

NORTH WEST COMMUNITY COUNCIL  
MINUTES

November 24, 2011

PRESENT: Councillor Tim Outhit, Chair  
Councillor Barry Dalrymple, Vice Chair  
Councillor Robert Harvey  
Councillor Peter Lund

REGRETS: Councilor Brad Johns

STAFF: Ms. Krista Vining, Legislative Assistant

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**1. CALL TO ORDER**

The Legislative Assistant called the meeting to order at 7:00 p.m. in the BMO Centre Multipurpose Room, 61 Gary Martin Drive, Bedford.

**2. ELECTION OF CHAIR AND VICE CHAIR**

The Legislative Assistant called for nominations for the position of Chair for 2012.

**MOVED by Councillor Harvey, seconded by Councillor Dalrymple that the North West Community Council nominate Councillor Outhit for the position of Chair. MOTION PUT AND PASSED.**

There being no further nominations; Councillor Outhit was declared Chair.

The Legislative Assistance called for nominations for the position of Vice Chair for 2012.

**MOVED by Councillor Harvey, seconded by Councillor Lund that the North West Community Council nominate Councillor Dalrymple for the position of Vice Chair. MOTION PUT AND PASSED.**

There being no further nominations; Councillor Dalrymple was declared Vice Chair.

Councillor Outhit assumed the Chair at 7:02 p.m.

Members thanked Councillor Harvey for chairing the North West Community Council meetings and for being a mentor over the past years.

**3. APPROVAL OF MINUTES – October 20, 2011**

**MOVED by Councillor Lund, seconded by Councillor Dalrymple that the minutes of October 20, 2011 be approved, as presented. MOTION PUT AND PASSED.**

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

Deletion:

11.1.2 Enhanced Water Resource Management Policy

A typographical error was noted in the title of Item 5.1.2 – Update on *Soil* and Grading By-law.

**MOVED by Councillor Harvey, seconded by Councillor Dalrymple that the Order of Business be approved, as amended. MOTION PUT AND PASSED.**

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

**5.1 STATUS SHEET REVIEW**

A copy of the Status Sheet was before the Community Council for review.

**5.1.1 Bus Route Improvements – Hammonds Plains Road Corridor  
(See Item 8.1)**

Item addressed under Item 8.1 and later removed from the Status Sheet.

**5.1.2 Update on Soil and Grading By-law**

Update forthcoming in January 2012. Item to remain on the Status Sheet.

**5.1.3 Petition – Request for playground installation next to Legacy Court**

Status update requested for January's meeting. Item to remain on the Status Sheet.

**5.1.4 Petition - Springfield Lake Wastewater Facility**

Clerk to provide a copy of the staff report that was recently before Regional Council for the Community Council's information at their January meeting.

It was later noted that a staff report was provided to the Community Council at their October 20, 2011 meeting, which addressed the petition and a report from North West Community Council was forwarded to and approved by Regional Council at their November 8, 2011 session to initiate the process to consider the approval of a Local Improvement Charge (LIC) By-law.

Item removed from the Status Sheet.

**5.1.5 Rain Event of Tuesday, August 2, 2011 and the property at 327 Lakeview Avenue, Sackville**

Councillor Harvey advised that he is in discussions with Municipal Operations staff and requested this item remain on the Status Sheet to allow for staff update.

Item to remain on the Status Sheet.

**5.1.6 Case 01311: Paper Mill Lake CCDD MPS Amendment, Bedford**

Report forthcoming, item to remain on the Status Sheet.

**5.1.7 Area Rate for Implementing a Sidewalk within the Sunset Ridge and Twinbrooks Subdivisions**

Update to be provided in January 2012, item to remain on the Status Sheet.

**6. MOTIONS OF RECONSIDERATION – NONE**

**7. MOTIONS OF RESCISSION – NONE**

**8. CONSIDERATION OF DEFERRED BUSINESS/BUSINESS ARISING OUT OF THE MINUTES**

**8.1 NWTAC Request for Bus Route Improvements – HRP Corridor**

Briefing Note dated November 24, 2011 was before the Community Council for review.

Councillor Lund indicated that staff reviewed the feasibility of a park and ride at Eisenhower Field; entrance to Glen Arbour. He noted that he has spoken with members from the Greater Hammonds Plains Communities Association Transportation Committee (GHPCATC) and residents of Glen Arbour, White Hills and Maplewood subdivisions. GHPCATC has offered to conduct a neighbourhood survey to see if there is interest in a park and ride for the area, and suggested this might be something to consider.

Councillor Lund noted that a transit survey had previously been conducted for the Hammond Plains area, questioning its comprehensiveness in relation to the proposed park and ride and suggested having a pilot project on bus service for the area. Councillor Lund further expressed concern with residents parking at Eisenhower Field and still having to walk to the main road to catch the bus. He questioned the impact of the bus making left hand turns in and out of Glen Arbour to pick up passengers. He went on to note that there is a new development at the Glen Arbour intersection and staff will be reviewing to determine whether there may be additional traffic which would warrant the installation of traffic lights at the intersection. Also, White Hills Run is now connected to Glen Arbour, which may increase traffic.

Mr. Dave Reage, Acting Manager of Service Development, Metro Transit, advised that a pilot project would be possible; however, there are cost implications that are not in the current budget. In terms of access to the park and ride lot, there are budgetary and infrastructure issues which would not permit the bus to travel to the park and ride to pick passengers up; the bus would remain on the Hammonds Plains Road.

The Community Council permitted members of the community to speak on this matter at this time.

Ms. Christina Parker, representing the Greater Hammonds Plains Communities Association Transportation Committee, clarified that when the request was brought to the North West Transit Advisory Committee, GHPCATC was not referring to Route 33

but was asking for an additional service along Hammond Plains Road that would run from Tantallon to Mill Cove in Bedford. She noted that a large percentage of traffic carries on through to Bedford, instead of turning right onto Kearney Lake Road. There are also a number of youth in the area that rely on their parents to drive them, as there is no bus service on evenings and weekends.

GHPCATC conducted a survey which concluded that Hammonds Plains is the only area in HRM on an existing bus route that does not have a bus service on evenings and weekends to get to the recreational community centres. The rationale for a park and ride is to pick up residents in the various subdivisions that would take the bus if they could get to the main road. A park and ride would encourage people to take the bus. Ms. Parker expressed concern with residents not wanting to stand on the side of the Hammond Plains Road to catch the bus due to safety concerns (ie. poor lighting and 70-80km speed limits). She suggested ridership could be increased by making transit more user-friendly. Ms. Parker further noted that there is a parcel of land available for purchase at the entrance to Highland Park and could provide staff with the owner's contact information, if interested.

Mr. Reage clarified that although the November 24, 2011 briefing note did speak specially to Route 33, NWTAC's motion did address consideration of additional services. He further clarified that the information on ridership does apply to a new service more so than an extension of the existing service.

In response to a question raised by Ms. Parker respecting the November 2010 transit survey results, it was noted that staff would submit the results to North West Community Council for their and the public's information.

Councillor Lund suggested including the 2010 survey results in a supplementary report in order to get a sense of how many people would use the additional service. Mr. Reage noted that surveys can be used to determine people's location and designation points, but are not as accurate in determining the actual number of people that would use the service.

**MOVED by Councillor Lund, seconded by Councillor Dalrymple that North West Community Council request staff to prepare a secondary survey respecting a park and ride along the Hammonds Plains Road to be provided to the Greater Hammonds Plains Communities Association Transportation Committee for review and comment prior to being distributed to the community with the assistance of the Association. MOTION PUT AND PASSED.**

Ms. Joyce Evans, of Pockwock Road, spoke in support of the need for a park and ride, noting similar points raised by Ms. Parker.

Mr. Nick Antoff, Chair of the Waterstone Neighbourhood Association and member of the Greater Hammonds Plains Communities Association, expressed concern with the park and ride not being successful if residents have to cross the street to catch the bus. He

suggested if residents have to cross the street that a signalised crosswalk with flashing lights be installed. Mr. Antoff strongly suggested having the bus come off the main road to pick passengers up, noting the possibility of having a turn around at the end of the street.

Councillor Lund agreed with concerns raised related to the safety of residents trying to cross the street without the assistance of traffic lights.

The Community Council agreed to remove this matter from their Status Sheet.

**9. HEARINGS – NONE**

**10. CORRESPONDENCE, PETITIONS AND DELEGATIONS**

**10.1 Correspondence – None**

**10.2 Petitions – None**

**10.3 Presentations – None**

**11. REPORTS**

**11.1 STAFF REPORT**

**11.1.1 Case 16423: Plan Amendment for Monarch and Rivendale Subdivision, Beaver Bank**

Staff report dated October 25, 2011 was before the Community Council for consideration.

**MOVED by Councillor Dalrymple, seconded by Councillor Harvey that the North West Community Council:**

- 1. Approve, by resolution, the discharge of the existing development agreement for the completed phases of Monarch Subdivision as shown on Map 4 and in Attachment E of the staff report dated April 5, 2011;**
- 2. Approve the proposed amending development agreement for the incomplete phase as shown in Attachment D of the staff report dated April 5, 2011; and**
- 3. Require the agreement be signed by the property owner within 120 days, or an extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

### **11.1.2 Enhanced Water Resource Management Policy**

Item deleted from the agenda during the approval of the Order of Business.

## **11.2 NORTH WEST PLANNING ADVISORY COMMITTEE**

### **11.2.1 Case 16666: Development Agreement for Bedford West Sub Area 9 (*First Reading*)**

Report from the North West Planning Advisory Committee dated November 10, 2011 was before the Community Council.

**MOVED by Councillor Lund, seconded by Councillor Outhit that the North West Community Council Give First Reading to consider the proposed development agreement as provided in Attachment A of the October 18, 2011 staff report, and schedule a joint public hearing with Chebucto Community Council.**

It was noted that this matter is a joint decision of North West Community Council and Chebucto Community Council, and will be before Chebucto Community Council for consideration of First Reading on December 5, 2011. If approved, a joint public hearing would be scheduled for January 9, 2012.

### **MOTION PUT AND PASSED.**

- 12. MOTIONS – NONE**
- 13. ADDED ITEMS – NONE**
- 14. NOTICES OF MOTION – NONE**

Prior to public participation being held, Councillor Lund expressed concern on behalf of a resident who had contacted him regarding recent complaints of a dog barking. Following a brief discussion, it was suggested Councillor Lund contact Tanya Phillips, Manager, By-Law Services, Community Projects, and if needed a motion could be put forward at the next meeting.

## **15. PUBLIC PARTICIPATION**

**Ms. Gail Minor, Lower Sackville**, requested an update on the status of the \$16,000 donated by Ralph Hamilton of Hampton Holdings for the development of a pocket park adjacent to the property at the corner of Glen Dale and Cobequid Road. Councillor Harvey indicated that the park is part of the 2012 work plan.

**Mr. Nick Antoff, Hammonds Plains**, expressed concern with damage being done to the shoulders of the roads and increased costs to fix, as a result of the wing plow's blade position. He asked if HRM's Public Works Department could advise drivers to not position their blades below horizontal level. It was noted that HRM Public Works issued a message yesterday to all plow operators in this regard. Mr. Antoff will follow up with



Councillor Johns and staff respecting the pavement damage at the corner of Waterstone Subdivision.

**Mr. Walter Regan, Sackville Rivers Association**, noted the following:

- Extended an invitation to the Sackville Rivers Association's Annual Christmas Party on November 26<sup>th</sup>
- Requested a status update on the Pinehill repair

It was noted that the repair is approximately four years out in the Capital Plan.

- Extended an invitation to the 7<sup>th</sup> Annual Sackville Christmas Tree Lighting on December 1<sup>st</sup>; the Sackville Rivers Association is participating in the Old Christmas Tree Light Exchange (ie. for every two sets of old lights passed in, people would receive one set of new lights)
- Concern expressed with the flooding of Sackville River; HRM should be conducting more river gauging and floodplain studies (ie. Subenacadie and Kearney Lake Rivers); possible consideration of HRM purchasing affected homes

Councillor Outhit provided an example of issues with flooding on Union Street as a result of homes being built on a floodplain. He advised that this matter had previously been brought to, and defeated by, Regional Council and he was not aware of any present intent of HRM purchasing affected homes on floodplains.

In response to a comment made by Mr. Regan, Councillor Dalrymple noted that at today's Environment and Sustainability Standing Committee meeting, Councillor Lund gave Notice of Motion in relation to HRM not approving lots in areas where flooding is an issue.

Mr. Regan suggested the possibility of raising money to purchase affected homes and noted the importance of mapping floodplains.

Councillor Harvey commented that prior to 1994 there was no official recognition of floodplains in the Sackville plans and people could build their homes on lots that presently would have restrictions. He suggested that if a property came on the market and it was an extreme case and had recreational or conservation use, a case could be made to use potential funds to purchase the land.

**Ms. Christina Parker, Hammonds Plains**, asked if Councillor Lund could contact Mike Filippone, Traffic Signal & Street Light Supervisor, to ask if street lights could be installed on existing poles along Hammonds Plains Road. She noted that in 2007 she had asked to have street lights installed along Hammonds Plains Road and dealt with staff directly. In 2007 lights were installed at Westwood and Yankeetown; however, subsequently concerns have been expressed with the need for better street lighting along the older section of Hammonds Plains from Pockwock Road through to Bedford.

Councillor Lund indicated that he had spoken with Mr. Filippone and was advised Lucasville Road is the cutoff point. Street lights can be installed on every pole within

the urban core; outside of the urban core it is every second pole. Ms. Parker expressed concern with staff's response to Councillor Lund and provided an example of Beaverbank having lights on every pole. She commented that rural areas are sparsely populated areas, noting that there is upwards of 20,000 vehicles traveling along the Hammonds Plains Road per day, which is justification for better street lighting.

**MOVED by Councillor Lund, seconded by Councillor Outhit that North West Community Council request HRM Traffic Authority to install street lights on existing poles along the Hammonds Plains Road from Pockwock Road to Bedford as it is a major travel route.**

Following a brief discussion and clarification, the **MOTION WAS PUT AND PASSED.**

Ms. Joyce Evans, Pockwock Road, reiterated her concerns expressed earlier in the meeting respecting the need for a park and ride in the Hammonds Plains area to increase ridership.

## **16. NEXT MEETING DATE**

### **16.1 Proposed 2012 Meeting Schedule**

A copy of the proposed 2012 meeting schedule was before the Community Council for consideration.

The Community Council requested the Clerk to establish a meeting date in early August in place of the July and August meetings.

**MOVED by Councillor Lund, seconded by Councillor Dalrymple that the North West Community Council approved the 2012 Meeting Schedule as amended. MOTION PUT AND PASSED.**

## **17. ADJOURNMENT**

The meeting was adjourned at 8:02 p.m.

Krista Vining  
Legislative Assistant

### INFORMATION ITEMS

1. Information Report dated October 4, 2011 re: Highway 107 Extension: Phase 1 – Traffic Study