

NORTH WEST COMMUNITY COUNCIL  
MINUTES  
August 9, 2012

PRESENT: Councillor Tim Outhit, Chair  
Councillor Peter Lund  
Councillor Brad Johns  
Councillor Robert Harvey

REGRETS: Councillor Barry Dalrymple, Vice Chair

STAFF: Ms. Krista Vining, Legislative Assistant

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**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. at Wallace Lucas Community Centre, 596 Lucasville Road, Sackville.

**2. APPROVAL OF THE MINUTES – May 24, 2012**

**MOVED by Councillor Johns, seconded by Councillor Lund that the minutes of May 24, 2012 be approved, as presented. MOTION PUT AND PASSED.**

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

Addition – Information Report

4. Information Report dated August 2, 2012 entitled: Rezoning Options for Highland Park Subdivision, Hammonds Plains

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

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

**4.1 STATUS SHEET REVIEW**

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

Matter to remain on the Status Sheet pending report forthcoming to the Environment and Sustainability Standing Committee in early Fall 2012.

**4.1.2 Request for Street Light Installation – Hammonds Plains Road**

Update provided; no additional lighting to be provided at this time. Item removed from the Status Sheet.

**4.1.3 Request consideration of rezoning Highland Park to residential**

Information Report dated August 2, 2012 entitled: Rezoning Options for Highland Park Subdivision, Hammonds Plains (Information Item 4) was circulated to the Community Council. Item removed from the Status Sheet.

**4.1.4 Park-and-Ride Pilot Project at Eisenhower Ball Field, Hammonds Plains Road**

The Community Council reviewed an email submission from staff dated July 30, 2012 related to the Park and Rides Pilot Project. Councillor Lund advised that he would

follow up with staff on this matter and report back to the Community Council. Item to remain on the Status Sheet.

**4.1.5 Request for Report - MOUs re: sewer access roads for active transportation**

Report forthcoming, item to remain on the Status Sheet.

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

Report forthcoming, item to remain on the Status Sheet.

**4.1.7 NWTAC – Transit Service for Lucasville Road and Area**

The Community Council reviewed the revised staff information report dated July 18, 2012 entitled: Transit Service for Lucasville Road Area (Information Item 2). Item removed from the Status Sheet.

**4.1.8 Request for Report – Fencing Provisions in Bedford LUB**

The Community Council reviewed the staff information report dated July 12, 2012 entitled: Fencing Provisions in the Bedford Land Use By-law (Information Item 1), and it was **MOVED by Councillor Johns, seconded by Councillor Lund that North West Community Council request staff to review initiating the process to amend the fencing requirements of the Bedford Land Use By-law to be consistent with the requirements of the By-law B-201 when time and resources permit. MOTION PUT AND PASSED.**

Item to be updated on the Status Sheet.

**4.1.9 Truck Enforcement – Hammonds Plains Road**

It was noted that Councillor Lund would follow up with RCMP/Vehicle Compliance respecting enforcement updates to Community Council; in addition the Clerk would send a reminder to RCMP/Vehicle Compliance respecting the Community Council’s initial request for this information. Item to remain on the Status Sheet.

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

Information Report dated July 29, 2012 entitled: Traffic Signals at Hammonds Plains Road and Glen Arbour Way (Information Item 3) was before the Community Council. Item removed from the Status Sheet.

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

No update, 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 – NONE**

**10. CORRESPONDENCE, PETITIONS AND DELEGATIONS**

**10.1 Correspondence**

**10.1.1 Michelle Champniss, Sackville Business Association re: Little Sackville River**

Correspondence from Michelle Champniss, Sackville Business Association dated July 27, 2012 respecting the Little Sackville River floodplain was before the Community Council.

The Community Council reviewed Ms. Champniss' correspondence and it was **MOVED by Councillor Harvey, seconded by Councillor Johns that North West Community Council recommend that Halifax Regional Council direct staff to initiate the process of amending the appropriate planning documents to use the most recent floodplain mapping for Little Sackville River.**

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

**10.2 Petitions – None**

**11. REPORTS**

**11.1 Community Council Members**

**11.1.1 Councillor Johns – Extension of Municipal Water Service Boundary – Macabes North**

Councillor Johns requested that North West Community Council initiate the process to amend the Municipal Planning Strategy for Beaverbank, Hammonds Plains and Upper Sackville, to include the areas of Macabes North in the Municipal water service boundary. He advised that the lands are starting to be reviewed for development and

concerns have been expressed regarding the proximity of the old Sackville Landfill to a number of the lands (ie. water quality issues in relation to well installations). Councillor Johns further indicated that Halifax Water is favourable to reviewing the extension of Margeson Drive across the Sackville River to connect to the current system. The amendment would tie in with what Halifax Water is trying to achieve; as well as, address concerns relative to the potential development. Councillor Johns saw this as being proactive rather than reactive, in that the developer could ensure that proper infrastructure is installed prior to lots being developed.

**MOVED by Councillor Johns, seconded by Councillor Lund that North West Community Council request a staff report initiating the extension of the Municipal water service boundary to Macabes North and initiate the process to amend the Municipal Planning Strategy for Beaverbank, Hammonds Plains and Upper Sackville (Planning Districts 15, 18, 19). MOTION PUT AND PASSED.**

**11.1.2 Councillor Outhit – Request for Report re: Private and Non-Accepted Roads in District 21**

Councillor Outhit raised concern on behalf of District 21 residents who live on “non-accepted” roadways and the difficulties they experience in receiving certain HRM services. He provided an example where residents receive garbage collection and plowing, but that the Municipality will not pave the roadway because it fall somewhere between being a private/public roadway.

**MOVED by Councillor Harvey, seconded by Councillor Johns that North West Community Council request a staff report outlining the definition of difference between “private” and “non-accepted”, a list of the roads in District 21, the reason(s) why they are private or non-accepted, and an overview of the process for converting them to “public” roads should their residents want to initiate this process. MOTION PUT AND PASSED.**

**11.2 North West Planning Advisory Committee**

**11.2.1 Case 17901: Partial Discharge of Development Agreement - Timber Trails Mobile Home Park, Lucasville**

A report from the North West Planning Advisory Committee dated August 1, 2012 was before the Community Council.

**MOVED by Councillor Johns, seconded by Councillor Lund that North West Community Council approve, by resolution, the discharge of the existing Timber Trails Mobile Home Park development agreement from a small portion of the lands, as described in Attachment A of the staff report dated July 25, 2012. MOTION PUT AND PASSED.**

**12. MOTIONS – NONE**

**13. ADDED ITEMS – NONE**

**14. NOTICES OF MOTION – NONE**

**15. PUBLIC PARTICIPATION**

**Mr. Nick Antoft, resident of Waterstone** requested a status update on the timeline for Margeson Drive. Councillor Johns requested that this matter be added to the Status Sheet for future updates from staff.

Mr. Antoft questioned whether the tender had been awarded for the design services of the Margeson Drive bridge and the timeline for public consultation. Councillor Johns confirmed that the call for tender was made but that it was specific to the engineering aspects. He noted the importance of the community recognizing that the construction of the road is still approximately two to three years out. The developer has expressed interest in constructing a portion of the road and is in discussions with HRM. Councillor Johns further indicated that he has expressed the community's concerns to representatives of Twinbrooks and HRM staff that if that road is constructed, that it not deadhead onto Stonewick and continue parallel along Waterstone and meet up with Lucasville Road.

Mr. Antoft indicated that subsequent to the last Community Council meeting, he reviewed the concept plan for Margeson Drive and there are two components west of Stonewick that are not owned by the developer. In order for the road to move forward there are two other pieces that need to be built if the road is to move forward. Councillor Johns clarified that staff has indicated that they will review HRM paying to have the land developed but that there are outstanding issues with lands needing to be acquired.

Mr. Antoft went on to express concern with the lack of truck traffic enforcement along the Hammonds Plains Road and Kearney Lake Road. He felt that the initiative started in February 2012 have fallen flat. There are still issues with signage and the need for an education component in relation to the By-law. He suggested having information on HRM, the Trucking Association and/or the Department of Motor Vehicles' websites relative to the clarity of truck signage.

Mr. Antoft further requested clarification on the Hammonds Plains Road improvements.

Councillor Lund reiterated the Community Council's request to RCMP/Vehicle Compliance for monthly reports on enforcement addressed earlier in the meeting.

In response to the improvements to the Hammonds Plains Road, Councillor Lund referred to the recommendations made by North West Community Council and the Transportation Standing Committee at their May 24, 2012 meetings to Halifax Regional Council. He noted that staff will also be meeting this month to discuss the road and he



has asked for clarification on what priorities are in front of the Hammonds Plains Road and to provide a schedule.

Councillor Johns suggested the Clerk follow up with RCMP to see if they could provide the Community Council with enforcement statistics (ie. number of trucks being stopped and tickets issued each month) to be provided to the Community Council for information. It was noted that this would be part of the Clerk's follow up with RCMP in relation to the discussion held under Item 4.1.9; refer to page 5.

As discussed at the July 5<sup>th</sup> Community Council meeting, Councillor Lund further indicated that as part of the upgrades to the Hammonds Plains Road when bike lanes are installed, drivers would be ticketed if parked on a bike lane.

In light of the Provincial changes to the Nova Scotia Tenancy Act, **Ms. Linda Hefler of Timber Trail Homes** asked if North West Community Council could request staff to review the HRM Mobile Home Park By-laws in regard to updating the language.

Following a brief discussion, it was noted that the Clerk would forward Ms. Hefler's request to staff for investigation/update and that the matter be added to the Status Sheet.

**Mr. Brian Murray of Lucasville** commented on his experience with being stopped in his truck twice by RCMP along the Hammonds Plains Road during the past two weeks, as well as, seeing other trucks stopped by RCMP near Stillwater Lake. He suggested that the Community Council may be able to obtain enforcement statistic from the Department of Transportation.

Mr. Murray further expressed concern with the difficulty of making a left hand turn onto Lucasville Road due to the overgrowth of trees. Councillor Johns indicated that he would inquire with Memorial Gardens Cemetery about the possibility of having them cut back the trees at that corner to increase visibility for motorists.

**16. NEXT MEETING DATE – September 27, 2012 (location TBD)**

**17. ADJOURNMENT**

The meeting adjourned at 7:46 p.m.

Krista Vining  
Legislative Assistant

INFORMATION ITEMS

1. Information Report dated July 12, 2012 entitled: Fencing Provisions in the Bedford Land Use By-law
2. Information Report dated July 18, 2012 entitled: Transit Service for Lucasville Road Area
3. Information Report dated July 29, 2012 entitled: Traffic Signals at Hammonds Plains Road and Glen Arbour Way
4. Information Report dated August 2, 2012 entitled: Rezoning Options for Highland Park Subdivision, Hammonds Plains