

JOINT MEETING OF
CHEBUCTO, NORTH WEST
and
WESTERN REGION COMMUNITY COUNCIL
MINUTES
WEDNESDAY, APRIL 12, 2006

PRESENT:

Chebucto Community Council

Councillor Stephen D. Adams, *Chair*
Councillor Linda Mosher
Deputy Mayor Russell Walker
Councillor Mary Wile

North West Community Council

Councillor Brad Johns, *Chair*
Councillor Len Goucher
Councillor Robert Harvey

Western Region Community Council

Councillor Stephen D. Adams, *Chair*
Councillor Gary Meade
Councillor Reg Rankin

**ABSENT WITH
REGRETS:**

Councillor Debbie Hum, *Vice-Chair Chebucto Community Council*

STAFF:

Ms. Chris Newson, Legislative Assistant

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1. CALL TO ORDER

The Chair, Councillor Stephen D. Adams, called the meeting to order at 7:06 p.m. in the Cafeteria of Basinview Elementary School, 273 Basinview Drive, Bedford.

Councillor Adams advised that Councillor Hum forwarded her sincere regrets as she is unable to attend this evening due to a family emergency out of province.

2. REPORTS

2.1 Project 00382 - Bedford West Master Plan

- A staff report dated April 4, 2006 was before the Community Councils.

Councillor Adams explained that Mr. Paul Morgan, Planner, would present the report on the Bedford West Master Plan followed by discussion/questions of clarification from the Councillors representing the Chebucto, North West and Western Region Community Councils. At the conclusion of staff's presentation, a separate vote would be made by each of the three Community Council's on staff's recommendation to forward the matter to Regional Council.

Councillor Adams clarified that the meeting this evening was not a public hearing nor a public information meeting therefore, there would be no comment from the public at this time. He encouraged members of the public to forward comments to staff either by letter, fax or e-mail to Paul Morgan, fax: 490-5730 or e-mail: morganp@halifax.ca. Councillor Adams explained that a public hearing date will be set by Regional Council and that all interested persons would be welcome to comment at that public hearing.

Mr. Paul Morgan, Planner, Regional Planning, introduced Mr. Austin French, Manager of Regional Planning and Mr. Peter Duncan, Manager of the Environment (Regional Planning). He also introduced the Bedford West Public Participation Committee (PPC) whose mandate was to oversee the public participation program to ensure everyone had an opportunity to comment. The PPC were also to work with property owners and staff to prepare a Master Plan, policy framework and, to confer with Regional Council. He further added that staff support the PPC recommendation to name a neighbourhood park in honour of the late Mr. Grant Mosher who was a member of the Public Participation Committee and owner of a landscaping business located within the study area.

Mr. Morgan presented the Bedford West Master Plan and the attached Bedford West Secondary Planning Strategy. He explained that it is a policy document that will govern the development of the Bedford west plan area. The boundary area for the study is the Bicentennial Highway, Kearney Lake Road and the Hammonds Plains Road. The largest landowner in the area is the Annapolis Group (with approximately 1000 acres).

Mr. Morgan explained that several requests for minor amendments have been received by staff from property owners and the PPC. The amendments are listed in Attachment "A" of the

report dated April 4, 2006, pages 5-8 in regard to:

- Environmental Protection - page 5 of the staff report.
- Municipal Services - page 5-6 of the staff report.
- Land Use - page 6-8 of the staff report.
- Amendments requested by property owners but not supported by the PPC/staff (Kimberley Lloyd - Hamshaw Lands and the Lands of Mr. Peter Beaini at 400 Hammonds Plains Road).
- Establishment of an Area Advisory Committee for Bedford West.
- A neighbourhood park in honour of Mr. Grant Mosher.

Water Quality Monitoring:

Mr. Morgan advised that any application for development in the Suzie Lake watershed area would be referenced to the Bedford Waters Advisory Board and then to Community Council. The Community Council would decide whether the developer would be exempt from contributing to the water quality monitoring.

Sanitary Sewer Treatment/Capacity:

Mr. Morgan clarified for Councillor Wile in regard to sanitary services (sewage treatment plant) that there is capacity in the Fairview/Halifax interceptor for the Timberlea development to be connected. He added that for full build-out, expected in 20-25 years time, a new treatment plant will have to be built. He further clarified for Councillor Rankin that capacity allocation of the Halifax sewage treatment plant would be a separate process for Regional Council but there is capacity for the next 20 -25 years including the proposed developments.

Councillor Johns commented that the resolve for outstanding issues in the Sackville and outlying areas was to pump to the Mill Cove Sewage Treatment Plant (STP) as well. He inquired if Mill Cove can handle this capacity and the new Bedford West development. Mr. Peter Duncan, Engineer, responded that the areas in Sackville have development right to tie into the sewer. Bedford West should not affect the Mill Cove STP for at least 20-25 years. If the Bedford West growth rate accelerates faster than expected then there could be some capacity issues with the Mill Cove STP.

Councillor Goucher clarified that currently the Mill Cove STP is operating at 6 M gallons per day with a capacity of 7 M gallons per day and can be increased to 9.5 to 10 M gallons per day capacity. Mr. Duncan confirmed for Councillors Goucher and Johns that the Mill Cove STP has enough treatment capacity to handle all existing non -developed lands within the existing Sackville serviceable area plus a modest growth rate. The STP cannot handle all the lands within the existing serviceable area boundaries as well as the ultimate build-out. Mr. Morgan advised that the Master Plan area is divided into sub-areas and a development agreement is required for most sub-divisions. One criteria of the development agreement for Community Council to consider is STP capacity.

Mr. Morgan responded to Councillor Johns that HRM does not have the authority to request capital cost contributions from developers for schools. He also added that upgrades to STP's could not be requested under the existing Capital Cost program. Councillor Goucher advised

that developers could be charged for oversizing pipes. Staff advised that there is a study underway to expand the Capital Cost Contribution Program but this proposal will most likely not benefit from any changes due to the timelines.

Transportation:

Councillor Goucher expressed concern that the proposed provincial short-cutting Highway 113 will run through the Bedford West environmentally sensitive area. Mr. Morgan responded that there will be a 500' right of way and development will have to be planned around the transportation corridor.

Mr. Morgan explained it is expected that the Hammonds Plains Road will be widened to four lanes. The Kearney Lake Road will be twinned to the Connector Road but not along the older portion of the road near the lake.

Councillor Mosher requested a strong recommendation be included in the Bedford West Master Plan, from all three Community Councils, that the fast ferry project be an integral part of the entire planning process for the Bedford West Master Plan. Mr. Austin French responded that the fast ferry project is a component of the Regional Plan. It is not staff's intention to incorporate the fast ferry project within the Bedford West Master Plan as such a substantial project should be handled by Regional Council.

Mr. Morgan encouraged anyone who wished to be added to the mailing list for notification of the public hearing at Regional Council to provide their mailing addresses to him at the end of this meeting.

Councillor Adams thanked Mr. Morgan for his presentation.

Decision of the Western Region Community Council

MOVED BY Councillor Rankin, seconded by Councillor Meade that the Western Region Community Council recommend that:

- 1. The draft Bedford West Secondary Planning Strategy and Business Campus Zone, presented as Attachment "A" to the staff report dated April 4, 2006, be recommended for approval to Regional Council.**
- 2. That an area Advisory Committee be established for Bedford West, as recommended by the Public Participation Committee.**

MOTION PUT AND PASSED UNANIMOUSLY.

Decision of the Chebucto Community Council

MOVED BY Councillor Mosher, seconded by Deputy Mayor Walker that the Chebucto Community Council recommend that:

1. **The draft Bedford West Secondary Planning Strategy and Business Campus Zone, presented as Attachment “A” to the staff report dated April 4, 2006, be recommended for approval to Regional Council.**
2. **That an area Advisory Committee be established for Bedford West, as recommended by the Public Participation Committee.**

MOTION PUT AND PASSED UNANIMOUSLY.

Decision of the North West Community Council

Councillor Goucher, referring to the second recommendation in the motion, explained that the Area Advisory Committee would be similar to the Paper Mill Lake Public Advisory Committee which monitors the enforcement of the existing contract development agreement for the area. It would be an Ad Hoc Committee composed of area residents and Councillor.

MOVED BY Councillor Goucher, seconded by Councillor Harvey that the North West Community Council recommend that:

1. **The draft Bedford West Secondary Planning Strategy and Business Campus Zone, presented as Attachment “A” to the staff report dated April 4, 2006, be recommended for approval to Regional Council.**
2. **That an Area Advisory Committee be established for Bedford West, as recommended by the Public Participation Committee.**

MOTION PUT AND PASSED UNANIMOUSLY.

Councillor Mosher requested staff make it very clear at Regional Council that HRM is not planning to take over the private dams, re: page 3 of the staff report dated April 4, 2006. HRM is concerned with the environmental protection of the dams. She added that private businesses own the dams and are paying for the study and monitoring of the dams.

Councillor Goucher clarified that the three dams in this system; Quarry, Kearney and Paper Mill Lake, are currently owned by Annapolis Group but would be turned over to a Midland Waterway Commission to be established by the province of Nova Scotia. He further advised that one dam is complete, the second will be commenced in the fall 2006 and the third in 2007.

Councillor Goucher clarified for Councillor Wile that the water from the Bedford Waters Advisory Board area does not flow into the Halifax Watershed Advisory Board area.

2.1 (i) Northwest Planning Advisory Committee Report

- A report from the North West Planning Advisory Committee dated March 31, 2006 was before Community Council.

This report was considered as an Information Item. No further action required.

3. ADJOURNMENT

The meeting adjourned at 8:12 p.m.

Chris Newson
Legislative Assistant