

**NORTH WEST COMMUNITY COUNCIL**

**MINUTES**

**DECEMBER 5, 2002**

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

ALSO PRESENT: Wayne Legere, Manager, Streets and Roads Services  
Veronica Roche, Admin Support, Financial Planning  
Sandra Shute, Assistant Municipal Clerk

Regrets: Councillor Len Goucher

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1. **CALL TO ORDER**

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

2. **APPROVAL OF MINUTES**

**MOVED by Councillor Johns, seconded by Councillor Harvey to approve the Minutes of the following meetings:**

**August 29, 2002  
October 8, 2002  
October 24, 2002  
November 14, 2002**

**MOTION PUT AND PASSED.**

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

Added Items:           Resignation - Paper Mill Lake Advisory Committee  
                              Case 00393 - Application to Amend the Development Agreement for  
  Lot J-3, 175 River Lane, Bedford  
                              Proposed Revision - Terms of Reference, North West Planning  
  Advisory Committee  
                              Tree Saving Proposal

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

4. **BUSINESS ARISING OUT OF THE MINUTES**

4.1 **Status Sheet Items**

4.1.1 **Sackville River Floodplain - Bedford MPS Amendment**

The necessary amendments have been initiated by Regional Council. To come off Status Sheet.

4.1.2 **Springfield Lake Beach - Boat Launch** - No report.

4.1.3 Responsibility for Roads throughout North West Community Council Area

Wayne Legere, Manager of Streets and Roads was in attendance and provided an overview of the Information Report dated November 27, 2002. This report was a further report which originated from a request by North West Planning Advisory Committee. The report provided a listing of the current inventory of HRM owned roads outside of the core divided into Regions. He indicated the status of negotiations with Department of Transportation and Public Works regarding road exchange.

This item can now come off the Status Sheet.

4.1.4 Possibility of No Hunting By-law for Sackville

A Staff Report dated October 31, 2002 was before Community Council regarding the possibility of extending the By-law for the former City of Halifax which prohibits the discharge of firearms to all urban areas of HRM.

**MOVED by Councillor Johns, seconded by Councillor Harvey that the issue of restricting the discharge of firearms be referred to the By-law Review Committee and that Mr. Eric Fraser be advised of the recommendation from staff. MOTION PUT AND PASSED.**

This item can now come off the Status Sheet.

4.1.5 Outdoor Display Courts - No report.

4.1.6 Meeting re Planning Staff - Sackville

Community Council held a meeting earlier in the fall with staff of Planning Services. This item to come off the Status Sheet.

4.1.7 Setback for Accessory Buildings on R-0 Lots in Sackville - No report.

4.1.8 Policy P-71 - Beaver Bank, Hammonds Plains and Upper Sackville MPS - No report.

4.1.9 Feasibility of Municipal Golf Course - No report.

4.1.10 Environmental Study of Sackville River - No report.

4.1.11 Fencing of Pathways - No report.

4.1.12 Integrated Vegetation Management

Nova Scotia Power made a presentation on this topic at a North West Planning Advisory Committee meeting earlier this fall. To come off Status Sheet.

4.1.13 Status Sheet - Time Frame for Items on Same - No report.

4.1.14 Drainage and Sediment - Springfield Lake - No report.

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 **New Area Rate: Redevelopment of Former Sackville Heights Elementary School, 45 Connolly Road, Sackville**

A Staff Report dated December 3, 2002 was before Community Council. Ms. Veronica Roche, Admin Support, Financial Planning provided an overview of the report. During the course of her presentation, she covered the results of the area rate vote and further results received since the closing date. Of the 10,549 property owners advised, 9% or 953 ballots were returned before the closing date. Of those, 54% were in favour, 39.5% were against and 6.5% were spoiled ballots.

Ms. Roche went on to recommend that should Community Council adopt the recommendation contained in the report, that a recommendation not go to Regional Council right away but await the results of the Level II environmental assessment to determine the condition of the in-ground oil tank and any potential soil contamination. She also expressed concern regarding the possibility of having to cover off vandalism costs which could have an effect on the amount of the debenture. How much will be covered under insurance is still not known.

On a question from Councillor Harvey regarding the results of other area rate balloting, Ms. Roche advised that the sidewalk snowplowing for District 15 was a 1% return and Councillor

Johns advised that there was a 4% return for the Beaver Bank Community Centre. Councillor Johns then stated that he understood 10% was on the high end.

It was agreed to hold Public Participation at this time on the proposal.

Mr. Walter Regan, Sackville Rivers Association spoke in favour of the proposal. There were many community groups in Sackville/Beaver Bank that needed a permanent home.

Ms. Jean Reid, Connolly Road advised that residents of the condominium where she lived were experiencing problems with noise from people who hang out there because the building is vacant.

In response, Councillor Johns advised that these problems should cease once the building is occupied. He acknowledged that the Boys and Girls Club would be one of the groups to use the building if the proposal is approved but it would not be a hangout. Other groups would tentatively be Sackville Rivers Association, Sackville Trails and Seniors groups. Increased lighting in the parking lot and installation of video cameras were being considered as well as the extension of the current fence.

Mr. Bill Backewich, 52 Pinehill Drive expressed disappointment with the number of ballots returned and pointed out that the proposal meant \$1,500,000 for ten years at \$150,000 per year.

In response, Ms. Roche explained that most of the operating costs would be covered by the tenants. All that would come out of the area rate after the first year would be the debenture which could reduce the area rate. She outlined what she expected the tenants would pay.

Councillor Johns explained the Area Rate Policy Guidelines adopted by the Municipality. He explained that the proposal was based on a reducing rate. If there was ever a need to add more to the area rate, the same process as was being carried out now would have to go forward again to approve any increase. He added that if the school ceased to exist, the area rate would cease to exist; if the project does not go forward, the area rate will not go forward.

Mr. Backewich expressed concern that there had not been enough public consultation. He indicated he had actually voted yes to the proposal but was still concerned there had not been enough advertising for the proposal. As well, he felt he had not been provided with enough information on the proposal.

Mr. Backewich also expressed concern with the amount of money required to get the proposed community centre up and running which would be in excess of \$350,000.

Councillor Johns indicated that two HRM-owned buildings were going to be sold to help fund the proposal. Community groups housed in these two buildings would be relocated to the proposed community centre. There were some community groups who did not have a location at this time and others who are paying rent to others.

In response to a question from Mr. Backewich, Councillor Johns advised that, in his opinion, the project would benefit people in Lower Sackville most. There were people in Middle and Upper Sackville who were upset that some groups were being relocated closer to Lower Sackville than Middle and Upper Sackville.

Ms. Ruth Douglas stated that she felt the public was well informed by the letter that was sent out. She was disappointed that more people did not attend this meeting. She supported the project.

Ms. Annie Murray spoke in support of the project as long as there was good bus service to the centre. She advised that she was a representative of the French community in Lower Sackville and asked if it would be possible to include space for a French CAP centre and the ability to improve French-speaking skills in the area. She asked how long it would be before the community centre was up and running, should the proposal be approved.

In response, Councillor Harvey advised that the French aspect was something that has not been brought up before and he was pleased that it had been. The setup of the building and the various groups was not settled yet and this was a good time to bring it forward. As far as time frame was concerned, it was expected that it would be some time in 2003, assuming there was no contamination.

**Moved by Councillor Johns, seconded by Councillor Harvey to recommend to Regional Council that:**

- 1. An area rate in the amount of \$0.01 per \$100.00 of assessed value be approved to be applied against the properties within the mapped area depicted in Appendix A, B, C, D and E of the Staff Report dated December 3, 2002 effective with the 2003/04 fiscal year for the purpose of redeveloping the former Sackville Heights Elementary School, 45 Connolly Road, Sackville into a community centre.**
- 2. A level II environmental assessment be undertaken to determine the condition of the in-ground oil tank and any potential soil contamination. If substantial soil remediation is required, the project may be abandoned and the property sold, eliminating the requirement for the area rate.**

3. **The recommendation not to be forwarded to Regional Council until the results of the environmental assessment have been provided.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

10.2 **Regular Meeting Schedule 2003**

The proposed meeting schedule was reviewed. It was agreed that the next two meeting dates would be February 13, 2003 and February 27, 2003. With regard to the remainder of the dates for 2003, these were approved in principle but are subject to change. Should a meeting be required prior to February 13, 2003, it will be at the call of the Chair.

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 **Resignation - Paper Mill Lake Advisory Committee**

A letter of resignation from the Paper Mill Lake Advisory Committee dated November 27, 2002 was before Community Council from Kevin Dean.

**MOVED by Councillor Johns, seconded by Councillor Harvey to accept Kevin Dean's resignation from the Paper Mill Lake Advisory Committee with regret and that a letter of appreciation be sent to Mr. Dean. MOTION PUT AND PASSED.**

12.2 **Case 00393 - Application to Amend the Development Agreement for Lot J-3, 175 River Lane, Bedford**

**MOVED by Councillor Johns, seconded by Councillor Harvey to defer this item to the December 9, 2002 meeting of Community Council. MOTION PUT AND PASSED.**

12.3 **Proposed Revision - Terms of Reference, North West Planning Advisory Committee**

Planning staff proposed a revision to the Terms of Reference for North West Planning Advisory Committee with regard to re-appointments to the Committee.

**MOVED by Councillor Johns, seconded by Councillor Harvey to change the wording of the section entitled "Re-appointment" in such a way to indicate that citizen members may be re-appointed for more than two consecutive terms as long as there are no other interested and qualified candidates. MOTION PUT AND PASSED.**

12.4 **Tree Saving Proposal**

A Staff Report dated December 3, 2002 was before Community Council in this regard.

**MOVED by Councillor Johns, seconded by Councillor Harvey that the Tree Saving Proposal be forwarded to the Environmental Initiatives Committee for discussion and the Committee requested to provide a report to Community Council for consideration. MOTION PUT AND PASSED.**

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

Mr. Walter Regan, Sackville Rivers Association asked the status of the 60 acres at Second Lake. In response, Councillor Harvey advised that a meeting is scheduled for December 11, 2002 involving representatives from the citizens Committee, staff of HRM, Natural Resources and Community Services Housing.

Ms. Ruth Douglas asked how the Community Centre proposal for the former Sackville Heights Elementary School would affect Beacon House and if there would be space in the Community Centre for Beacon House. As well, she wanted to know the status of the present Beacon House land. In response, Councillor Harvey advised that the situation with regard to the land was fluid and Beacon House was being considered during the rearrangement. He added that he understood Beacon House is not interested in the Community Centre site at this time.

15. **NEXT REGULAR MEETING** - Thursday, February 13, 2003.

16. **ADJOURNMENT**

The meeting adjourned at 8:10 p.m. with best wishes for the Holiday Season.

Sandra M. Shute  
Assistant Municipal Clerk