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**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. in the Upper Sackville Recreation Centre, 2476 Sackville Drive, Upper Sackville. Councillor Johns welcomed those present to Upper Sackville.

**2. APPROVAL OF MINUTES - None**

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

Added Items: Councillor Goucher - Appointment to Bedford Waters Advisory Committee  
Councillor Johns - Increase in Raccoon Population in Beaver Bank  
Information Item #1 re Case 00109 - Hydrotechnical Study of the Little Sackville River Floodplain  
Information Item #2 - Case 00247 - Respecting Lands around First and Second Lakes

**MOVED by Councillor Goucher, seconded by Councillor Johns to approve the Agenda as amended. MOTION PUT AND PASSED.**

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

**5. MOTIONS OF RECONSIDERATION - None**

**6. MOTIONS OF RESCISSION - None**

**7. CONSIDERATION OF DEFERRED BUSINESS - None**

**8. PUBLIC HEARINGS - None**

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

**10. REPORTS**

**10.1 Members of Council**

**10.1.1 Request for Crosswalk - First Lake Drive at Lakehead Court**

Councillor Harvey advised he wished to renew a request for a crosswalk at First Lake Drive and Lakehead Court. He explained the extenuating circumstances which resulted in his request.

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**MOVED by Councillor Goucher, seconded by Councillor Johns to renew a request for a crosswalk at First Lake Drive and Lakehead Court and advise staff of the extenuating circumstances with regard to this request. MOTION PUT AND PASSED.**

#### 10.1.2 CN Rail Trains at Kinsac

Councillor Johns explained concerns expressed by residents regarding the fact that the trains that used to meet on Windsor Junction Road are now meeting at Kinsac. He requested that staff provide a Staff Report as to whether or not it would be possible to have the meeting location moved and, if necessary, a letter be sent from the Mayors Office to CN requesting something be done.

**MOVED by Councillor Johns, seconded by Councillor Goucher that Wayne Legere be contacted regarding these concerns. MOTION PUT AND PASSED.**

#### 10.2 Annual Review of the Paper Mill Lake Advisory Committee

A Staff Report dated July 3, 2001 was before Community Council.

Councillor Goucher provided background information on the formation of this Committee over a year ago, the mandate of the Committee and what has transpired as far as the proponent is concerned.

Thea Langille-Hanna, Planner provided an overview of the report and the recommendations contained therein. During her presentation, she advised that staff was concerned that the educational component of the Committee has not gone forward which could actually assist in eliminating some of the actual violations such as have occurred in the past.

Councillor Goucher then requested that the Chairman of the Paper Mill Lake Advisory Committee be permitted to speak. He indicated that approximately 95% of the Committee's time has been relegated to contacts with the developer and legal implications and weaknesses under the Municipal Government Act. There has not been much time to follow the education component, not only on the part of the Committee but staff as well.

Mr. Kevin Dean, Chair, Paper Mill Lake Advisory Committee raised the following points:

- The Paper Mill Lake Advisory Committee was not made aware of the contents of the report prior to Community Council receiving it.
- Efforts have been on-going since July, 1997 to have the developer comply with the terms of the Development Agreement.
- The primary focus has been to get the developer to the table, to focus on prior violations and try to work with the developer on a positive basis so that the development can go ahead under the terms of the Development Agreement.
- A representative of the developer is now attending meetings.
- The Committee has been instrumental in getting staff to seek the correct legal process for enforcement of Development Agreements.

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- Weaknesses in the Municipal Government Act have been identified. The wording of the Act did not provide the power to enforce certain violations of a Development Agreement.
  - The developer realizes the Committee will persist until the Development Agreement is adhered to and will work with the developer on a positive basis.
  - The Committee will continue to encourage HRM to improve the terms of Development Agreements for the good of the community.
  - An internal committee in HRM has been formed to review procedures of By-law enforcement.
  - With regard to the statement in the report that the Committee has made little effort in instituting an awareness program, the report does not give credit to the number of hours given by volunteers on the main focus of getting the developer to the table, stop the violations and work with the developer on a positive basis.
  - The developer is now much more aware of environmental stewardship than before the Committee started.
  - As to duplication of the mandate with Bedford Waters Advisory Committee, certain items from the Committee are brought to Bedford Waters Advisory Committee for information only.
  - As to membership, the Committee has not been strict on non-voting versus voting members but tried to ensure that all members have a say on all matters. The Committee discussed adding members a few months ago but decided not to do so.
  - It was felt that the Committee should continue on its present terms and not on the terms recommended by staff.

Councillor Goucher acknowledged there was agreement that the Committee should continue but there were differences in opinion as to the Terms of Reference.

**MOVED by Councillor Goucher, seconded by Councillor Johns to continue the Paper Mill Lake Advisory Committee for an additional one year period but that the Terms of Reference and Staff Report be referred back to staff and the Committee for discussion. Further, that a report should come back to Community Council for its September meeting. MOTION PUT AND PASSED.**

### 10.3 Appointment to Halifax/Halifax County Watershed Advisory Board

A report dated July 3, 2001 from staff was before Community Council.

**MOVED by Councillor Johns, seconded by Councillor Goucher to appoint Bill Ernst as a member of the Halifax/Halifax County Watershed Advisory Board to represent District 19. MOTION PUT AND PASSED.**

### 10.4 Street Naming - Bedford

A Staff Report dated July 3, 2001 was before Community Council in this regard originating from North West Planning Advisory Committee.

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Councillor Goucher provided background information on the recommendation contained in the report. He advised he understood that Bedford is the only area of the Municipality that has a Street Naming Policy and a regional policy is being considered for all areas of the Municipality. Until such time as staff brings forward a report regarding a regional policy, it would be difficult to deal with in the meantime.

**MOVED by Councillor Goucher, seconded by Councillor Johns that recognizing that a regional policy on street naming is coming forward by the end of 2001 and that staff will take Bedford's Street Naming Policy into account in formulating the regional policy, appropriate staff be requested to bring Planning Advisory Committee up to date on this proposed policy at either the September or October meeting of North West Planning Advisory Committee. MOTION PUT AND PASSED.**

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 **Appointment to Bedford Waters Advisory Committee**

**MOVED by Councillor Goucher, seconded by Councillor Johns to appoint Victor Li as a technical member of Bedford Waters Advisory Committee with a term to expire November, 2002. MOTION PUT AND PASSED.**

12.2 **Increase in Raccoon Population in Beaver Bank**

Councillor Johns outlined problems with regard to an increase in the raccoon population in Beaver Bank and asked that staff be requested to confirm same and provide advice and/or obtain advice from Department of Natural Resources on how to control the raccoon population in Beaver Bank. He referred to the charges by Department of Natural Resources for removal of raccoons but wanted to know if there was anything that HRM could do in this situation.

**MOVED by Councillor Johns, seconded by Councillors Goucher that appropriate staff be requested to provide advice and/or obtain advice from Department of Natural Resources on how to control the raccoon population in Beaver Bank. MOTION PUT AND PASSED.**

12.3 **Case 00109 - Hydrotechnical Study of the Little Sackville River**

An Information Report dated July 4, 2001 was before Community Council.

Angus Schaffenburg, Planner provided an overview of the report.

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**MOVED by Councillor Johns, seconded by Councillor Goucher to recommend to Regional Council that staff commence the process to consider amending both the Municipal Planning Strategy and Land Use By-law for Sackville to incorporate the necessary amendments contained in the Hydrotechnical Study of the Little Sackville River Floodplain and that Public Participation be undertaken in accordance with the Public Participation Resolution adopted by Halifax Regional Council on February 25, 1997. MOTION PUT AND PASSED.**

12.4 **Case 00247 - Request for Amendments to the Municipal Planning Strategies and Land Use By-laws for Sackville and Planning Districts 14 and 17 (Shubenacadie Lakes) and the Subdivision By-law for Former Halifax County Municipality respecting lands around First and Second Lakes**

An Information Report dated June 26, 2001 was before Community Council.

Angus Schaffenburg, Planner provided an overview of the report.

Councillor Harvey stated that the study indicates there is no wet weather capacity in the system but only deals with First Lake down to the pumping station on Metropolitan Avenue. From there down to Bedford, it can be assumed that the system is deficient as well. There is also the stated position by motion of both Regional Council and Community Council not to entertain changes in the service boundary until deficiencies in the existing system are corrected. Notwithstanding this stated position and the stated position by many residents of Sackville that the 60 acres should be left undeveloped and used for conservation and active/passive recreation uses, provincial government staff have brought forward an initiative for a preliminary development plan. Until the matter of a possible land exchange is settled, it would seem premature to begin such a process.

**MOVED by Councillor Goucher, seconded by Councillor Johns that a letter be written to the Minister of Community Services requesting clarification.**

Councillor Goucher advised there is the issue of a land exchange that is still being pursued with HRM for lands in the Bedford area. He acknowledged Councillor Harvey's continuing efforts to have the 60 acres turned over for parkland.

Councillor Johns asked where the initiative came from to start the preliminary development plan. In response, Councillor Harvey advised it came from staff of Department of Housing.

**MOTION PUT AND PASSED.**

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

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## 60 Acres at Second Lake

Ms. Theresa Scratch, Sackville raised the following points:

- She asked, if development proceeds through a Plan Amendment, was there an engineering assessment done for the study. No where does the report indicate the actual excess capacity in the First Lake line. She asked if the amount of excess capacity was known.
- She questioned what the impact would be on the integrity of the overall system.
- She asked if HRM has a policy to extend services outside the serviceable boundary based on the agreement that a developer would put in a holding tank. If HRM has never done that, it would be setting a precedent.

In response to Ms. Scratch, Mr. Schaffenburg provided the following information:

- With regard to the idea of a holding tank, there have not been detailed studies and they will not take place until Regional Council makes a decision that it is an acceptable idea. Engineers would have to be sure that there is no cost to HRM and annual operating costs would have to be considered.
- The issue is with wet weather.
- The process would be for a Plan Amendment to amend the service boundary.

Mr. Gordon Kyle, Friends of First Lake raised the following points:

- He asked what kind of study is being done for sanitary sewer implications, what happens to flow that comes off developed properties and the impact on the First Lake watershed area.

In response, Mr. Schaffenburg advised these considerations would be part of the preliminary development plan and further studies of storm water management issues.

Mr. Shane O'Neil, Second Lake Regional Park Association raised the following points:

- From the point of view of land transfer negotiations, if the stumbling block as far as Department of Housing is concerned is removed, then the value of the land would go up because it could be developed with sewer and water.
- He was concerned that the 10-week study period occurred when there was heavy snowfall and very little rainfall. He questioned whether there was a good indication of wet weather flow under those conditions. Estimates might not be a true picture of a typical Nova Scotia winter.
- The report contained discussion about not having to provide generator backup.
- If open sewage goes into First Lake, who would bear the liability. He wanted assurance of backup.

In response, Mr. Schaffenburg advised the following:

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- The concept of the holding tank was for two days but this is still open to discussion and debate. No one wants to jeopardize First Lake or take over a facility with the risk of overflow.
  - Guidelines at this time are that there be generators in all stations.

Mr. Dick Degier, Friends of First Lake raised the following points:

- He suggested that all building be suspended until the results of the potential land swap are known. He did not want to see any more tax money spent.

In response, Mr. Schaffenburg advised that HRM did not pay for the CBCL study; Department of Housing did.

Additionally, Councillor Harvey indicated that was why Community Council agreed to write the letter to the Minister requesting clarification. Community Council was pursuing the avenue of a land swap which is an on-going parallel political process at the same time. At some point, the staff aspect and the political aspect would have to come together. He felt that eventually everything would come together at once and that was why he did not want to see the preliminary development plan process go on too far if it was going to a dead end.

Councillor Goucher provided information on the status of a potential land swap, indicating that the land in question under consideration for a swap was in Bedford.

Ms. Theresa Scratch asked if the land being considered for the land swap was in the serviceable boundary.

In response, Councillor Goucher advised it was not within the serviceable boundary. He felt that Department of Housing was looking at the property in terms of long term value; they would be land banking it.

### Sackville Rivers Association

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

- He asked for the status of a Silt Inspector. In response, Councillor Harvey advised he had spoken to Mr. Morash from Department of Environment who indicated Department of Environment has some jurisdiction in this matter. They should be contacted to follow up on specific instances.
- He asked the status of a watershed management plan for the Sackville River watershed. In response, Mr. Schaffenburg advised it is underway but not expected to be completed for some time.
- He requested support from Community Council to obtain \$20-40,000 to finish off the rest of a trail.
- He asked for an update on progress re lots under construction. In response, Councillor Goucher advised that the developer of Baha Court is working with the residents to make sure the lots are put in proper condition because they will not be

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- developed until the road is in place. Nothing has come back from the provincial government regarding proposed changes to the By-law.
- Regarding the report on Big Springfield Lake Master Stormwater Plan, he suggested it should not wait until the master study is done. Councillor Johns agreed to put Mr. Regan's comments forward.
  - Having asked for information on an oil spill into Little Springfield Lake, Councillor Johns advised he did not think there was any effect on the lake itself.
  - He asked the status of dams on the Kearney Lake watershed. Councillor Goucher advised this is an on-going concern and provided additional information on future development.
  - Regarding silt on HRM property on Sami Drive, he asked that Councillor Harvey provide assistance. Councillor Harvey agreed to do so, with Mr. Regan providing additional information.

15. **NEXT MEETING DATE**

Thursday, September 13, 2001.

16. **ADJOURNMENT**

Prior to adjournment, Councillor Johns advised that Infrastructure money was announced today for water and sewer for Beaver Bank for a total amount of \$6 million provided by three levels of government. He acknowledged the continuing efforts of the Beaver Bank Sewer and Water Committee in this regard.

On a motion from Councillor Goucher, the meeting adjourned at 8:45 p.m.

Sandra M. Shute  
Assistant Municipal Clerk