

NORTH WEST COMMUNITY COUNCIL
MINUTES
July 5, 2012

PRESENT: Councillor Barry Dalrymple, Vice Chair
Councillor Robert Harvey
Councillor Brad Johns
Councillor Peter Lund

REGRETS: Councillor Tim Outhit, Chair

STAFF: Mr. Joshua Judah, Municipal Solicitor
Ms. Krista Vining, Legislative Assistant

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1. CALL TO ORDER

Councillor Dalrymple, Vice Chair called the meeting to order at 7:10 p.m. at the Wallace Lucas Community Centre, 569 Lucasville Road, Lower Sackville.

2. APPROVAL OF MINUTES – NONE

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

MOVED by Councillor Johns, seconded by Councillor Lund that the Order of Business be approved, as presented. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

4.1 STATUS SHEET REVIEW

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

4.1.1 NWTAC – Request for Requirement of Park n’ Ride Facilities in Existing Subdivisions

No update, item to remain on the Status Sheet.

4.1.2 NWTAC – Transit Service for Lucasville Road and Area

No update, item to remain on the Status Sheet.

4.1.3 Councillor Lund – Notice of Motion (refer to Item 12.1)

Matter addressed under Item 12.1 – Motion of Councillor Lund; item to be updated and remain on the Status Sheet.

4.1.4 Councillor Dalrymple – Notice of Motion (refer to Item 12.2)

Matter addressed under Item 12.2 – Motion of Councillor Dalrymple; item to be updated and remain on the Status Sheet.

4.1.5 Update on Soil and Grading By-law

It was noted that there is a discussion paper and work plan proposed to come to the Environment and Sustainability Standing Committee in the Fall of 2012. Councillor Johns requested that the matter remain on the Status Sheet until it moves forward to Regional Council, to which the Community Council agreed. Item to remain on the Status Sheet.

4.1.6 Request for Street Light Installation – Hammonds Plains Road (refer to Info Item 1)

Councillor Lund referenced the information provided in the staff memorandum dated June 26, 2012 entitled: Request to Review Hammonds Plains Road Street Lighting (Information Item 1). He noted that he would be seeking further clarification from staff respecting the Community Council's motion to have lights installed on every pole along the Hammonds Plains Road. Item to remain on the Status Sheet.

4.1.7 Request for Report – Fencing Provisions in Bedford LUB

No update, item to remain on the Status Sheet.

4.1.8 Truck Enforcement – Hammonds Plains Road

It was noted that Councillor Lund would follow up with RCMP/Vehicle Compliance respecting the Community Council's request for monthly updates to provide enforcement statistics in relation to the number of tickets issued/warnings given. Item to remain on the Status Sheet.

4.1.9 Funding for Hammonds Plains Common Area Rate (refer to Item 11.1.2)

Matter addressed under Item 11.1.2, following the meeting confirmation was provided that this matter could be removed from the Status Sheet.

4.1.10 Request for Update re: Traffic Lights at Intersection of Hammonds Plains Road and Glen Arbour

Councillor Lund provided an update, requesting that this matter remain on the Status Sheet pending written confirmation from HRM Traffic Authority of traffic lights being installed at the intersection of Hammonds Plains Road and Glen Arbour.

4.1.11 Case 01311: Paper Mill Lake CCDD MPS Amendment, Bedford

Report forthcoming, item to remain on the Status Sheet.

4.1.12 Bedford Waterfront Design Study

No update, item to remain on the Status Sheet.

- 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. HEARINGS

9.1 Public Hearing

9.1.1 Case 16892 Waterstone Subdivision Rezoning, Lucasville

A staff report dated May 2, 2012 was before the Community Council.

Mr. Andrew Bone, Senior Planner delivered a presentation on Case 16892 to approve the proposed rezoning of the Waterstone Subdivision, Hammonds Plains from the MU-1 (Mixed Use 1) Zone to the R-6 (Rural Residential) Zone. Clarification was provided that residents on Lucasville Road may have received notification of the public hearing in relation to their closeness to Waterstone Subdivision; however, Lucasville Road was not included in the rezoning. Mr. Bone responded to questions of clarification raised by the Community Council respecting the rezoning.

Councillor Dalrymple reviewed the Rules of Procedure for public hearings, calling three times for speakers for or against the matter to come forward at this time.

Mr. Nick Antoft of Westpoint Drive in Waterstone Village indicated that he has attended all of the meetings related to the rezoning proposal. He commented that the R-6 zoning covers a majority of resident's concerns; noting that when the subdivision was developed, covenants were put in place to try and establish a certain fabric and that the R-6 zoning would continue to reinforce this in the community. Mr. Antoft noted his support toward keeping the medical clinic at 26 Waterstone Run under the MU-1 Zone, and further commented that the day spa does not appear to be a non-conforming use under the R-6 Zone.

Mr. Antoft went on to express concern with the Armco property at the end of Waterstone Subdivision, and in his opinion, special consideration was being given to Armco but was not being granted to any other land owners in the community. There are several lots that back onto MU-1 lands (ie. Newbury Road and Waterstone Run) currently owned by Greater Homes, and that the argument could be made that the forty (40) foot buffer be on the front of the property with access from the back. Mr. Antoft noted that he lives on the lake with access to the waterside and suggested that if HRM was going to grant Armco special consideration, that he and other land owners receive the same. He further expressed concern that this consideration does not prohibit Armco in the future from asking to rezone the land to whatever use they desire.

There being no further speakers, it was **MOVED by Councillor Johns, seconded by Councillor Lund that the public hearing be closed. MOTION PUT AND PASSED.**

Councillor Johns indicated that from his discussions with the majority of Waterstone residents, the rezoning seems to reflect the wishes of the residents. With regard to the Armco property, he suggested that the buffer would stop Armco from gaining access

into the subdivision, and is similar to the consideration that was given to the physiotherapy clinic at the beginning of Waterstone Subdivision off of Lucasville Road.

MOVED by Councillor Johns, seconded by Councillor Lund that North West Community Council approve the proposed rezoning of the Waterstone Subdivision, Hammonds Plains, from the MU-1 (Mixed Use 1) Zone to the R-6 (Rural Residential) Zone as set out in Attachment A of the staff report dated April 4, 2012. MOTION PUT AND PASSED.

10. CORRESPONDENCE, PETITIONS AND DELEGATIONS

10.1 Correspondence – None

10.2 Petitions – None

11. REPORTS

11.1 Members of Community Council

11.1.1 Councillor Lund – Request consideration of rezoning Highland Park to residential

A motion memorandum dated July 5, 2012 was before the Community Council.

MOVED by Councillor Lund, seconded by Councillor Johns that North West Community Council request staff to commence the process to examine amending the zoning within Highland Park in District 23 to provide consistent residential zoning throughout the subdivision.

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

11.1.2 Councillor Lund – Funds for Construction of Baseball Field – Hammonds Plains Common Rate/Kingswood Ratepayers Association

A motion memorandum dated July 5, 2012 was before the Community Council.

Councillor Lund provided an overview of the July 5th motion memo, indicating that the Province has declined HRM's funding request, and that the Kingswood Ratepayers Association were now providing \$100,000 to make up the difference.

MOVED by Councillor Lund, seconded by Councillor Johns that North West Community Council:

- 1. Approve \$50,000 from the Hammonds Plains Common Rate (cost centre C170), and \$100,000 from the Kingswood Ratepayers Association area rate (cost centre C135) for the construction of a baseball field along Lakeshore Blvd in Kingswood South; and**

2. **Request staff to prepare a report to Halifax Regional Council as Project # CPX01177 New Ball Field Development will need to be increased by \$150,000 with area rate funding from cost centres C135 and C170 in the amounts of \$100,000 and \$50,000 respectively.**

MOTION PUT AND PASSED.

12. MOTIONS

12.1 Councillor Lund

MOVED by Councillor Lund, seconded by Councillor Harvey that North West Community Council request staff to provide a report regarding Metro Transit undertaking a Pilot Project encompassing a Park-and-Ride Pilot Project at the Eisenhower Ball Field using the existing Route 33 Tantallon Express bus along Hammonds Plains Road, over the period September to December 2012. This is contingent upon lights being installed at the intersection of Hammonds Plains Road and Glen Arbour Way. Consideration should be given to extending the time frame of the Pilot Project if there is a demonstrated increase in ridership and pending funding availability for snow clearing.

MOTION PUT AND PASSED.

12.2 Councillor Dalrymple

Councillor Harvey moved the following motion on behalf of Councillor Dalrymple.

MOVED by Councillor Harvey, seconded by Councillor Johns that the North West Community Council request a staff report regarding HRM entering into a Memorandum of Understanding (MOU) with Halifax Water to allow the Sackville Rivers Association to use the Sackville sewer access road for the use of a multi-purpose Active Transportation Greenway Trail, and for HRM staff to enter into a MOU with Halifax Water to use all sewer access roads for active transportation.
MOTION PUT AND PASSED.

13. ADDED ITEMS – NONE

14. NOTICES OF MOTION – NONE

15. IN CAMERA

Council may rise and go into a private In Camera session, in accordance with Section 19 of the Halifax Regional Municipality Charter, for the purpose of dealing with the following;

15.1 In Camera Minutes – May 24, 2012

MOVED by Councillor Harvey, seconded by Councillor Johns that the In Camera minutes of May 24, 2012 be approved as circulated. MOTION PUT AND PASSED.

16. PUBLIC PARTICIPATION

In response to an inquiry by **Ms. Debbie Bonuccheck of Glen Arbour** on the status of the Park and Ride Pilot Project at the Eisenhower Ball Field, Councillor Lund advised that he would be following up with staff next week and would respond back to her with an update.

Ms. Natalie Downy of Lucasville requested an update on transit service for Lucasville Road.

Councillor Johns provided an overview of the transit cuts made during the 2012-2013 budget approval. He referenced the motion passed by the Community Council at their May 24, 2012 meeting related to future transit service for Lucasville. Councillor Johns further provided an overview of financing for transit service and his intended efforts to obtain service for Lucasville.

Mr. Cedric Parsons of Lucasville requested clarification as to why Lucasville Road was not part of the Waterstone subdivision rezoning (Case 16892). Councillor Johns clarified that the Waterstone Neighbourhood Association had made a request to HRM to rezone the subdivision, in order to address concerns with the future development of the by-pass highway and the types of businesses that may come into the area. He indicated that Lucasville residents have the same opportunity to initiate a process to rezone their neighbourhood if they so desired.

Councillor Johns further responded to question raised by Mr. Parsons related to future transit routing for Lucasville Road.

In response to an inquiry from Ms. Velma Parsons, Lucasville to obtain a copy of the staff report on transit services for the Lucasville Road area forthcoming to Community Council, Councillor Johns suggested Ms. Parsons provide her contact information to the Clerk who would provide her with a copy of the report when it became available.

Staff and the Community Council further responded to questions raised on the rezoning of Waterstone Subdivision (Case 16892).

Mr. Nick Antoft, Vice Chair of the Waterstone Neighbourhood Association commented that the Association's interest in rezoning the area was not to intrude on any other areas.

Mr. Antoft requested an update on Margeson Drive, indicating that there is a long standing proposal for Margeson Drive to extend from Highway 101 westward. He

commented that the community has a very clear and long standing position on their level of tolerance to that road. He understood that a tender had been issued for the design services for the Sackville River Bridge and the roadway as far west as Stonewick Road, and that the closing was November 1, 2012 for the community consultation component. He made reference to the house on Stonewick, purchased approximately five years ago by HRM that had gone to tender to either be relocated or torn down; commenting that at some point there was a plan to move forward with Margeson Drive. Mr. Antoft went on to comment that if the road is to be developed, that it only be developed as far westward as Stonewick Road and requested information on the road designation for Stonewick Cross, Waterstone Run, Newbury Road and Cranley Road, in order to gain an understanding of road hierarchy during the design considerations. He indicated that the community's position has been that while they have some concerns about the roadway, the community is willing to work with HRM in order to make the development happen in a reasonable fashion. Councillor Johns and Lund provided a brief update on their discussions with staff and United Gulf, and it was suggested the Clerk forward Mr. Antoft's request to staff for an update at their next meeting.

Councillor Lund provided an update on the Hammonds Plains Road improvements from Kingswood to Kearney Lake Road, scheduled to commence early July 2012 for the installation of turning lanes and intersection improvements. He indicated that a Public Service Announcement (PSA) would be sent out to the public respecting this work.

17. NEXT MEETING DATE – August 9, 2012

18. ADJOURNMENT

The meeting adjourned at 8:08 p.m.

Krista Vining
Legislative Assistant

INFORMATION ITEMS

1. Memorandum dated June 26, 2012 entitled: Request to Review Hammonds Plains Road Street Lighting