

**NORTH WEST COMMUNITY COUNCIL
JUNE 12, 1996**

PRESENT: Councillor Robert P. Harvey, Chairman
Councillors: Barry Barnet
Peter J. Kelly
Reg Rankin
Jack Mitchell

STAFF MEMBERS: Bill B. Campbell, Manager, Planning Services
Paul Morgan, Senior Planner
Sandra Shute, Assistant Municipal Clerk

1. INVOCATION

The Chairman called the meeting to order at 7:00 p.m. with an Invocation. The meeting was held in Bedford, in the Sunnyside Mall Boardroom.

2. APPROVAL OF MINUTES - May 23, 1996

MOVED by Councillors Kelly and Mitchell to adopt the Minutes of the meeting held on May 23, 1996. MOTION PUT AND PASSED UNANIMOUSLY.

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

The Assistant Municipal Clerk had indicated the addition of the following items to the Agenda:

- Correspondence
 - Request from Armoyan Group
 - Memo from Transportation Services Division re Proposed Crosswalk/Crossing Guard Request for Gertrude Parker School

- Added Items
 - Transit Update - Councillor Barnet

Councillor Barnet requested the following additions:

- Composting - Millwood
- Skateboarding Update

Councillor Harvey requested the addition of No Stopping Signs - Riverside Drive.

MOVED by Councillors Barnet and Kelly to approve the Order of Business, as amended. MOTION PUT AND PASSED UNANIMOUSLY.

4. **BUSINESS ARISING OUT OF THE MINUTES** - None
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**

9.1 Correspondence

9.1.1 **MOVED by Councillors Barnet and Mitchell to receive a letter dated June 10, 1996 from the Armoyan Group asking to address Community Council with regard to the Agenda item - Amendment to the provisions of the Glengarry Estates Development Agreement in Timberlea. MOTION PUT AND PASSED UNANIMOUSLY.**

Community Council members agreed that if a representative from Armoyan Group appears, he/she should be allowed to speak at the time the Agenda item is being discussed.

9.1.2 **MOVED by Councillors Mitchell and Rankin to receive a Memorandum dated June 10, 1996 from Brian Smith, Director of Transportation as an information item regarding the crosswalk/crossing guard request from Gertrude Parker School. MOTION PUT AND PASSED UNANIMOUSLY.**

9.1.3 Councillor Kelly questioned if a submission from the Soil and Water Conservation Society of Metro Halifax was intended to be received. In reply, Councillor Harvey indicated that the information received had been a follow up to a Seminar given by Mr. Mandaville a few weeks ago. The information had been circulated prior to the meeting to members of Community Council.

10. REPORTS

10.1 Planning Advisory Committee Structure

Community Council members were in receipt of a Staff Report dated June 6, 1996 regarding the Planning Advisory Committee structure. Mr. Bill B. Campbell, Manager, Planning Services provided an overview of the report which was supplementary to the verbal report given by Mr. Bill Butler at the last meeting when he recommended that one Planning Advisory Committee be established by Community Council to handle planning matters in the area covered by North West Community Council. As well, he outlined the three alternatives suggested in the report.

On a question from Councillor Kelly as to whether or not it was intended to have one planning document or the existing documents to stay in place with one advisory committee, Mr. Campbell replied that the existing planning documents would be maintained. It was felt that one Planning Advisory Committee could provide consistent interpretation and public involvement and it was being recommended that the Planning Advisory Committee would move around through the area depending on the issues coming before it.

In response to a question from Councillor Kelly as to whether or not, if there was one main committee, there would be room for community sub-committees to advise the main committee, Mr. Campbell advised that the Planning Act allowed for that; however, there were implications concerning administrative support and efficiency in decision making. The purpose for establishing sub-committees should be carefully considered by Community Council or by the Planning Advisory Committee as it would actually be Planning Advisory Committee that would be establishing the sub-committees on the approval of Community Council. He suggested that sub-committees could be established on an issue basis, as required, such as for a Plan Review.

On a further question from Councillor Kelly as to why there were problems perceived with sub-committees, Mr. Campbell replied that support would be a problem for a number of area advisory committees. By establishing one advisory committee, it would be possible to understand the scope of the work and the issues; sub-committees could be, if required, established gradually.

Councillor Kelly expressed concern with interpretation of clauses or words. To have consistency, it was important to understand the interpretation that the community put on its document. He did not have an appreciation of the other Plans and he found it hard to follow through on a one-committee structure process.

Councillor Rankin referred to community of interest and pointed out that the local level now was supposed to be the North West region; and if there were individual groups, the new

community of interest would be slow to evolve. He pointed out that the previous Community Planning Advisory Committees probably involved about 30 people and this would not be very efficient for making decisions on a timely basis, which was very important. He liked the idea of one main Planning Advisory Committee if the membership was no more than recommended but he did not see a necessity for two Councillors.

On a question from Councillor Harvey as to whether or not there was a requirement for two Councillors under the Planning Act, Mr. Campbell replied there was a requirement for at least two.

Councillor Barnet said he understood Councillor Kelly's concerns with regard to interpretation; however, Planning Advisory Committee would essentially be making a recommendation to Community Council. Community Council would ultimately be interpreting the Plan regardless of what comes from the committee or staff. Although it was important to have people who understand the community, ultimately it would be Community Council making the decision. He supported, however, the idea of a sub-committee for issues such as Plan Reviews or a CDD.

On a question from Councillor Barnet as to why the Chair and Vice-Chair should be non-Council members, Mr. Campbell said he thought the reason was because the committee would be community based and Councillors had the opportunity to vote on the issue at a later date.

Councillor Barnet suggested that members of Community Council, not appointed to Planning Advisory Committee, should have non-voting status at meetings when an issue from their District is being dealt with by Planning Advisory Committee.

Councillor Mitchell suggested that the Planning Advisory Committee should be appointed and, if needed further down the road, sub-committees could be appointed.

On a question from Councillor Kelly as to whether or not staff had approached the existing committees to find out their view, Mr. Campbell replied no, not for this particular report.

Councillor Kelly stated this might be worthwhile as they were the ones with the expertise and could have valuable input.

Councillor Harvey pointed out that the committees that did exist have been kept; therefore, the report could be sent to them for comment.

MOVED by Councillors Kelly and Barnet that the report be referred to the existing committees for their review and recommendations for the next meeting of Community Council.

Councillor Rankin stated that the mandate from the previous Planning Advisory Committees was for a different community of interest and he did not think anything could be served by referring as this was a different set of circumstances. Community Council had the mandate to decide the makeup of Planning Advisory Committee and he did not think there would be any difference of opinion from the previous committees.

On a question from Councillor Barnet as to whether or not there were sensitive issues at this time to be dealt with, Mr. Campbell advised that because the previous Planning Advisory Committees were asked to continue, matters would be taken to them.

MOTION PUT AND PASSED.

Councillor Rankin referred to the previous responsibilities of Community Planning Advisory Committees and their role in making recommendations relative to amendments to the Municipal Planning Strategies, which was not ever dealt with through Community Council but through Municipal Council. The Staff Report being considered suggested that the Planning Advisory Committee could play a role and have input to Regional Council before a decision is made on amendments to the Municipal Planning Strategy. This issue could be more specifically addressed through a public participation program resolution approved by Regional Council, pursuant to Section 34 of the Planning Act.

**MOVED by Councillors Rankin and Mitchell that this possibility be forwarded to Regional Council for consideration now that Community Council has emerged.
MOTION PUT AND PASSED UNANIMOUSLY.**

10.2 Request by Armoyan Group Limited to Amend the Provisions of the
Glengarry Estates Development Agreement in Timberlea

Community Council members were in receipt of a Staff Report dated June 3, 1996 regarding the request by Armoyan Group Limited to amend the provisions of the Glengarry Estates Development Agreement in Timberlea.

Councillor Rankin advised he was prepared to defer this item to a future time inasmuch as there is another application from the developer for the same community operating under the same Development Agreement regarding the reduction of certain lots. A Staff Report should be forthcoming to be examined by Planning Advisory Committee and Community Council. Inasmuch as both applications could require a Public Hearing, the public interest would be better served to defer this request.

MOVED by Councillors Rankin and Mitchell to defer on that basis.

The Chairman asked for comments from staff.

Mr. Paul Morgan, Senior Planner stated that both this amendment and the forthcoming amendment were considered to be substantial and would require a Public Hearing. He had spoken to Armoyan Group staff earlier in the day who indicated they would be willing to wait.

On a question from Councillor Kelly as to whether or not a positive recommendation goes directly to Public Hearing or to Council first, Mr. Morgan replied he understood there is a recommendation that if Planning Advisory Committee makes a positive recommendation, a Public Hearing would automatically be set without going to Council.

MOTION PUT AND PASSED UNANIMOUSLY.

11. MOTIONS

MOVED by Councillors Barnet and Mitchell that:

WHEREAS Bill No. 3, An Act to Incorporate the Halifax Regional Municipality, clearly allows for Community Councils;

AND WHEREAS the North West Community Council was formed by an Administrative Order of Council in April, 1996 and held its first meeting on May 23, 1996;

AND WHEREAS the people of the electoral districts 19, 20, 21, 22 and 23 of Halifax Regional Municipality have historically enjoyed close access to the municipal representatives by either Town Council or Community Council;

BE IT THEREFORE RESOLVED that this Council fully supports the Community Council concept of allowing close access to its municipal government and this Council invites the Nova Scotia government to witness first hand effective, responsive government by following our example.

Councillor Harvey commented that he understood there was a discussion paper being prepared by the Committee who had sent the letter in the first place which should be available in July. There should be an opportunity at that time to respond in more detail.

Councillor Mitchell commented that he had met with some of the area MLAs recently who had expressed strong support for Community Council. The MLAs indicated they had expressed displeasure to Mr. Cameron regarding the letter he had sent out.

MOTION PUT AND PASSED UNANIMOUSLY.

It was agreed that a letter would be sent to the Minister of Municipal Affairs. Copies of the letter would be sent to Premier Savage, the area MLAs and to members of Regional Council. As well, a letter would be sent to UNSM for input and support.

12. ADDED ITEMS

12.1 Transit Update

Beginning June 15, 1996, Councillor Barnet advised the former Beaverbank Transit has been revitalized with a new bus and substantial route changes. The operation falls under Metro Transit. It was hoped to maintain the level of service to Beaver Bank and add service to Upper Sackville, as well as provide connector service for Lower Sackville. Since Metro Transit took over the service about a month ago, from the existing numbers provided by Beaverbank Transit, ridership has increased 50%. With changes to the schedule, it is believed that the service will do very well. Connector service was being provided to the Municipality of East Hants which would provide extra revenue. The only way the service will be maintained is if there is sufficient revenue from the fare box to do so. He encouraged use of the new service.

12.2 Composting - Millwood

At the Solid Waste Advisory Committee meeting held earlier today, Councillor Barnet advised that the matter of composting in Millwood had been raised due to the fact that residents in Millwood have had problems with rodents in composters. Solid Waste Advisory Committee was recommending to Regional Council that a one-day Composting Workshop be held in the Sackville Community. As well, Access Cable would be requested to televise the workshop which would make it accessible to a greater number of people.

Councillor Kelly suggested it might be helpful for those who purchased the composters to be sent literature and/or brochures on the operation of the composters. The names of the 20,000 people who purchased the composters should be on record.

Councillor Barnet advised that in the very near future, the Solid Waste Advisory Committee will be reviewing submissions from public relations firms to do a comprehensive solid waste reduction program. Composting would make up a large portion of the program.

Councillor Kelly requested that the Solid Waste Advisory Committee be asked, in their review process, to explore the possibility of the use of garbeurators. There might be an opportunity to work with a company who would put them in homes.

It was agreed to follow up to see if there was a list of people who have the composters and to forward the suggestion regarding the garbeurators.

12.3 Skateboarding

As a result of several calls from concerned citizens regarding skateboarding, Councillor Barnet advised that he and Councillor Harvey had initiated a Skateboard Committee to resolve outstanding skateboarding issues in the community and to potentially build a new facility. Since then, a number of complaints have been received, particularly from one street, about poor conduct of skateboarders. Most skateboarders were responsible and the problems were caused by a minority.

As well, Councillor Barnet stated that a resident had requested a "No Skateboarding on the Street" sign to be placed on a particular street.

Question arose as to whether or not skateboarding was prohibited by some By-law. As S/Sgt Dole, RCMP was in attendance, he responded he was not aware of such a By-law.

Councillor Kelly stated that there had been skateboarding facilities in Bedford previously but use had dropped off. He suggested it would be helpful to have the situation reviewed to see if Bedford's facilities could be reconstituted. He felt that some of the equipment would still be available.

It was agreed to inquire if there was the ability to place such a sign and to seek a report on the status of skateboarding facilities in the community and costs associated therewith.

12.4 No Stopping Signs - Riverside Drive

Councillor Harvey requested that a letter be sent to Kenny Silver, Manager of Traffic and Planning requesting that an investigation and assessment be carried out of Riverside Drive in the area of 225 Riverside Drive, on both sides of the street to the bends, as to whether or not a sign indicating "No Stopping - Monday to Friday During School Hours" would be appropriate.

MOVED by Councillors Rankin and Barnet that a letter to Mr. Silver be written in this regard. MOTION PUT AND PASSED UNANIMOUSLY.

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

Mr. Ron McKinnon raised the following points:

- He congratulated Councillor Barnet for transit improvements in Beaverbank.
- He cautioned that with the size of Halifax Regional Municipality, there could be a lot of committees which, if all required staff support, could cost a lot of money. It would be necessary to deal with issues in a reasonable amount of time and eliminate boundaries.
- He understood that as of July 1, 1996 residents were not allowed to dispose of grass and landscaping debris as part of the regular garbage pickup. He asked for clarification. In response, Councillor Kelly advised that a tender was forthcoming shortly with respect to the collection of yard waste. Also in response, Councillor Rankin indicated that staff hoped to bring forth a report to Regional Council later in June with a recommendation. He hoped the program would be up and running in mid-July.

Mr. Marvin Silver, representing the Coalition for Responsible Economic and Environmental Development (CREED) raised the following points:

- CREED was concerned that the solid waste management method of implementation would be very expensive for taxpayers. Now was the time to re-think the entire process to be more fiscally responsible.
- Previously, a number of Councils had passed a Resolution calling on the Minister of Environment to conduct an environmental impact assessment on any facilities associated with solid waste management. CREED was requesting that Community Council, through valid and effective public participation with respect to solid waste management be carried out, specifically in the development and implementation of the policy. Public Participation was required, in fact, under Bill 3, Section 152, sub-sections 2-6.

In response, Councillor Barnet said that Public Participation was required in the implementation of the Strategic Plan. Once the Plan is in place, it is Council's responsibility to work with the Plan. Bill 3 specifically requires a community consultation process which has been completed and that was why Council has developed a Solid Waste Advisory Committee which is working with the Plan to proceed. The Solid Waste Advisory Committee initiated, a short time ago, a public participation process similar to what exists at Community Council.

Ms. Theresa Scratch raised the following points:

- She received a response to the letter she wrote to Mr. Cameron in support of Community Councils. The letter indicated that the Committee felt badly that the letter sent to Halifax Regional Municipality was worded poorly. She understood the

discussion paper coming out related to different pieces of legislation but it would still be worthwhile to bring concerns forward at that time.

- She asked for an update as to the status of the amendment passed by Halifax County Municipality regarding Second Lake the latter part of March. She understood there had been a delay; however, she thought there should be some information available by this time from Municipal Affairs. It was agreed to follow up.
- She thought there was a benefit to community Planning Advisory Committees, although a joint one was a good idea; however, if there was one committee, the agendas would be very heavy. The committee was a voluntary body and she was concerned with the number of issues that would have to be considered by the one committee.

Mr. Gerald Rogers, Halifax County Business Association and CREED raised the following points:

- Councillor Barnet was correct in that there would be no public participation once the Strategic Plan was in place; however, if there was a substantial change, the people had to be brought back into the process again.
- There was a \$1.4 million grant to be given by the provincial government to Cumberland County to make the Cumberland County landfill deal with HRM work, which was taxpayers' money and had not been accounted for. There was also the issue of Crown land and the cost of same. It seems that projects such as landfills somehow missed the tendering process and this was not in the best interests of the community in terms of money.

In response, Councillor Barnet advised there was a contractual arrangement between Halifax Regional Municipality and Cumberland County whereby Cumberland County was taking the responsibility for garbage f.o.b. the transfer stations in Halifax and Dartmouth. This is a project that will benefit the constituents of Halifax Regional Municipality both financially and ecologically. He also pointed out that 14 proponents had tendered on the waste management strategy of which four were short listed. Following that, the successful firm was selected through a fair unbiased approach.

Also in response, Councillor Rankin clarified that with regard to the \$1.4 million, \$1 million was a loan and \$400,000 was a grant. Councillors of Halifax Regional Municipality were elected to best serve the interests of the municipal taxpayer and obtain the best price for them.

- As there were probably 20 Planning Districts in Halifax Regional Municipality, he asked if, at some point, there would be a reduction in the number. He expressed concern that the planning stage was taking too long and jobs were suffering. In response, Councillor Harvey said the goal was for some type of consolidation.

Ms. Anne Marie Kelly stated she was the former Chair of Sackville Community Planning Advisory Committee. The committee took a lot of time for the volunteer members but they tried to process development applications for small businesses as quickly as possible. The Committee met twice a month if necessary to deal with the issues. Large scale developments, however, had to be considered in depth because of the impact on the community.

Mr. Walter Regan, Sackville Rivers Association raised the following issues:

- The RDA Convention was held recently and he commended the hard work of the staff of the Regional Development Agency in Sackville. He was disappointed, however, that none of the Councillors had been in attendance. In response, Councillor Mitchell explained that he was on the RDA Board but had been unable to attend for the full day; some of the other Councillors were away at the Federation of Canadian Municipalities Convention in Calgary.
- He asked the status with regard to his request for support for Second Lake park. In response, Councillor Harvey said that background material was being circulated.
- He asked the status of his request about the inclusion of a Topsoil By-law Enforcement Officer in the 1996/97 budget. There was no reply to date to the letter sent.
- He asked the status of his request for additional garbage cans. In response, Councillor Harvey said he understood that there was an item in the Operational budget allowing for a modest increase in the number of units. Staff was well aware of the particular area of Sackville that Mr. Regan was concerned about.

Mr. Walter Regan raised the following points as a private citizen:

- He understood that Fultz House was trying to obtain the house on the property next to the Fultz House, which was supposed to be demolished and asked for support from Community Council. In response, Councillor Harvey said he understood there was a lease close to being executed with the province to acquire the property between Fultz House and the Cenotaph property and he did not think demolition of the house was being considered; it was a matter of whether or not Department of Transportation was ready to leave the facility.

- He asked for information on consultants recently hired to carry out a highway development study for the new Municipality. In reply, Councillor Kelly asked for a background report to see if there was a tender for the study and the status. Community Council members agreed.
- He suggested, with regard to Planning Advisory Committees, that two Planning Advisory Committees could be formed - from the Sackville River watershed east including Sackville and Bedford and the other taking in the rest of Bedford and Districts 15 and 16, with a Councillor on each committee.

Mr. Shalom Mandaville, Soil and Water Conservation Society of Metro Halifax, submitted the following documents and explained some of the points contained therein. He advised that he had funding available to carry out more detailed sampling of Paper Mill Lake and was prepared to testify as an expert on a legal or scientific level regarding the lakes in the area if necessary.

1. Limnological Study of 27 Halifax Metro Lakes
2. Compendium of Briefs on Seven Halifax Metro Lakes
3. Birch Cove Lakes Area Environmental Study Task 2 Report

Community Council members agreed to receive the reports and to forward them, along with the information received earlier in the meeting, to Dr. Tony Blouin, Policy and Planning Division for comment.

OTHER ITEMS

Input from Planning Advisory Committees

Councillor Rankin suggested that the members of the various Planning Advisory Committees could be asked to attend the next Community Council meeting and make comments at that time if it was not possible for the Committees to meet. The members could also submit recommendations in writing on an individual basis prior to the meeting if they so wished. In this way, it was hoped to have all the information available for the next meeting so that a decision can be made. Community Council members agreed.

Item for Next Agenda

Councillor Mitchell - Water Study - Goodwood

Bedford Days

Councillor Kelly advised that Bedford Days would be held from June 19 to 23 with many events taking place. He invited all present to participate and commended the members of the Bedford Days Committee.

Councillor Rankin asked if there was an opportunity for Community Council to express its best wishes in the newspaper. It was agreed to pursue an expression of thanks in the newspaper.

15. **NEXT MEETING** - Thursday, June 27, 1996 at St. Margarets Arena, Exit 5, Tantallon

ADJOURNMENT

Meeting adjourned at 9:30 p.m.

Vi Carmichael
Municipal Clerk

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