

**NORTH WEST COMMUNITY COUNCIL**

**JULY 11, 1996**

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

**STAFF MEMBERS:** William B. Campbell, Manager, Planning Services,  
Western District  
Jenifer Tsang, Planner  
Paul Morgan, Planner  
Sandra Shute, Assistant Municipal Clerk

**REGRETS:** Councillor Mitchell

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1. INVOCATION

The Chair called the meeting to order at 7:00 p.m. with an Invocation. The meeting was held in Lower Sackville, at the Halifax County/Bedford District School Board Offices.

2. APPROVAL OF MINUTES - JUNE 27, 1996

**MOVED by Councillors Rankin and Barnet that the Minutes of meeting held on June 27, 1996 be adopted as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

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

Indication was received of the addition of the following items to the Agenda:

- Correspondence - Topsoil By-law Enforcement Officer
- Reports - MPS Amendment re Second Lake
  - Canada Post - Brookside and Prospect Village

Councillor Barnet requested the addition of Stokil Drive - Dumping.

Councillor Harvey requested the addition of Crosswalk Assessments.

It was agreed to reverse the order of items 10.2 and 10.3 under Reports.

**MOVED BY Councillors Barnet and Rankin to approve the Order of Business, as amended. MOTION PUT AND PASSED UNANIMOUSLY.**

4. BUSINESS ARISING FROM THE MINUTES - None

5. MOTIONS OF RECONSIDERATION - None

6. MOTIONS OF RESCISSION - None

7. **CONSIDERATION OF DEFERRED BUSINESS**

7.1 Spruce Island - Proposed Development Agreement

Community Council members were in receipt of a Staff Report dated June 18, 1996 recommending that Community Council enter into a draft Development Agreement with the recommended amendments as discussed in the Staff Report dated October 18, 1994.

Councillor Kelly explained that the former Town of Bedford had refused to approve the Development Agreement; however, the Nova Scotia Utility and Review Board ruled that contrary to Council's decision, the application conformed to the Municipal Planning Strategy.

**MOVED by Councillors Kelly and Barnet that Community Council abide by the ruling of the Nova Scotia Utility and Review Board and enter into a Development Agreement. MOTION PUT AND PASSED UNANIMOUSLY.**

8. **PUBLIC HEARINGS** - None

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS**

9.1 Correspondence

9.1.1 Community Council members agreed to receive a Memorandum from Kulvinder Dhillon, Director, Engineering Services in reply to a question raised during a previous Public Participation Session regarding whether or not there would be a Topsoil By-law Enforcement Officer position created in the budget. Mr. Dhillon indicated that all provisions under the previous Halifax County Topsoil By-law can be enforced by existing staff.

On a question from Councillor Kelly as to what staff person would be carrying out this specific duty, Councillor Harvey acknowledged that Mr. Dhillon had not indicated who specifically but noted that a number of Engineering staff had "Environment" in their title. He expected that one person or a combination of people could carry out those duties.

9.1.2 Community Council members agreed to receive a copy of a letter dated July 3, 1996 from Councillor Barnet to the Minister of Housing and Municipal Affairs along with a Staff Report regarding outstanding issues related to the Millwood PUD Agreement. The letter requested that immediate action be taken to resolve the issues.

9.1.3 Community Council members agreed to receive a Memorandum dated July 2, 1996 from Jim Bauld, Manager of Solid Waste together with a Memorandum dated June

26, 1996 from N. S. Tomar, Environmental Engineer, Regional Operations recommending that the use of garbeurators be discouraged.

Councillor Kelly said he could understand the reference to sewage treatment plants; however, he understood garbeurators were a positive rather than a negative influence and he would like further clarification from the scientific community. He pointed out there were no sewage treatment plants in Halifax or Dartmouth and garbeurators as an option in those areas was not addressed.

It was agreed that a follow-up letter would be written with regard to Councillor Kelly's questions.

## 9.2 Petitions - None

## 9.3 Delegations

9.3.1 Community Council members were in receipt of a submission from Mr. Jack Brill regarding the Comprehensive Transportation Study for Sackville, Final Report dated January 30, 1996 and, in particular, Halifax Regional Municipality's proposed improvements for Glendale Drive.

Mr. Brill provided an overview of his submission and requested a copy of a Staff Report addressing such concerns as when the remainder of Glendale Drive will be upgraded - from Cobequid Road to Beaverbank Road, if there will be provincial cost sharing, if the conclusions and recommendations contained in the Transportation Study will be adopted, if and when traffic lights would be installed at intersections - particularly Magee Drive and Glendale Drive, and if a paved shoulder will be constructed for bicycles along Glendale Drive. He pointed out that with regard to the proposed closure of certain side streets, emergency departments had not been consulted and this, in his opinion, should be done before any side streets are closed.

Mr. Brill requested that Community Council and Halifax Regional Municipality treat these concerns as urgent in order that the appropriate upgrades to Glendale Drive will be completed to coincide with the opening of the new interchange at Highway 102.

In response to Mr. Brill's questions, Councillor Harvey advised that Department of Transportation is continuing to do an analysis of Glendale Drive and, because of the work being done at the 102, Department of Transportation still regards Glendale Drive as being an integral part of that and still has some responsibility. He understood that specific recommendations would come forward in about six weeks, based on the analysis. Because Department of Transportation sees Glendale Drive as an important link to the 102, it justified consideration of cost sharing on Glendale improvements. It was the

recommendation of the Traffic and Planning Manager that Halifax Regional Municipality and Community Council not deal too specifically with this issue until the report is received. He added that a sidewalk for Magee Drive was approved in the Capital Budget.

10. **REPORTS**

10.1 Non-Substantial Amendment to Crestview RCDD Development Agreement

Ms. Jenifer Tsang, Planner provided an overview of the Staff Report dated July 2, 1996 which recommended approval of the non-substantial amendment to convert 10 standard sized single unit lots (Nos. 241, 242, 284-287 and 306-309) into 20 small single unit lots.

On a question from Councillor Kelly regarding lateral cuts onto the street, Ms. Tsang replied that servicing has not reached that portion of the development as yet.

On a further question from Councillor Kelly regarding additional parkland, Ms. Tsang advised there was no proposal to provide additional parkland. Staff had no problem with this because the conditions of the agreement had not been altered with regard to parkland.

**MOVED by Councillors Kelly and Barnet that the Crestview On the Basin Limited Development Agreement #95-03, be amended to convert ten standard sized single unit lots (lots #241, 242, 284 to 287 inclusive and 306 to 309 inclusive) into twenty (20) small single unit lots. MOTION PUT AND PASSED UNANIMOUSLY.**

Councillor Kelly noted that small lot options appeared to be coming more in demand across the Municipality. He requested that a Staff Report be prepared as to the overall impact and whether or not the approach should be sustained or changed with respect to the overall development spectrum. He stated that these changing patterns were putting increased pressure on the Municipality and he would like to know if there were any other options.

It was agreed to request a Staff Report on projected impacts of small lots.

10.2 Request by Armoyan Group Ltd. To Amend the Provisions of the Glengarry Estates Development Agreement in Timberlea (File No. CDD-TLB-04-95-02-A2)

Community Council members were in receipt of a Staff Report dated June 3, 1996 which recommended that this request be rejected by Community Council.

Councillor Rankin explained that the contractual agreement with the developer was for 75 lots per year; however, if the School Board felt there was more school capacity, the number of units could be increased by staff without reference to Community Council to

allow it. Notwithstanding, staff referred the matter to Western Community Planning Advisory Committee who recommended that the application to increase the number of lots approved each year be rejected. There were subsequent referrals to Community Council and Regional Council and a deferral by North West Community Council because Councillor Rankin wanted to satisfy himself that every fair consideration was given to the developer. The developer was contending that the abutting developer - North American Real Estate - was given a similar agreement but there was no construction and, therefore, it was felt there was unused capacity. In his judgement, Councillor Rankin felt the community would not approve of the application and, accordingly, he requested that the application not be forwarded for Public Hearing at this time.

**MOVED by Councillors Rankin and Kelly that the application be dismissed at this point and that no Public Hearing be held. MOTION PUT AND PASSED UNANIMOUSLY.**

Councillor Kelly noted that approach mostly focused on the school aspect and he saw no mention of police, fire, recreation and roads which would have a significant impact. He requested that further Staff Reports contain a more comprehensive review to ensure that all bases are covered. Staff in attendance noted the comment.

### 10.3 Report from Western Region Community Planning Advisory Committee

Community Council members were in receipt of a Report from Community Planning Advisory Committee dated July 11, 1996 regarding an application to amend the provisions of the Glengarry Estates Development Agreement to allow for additional single unit housing on small lot sizes. The Committee recommended that the application be forwarded to Community Council, without recommendation, to set a Public Hearing date. The date recommended was August 22, 1996 at 6:00 p.m.

Mr. Bill B. Campbell, Manager, Planning Services, Western District stated it was important for Community Council to understand that although staff rejected the application, the developer was concerned that there should be understanding that it was not an outright rejection because staff had supported some of the changes to the various lot sizes on the south side of James Street but did not support the changes on the north side. Community Planning Advisory Committee requested that a Supplementary Report be prepared to point this matter out and it will be done prior to the Public Hearing.

**MOVED by Councillors Rankin and Barnet that a Public Hearing be held on August 22, 1996 with regard to the application to amend the provisions of the Glengarry Estates Development Agreement to allow for additional single unit housing on small lot sizes. MOTION PUT AND PASSED.**



10.4 MPS Amendment re Second Lake

Community Council members were in receipt of a Memorandum dated June 29, 1996 from Bill Butler, Manager, Central District Planning Services indicating the amendments recently approved by the Minister of Municipal Affairs. The Chair outlined the changes. It was agreed to receive for information purposes.

10.5 Canada Post - Brookside and Prospect Village

As Councillor Mitchell was not in attendance, a motion was made by Councillor Rankin on his behalf.

**MOVED by Councillors Rankin and Barnet that a letter be sent to Canada Post requesting:**

1. **That the area of Prospect Bay from Selig Road, including Selig Road and the boundary going to the end of Hage's property on Route 333, to Prospect Village be changed from Prospect Bay to Prospect Village.**
2. **That Hatchett Lake from the Brookside Road where it leaves Route 333, known as Brookside Road to its dead end and to the Club Road intersection including Lynwood Drive, be changed from Hatchett Lake to Brookside.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 Stokil Drive - Dumping

Councillor Barnet expressed concern regarding the dumping of fill material on the property across from Armcrest Estates on Stokil Drive slated for development at some future date. He outlined the problem and asked that correspondence be sent to appropriate staff to instruct the developer to level the development and apply any rules and regulations available to remediate the problems in that area as well as drainage problems downhill on Boxwood Crescent.

**MOVED by Councillors Barnet and Rankin that a letter be written in this regard requesting immediate action. MOTION PUT AND PASSED UNANIMOUSLY.**

12.2 Crosswalk Assessment

Councillor Harvey requested that a letter be sent to the Manager of Traffic and Planning to assess two intersections for crosswalks: 1) Pinehill Drive at Prince Street to assist students going to A. J. Smeltzer Junior High School and 2) Old Sackville Road at Walker Avenue and Walker Connector Road which would connect across Old Sackville Road.

**MOVED by Councillors Barnet and Kelly that a letter be written in this regard.  
MOTION PUT AND PASSED UNANIMOUSLY.**

13. NOTICES OF MOTION - None

14. PUBLIC PARTICIPATION

Mr. Gordon Morgan, Chairman, Local Development Association for Sackville Central advised that his organization has been looking at the issue of Second Lake from an economic standpoint and the possibility of economic development. His Association advocated that an economic impact or feasibility study be carried out with respect to Second Lake parkland and possible economic development that could be started in support of the park and its activities. Support was being requested from Community Council in furthering this study. Community Council agreed to send the request for comment to the Commissioner of Policy and Planning.

Mr. Tony Edwards expressed disappointment that he had not been able to obtain a copy of the Community Council Agenda in Bedford. It was agreed to follow up to ensure that they were available at Storefront locations in future.

Ms. Maureen Bartlett referred to the First Lake Village Seniors Complex and the related 80 housing units and requested that Community Council write a letter in this regard to the new Minister of Health as she understood there was supposed to have been approval by the Minister in April. Community Council agreed.

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

- He asked if it was possible to have a walkway built from Sackville to Bedford as part of the new interchange. Community Council agreed to communicate with Department of Transportation with concerns for both bicycles and pedestrians and indicate support for this improvement.
- He was disappointed with staff's comment that there was no requirement for a Topsoil By-law Enforcement Officer. The amount of silt going down the Sackville River is atrocious and he believed it should be fully followed up at the Municipal

level, as well as enforcement agencies which investigate. On a question from Councillor Kelly as to whether or not Mr. Regan has asked staff to investigate, Mr. Regan indicated he has had no satisfaction from the municipal level when he calls. Councillor Kelly referred Mr. Regan to Kulvinder Dhillon, Director of Engineering Services and encouraged Mr. Regan to contact him.

Mr. Bryce Reid raised the following points:

- He cited delays in the Upper Sackville complex and Millwood and expressed concern with having to go through so many channels to get something done in the new Regional Municipality. He asked for an organizational chart for Engineering and Recreation Departments.
- He asked for information on maintenance schedules for ball fields and soccer fields.

It was agreed to obtain the information requested by Mr. Reid prior to the next meeting.

Mr. Mike Gray said he was a member of the Suburban District Soccer Association and expressed concern with the availability and control of soccer fields and finding out who to contact with regard to the fields. He requested that a meeting be held with staff and Community Council to discuss problems being experienced. He suggested including Bryce Reid in the meeting.

In reply, Councillor Rankin stated he would like to have more information and an inventory of the fields. Noting that there was a handicap because of no decision regarding area rates, there was an attempt to minimize expenditures. He suggested that this matter should be put on the Agenda for the meeting to be held on August 22 with Richard Cameron, Nick Murray and Denis Huck being invited to attend to provide information on what is available from Hubbards to Beaver Bank and what is required. The information should include general information regarding recreation and be specific with regard to soccer. He thought this may lead to a Recreation Committee at some future date.

On a question from the Chair as to whether or not a separate meeting was required, it was agreed that the report could be available for the August 22 meeting. If there were found to be further issues at that time, then a separate meeting could be held.

Community Council members agreed to forward the request to Richard Cameron, Director of Recreation and Leisure requesting that a presentation be made at the meeting for August 22, including the possibility of the formation of an advisory committee for recreation and the possibility of a stand-alone meeting regarding soccer following.

Councillor Harvey pointed out that the management agreement to be executed with Lake District Recreation Association contains a provision for Lake District Recreation Association to have a role in a recreation advisory committee.

Councillor Kelly left the meeting at 8:15 p.m.

Ms. Theresa Scratch acknowledged that there have been delays with some services because of amalgamation but cited a positive experience in her area regarding road repairs.

Mr. Wayne MacPhee raised the following points:

- He saw a marked improvement, since amalgamation, in soccer fields and staff should be commended. Fields were being assessed daily on an individual basis. He pointed out that there were two components of soccer in the community - competitive and recreational - and this should be considered when the meeting is held.
- He asked if the Sports Stadium would be covered by an area rate for 1996/97 and if there was a budget approved as yet. In reply, the Chair advised there were no operating budgets approved at this time. They would be dealt with the end of August.

Mr. Gordon Morgan reported 3-4 lb. salmon in the Little Sackville River. Mr. Walter Regan provided positive information re salmon stocking in both the Sackville River and Little Sackville River.

15. **NEXT MEETING** - Thursday, August 22, 1996 - Bedford

16. **ADJOURNMENT** - Meeting adjourned at 8:30 p.m.

Vi Carmichael  
Municipal Clerk