

NORTH WEST COMMUNITY COUNCIL

SPECIAL COUNCIL SESSION

MINUTES

JUNE 18, 2002

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

ALSO PRESENT: Andrew Bone, Planner
Sandra Shute, Assistant Municipal Clerk

TABLE OF CONTENTS

1.	Call to Order	3
2.	Case 00474 - Land Use By-law Amendments - Shipping Containers as Accessory Buildings	3
3.	Accessory Buildings on R-0 Lots in Sackville	3
4.	Planning Staff - Sackville	4
5.	Policy P-71 - Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy	4
6.	Adjournment	5

1. **CALL TO ORDER**

The meeting was called to order at 12:50 p.m. in the Councillors Meeting Room, 4th Floor, 1841 Argyle Street, Halifax.

2. **CASE 00474 - LAND USE BY-LAW AMENDMENTS - SHIPPING CONTAINERS AS ACCESSORY BUILDINGS**

A Staff Report dated May 22, 2002 was before Community Council along with a recommendation from North West Planning Advisory Committee dated June 7, 2002.

Andrew Bone, Planner was in attendance for this matter. He indicated that as a result of Planning Advisory Committee's recommendations and as a result of discussions with Councillor Goucher earlier today, he was bringing forward proposed new Attachment 1 - Amendments to the Land Use By-law for Bedford and proposed new Attachment 2 - Amendments to the Land Use By-law for Sackville.

Councillor Johns, for the benefit of the other members of Community Council, provided background information on discussions that took place at the Planning Advisory Committee meeting on June 5, 2002 which led up to Planning Advisory Committee's recommendations.

Discussion took place separately on proposed amendments for Bedford and Sackville. The following motion was then put forward.

MOVED by Councillor Goucher, seconded by Councillor Johns to give First Reading to the proposed amendments to the Land Use By-laws for Bedford and Sackville as outlined in Attachments 1 and 2 of the Memorandum dated June 18, 2002 prepared by Andrew Bone, Planner. MOTION PUT AND PASSED.

The revised amendments do not change the intent of the By-law amendments and are based on the wishes of Planning Advisory Committee and Community Council.

3. **ACCESSORY BUILDINGS ON R-0 LOTS IN SACKVILLE**

Councillor Johns indicated that on R-0 lots in Sackville, particularly Armcrest Subdivision, the house is on the line on one side but there is still a 4' setback for accessory buildings required. In this case, the accessory building would have to be located in the centre of the lot in the back yard.

Councillor Johns advised he wanted to know if it is possible to amend the R-0 to reduce the setback from 4' to 2' or on the zero line with the house. The house would still have the 4' setback on the other side.

MOVED by Councillor Johns, seconded by Councillor Goucher to request a staff report to see how the setback on R-0 lots in Sackville can be addressed and what options are available. MOTION PUT AND PASSED.

4. **PLANNING STAFF - SACKVILLE**

Councillor Johns referred to the First Reading given for shipping containers earlier in the meeting and the fact that this application had been brought forward by staff when, in his opinion, there were other planning issues of higher priority in the Sackville area. He had also expressed this concern at the North West Planning Advisory Committee meeting on June 5, 2002. He noted that his concern regarding Planning staff for the Sackville office had been raised on previous occasions as well.

Discussion took place on the setting of priorities by Planning staff, weighting of requests from Community Councils and assignment of cases to Planners.

MOVED by Councillor Johns, seconded by Councillor Goucher to request a meeting with the four Planners in the Sackville Office to discuss priorities the Councillors have, and review the Status Sheet and Planning Status Sheet in conjunction with this discussion. MOTION PUT AND PASSED.

As a result of these discussions, it was agreed that Community Council would include on its Agenda, the Status Sheet items under Business Arising Out of the Minutes, similar to the way Chebucto Community Council and Peninsula Community Council handle their Status Sheet items.

5. **POLICY P-71 - BEAVER BANK, HAMMONDS PLAINS AND UPPER SACKVILLE MUNICIPAL PLANNING STRATEGY**

Councillor Johns provided background information in this regard and what appeared will be taking place in the area, including expansion of development into the Lisle Lake area.

MOVED by Councillor Johns, seconded by Councillor Goucher to request that staff get started on Policy P-71 of the Beaver Bank, Hammonds Plains and Upper Sackville MPS for a Master Storm Drainage Plan for the entire Springfield Lake Watershed, and also obtain funding and commence a study for a Springfield Lake Watershed Plan including Lisle Lake. Additionally, that a five year base line water quality sampling program be put in place, following the HRM Waters Advisory Board Guidelines and include benthos level testing. MOTION PUT AND PASSED.

5. **ADJOURNMENT**

The meeting adjourned at 1:30 p.m.

Sandra M. Shute
Assistant Municipal Clerk