report. MOTION PUT AND PASSED.

10.3 **HRM 20/20 - Community Working Together for Change**

Councillor Harvey advised that HRM is co-sponsoring with the Chamber of Commerce a visioning exercise over the next 3-4 months to involve as many citizens as possible to obtain ideas on the future vision for HRM. There were workbooks available for the public for information and to fill out and return by March 31. A series of meetings will take place throughout HRM. A list of meeting dates, times and location was also available.

As well, Councillor Harvey provided information on the dates and times of the Public Hearings being held by the Utility and Review Board with regard to HRM's application to increase the number of polling districts and Councillors from 23 to 24 and to amend the boundaries of certain polling districts.

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 **Creation of the Paper Mill Lake RCDD Review Committee**

Councillor Kelly presented a submission from residents in the Paper Mill Lake area and draft Terms of Reference regarding the creation of the above Committee. He explained problems being experienced in the Paper Mill Lake area at this time which led to the request. He stated that the committee had a lot of merit and would help staff and Council to address on-going concerns in the neighbourhood.

Councillor Kelly referred to Section 522(b) of the Municipal Government Act which states that the powers of Community Council allow for the establishment of one or more advisory sub-committees. As per that Act, he wanted this advisory sub-committee to be brought forward which would be an added benefit to the neighbourhood and Community Council.

MOVED by Councillors Kelly and Merrigan to refer the Terms of Reference as well as the request to staff regarding implementation and startup with the report to be available for the next meeting. MOTION PUT AND PASSED.

12.2 **Fort Sackville Contract Development Agreement**

Councillor Kelly referred to the Development Agreement between Elsie Tolson and John Tolson and the former Town of Bedford and stated there are clauses in the agreement

which will allow the agreement to be made null and void. Section 18 stated that if construction of the development is not complete, in the opinion of the Development Officer, within five years, the Town may either extend the agreement, negotiate a new agreement or discharge the agreement. Due notice should be given to discharge the Development Agreement and have the applicant come forward once again and go through the process with participation from the community. The development was not near completion, probably one third of the way through and was signed in 1991.

MOVED by Councillors Kelly and Merrigan to follow Section 18 of the Development Agreement and pull back the agreement, have the developer go forward with a new application and have the community once again participate. MOTION PUT AND PASSED.

12.3 Skateboard Park - Bedford

Councillor Kelly stated he had requested consideration for a skateboarding facility in 1996 through the budget process. There had been one in Range Park but it was taken away because of its condition shortly after amalgamation.

MOVED by Councillors Kelly and Merrigan to request a Staff Report on the status of a skateboard park for Bedford and when it can be expected to be implemented. MOTION PUT AND PASSED.

12.4 Dog By-law Signs

Councillor Merrigan said he understood there were Dog By-law signs available but he did not see any posted. If there were no signs, people would not know there was a By-law in place.

MOVED by Councillors Merrigan and Kelly to request staff to provide a report as to why Dog By-law signs are not being erected when it was understood there are signs available in a warehouse. MOTION PUT AND PASSED.

Councillor Harvey said he understood that under the new Dog By-law, for some reason they were not posting the signs.

12.5 Mobile Home Park Problem

Councillor Merrigan outlined a concern with a Mobile Home Park in his District and questioned the legality of what the owner was doing.

MOVED by Councillors Merrigan and Kelly to request a staff report from Legal Services. MOTION PUT AND PASSED.

Councillor Merrigan advised he was prepared to provide additional information to Legal Services if required.

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

Mr. Al Walker, 9 Larrigan Drive acknowledged receipt of a copy of the Information Report dated February 15, 2000 re Fire Protection - Millwood Station #10. He continued to express concern regarding staffing of the fire stations in the Sackville/Bedford area. He expressed concern regarding a two-page draft order of what the first arriving vehicle on the scene does and quoted from same regarding disciplinary action, which was applicable to both paid firefighters and volunteers.

Councillor Harvey provided information on staffing of Millwood Station #10 and on the timing of a medical call that the truck was answering on the evening questioned by Mr. Walker. Subsequently, Mr. Walker advised he reluctantly accepted the Information Report as it could have been during the same time the volunteers were answering the medical call.

Councillor Harvey asked for input from Deputy Chief Bill Mosher, who was in attendance.

Deputy Chief Mosher provided information on the operating guidelines, the reason the policy is in place and the deviations that may be necessary. He also provided information on staffing levels for both paid firefighters and volunteers before and after amalgamation.

Mr. Walker expressed concern as well that everyone in HRM was paying a standard rate for fire protection. In response, Councillor Harvey said taxpayers paid a standard rate if they were in the core. The Millwood area was in the core. He pointed out that the fire rate paid as part of the core was substantially less than when Sackville had its own fire department.

On a question from Councillor Kelly as to whether or not there was an increase in staffing proposed in the 2000/01 budget, Deputy Chief Mosher advised that there was no increase in operational personnel proposed; however, there was an increase included for fire prevention and education.

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

- He noted that the Minister of Municipal Affairs has given over 30 acres to Second Lake which should have been with the original donation.
- He asked for an update on the 50 acres in the First Lake/Second Lake area. In response, Councillor Harvey advised that a meeting took place just recently which could come to Community Council as well as Regional Council.
- He asked if there was a Topsoil Inspector included in the new budget. In response, he was told the budget would be coming forward next week.
- He expressed concern with rain events happening at the new P-3 School on the corner of Lucasville Road and Highway 1.
- He asked for the status of dam repairs on Paper Mill Lake. In response, Councillor Kelly advised that discussion has been taking place between the property owner and BWAC. He pointed out that the dams are the responsibility of Annapolis Basin to ensure their structural integrity. He understood further inspection would take place in the spring.
- He requested support from Community Council after the presentation to Regional Council on Tuesday for funding for trails. In response, Councillor Harvey advised that a report has been requested from staff re funding in the budget.

Mr. Walter Regan, Sackville raised the following points:

- He supported supplementary education funding for schools to the extent necessary.
- He suggested that the Sackville area should hold a Town Hall meeting similar to the one held in the Bedford area recently. In response, Councillor Harvey pointed out that Community Council meetings allowed input from residents.

Mr. Doug Mitchell, Middle Sackville raised the following points:

- He expressed concern re safety of the beach area/boat launch on Springfield Lake which is HRM jurisdiction. His concerns were with regard to traffic, encroachment on abutting properties, noise and proper use of seadoos on the lake and whether or not seadoos were actually permitted on the lake.
- He expressed concern with the recent development taking place on the other side of the lake - heavy equipment working and burning brush all night long. He also expressed concern that the sewage treatment plant would not be able to handle an additional 60 lots, impact on schools and the stench in the brook running into Square Lake now, without the additional 60 lots.

In response, Councillor Merrigan advised that the subdivision was going in by right, that there should not be any impact on schools because of the new P-3 school. There should be parkland allocation for recreation purposes. As to hours for noise and burning, this should be covered under the Noise By-law and the RCMP should be approached. The sewage treatment plant is capable of handling the 60 lots.

Councillor Kelly advised further that the Coast Guard would have to be involved with motorboats on lakes. The community could work jointly with HRM and the Coast Guard to limit activity on certain lakes with regard to safety, swimming, environmental. He offered to provide further information to Councillor Merrigan in this regard.

Councillor Merrigan agreed to take Mr. Mitchell's comments under consideration and look into the boat launch concern.

Mr. Al Walker referred to approximately 12 slabs of sidewalk which were damaged during construction of the Millwood Commons. He asked if HRM was responsible for repairing them or was the contractor. In response, Councillor Merrigan agreed to follow up with appropriate HRM staff.

15. **NEXT MEETING DATE** - Thursday, March 30, 2000
- Charles Fenerty Room, Sackville Library, 636 Sackville Drive, Sackville

16. **ADJOURNMENT**

Meeting adjourned at 9:45 p.m.

Sandra M. Shute
Assistant Municipal Clerk