

NORTH WEST COMMUNITY COUNCIL

MINUTES

APRIL 26, 2001

THOSE PRESENT: Councillor Robert P. Harvey, Chair
Councillor Brad Johns
Councillor Len Goucher

ALSO PRESENT: Angela Jones-Rieksts, Municipal Solicitor
Thea Langille-Hanna, Planner
Andrew Bone, Planner
Blair Blakeney, Co-ordinator, Park Planning & Development
Sandra Shute, Assistant Municipal Clerk

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8.1 **Case 00299 - Application for a Development Agreement to permit a commercial recreation use (i.e. miniature golf) at 991 Beaver Bank Windsor Junction Cross Road, a Registered Municipal Heritage Property**

A Staff Report dated March 19, 2001 was before Community Council along with a positive recommendation from North West Planning Advisory Committee dated April 5, 2001.

Andrew Bone, Planner provided an overview of the application. Councillors were made aware that the Development Agreement would need an amendment to include the addition of MacIntosh and Spartan Apple trees to the list of trees. The proposal has been reviewed by Heritage Advisory Committee who also provided a positive recommendation. Staff was recommending approval of the Development Agreement.

There were no questions from members of Community Council. The Chair then called for speakers for or against the application.

Mr. David Barrett, 2 Maplewood Court, Beaver Bank, although in favour of the application, stated he had concerns with the intersection. He understood there was a proposal for Beaver Bank Windsor Junction Cross Road to be realigned. The sooner Council does this, the better, because the intersection gets worse all the time.

Mr. Ross Judge asked what would be done for this bad intersection as it was hard to get out Beaver Bank Windsor Junction Cross Road. If there is going to be more traffic brought to the intersection, then something should be done before the additional traffic begins to come.

Councillor Harvey, in response, advised that Traffic Services is aware of the difficulty of this intersection; however, there is no immediate plan to rectify it as he did not think the resources or land are available at this time.

Mr. Robin Barrett, Beaver Bank agreed that the intersection was a challenge. Transit has troubles making a turn there and traffic backs up to allow the bus to turn. With the proposed Monarch/Rivendale development, the developers have been asked to put in money for traffic lights. HRM should be following this up and making this intersection a high priority.

Mr. William Casey, 277 Beaver Bank Road stated that if a set of lights were installed at the intersection in question, he would never be able to get out of his driveway. He backs in now and has a hard time getting out. He is three lots up from the intersection.

In response to Mr. Casey, Councillor Harvey advised that traffic lights at the intersection in question have not been determined to be the solution. There are a number of solutions being considered but the exact one has not been selected.

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

MOVED by Councillor Goucher, seconded by Councillor Johns that the Public Hearing close. MOTION PUT AND PASSED.

MOVED by Councillor Johns, seconded by Councillor Goucher to:

- 1. Approve the Development Agreement (Attachment 1 to the Staff Report dated March 19, 2001) with an amendment to Schedule D - Plant List to include MacIntosh and Spartan Apple Trees to permit a commercial recreation use (miniature golf course and associated uses) at 991 Beaver Bank Windsor Junction Cross Road (PID No. 40116616), subject to approval by Regional Council for the change in use of a heritage property;**
- 2. Contingent upon approval of the Development Agreement, recommend Regional Council approve substantial alterations to a municipally registered heritage property; in particular, permit the alteration of the property to a miniature golf course and associated uses;**
- 3. Require the 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.

Separate from this approval, Councillor Harvey asked if Community Council wished to send information to Regional Council about the traffic concerns raised by the public.

MOVED by Councillor Goucher, seconded by Councillor Johns that Regional Council be advised of the public's concerns with the intersection of Beaverbank Road and Beaver Bank Windsor Junction Cross Road and highlight Section (e), page 6 of the Staff Report dated March 19, 2001. Further, that Regional Council request Traffic Authority to provide a report on this issue. MOTION PUT AND PASSED.

- 8.2 Case 00310 - Application to Rezone 299 Stokil Drive, Lower Sackville from R-6 (Rural Residential) zone to P-2 (Community Facility)**

A Staff Report dated March 12, 2001 was before Community Council together with a Memorandum dated April 5, 2001 from North West Planning Advisory Committee. North West Planning Advisory Committee forwarded the application without recommendation on the merits of the application.

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

As a result of questions from Community Council, the following information was provided by the Planner:

- Explanation of the differences between the request for a rezoning which was before Community Council and a Development Agreement. Larger day cares can go by Development Agreement, as per the Municipal Planning Strategy, but it really lends itself to single family homes that would be transferred into larger day cares. A Development Agreement allows certain controls over one particular use.
- At the Public Information Meeting, staff presented the proposal as a rezoning, giving the comparisons and minor differences. A Development Agreement was discussed but the applicant preferred to continue with the rezoning application rather than a Development Agreement.
- Halfway houses are already permitted. The only differences between the two zones are day care facility, medical clinic and fraternal centre and hall.
- The Board of Trustees indicated they would look into concerns raised at the Public Information Meeting that were difficult to deal with at the municipal level regarding use by teenagers and hanging out, snow removal from the site and noise.
- It is likely that the outdoor facility will be located in the rear portion. The province regulates day cares.
- Fencing is required by Community Services around the play area.
- The number of children allowed would be under provincial regulations.
- Agricultural uses disappear if the zoning is changed.
- A cemetery is permitted in either zone. They are considered accessory with churches.

The Chair then called for speakers for or against the application.

Mr. David Caverley, 62 Haddad Drive stated his property was adjacent to the church parking lot. He said he was led to believe the differences in the zoning were significant but now he was finding out it was not the case. There would be increased traffic in the area. He expressed concern that a car could come down over the hill into his back yard from the parking lot. He asked if there were so few differences in the zones, what was the purpose of the rezoning.

In response, Councillor Harvey advised that the day care was the difference. A day care can function in a very limited way under R-6. You can have a day care in a residential zone but limited to 14 children. The rezoning allows for more than 14 children but the numbers would be regulated by the province.

Mr. David Barrett, 2 Maplewood Court, Beaver Bank stated he was in favour of the application. The church has only been there a short time but is a great asset. A church should automatically be able to have a day care. He suggested amendments go forward to make this change.

MOVED by Councillor Goucher, seconded by Councillor Johns to close the Public Hearing. MOTION PUT AND PASSED.

MOVED by Councillor Johns, seconded by Councillor Goucher to approve the application by the Faith United Baptist Church to rezone 299 Stokil Drive (PID 40818700) from R-6 (Rural Residential) zone to P-2 (Community Facility) zone, as shown on Map 2 of the Staff Report dated March 12, 2001. MOTION PUT AND PASSED.

Councillor Harvey asked if the church was aware of the concern raised by Mr. Caverley about the parking lot and his back yard. In response, Ms. Mary Wagner, representing the Board of Trustees of Faith United Baptist Church, advised that they are aware of the problem and working on it. The Church does not intend to be a bad neighbour.

8.3 CASE 00239 - APPLICATION FOR A REZONING TO CDD (COMPREHENSIVE DEVELOPMENT DISTRICT) AND A DEVELOPMENT AGREEMENT TO PERMIT AN EXPANSION TO MONARCH ESTATES AND RIVENDALE SUBDIVISIONS, BEAVER BANK

A Staff Report dated March 23, 2001 was before Community Council together with a positive recommendation from North West Planning Advisory Committee dated April 5, 2001.

Ms. Thea Langille-Hanna, Planner provided an overview of the application with the aid of overheads. Staff was recommending approval of the application. During the course of her presentation, she advised that whether or not the application goes through, a traffic impact study indicated that the intersection of Beaverbank Road and Beaver Bank Windsor Junction Cross Road was likely to be at an unacceptable level by 2003. The Development Agreement requires that the developer be responsible for 6% of the signalization of Beaverbank Road and Beaver Bank Windsor Junction Cross Road, if deemed necessary by 2006. If not deemed necessary or if the signalization is not constructed by that time, the money would be returned to the developer.

As a result of questions from Community Council, the following information was provided by the Planner:

- With regard to residents' concerns in the existing part of Monarch Estates about the existing water table, ground water is monitored by Department of Environment. To ensure that the water table is adequately recharged, staff negotiated with the developer to minimize the amount of disturbance. There will only be 10% coverage of lots; therefore, 90% is filtering surface water as quickly as possible and recharging the water table. The developer is aware of concerns with existing wells and has looked into several of them.
- Through the Development Agreement, the developer has not been made responsible to go and dig deeper wells. When it comes to ground water issues, there are a number of things that come into play: how quickly the ground water table is being recharged, weather conditions that season and individual use of water. Department of Environment will do individual tests on the site but there is never a test done for the entire ground water system.
- HRM does not have the jurisdiction to deny an application based on not having enough ground water supply. Staff tries to negotiate with the developer to try to address concerns through environmental techniques.
- As to concerns from residents of Rivendale re the existing piece of Rivendale road that has not been brought up to standard, prior to amalgamation, subdivisions were not required to pave roads. With amalgamation, new specifications came into place and now roads are required to be paved. Staff discussed this issue with the developer but, through the Development Agreement, they are not responsible for paving the piece of road. As far as Regional Operations is concerned, that piece of road is not included for the next fiscal year. It would be cost shared by the Municipality but the three lots on that section will have a fee charged. Regional Operations feels the road is in a reasonable condition to filter the cars coming through Rivendale.
- Since it appeared that the majority of people would be using the Beaver Bank entrance/exit, the need for a crosswalk was considered but whether or not it will be needed in the future, was not known at this time. Monarch Drive was designed to be expanded and to filter traffic onto Beaverbank Road. There was no specific requirement for fencing or a crosswalk.

The Chair then called for speakers for or against the application.

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

- The possibility of wells going dry. A water hydrologist should be hired to confirm that the development will not affect other wells and this should be included in the Development Agreement.
- No public access to watercourses, even intermittent ones.

- There should be a monitoring program for all watercourses and road ditches.
- Intermittent brooks should have fish passage.
- Non-disturbance zones should start at the high water mark.
- All areas defined in Schedule C should be turned over to HRM.
- All lots sold with brooks or intermittent brooks must maintain the 100' setback for septic fields.
- Road ditches and stormwater runoff should not discharge into watercourses.
- Engineered wetlands should have oil separators installed.
- Major storm event does not specify 1:5, 1:20 or 1:100.
- He was against the proposal without the additional controls outlined.

Mr. Mark MacLeod, 212 Monarch expressed concern that people who attended the Public Meeting and provided their name and address at that time were not provided with a copy of the Staff Report for review prior to tonight's meeting.

In response, Ms. Langille-Hanna advised that a notification had been sent out to abutters which indicated the Public Hearing date. The notification also provided a telephone number for people to obtain a copy of the report.

Ms. Nancy Parsons, Majestic Drive stated she was concerned with traffic volumes now and the proposed development will cause more. She preferred the development be held off until the Beaver Bank Bypass is built.

Mr. Robin Barrett, Beaver Bank raised the following points:

- \$30,000 was the amount for the park on Joan Drive.
- The proposed Development Agreement will ensure that monies from the Rivendale development in lieu of land will be invested in the park that borders the two subdivisions, rather than having parkland funds going into a big pot HRM wide.
- The land could be developed as of right at 20 lots every four years. There are three parcels there which could be developed at a slightly slower pace. In that case, things like the park on Joan Drive would not be forthcoming.
- The developer could not solve all Mr. Regan's concerns.

Mr. Kevin Marchand, Raymar Developments spoke in favour of the proposal. The Development Agreement covers all bases, provides for great parkland contributions. A good sign for the development was that the Barretts were involved. The Barretts take great pride in the Beaver Bank community.

Mr. Kent Morash, KBM Consultants provided the following information:

- There will be public access to two of the three brooks in several locations.

- It is the intent to measure 100' from the high water mark for septic location.
- It is the intent to collect water samples before and after a storm.

The Chair then called three times for further speakers. There were none.

MOVED by Councillor Goucher, seconded by Councillor Johns to close the Public Hearing. MOTION PUT AND PASSED.

Councillor Johns stated he supported the development, however, the benefit to the developer for a CDD is that the developer can develop more lots sooner. He had concerns with the wells of the existing homes, traffic at the existing school and the unpaved area of Rivendale. He acknowledged this was a unique application in that two developers were working on a project.

MOVED by Councillors Johns, seconded by Councillor Goucher that a decision be deferred until the May 23, 2001 meeting of Community Council, at which time staff could provide additional information with regard to the effect on existing wells and the need for a hydrologist's report, traffic impacts at the existing school and the area of Rivendale subdivision not paved. MOTION PUT AND PASSED.

The Chair indicated that the Public Hearing has been closed; the deferral will allow receipt of a supplementary report for a decision.

Ms. Langille-Hanna pointed out that because the Public Hearing has been closed, staff will not be notifying residents of the next meeting of Community Council.

8.4 **Other Hearings**

8.4.1 **Sandy Lake Park**

The Chair pointed out that this was not a Public Hearing under the Municipal Government Act. It is an opportunity to hear from the public on the issue of Sandy Lake Park. A report dated March 22, 2001 was previously circulated at the March 22, 2001 meeting of Community Council, which is the most recent report from staff.

Mr. Blair Blakeney, Coordinator, Park Planning and Development, Recreation provided background information on the proposal to date. He then referred to the recommendations from Bedford Waters Advisory Committee. The timing on the construction of washroom facilities would be in accordance with the road, driveway and parking. Currently, on hold is a contract for Phase 1, driveway and parking.

At the last Community Council meeting, Mr. Blakeney advised the staff recommendation was to proceed with development of Sandy Lake Park but not until Community Council was able to hear the concerns from the public and the Sandy Lake Residents Association. Staff was hoping to obtain a directive from Community Council tonight on how to proceed.

The Chair called for speakers for or against the proposal.

Ms. Betsy van Helvoort, on behalf of the Sandy Lake Residents Association presented a brief entitled "Brief Presented to North West Community Council re the Proposed Park Phase 1 and Concept Plan for Phase 2 at Sandy Lake". She then read from prepared text entitled "Oral Summary Presentation". This presentation included the following:

- Policy CP-7 - Public Participation
- Heritage names - Policy HC-7
- Tree population management - Policy E-28
- Water supply - Policy E-30
- Environmentally sensitive areas - Policy E-13 and E-14
- Regional watershed - Policy E-20
- Traffic
- Economic impact of property
- Health and safety of residents
- Biodiversity of species
- Retention of the shoreline
- Distance and size of project relative to current road and habitat
- Facilities
- Signage
- Fragmented phases
- Cumulative effect
- No current data on watershed and its habitat
- No reference to the MPS in the study
- No reference to the public, that this is public land
- No history of the parkland or area
- No monitoring and enforcement analysis

Ms. van Helvoort advised that the following was required:

- Environmental planning and impact assessment using conservation science
- A comprehensive watershed management plan
- Use of current scientific data across all environmental impacts
- Collaborative planning through use of residents, developers, NGO's, staff, government officials, universities and community stakeholders to plan together from the beginning

- Park development assessed as a whole in relationship to the development of Bedford West

Ms. Sylvia Ireland, Sandy Lake stated she was concerned with pollution of Sandy Lake. The people of Sandy Lake spend money to make sure the lake is in good condition. She hoped there would be a sewer system in place for the washrooms. She was concerned for birds and fauna and control of noise from people coming in at night.

Mr. Bob Kerr, Chair, Bedford Waters Advisory Committee recommended approval be given to Phase I, Sandy Lake Park contingent upon the following:

- water testing of Sandy Lake be conducted prior to construction, monthly during construction and after construction of Phase I. Water testing continue on a monthly basis during summer months.
- Permanent washroom facilities be constructed.
- Pet waste receptacles be provided.
- A review be conducted of the loon nesting area to determine what has to be done to protect it, whether by fencing and/or signage, in consultation with area residents.
- Wells be tested prior to construction for flow and quality.
- A survey be done to determine which residents take water from the lake.

Mr. Kerr continued that the above recommendations were made as a result of meetings with the members of the Sandy Lake Area Residents Association.

Mr. Shane O'Neil, Sackville advised that Sandy Lake drains through Marsh Lake down through an unnamed brook and ultimately to the Sackville River. There is a brook in the northwest corner of the lake that is highly acidic. Cumulative effects on watershed happen a little bit at a time. You do not know how many small developments will ultimately be the last straw. He agreed with a comprehensive watershed plan. It might be a lot for a small development like this but, over the long term, it would be an important guiding document as development around the lake occurs.

Ms. Shirley MacPhee stated she opposed Smith Road. She has had property damage, property stolen, people driving on her driveway, people using her property, noise. She pointed out that Sandy Lake is used all year long. There was a school proposed across the street which would mean additional traffic into the area. It was hard to get out of Smith Road now. 100 parking spots would mean a lot of traffic.

Mr. Derek Sarty, Sandy Lake Residents Association read a letter from Dr. John Underwood dated April 25, 2001 re water quality and a letter from Allan Golding dated April 23, 2001 re traffic assessment for the proposed Sandy Lake beach access roadway and parking lot.

Mr. Sarty indicated he understood that a traffic study as suggested by Mr. Golding would not cost very much money and would not take very much time. Mr. Sarty indicated that both Dr. Underwood and Mr. Golding have volunteered their services to help out in any way necessary.

Mr. Paul Miller, Miller Campbell & Associates, on behalf of the Sandy Lake Area Residents Association read from prepared text on two aspects that the Association asked him to review. A copy of his report dated April 26, 2001 was provided. He indicated that in developing an environmentally sensitive area like Sandy Lake, the data should be available to put the proper policies and procedures in place so you are not cleaning up a mess afterwards and protecting the environment as you go on. He did not think there was enough site specific data available for Community Council to make a proper decision at this time.

Mr. Ian MacLeod, a retired Professor of Biology stated that the Marsh Lake area is very unique. Over time, little increments can add up to a total impact that can degrade an extremely valuable resource. He urged proceeding more slowly.

Mr. Ian Tiller, Lawrence Street, Halifax stated there appears to be processes that have been missed or not well understood. Planning and Community Council should go back and look at the whole process and what needs to be done from an environmental point of view. Environmental assessments put constraints and controls on what can be done to minimize the impact on the environment. He did not understand the purpose of this meeting and where to go from here.

Councillor Harvey reiterated that this was not a formal process in terms of a Public Hearing. Those kinds of approvals and decisions are not required in this case. It is an opportunity for Community Council, before moving to the two phases, to hear from the public on the issue.

Mr. Peter Sarty, Harvey Street, Halifax read Policy E-20 of the Municipal Planning Strategy which speaks to regional watershed. He stated that area residents were not consulted in the preparation of the study. Present water quality was not examined; the data is 18 years old. Many of the other parts of Policy E-20 were not addressed. He would like to see the scope of work or the Terms of Reference that the Municipality presented to the consultant because he wanted to know if they were asked to address Policy E-20.

Mr. Walter Regan, Sackville Rivers Association acknowledged that they were aware of the beach project but for a number of years he has been lobbying for a full environmental impact watershed study of the Sackville River. Marsh Lake has to be protected at all costs and this was the time to move forward. A study would indicate the areas of the Sackville River that should be protected. Heritage and natural history are being lost every day. This is a process that Community Council can take charge of and have a plan similar to what was done for Morris Lake and the Western Common. You could protect what needs to be protected but still have the beach and sustainable development.

Mr. Gus van Helvoort, Sandy Lake supported Shane O'Neil's comments regarding the cumulative effect. Every possible means should be taken to maintain this tremendous resource for children and future generations. While he has heard no one speak against development, there needs to be a solid integrated management plan for the water system before there is any further development.

Mr. George Churney, Bedford Lions Club raised the following points:

- He acknowledged the concerns of the Sandy Lake Residents Association and Mr. Regan's concerns and agreed that an in-depth study should be done; however, this was a separate issue than the issue being dealt with tonight.
- The area in question was one tiny corner of the lake. The majority of speakers happen to have cottages or homes on the opposite side of the lake.
- He believed there should be more people than the people living on the lake now who could go canoeing and see the old growth forest.
- The proposal does not impact the environmental aspect of Sandy Lake. It is for 150' of lake frontage. There will be a road built and a parking lot which would not have anything to do with the lake.
- Department of Environment has looked at the proposal as far as the 150' of beach is concerned. They specified what they require to be done to ensure the lake is protected. There will be a concrete wall built to ensure that any material brought in to construct a beach does not get into the lake. There will be no mixing of natural sand with sand brought in.
- The only access for boaters on the lake will be a canoe and kayak ramp. It is hoped to make Sandy Lake a gas and motor free lake.
- People in the whole area need a decent beach to swim.
- There were no qualms with doing any of the studies required.
- When the jail was to be put up at Jacks Lake, people made no comment about the overall water system at that point in time. The park at Sandy Lake has been planned for 15 years and there was no problem at first. There has been close consultation with some of the residents of Sandy Lake. Last year, however, there was a problem with a sewer spill which upset the residents.
- With regard to traffic and vandalism, if the beach and park are developed, the Municipality may be forced to upgrade Hammonds Plains Road or signalize. Vandalism issues are concerns of any area but you cannot stop progress and development because someone might have a party.
- Bedford Lions Club has done nothing in the community but good things for over 56 years and were still trying. There was no desire to do anything detrimental to the lake except share it.
- Bedford Lions Club is contributing \$150,000 to partner with the Municipality and the province to put in the facility.

- He suggested that the Municipality should be requested to make sure that everything environmentally possible could be done but, at the same time, provide the community with a fine recreational facility.

Ms. Joanne Kane, Sandy Lake said it was not about keeping people off the lake but making sure it was done right. She did not want to see another Paper Mill Lake as it had to be closed down.

Councillor Goucher, for clarification, stated that Paper Mill Lake has never been closed down. There was no question Paper Mill Lake is being monitored and there is concern with some of the counts.

Mr. Greg Gammon stated there is a lack of facilities in the area. He was not clear about the process but uncontrolled and unregulated access to the woods and lake is not the way to go about it. With due diligence, he would be in favour.

Mr. Don Lowther, 22 Loon Terrace referred to the fact that Twin Cities Dairies gave out passes to the lake to residents of Peerless Subdivision back in the mid 80's. He did not think the lake had been degraded in any way from that.

Ms. Noreen Stadey questioned how there would be no environmental impact if an environmental impact study is not done. The information should be provided before the project is done. She was concerned with policing after the fact.

Mr. Tom Cuddihy, Bedford stated there was presently a lot of garbage down by the lake and if it goes ahead, it would have to be removed. That is what is presently affecting the quality of the lake, if it is being affected at all.

Councillor Harvey referred to Mr. Blakeney's October 17, 2000 letter where Mr. Blakeney used certain phrases such as "environmental assessment" and "public hearing". He explained this wording was corrected subsequently as it was not meant in the same sense as municipal planning matters.

Councillor Goucher raised the following points:

- It was never the intention at this particular time, in either the Municipal Planning Strategy or the region, to carry out an environmental assessment. Mr. Blakeney referred to an environmental assessment in his letter but this was in error and was corrected. What was required was an environmental study which was done.
- There has never been any secret about the Municipal Planning Strategy review process in the development of Sandy Lake, both in policy and direction. If there had been money to do it back in the Town of Bedford days, it would have been done.

- When the Lions Club and the provincial government, in cooperation with the Municipality, opened the door to development, it was a dream for a lot of people in the community. It is a good initiative started by Mayor Kelly.
- There is no plan to try to hurt the lake or any plan to ignore the people who live around it. The brakes were put on the project by Recreation because they realized that the MPS policy had not been adhered to. Staff has done its best since then to meet the process.
- A full-blown environmental assessment will not happen because it was not affordable.
- There is a difference between an environmental assessment and environmental study. The environmental study used mitigating factors/methods/factors.
- Bedford Waters Advisory Committee attached very restrictive clauses which Recreation Department feels it can adhere to.
- The problem will arise in the future when real development hits the area. That is when you will see an environmental assessment but for a park at this point in time, there will not be one. It will be an environmental study done in the most sensitive manner as possible, plus the issue of Smith Road and other issues.
- The proposal will be a valuable asset for the area.

MOVED by Councillor Goucher, seconded by Councillor Johns to:

- 1. Support proceeding with construction of Phase I - access drive and parking for Sandy Lake Park but to include as well: washrooms in this phase and the recommendations put forward by Bedford Waters Advisory Committee.**
- 2. Support staff in continuing the planning and community consultation process for the development of Phase 2 - the beach - during the 2001 season.**

Councillor Harvey stated he was surprised that a project that has been on-going for 15 years has got to the point where \$150,000 each from the Lions and two levels of government has been put in place yet the community is divided on the issue. Department of Environment has indicated that if certain things are done, the project can go ahead. Bedford Waters Advisory Committee, with its expertise, has provided recommendations that if certain things are done, then the project can go ahead.

Councillor Harvey then asked for clarification of community consultation re Phase 2.

In response, Mr. Blakeney advised that staff intends to strengthen the Park Planning Committee, which now is composed of HRM staff and Lions Club members to have representation from the greater community and the Sandy Lake Residents Association. Staff will undertake the detailed design of the next phase and bring it back to Bedford Waters Advisory Committee. Before proceeding with Phase 2, if it is the wish of Community Council, staff will bring it back to Community Council to announce the process in a public setting.

MOTION PUT AND PASSED.

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS** - None
10. **REPORTS**
- 10.1 **Appointments to Bedford Waters Advisory Committee**

MOVED by Councillor Goucher, seconded by Councillor Johns to appoint the following individuals to the Bedford Waters Advisory Committee for a term to expire November, 2003:

**Stefanie MacNeil
Brad Gibb
Don Lowther**

MOTION PUT AND PASSED.

11. **MOTIONS** - None
12. **ADDED ITEMS**
- 12.1 **Appointments to Halifax/Halifax County Watershed Advisory Board**

A report dated April 19, 2001 was before Community Council.

MOVED by Councillor Johns, seconded by Councillor Goucher to appoint Don Mason and Mark Leaman as new members on the Halifax/Halifax County Watershed Advisory Board. **MOTION PUT AND PASSED.**

- 12.2 **Report from North West Transit Advisory Committee re Membership**

A recommendation from North West Transit Advisory Committee dated April 26, 2001 was before Community Council.

MOVED by Councillor Johns, seconded by Councillor Goucher that Robin West, representing District 20, be removed from the membership of North West Transit Advisory Committee as per Section 6.1 of the Terms of Reference and that an advertisement be placed in the newspaper seeking expressions of interest for a new appointee representing District 20. **MOTION PUT AND PASSED.**

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

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

- He asked for the status of the 60 acres at Second Lake. The response provided was that it was “coming along” and was encouraging.
- He referred to the Information Report dated April 11, 2001 re Policy P-71 of the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy concerning Storm Drainage Master Planning for the Springfield Lake area. He advised he did not agree with staff’s opinion. He asked that the process go forward.
- He asked the status of his concern with regard to construction debris on Riverside Drive. It was agreed that the Clerk would follow up.
- He asked the status of the by-law about lots under construction. In response, Councillor Goucher advised it has been forwarded to Planning for comment.
- He reiterated the need for a watershed management plan.

15. **NEXT MEETING DATE** - Wednesday, May 23, 2001 at the Bedford Leisure Centre.

16. **ADJOURNMENT**

On a motion from Councillor Goucher, the meeting adjourned at 9:55 p.m.

Sandra M. Shute
Assistant Municipal Clerk

