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1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by the Chairman in the Lions Den, LeBrun Centre, 36 Holland Road, Bedford.

2. **APPROVAL OF MINUTES - JANUARY 25, 2001**

MOVED by Councillor Goucher, seconded by Councillor Johns to approve the Minutes of meeting held on January 25, 2001 as circulated. MOTION PUT AND PASSED.

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

Added Items: Project 00105 - Review of the Plan Policy for the Commercial Corridor Designation, Sackville

MOVED by Councillor Goucher, seconded by Councillor Johns 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**

7.1 **Case 00285 - Application for a Substantial Amendment to Development Agreement #86-05 - Lot 1F-1 to Change the Permitted Use from Hotel to Multiple Residential Condominium, Nelsons Landing Boulevard, Bedford**

The Public Hearing was held and closed at the meeting held on January 25, 2001. A Supplementary Report dated February 7, 2001 was before Community Council.

Mr. Andrew Whittemore, Planner outlined the changes agreed to by the developer and explained that there were two options regarding parking - one for an extra 18 spaces and the other for 12 extra spaces which would allow for the retention of more green space. Councillor Goucher said that to satisfy the concerns raised, he would be reluctant, even though he did not want to see the impervious surface increased, to go below what the Land Use By-law requires for parking, which is 1.5 spaces per unit.

MOVED by Councillor Goucher, seconded by Councillor Johns to approve the revised Development Agreement, attached as Attachment 1 to the Supplementary Report dated February 7, 2001 to permit an 82-unit multiple residential condominium with 123 parking spaces; and

Require the amended 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 approval is later, including applicable appeal periods. Otherwise, this approval shall be void and obligations arising hereunder shall be at an end.

Councillor Goucher acknowledged concerns expressed with regard to viewplanes but he felt they have been addressed with the change in the roof line. If you look at what could go on the property, this proposal is probably the least of the evils. Stormwater pipe will be disguised in some way.

MOTION PUT AND PASSED.

7.2 Recreation Area Rate Policy

This item was deferred from Regional Council at its meeting held on December 12, 2001 and deferred from the last meeting of Community Council.

MOVED by Councillor Johns, seconded by Councillor Goucher to recommend that the recommendations put forward in the Staff Report dated November 21, 2000 be adopted. MOTION PUT AND PASSED.

8. PUBLIC HEARINGS - None

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Nova Scotia Power Inc. - Customer Operations

The following representatives were in attendance on behalf of Nova Scotia Power Inc.:

- Mr. Allan Sullivan, Government Relations/Economic Development
- Ms. Judy Balch, Customer Service Manager
- Mr. John Hawkins, Central Regional Manager

A Presentation was made regarding the responsibility for street lights, tree trimming, building and maintenance of power lines and community involvement.

In response to questions from Community Council, the following information was provided:

- Mr. Hawkins will provide Councillor Goucher with information on the future use of the old NSP transformer site on Sunnyvale, behind Canadian Tire in Bedford.
- When NSP looks at vegetation management in general, NSP communicates with the residents prior to. With regard to tree fall and power outages, however, sometimes in an effort to restore power, communication with the customer slips by the wayside. This has been identified as a problem and they are working on a program.
- To report a street light that is out, the nearest civic address should be provided.
- NSPI relies on the public to report streetlight outages.
- Between Glendale and Sackville Drive, there have been numerous calls re outages. Over the last year, funds have been redirected in that area for tree trimming which will begin shortly.
- NSPI will check the status of a plaque marking the accomplishments of George Lawson that was to be placed on a rock at the top of First Street at Old Sackville Road. This was as a result of NSPI taking down some of the Lawson Norway Spruce trees in that area.
- There is a joint NSPI/HRM Committee formed to share ideas.

9.2 Youth Justice Dialogue Project

Ms. Angela Richard, Youth Alternative Society provided a presentation on the principles of Restorative Justice, youth issues and the Youth Dialogue Project.

In response to questions from Community Council, the following information was provided:

- Youth Alternative Society has been around for quite some time. Restorative Justice is a new program.
- Restorative Justice is an alternative to the Court process.

10. REPORTS

10.1 Report from North West Transit Advisory Committee

A report dated February 14, 2001 from the above Committee was before Community Council providing comments on Case 00256 - Rezoning and Development Agreement to Permit a Mixed Use Project (Residential/Commercial/Park and Ride) at 85-91 Sackville Drive.

Mr. Andrew Whittemore, Planner advised that, unfortunately, the comments from the Transit Advisory Committee were provided after the Public Hearing was held. He spoke to the Chair of the Transit Committee and indicated he would attempt to address some of the issues and questions. He felt that a lot of the comments were a need for clarification.

MOVED by Councillor Goucher, seconded by Councillor Johns to refer the comments from North West Transit Advisory Committee to Planning staff. MOTION PUT AND PASSED.

10.2 **Sackville Landfill Compensation Fund - Approval of Allocation - Riverview Community Centre**

At the request of Councillor Harvey, Councillor Goucher assumed the Chair for this item.

Councillor Harvey provided background information into the request to put in a water line, connect to the sewer and install proper washrooms. The request meets the criteria for support from the Sackville Landfill Compensation Fund. This organization has never applied before for money from this fund.

Councillor Johns noted that the request was for a higher amount but it was felt that the amount in question was more appropriate.

MOVED by Councillor Harvey, seconded by Councillor Johns to approve an allocation of up to 50% of the cost of the project, the amount not to exceed \$20,000. MOTION PUT AND PASSED.

Councillor Harvey then resumed the Chair.

10.3 **Restriction of Outdoor Display Courts West of Millwood Drive to the County Line**

MOVED by Councillor Johns, seconded by Councillor Goucher to request staff to prepare a Plan Amendment Initiation Report for tabling with Regional Council that would examine amending Policy UR-20 of the Sackville Municipal Planning Strategy and the C-2 (Community Commercial) zone of the Sackville Land Use By-law to enable Council to consider restricting outdoor display courts, in the area west of Millwood Drive. MOTION PUT AND PASSED.

10.4 **Case 00334 - Petition Regarding Megan Crescent, Springfield Lake Area, Sackville**

An Information Report dated February 1, 2001 had been provided to Regional Council.

MOVED by Councillor Johns, seconded by Councillor Goucher to request staff to begin the rezoning process for lands around Springfield Lake by holding a Public Information meeting. This rezoning process should look at rezoning the existing subdivision lots to R-1 from MU-2 most notably at the end of Megan Crescent,

Lakecrest and Lylewood Drives as well as Birch Hill Court. In addition, this review should consider rezoning to R-6 from MU-2 generally all lands adjacent to R-1 properties in Springfield Lake. Further, that the processing fees be paid by HRM. **MOTION PUT AND PASSED.**

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 **Project 00106 - Review of the Plan Policy for the Commercial Corridor Designation, Sackville**

This item had been before Regional Council at its meeting held on February 20, 2001. The reason it was now before Community Council was to activate Appendix A.

MOVED by Councillor Goucher, seconded by Councillor Johns to adopt Appendix A of the Staff Report dated February 14, 2001 directed to Regional Council and direct staff to proceed to create the Area Advisory Committee. MOTION PUT AND PASSED.

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

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

- He asked the status of the 60 acres at Second Lake after the Information Report received last year. In response, Mr. Schaffenburg advised that the flow monitoring study was expected to be tabled to the province in about a month. HRM will also receive a copy. Additionally, Councillor Harvey advised that the Second Lake Committee has been meeting with Lake District Recreation Association. Lake District Recreation Association is supporting the Second Lake Committee which means wider community support in terms of the 60 acres.
- He asked for support from Community Council for the trails group presentation at Regional Council on February 27, 2001.
- Regarding his request for an environmental study for the entire watershed, he again requested that Community Council consider commissioning a full environmental study of the watershed to plan for the future.
- With regard to the dams at Paper Mill Lake, he asked if the engineering report was available. In response, Councillor Goucher advised that the actual report was a three-liner. The dam needed superficial work at this time but in four to five years, there would

be a problem. He met with Archie Hattie, President of Annapolis. A stormwater management plan is underway for the entire area at this time. Part of the study involves the three dams.

- He asked if Millwood Commons is completed and if there would be an official opening. In response, Councillor Johns advised that there were still plans to install lights and upgrade the park.
- He referred to the wall built by HRM beside Riverside Drive. When construction was completed, construction material left over was put on a lot across the street. He asked what was the status of this material. In response, Councillor Harvey stated he understood the work was contracted out. The Councillor requested that Public Works look into this matter on Riverside Drive, just below Irving Street.
- He asked for a copy of the Floodplain Study. In response, Mr. Schaffenburg advised that the maps were very large. He would make copies available to Community Council members first and after that would provide Mr. Regan with a copy. There was a slight increase in the floodplain.
- With regard to the allocation of funding to Riverview Community Centre, he asked if the proposed washrooms and building would be forwarded to Waters Advisory Board for comment. Councillor Harvey suggested that Mr. Regan pursue this with the Riverview Community Centre.
- He asked the status of legislation re dangerous and unsightly undeveloped lots. In response, Councillor Goucher advised that a request was forwarded by Regional Council for a change in the Municipal Government Act to include lots under construction for dangerous and unsightly premises. The lots in question remain in the same condition.
- He asked the status of the implementation process for Policy P-71 of the MPS for Springfield Lake. In response, Mr. Schaffenburg advised he understood this was part of the stormwater management study underway now.
- He asked the status of a Silt Inspector. In response, Councillor Harvey advised the budget was being tabled on February 27 but he did not know if there was any rearrangement proposed.

15. **NEXT MEETING DATE** - Thursday, March 22, 2001.

16. **ADJOURNMENT**

On a motion from Councillor Johns, the meeting adjourned at 8:25 p.m.

Sandra M. Shute
Assistant Municipal Clerk