

NORTH WEST COMMUNITY COUNCIL
MINUTES

December 16, 2013

PRESENT: Councillor Brad Johns, Chair
Councillor Tim Outhit, Vice – Chair
Councillor Barry Dalrymple
Councillor Matt Whitman

REGRETS: Councillor Steve Craig

STAFF: Mr. Dave McCusker, Regional Transportation Manager
Mr. Andrew Bone, Senior Planner
Mr. Quentin Hill, Legislative Assistant

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1. CALL TO ORDER

Councillor Johns called the meeting to order at 7:06 p.m. at the Gordon R Snow Community Centre, Fall River.

Councillor Johns advised that Councillor Craig had forwarded his regrets due to a family matter.

2. ELECTION OF CHAIR AND VICE – CHAIR

Councillor Johns called for nominations for the position of Chair of the North West Community Council.

MOVED by Councillor Whitman seconded by Councillor Dalrymple that Councillor Steve Craig that be nominated Chair of the North West Community Council. MOTION PUT AND PASSED.

Councillor Johns called three times for any further nominations. There being none, it was:

MOVED by Councillor Outhit, seconded by Councillor Dalrymple, that nominations for the position of Chair be closed. MOTION PUT AND PASSED.

Councillor Johns declared Councillor Steve Craig Chair of North West Community Council.

Councillor Johns called for nominations for the position of Vice-Chair of the North West Community Council.

MOVED by Councillor Outhit seconded by Councillor Dalrymple that Councillor Matt Whitman that be nominated Chair of the North West Community Council. MOTION PUT AND PASSED.

Councillor Johns called three times for any further nominations. There being none, it was:

MOVED by Councillor Outhit, seconded by Councillor Dalrymple, that nominations for the position of Vice - Chair be closed. MOTION PUT AND PASSED.

Councillor Whitman assumed the Chair in the absence of Councillor Craig.

3. TABLING OF ANNUAL REPORT

An annual report dated November 18, 2013 was before Council.

MOVED by Councillor Dalrymple, seconded by Councillor Johns that North West Community Council accept and table the Annual Report. MOTION PUT AND PASSED.

4. PUBLIC PARTICIPATION – ANNUAL REPORT

No members of the public came forward at this time.

5. APPROVAL OF MINUTES – November 18, 2013

MOVED by Councillor Outhit, seconded by Councillor Dalrymple that the minutes of November 18, 2013 be approved as presented.

6. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Councillor Johns requested that North West Community Council hold a moment of silence for the passing of Ms. Bonnie Ryan, who was a prominent, lifelong volunteer in the Beaver Bank Community.

Additions: 15.2 Margeson Drive Public Engagement Report

MOVED by Councillor Outhit, seconded by Councillor Dalrymple that the agenda be approved as amended. MOTION PUT AND PASSED.

7. BUSINESS ARISING OUT OF THE MINUTES - NONE

8. STATUS ITEMS - NONE

9. MOTIONS OF RECONSIDERATION/RESCISSION – NONE

10. CONSIDERATION OF DEFERRED BUSINESS

10.1 Case 17760: Development Agreement – 644 Bedford Highway, Halifax

The requested supplementary report was unavailable for Councils consideration so this item was deferred again to the January 2014 meeting.

11. PUBLIC HEARINGS –NONE

12. CORRESPONDENCE, PETITIONS & DELEGATIONS

12.1 Correspondence

12.1.1 Soil and Conservation Society – Phosphorus Details on LCC (Lake Carrying Capacity)

MOVED by Councillor Johns, seconded by Councillor Outhit to accept and table to correspondence received from the Soil and Conservation Society.

MOTION PUT AND PASSED.

13. REPORTS

13.1 Case 17736: Open Space Design Development Agreement – Brookhill Drive, Grand Lake (Notice of Motion)

A staff report dated December 3, 2013 was before Council.

MOVED by Councillor Dalrymple, seconded by Councillor Outhit that North West Community Council Give Notice of Motion to consider the development agreement contained in Attachment A of the December 3, 2013 report to allow for a Hybrid Open Space Design development agreement at Brookhill Drive, Grand Lake and schedule a Public Hearing.

Councillor Dalrymple was pleased to see that majority of the concerns were addressed by staff and the developer. He stated that HRM is getting cash for the allocation of land asked what the process is to get some of the money from the land sent detailed to some of the local trails.

Mr. Andrew Bone, Senior Planner advised that the allocation of money generally goes into a parkland fund. He noted that in order to assign money to another site, there is a two-step process involved. First, the request would go through the parkland facility group and a report be forwarded to Regional Council. Regional Council would have to then allocate any funding.

MOTION PUT AND PASSED.

13.2 Case 18517: Rezoning 6757 Highway No. 2 Enfield (Notice of Motion)

A staff report dated October 29, 2013 was before Council.

MOVED by Councillor Dalrymple, seconded by Councillor Outhit that North West Community Council:

- 1. Give First Reading of the proposed rezoning of a portion of 6757 Highway No. 2, Enfield, from the R1-B (Suburban Residential) Zone to the C-2 (Community Commercial) as contained in Attachment A of the October 29, 2013 staff report and schedule a public hearing,**

Councillor Dalrymple advised that as construction has been going on, that residents have notified him that the shoulder has been mostly taken away. He asked what steps

needed to be taken to put the shoulder back so that residents who would walk in the area can do so safely.

Mr. Bone advised that there are three processes going on at the site. The as of right rebuild of the Big Stop there is a lot of offsite roadwork that has taken away the should. The roadwork is supposed to be complete at this time, through the rebuild they have been issued permits but he was unsure if a trail or walkway was part of that particular proposal. He added that the request would not be related to the rezoning but more so to the development agreement and trail along the front is on the radar for staff to request in replace of the shoulder.

MOTION PUT AND PASSED.

14. MOTIONS

15. ADDED ITEMS

15.1 Councillor Whitman – Hammonds Plains Road 2014 Plan

Councillor Whitman noted that the appropriate staff was not in attendance and he would bring forward at the next Community Council meeting.

15.2 Margeson Drive Public Engagement

Councillor Johns felt that if public consultation is held that the feedback needs to be better represented in the reports. He was concerned that the section of Margeson Drive, between Stone Wick Cross and Lucasville Road would not be constructed at the same time as its constructed from Stonewick to the bridge. He requested that consideration of constructing the road in its entirety and wanted to know if the Municipality had the ability to expropriate land if the developer did not construct their portion of the road.

Mr. Dave McCusker, Regional Transportation Manager advised that the Municipality does have the ability to expropriate land and build it themselves. He said the difficulty is that when a developer builds a subdivision, the construction of a road costs the Municipality nothing, whereas if the Municipality looks after it. He added that it could still be done and there would be minimal risk and there would be ways for the Municipality could recoup the costs. He stated that he did not think that the Municipality to take that risk yet and maybe make a better informed decision in a years' time. Since the money was not in the budget for the upcoming year, it would allow time for the Municipality to better understand the timing of the developer and allow for the coordination of the road to be constructed at the same time.

Councillor Johns asked if the developer is not ready to construct in a years' time and HRM decides not to go forward, how that would affect the developments of McCabes North.

Mr. McCusker advised that it would not affect the development at McCabes North.

Councillor Johns wondered if there was opportunity to realign how Margeson Drive exits onto Lucasville Road further down the road.

Mr. McCusker advised that because there is an approved alignment by Regional Council, that staff is obliged to continue that mandate.

Further discussion ensued with staff responding to questions of clarification.

MOVED by Councillor Johns, seconded by Councillor Dalrymple that North West Community Council request Regional Council consider constructing Margeson Drive in its entirety, when HRM begins construction between Sackville River and Stonewick Crescent; or postpone construction until such time that the developer is prepared to build their portion of Margeson Drive.

MOTION PUT AND PASSED.

MOVED by Councillor Johns, seconded by Councillor Dalrymple that North West Community Council recommend to Regional Council to direct staff to realign the construction of Margeson Drive, that it not exit onto Lucasville Road at Cranley Drive; but it be extended and exit onto Lucasville Road via the power line or Halifax Waters water line.

Councillor Johns recognized Carolyn Champagne of the Waterstone Homeowners Association and Nick Antoff former Chair of Waterstone Homeowners Association for being in attendance of the meeting.

Further discussion ensued with Council putting forward the following motion:

MOVED by Councillor Johns, seconded by Councillor Outhit that North West Community Council request a staff report exploring the possibility of extending a connection from Lucasville Road, parallel with the Hammonds Plains Road to construct an intersection at Hammonds Plains Road and Kearney Lake Road.

MOTION PUT AND PASSED.

16. NOTICES OF MOTION – NONE

17. PUBLIC PARTICIPATION

Mr. Brian Murray, Hammonds Plains, wondered why Council had limits on the public participation portion of the meeting.

Councillor Outhit advised that it has been a long standing rule that has continued over the years. He added that in previous years, some individuals would tie up all the time and this process allows other residents opportunity to address Council.

Councillor Dalrymple added that if questions from residents exceeded the time, they should be contacting their Councillor for a meeting.

Mr. Nick Antoff, Westpoint Drive, wondered with all the discussion on Margeson Drive if HRM has actually contacted the developer about the timing of building the proposed subdivision. He noted there are many good reasons for HRM and the developer to get together and work on the construction. He added he was neither supporting or against the construction of the road. He also added points of clarification on the rationale for the realignment of Margeson Drive. Mr. Antoff applauded Mr. McCusker for sitting down and listening to the Community. He raised concern about the possibility of the development of an RV park being put in at Atlantic Play land.

18. STATUS SHEET

Council requested that items in reference to Bylaw T 400 be removed from the status sheet as it is being dealt with at Regional Council.

19. IN CAMERA – NONE

20. ANNUAL MEETING DATE AND NEXT MEETING DATE

Council approved the Annual meeting dates with a request to move the March meetings if they coincide with March break.

Councillor Dalrymple requested that the January 2014 meeting be held in the Fall River area as there are two public hearings for issues in the area.

Councillor Johns requested that if the January meeting is held in Fall River, that the February meeting is held in Lucasville in support of a presentation from the Lucasville Community Association.

21. ADJOURNMENT

The meeting was adjourned at 8:12 p.m.

Quentin Hill
Legislative Assistant