

NORTH WEST COMMUNITY COUNCIL

MINUTES

NOVEMBER 22, 2001

THOSE PRESENT: Deputy Mayor Robert P. Harvey
Councillor Len Goucher

ALSO PRESENT: Barry Allen, Municipal Solicitor
Angus Schaffenburg, Planner
Andrew Bone, Planner
Sandra Shute, Assistant Municipal Clerk

Regrets: Councillor Brad Johns

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1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by the Clerk in the Charles Fenerty Room, Sackville Library, 636 Sackville Drive, Lower Sackville.

2. **ELECTION OF CHAIR**

The Clerk called for nominations for Chair of North West Community Council.

MOVED by Councillor Goucher, seconded by Deputy Mayor Harvey that Deputy Mayor Harvey be appointed Chair for another year.

MOVED by Councillor Goucher that the nominations cease. MOTION PUT AND PASSED.

The Clerk declared Deputy Mayor Harvey Chair and relinquished the Chair.

Councillor Goucher then congratulated Deputy Mayor Harvey on his election as Deputy Mayor of Halifax Regional Municipality, which had taken place the first meeting of Regional Council held in November, 2001.

3. **APPROVAL OF MINUTES**

3.1 **Regular Meeting - October 25, 2001**

MOVED by Councillor Goucher, seconded by Deputy Mayor Harvey that the Minutes of meeting held on October 25, 2001 be adopted as circulated. MOTION PUT AND PASSED.

3.2 **Special Council Session - November 6, 2001**

MOVED by Councillor Goucher, seconded by Deputy Mayor Harvey that the Minutes of Special Council Session held on November 6, 2001 be adopted as circulated. MOTION PUT AND PASSED.

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

Added Items: 1. District 19 Sidewalk Tax for Sidewalk Clearing - District 19

2. Information Report - Case 00344 - Outdoor Display Courts in the Sackville Plan Area and the Beaver Bank, Hammonds Plains and Upper Sackville Plan Area
3. Moirs Mill Infilling - Councillor Goucher

MOVED by Councillor Goucher, seconded by Deputy Mayor Harvey to approve the Agenda as amended. MOTION PUT AND PASSED.

5. **BUSINESS ARISING OUT OF THE MINUTES** - None
6. **MOTIONS OF RECONSIDERATION** - None
7. **MOTIONS OF RESCISSION** - None
8. **CONSIDERATION OF DEFERRED BUSINESS** - None
9. **PUBLIC HEARINGS**
- 9.1 **Case 00334 - Request by North West Community Council to Review Rezoning Existing Subdivision Lots on Lakecrest Drive, Lylewood Drive and Birch Hill Court to R-6 from MU-2**

A Supplementary Report dated November 1, 2001 was before Community Council together with a recommendation for approval dated November 8, 2001 from North West Planning Advisory Committee.

Andrew Bone, Planner provided an overview of the application with the aid of overheads. During the course of his presentation, he advised that the recommendation before Community Council originated from the last meeting where Community Council felt that the R-6 zone, instead of the R-1 zone, more closely meets the land use needs of the residents of the area due to the R-6 zone allowing two unit dwellings and less restrictive requirements on accessory building size. Staff was recommending approval.

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

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

MOVED by Councillor Goucher, seconded by Deputy Mayor Harvey to approve the rezoning of lands shown on Map 8 of the Staff Report dated November 1, 2001 from

MU-2 (Mixed Use 2) Zone to R-6 (Rural Residential) Zone. MOTION PUT AND PASSED.

10. **CORRESPONDENCE, PETITIONS AND DELEGATIONS**

10.1 **Presentation - The Eco-Efficiency Centre: Committed to Excellence and Efficiency**

Having circulated background material prior to the meeting, Ms. Peggy Crawford, Coordinator of the Eco-Efficiency Centre provided the following information during the course of her presentation:

- The Centre supports educational and environmental management support for small and medium-sized businesses in Burnside.
- History of the creation of the Centre.
- The Eco-Efficiency Centre model and programs offered.
- Achievements - recognition nationally and internationally.
- Staff compliment.
- HRM is a financial supporter of the Centre through Waste Management, Engineering, Water Commission and Real Estate.
- The Centre wants to move beyond Burnside by becoming involved with targeting grocery stores and giving assistance to other industrial parks in HRM. Atlantic Acres Industrial Park will be targeted next and possibly Bayers Lake Business Park.

A question and answer period then took place. Both Councillor Goucher and Deputy Mayor Harvey expressed support for the Centre and its mandate. They suggested that a presentation could be made at both Committee of the Whole and Regional Council. It was also suggested that the Councillors' Newsletters could include pertinent information, as well as the Bedford Monthly.

Public Participation on the Presentation

Mr. Walter Regan, Sackville Rivers Association advised he supported the concept and suggested that Ms. Crawford attend a meeting to be held on Monday, November 26, 2001 sponsored by the Sackville Drive Area Advisory Committee. He also suggested Ms. Crawford contact the Regional Development Association.

Mr. Sid Chedrawe advised he was Chair of the Independent Foodstore Association and offered to pass information to the members of the Association.

11. **REPORTS**

11.1 Councillor Appointments to North West Planning Advisory Committee

MOVED by Councillor Goucher, seconded by Deputy Mayor Harvey that Councillor Goucher and Councillor Johns be re-appointed to North West Planning Advisory Committee for another year as per the Terms of Reference. MOTION PUT AND PASSED.

11.2 Re-appointment to Bedford Waters Advisory Committee

MOVED by Councillor Goucher, seconded by Deputy Mayor Harvey that Kevin Dean be re-appointed to Bedford Waters Advisory Committee for a three-year term ending November, 2001. MOTION PUT AND PASSED.

11.3 Case 00331 - Request for an Amendment to the Bedford Municipal Planning Strategy and Land Use By-law - 25, 27 and 35 Dartmouth Road for Multiple Unit Building

A Staff Report dated October 25, 2001 was before Community Council along with a recommendation dated November 8, 2001 from North West Planning Advisory Committee.

Angus Schaffenburg, Planner provided an overview of the application.

MOVED by Councillor Goucher, seconded by Deputy Mayor Harvey to:

- 1. Recommend that Regional Council give First Reading to the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-law as contained in Attachment "A" of the Staff Report dated October 25, 2001 and schedule a Public Hearing for January 15, 2002;**
- 2. Move Notice of Motion for the proposed Development Agreement, attached as Attachment "B" of the Staff Report dated October 25, 2001 to permit an apartment building and to schedule a joint Public Hearing with Regional Council for January 15, 2002;**
- 3. Recommend to Regional Council that the amendments to the Bedford Municipal Planning Strategy and Land Use By-law as contained in Attachment "A" of the Staff Report dated October 25, 2001 be adopted.**

MOTION PUT AND PASSED.

Contingent upon the adoption by Regional Council of the above Municipal Planning Strategy and Land Use By-law amendments and becoming effective under the Municipal Government Act, Community Council will:

- a) Consider approval of the proposed Development Agreement;
- b) Require that 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 by Community Council and any other bodies as necessary, whichever is later; otherwise, this approval will be void and obligations arising hereunder shall be at an end.

Deputy Mayor Harvey noted the recommendation from North West Planning Advisory Committee also contained reference to traffic at the intersection of Wardour Street/Dartmouth Road/North Street. He asked how Community Council wished to proceed regarding this recommendation.

MOVED by Councillor Goucher, seconded by Deputy Mayor Harvey to request Regional Council to request Traffic Authority to seriously look at the issue of the Wardour Street/Dartmouth Road/North Street intersection, that a traffic signal warrant for this intersection be redone and that traffic lights be requested at this intersection. MOTION PUT AND PASSED.

12. **MOTIONS** - None

13. **ADDED ITEMS**

13.1 **District 19 Sidewalk Tax for Sidewalk Clearing**

A Staff Report dated November 21, 2001 was before Community Council. Deputy Mayor Harvey advised that Councillor Johns wished the report to be referred to the Tax Structure Committee.

MOVED by Councillor Goucher, seconded by Deputy Mayor Harvey to refer the issue to the Tax Structure Committee of Regional Council. MOTION PUT AND PASSED.

13.2 **Case 00344 - Outdoor Display Courts in the Sackville Plan Area and the Beaver Bank, Hammonds Plains and Upper Sackville Plan Area**

An Information Report dated November 7, 2001 was before Community Council. Deputy Mayor Harvey advised that Councillor Johns wished the report to be tabled.

MOVED by Councillor Goucher, seconded by Deputy Mayor Harvey to table the report for future consideration. MOTION PUT AND PASSED.

13.3 Moirs Mill Infilling

Councillor Goucher reported on the Open House Session being held today, hosted by representatives for Sobeys. To ensure that the residents of District 21 are kept abreast of what is happening and because there is a Bedford Waters Advisory Committee in place, he was asking for support from Community Council to request that they hold a Public Information Meeting with regard to this issue.

MOVED by Councillor Goucher, seconded by Deputy Mayor Harvey to request Bedford Waters Advisory Committee to hold a Public Information Meeting, in co-operation with the proponent, at the earliest possible date to keep the residents of Bedford abreast of what is happening with this proposal and to involve the community. MOTION PUT AND PASSED.

Councillor Goucher recognized it might not be possible to hold this meeting until the New Year.

14. NOTICES OF MOTION - None

15. PUBLIC PARTICIPATION

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

- He asked for an update on the 60 acres at Second Lake. He was told this was under active review by the province and the Municipality.
- He asked the status of the floodplain zoning. Mr. Schaffenburg advised it was among projects that were outstanding with staff.
- He asked for support from Community Council when Sackville Rivers Association requests funding from Regional Council to help build trails in the Municipality.
- He attended the informative Open House regarding the Moirs Mill infilling. As part of the compensation package, Sobeys has agreed to put a fishway over the first dam at Paper Mill Lake. To build one fishway was not, in his opinion, adequate compensation.
- He pointed out that 40% of the near shore of Halifax Harbour has been lost over the last 250 years. If Bedford waterfront development continues, another 35 acres will be lost. Shallow areas must be protected. He asked if there was a plan in place to take control of Halifax Harbour in future regarding infilling.

Councillor Goucher suggested contact with the Coast Guard, appropriate environment departments, as the Municipality would have no jurisdiction until the land is formed.

Deputy Mayor Harvey suggested this was something that could be introduced under the regional planning issue. There would be opportunity for Councillors and the public to raise this issue.

Mr. John Gillis, Middle Sackville asked the status of the Public Hearing for Lakecrest Drive, Lylewood Drive and Birch Hill Court. He apologized for not being in attendance at the start of the meeting. In response, Deputy Mayor Harvey advised that the application had been approved as per the staff recommendation. The lands in question would be R-6.

16. **NEXT MEETING DATE**

Thursday, January 24, 2001 at the LeBrun Centre.

17. **ADJOURNMENT**

On a motion from Councillor Goucher, the meeting adjourned at 7:45 p.m. with best wishes for the Holiday Season.

Sandra M. Shute
Assistant Municipal Clerk