

HALIFAX REGIONAL MUNICIPALITY

NORTH WEST COMMUNITY COUNCIL September 28, 2006 MINUTES

PRESENT: Councillor Brad Johns, Chair
Councillor Robert Harvey
Councillor Gary Martin

STAFF: Karen Brown, Municipal Solicitor, Legal Services
Stephanie Parsons, Legislative Assistant
Thea Langille Hanna, Planner
Andrew Bone, Planner
Paul Morgan, Planner

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1. CALL TO ORDER

The Chair called the meeting to order at 7:05 p.m. at the Springfield Lake Recreation Center.

The Chair recognized that Councillor Meade, District 23, Hammonds Plains - St. Margarets was in attendance.

2. APPROVAL OF MINUTES - September 12, August 1 and July 20, 2006

MOVED by Councillor Harvey, seconded by Councillor Martin that the minutes of the September 12, August 1 and July 20, 2006 meetings be approved. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions:

11.1 Appointments to Boards and Committees

11.2 Additional support for Community Councils

Move 10.1.2 after item 4

MOVED by Councillor Harvey, seconded by Councillor Martin that the agenda be approved as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT THE MINUTES

4.1 STATUS SHEET ITEMS

4.1.1 Pinehill Street Stormwater Drainage

No update. This item to remain on status sheet.

4.1.2 Storm Drain Issue - Cavalier Drive

- Correspondence dated August 22, 2006 from Mr. Daid Ellis, Sr. Environmental Engineer to Nova Scotia Department of Community Services was before Community Council.

No update. This item to remain on the status sheet.

4.1.3 Shopping Car Bylaw Report

Councillor Harvey advised that a report is being prepared for Committee of the Whole in mid November.

This item to remain on the status sheet.

4.1.4 Springfield Lake Watch

No update. This item to remain on the status sheet.

4.1.5 Judy Avenue Pathway

No update. This item to remain on the status sheet.

4.1.6 Purchase of Land for Springfield Lake Recreation Center

No update. This item to remain on the status sheet.

4.1.7 Union Street Flooding

No update. This item to remain on the status sheet.

4.1.8 Policy P-71, Beaver Bank, Hammonds Plains and Upper Sackville, MPS

No update. This item to remain on the status sheet.

101.2 Case 00723 - Development Agreement - Mixed Use Development at south corner of Bedford Highway and Moirs Mill Road, Bedford

- A supplementary staff report dated September 13, 2006 was before Community Council.
- Correspondence in favour of and in opposition to the development agreement was before Community Council.

Ms. Thea Langille- Hanna advised that Regional Council adopted the policy on August 8, 2006 and is now in effect. Community Council is required to give consideration to the development agreement.

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

1. Approve the development agreement provided as Attachment "A" and;
2. Require that the development agreement be signed and registered within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, whichever is later; including applicable appeal periods. Otherwise this approval shall be void and obligations arising hereunder shall be at an end.

MOTION PUT AND PASSED.

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RECISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS - NONE

8. HEARINGS

8.1 Case 00938 - Bedford West Business Campus Amendments

- A committee report dated September 7, 2006 with an attached staff report dated August 18, 2006 was before Community Council.

Mr. Paul Morgan, Planner, provided an overview of the application. He noted that the following amendments are being requested:

- A reduction to the lot frontage requirements within the Business Campus Area;
- An Increase the maximum height requirement for offices;
- Waiver of the maximum lot size for Area B;
- That the office building facades have a significant proportion of windows which provide visual interest;
- Corrections to the Bedford Zoning Map and inserting a new schedule into the Bedford Land Use By-law;

In his concluding remarks, Mr. Morgan advised that Regional Council will still have to approve an amendment to the Regional Subdivision By-law as presented in attachment "F" of the staff report.

The Chair advised the public of the rules of procedures for public hearings and called for those wishing to speak either in favour of or in opposition to the proposed amendments.

Mr. Walter Reagan, Sackville River Association, stated:

- He is favour of the application;
- An oil grit separator should be installed;
- There should be a Stormwater Management Plan;
- Monitoring stormwater run off is required;
- A green roof design would be good;
- Lot service charges should be applied;
- The application does not provide adequate trail information;
- The landscaping is impressive.

The Chair called three times for any additional speakers. Hearing none, the following motion was placed:

MOVED by Councillor Harvey seconded by Councillor Martin, that the Public Hearing close. MOTION PUT AND PASSED UNANIMOUSLY.

MOVED BY Councilor Martin, seconded by Councillor Harvey that North West Community Council approve the amendments to the Bedford West Business Zone presented in Attachments E, G, and H of the staff report dated August 18, 2006, with an amendment to clause (e) to Attachment "E" to add the words "that are over three storeys or 35' in height" following the words "This clause shall not apply to office buildings". MOTION PUT AND PASSED UNANIMOUSLY.

8.3 Case 00934 - Sackville Land Use By-law Amendment - Personal Service Uses

- A committee report dated September 7, 2006 with an attached staff report dated August 25, 2006 was before Community Council.

Mr. Andrew Bone, Planner, noted that on a request from North West Community Council staff reviewed the definition of personal uses. He advised that the proposed new definition of personal uses would include all the prior uses as per page 2 of the staff report dated August 25, 2006 and health and wellness centres, tanning salons, physicians, dentists, lawyers, accountants or realtors.

Responding to Councillor Harvey, Mr. Bone noted that the affected lots where there are convenience stores are Riverside Drive, Millwood Drive, Cobequid Road and Walker Service Road.

The Chair called for those wishing to speak either in favour of or in opposition to the proposed amendments .

Mr. Bruce Devennie, Lower Sackville, stated that the location is not appropriate for an office building. There needs to be a set of lights at Sycamore Lane and Riverside Drive.

Mr. Anthony MacNeil, Champion Properties, stated that the intent is to bring businesses to Lower Sackville. The rezoning makes the area comparable to other neighbourhoods. Allowing professional services creates an opportunity for more viable sustainable businesses.

The Chair called three times for any additional speakers. Hearing none, the following motion was placed:

MOVED by Councillor Harvey, seconded by Councillor Martin, that the Public Hearing close. MOTION PUT AND PASSED UNANIMOUSLY.

Councillor Harvey noted that given other areas allow for personal and professional services in Sackville, this amendment would not cause anymore disruption than those areas that are "as of right developments". This is an update to the Land Use By-law.

MOVED BY Councillor Harvey, seconded by Councillor Martin that North West Community Council approve the proposed amendments to the Sackville Land Use By-law relating to the definition of personal service uses as set out in Attachment "C" of the staff report dated August 25, 2006. MOTION PUT AND PASSED UNANIMOUSLY.

8.2 Case 00833 - Rezoning to Institutional/Development Agreement 806 Kearney Lake Road Bedford

- A committee report dated September 7, 2006 with an attached staff report dated August 1, 2006 was before Community Council.
- A memo dated September 18, 2006 from Mr. Andrew Bone, Planner, Planning and Development Services with three attached environmental studies were before Community Council.

The following correspondence in favour of the application was received between September 22, 2006- September 25, 2006:

Mr. Stephen Bartlett, Kim Sanford, Chantelle Jones, Timothy and Stephanie Caine, Jim Guptill, Lloyd Cain, Joan Johnston, Glenn Jessome, John Wells, Ellen Hearn, Dave Johnson, Anita MacDonnell, Phil Morton, Steve and Juaniece MacQueen, Catherine Jean, Jemima Walsh, Michael Doucette, Matthew and Esther Cain, Michael Bennett, Doug and John Spidell, John Johnston, Cathi Cox,

A petition containing 89 signatures in opposition to the proposed development was received by Community Council including correspondence from John Bates dated September 28, 2006.

Mr. Andrew Bone, Planner, provided an overview of the application as outlined in the staff report dated August 1, 2006. The following was noted:

- The proposal is to construct a church of approximately 30,000 square feet which would also include teaching facilities and a gymnasium;
- The NS Department of Environment has identified an intermittent watercourse;
- The Bedford MPS requires a 100 foot setback from watercourses and prohibits infill and excavation within the setback. However, Community Council has the discretion to reduce the setback to 50 feet through a development agreement;
- Staff and the Nova Scotia Department of Environment concur that 80 percent of the property is developable and that 20 percent should be reserved for the watercourse;
- Downstream flooding has been an issue. HRM engineering staff has suggested measures for inclusion in the development agreement to address downstream flooding to ensure that there is no increase in flooding;
- The applicant agreed to HRM's engineering requirements and incorporated the proposed suggestions into the development agreement;
- The proposed zone permits a broad variety of uses and is compatible to the residential area;
- The traffic impact statement indicates that the development is not expected to have a noticeable impact on the adjacent road network as much of the church activities take place during evenings and weekends;
- The maintenance of the watercourse buffer provides some challenges in enhancing security. Staff has included the ability to have a care taker unit within the building to enhance security.

In his concluding remarks, Mr. Bone advised that septic systems are the responsibility of the Province. The final design must be approved and meet the requirements of the Province. They have indicated that there is no reason why the site could not hold a septic field.

Responding to questions of Community Council Mr. Bone advised of the following:

- The MGA outlines the areas that the Municipality can control through the planning process, specific security features are not mentioned;
- The Bedford West Master Plan applies to the site. It allows the Church to hook up to municipal services when they become available;

The Chair called for those wishing to speak either in favour of or in opposition to the proposed rezoning application.

Mr. Walter Reagan, Sackville Rivers Association stated:

- He is in favour of the application;

- There should be a capital lot service charge, a three sided culvert, and a watershed plan for Sandy Lake;
- The west end should be deeded to HRM as parkland;
- Residents are concerned with future development and the cumulative effect on flooding.

Mr. Joe Graves, Bedford commented:

- He is favour of the development;
- The research is impressive;
- The recreational facility will be a major asset to the surrounding communities given that growth will be intensive in the next 4-5 years.

Mr. Norm Longard , Blue Mountain Estates stated:

- He is in favour of the church coming to the community;
- The Bedford West Masterplan has been approved. This infrastructure will support 1000 residents;
- He is disappointed that Blue Mountain Drive has been extended to Kingswood, which has increased traffic;
- Churches are a vital part of a residential community;
- The church would be ideal for community and recreational uses;
- Assuming that the project is approved the church will address the residents concerns;
- There are effective strategies to deal with waterflow issues;
- Security issues are also a concern of the church and they will ensure that adequate security is provided.

Ms. Gail Spackman, Bedford, commented that she was a member of Full Gospel Church. The proposed church is a beautiful building and will add to the community, also the proposed programs will be an asset to community.

Mr. Johnson, Halifax Regional Municipality, stated that the church is welcoming, and he wants the church to be part of the community.

Mr. Kevin Dean, Bedford, questioned if the pre and post development calculations for run off are theocratical or actual measurements.

Responding to Mr. Dean, Mr. Naipal, Tomar, P. Eng, SNC Lavilin advised that a comprehensive study to deal with the environmental concerns was conducted. The pre and post elements are based on historical data and technical research. The minimum difference between the current run off is going of be managed on site. The development will not contribute to the existing flooding. He further added that there is a misconception that this site affects the Kingswood and Blue Mountain Subdivisions, however this site is outside

their drainage area.

Mr. Bone added that HRM engineers reviewed the methods that have been submitted for stormwater management and concurred with the findings. The flooding issue was a known issue prior to the application. Environmental Services is dealing with the run off issues and has also concurred with the findings of the reports.

Father Craig Botterill, St. Agnus Church, Halifax, advised:

- He has an interest in this application because he is waiting to take possession of Gospel Hall Church which is awaiting to take possession of the current Full Gospel Church;
- The decision that Community Council makes will affect a great many people, not only local residents but also the vitality of other churches;
- The development is in full compliance with the Municipal Planning Strategy and is in the public interest;
- He is impressed with the use of the gymnasium and strongly supports the application.

Mr. Morgan, Halifax, stated that he reiterates the comments of Father Botterill. He is impressed with the amount of research that has been conducted. The restraints that were placed on the Full Gospel Church go well beyond the normal restrictions and is a well developed plan.

Reverend Gary Barret, Full Gospel Church, commented that they were looking for a location for four years. Realizing that Bedford is going to be a developing area this would be an ideal place to relocate. They have complied with all the criteria that the Municipality has requested and is prepared to work with them to meet any other criteria. The Church will enhance the community and not take a way from it.

Mr. Ernie Yearn, Full Gospel Church, stated that the church has worked diligently with HRM staff to make this project compatible to the neighbourhood. It will be a positive influence to the community. They are only happy to work with the residents to enhance and solve issues.

Mr. Rene Fenez, Hammonds Plains, commented that he is impressed that the Church has gone through the steps that they have to create a community inspired atmosphere. There is nothing in our area that provides the services that the Full Gospel Church intends to provide. He asked if there were municipal plans for recreational centres.

Mr. Bone advised that the Bedford West Plan allows for a broad use of plans as well institutional and commercial land uses. The details have to be worked out which would involve another public process that will happen over time. There are policies that require parkland dedication, trails and active recreation and possible school sites and other facilities. The intent is to develop a vibrant community to meet the needs of the people who

live there.

Mr. Fenez further added that the church is meeting the needs of the people who live there.

Mr. Jason Graham, Blue Forest Lane, asked for clarification on the total size of the property and asked what size asphalt road can be built?

Mr. Bone advised that the property is 8.5 acres and about 1/3 of the site will be maintained in its natural state.

Mr. Graham added that he is against the rezoning application as there is a small stream that deposits water on his 2 acres of property every spring which floods the land. The area that is to be asphalted currently absorbs the water. All the water of Kingswood comes through that lot. He asked what kind of studies were done and asked what recourse was available when the flooding starts. Mr. Graham submitted pictures of his property which are on file.

Mr. Bone advised that the engineers used the worst case scenario which is fall and winter.

Mr. John Bates, Blue Forest Lane, stated that he was in strong opposition to the development. He expressed concern regarding the lack of security and the impact that it is going to have on the community.

Mr. Gary Yeadon, Waterstone Run, stated it was practical to have a church in the area and that he was in favour of the application.

Mr. Dave Plummer, Blue Forest Lane, acknowledged that Councillor Meade was in attendance. The following was noted:

- The SNC Lavalin report only indicates preliminary calculations, nothing has been done to confirm that there will be no net increase in downstream flows;
- The objective is to control downstream flooding which has not been addressed, further study is required;
- There is a concern with septic outflows into the wetland because downstream residents still use well water and any contamination will pose a health hazard;
- The site has not been developed to minimize the security issues and its impact to the community,
- The Church encroaches on the property line with little buffer between the residents and church,
- The church will be hidden from view;
- Typically institutional buildings are placed on lands in or adjacent to residential areas to provide service for the surrounding areas. There was no need identified by the residents of this area for this church, further that this is not a new church, but the relocation of an existing church;

- The residents are clearly opposed to the development.

Mr. Lloyd Cain, Halifax, commented that all the concerns have been addressed and suggested that Community Council approve the development.

Mr. Bruce Devennie, Lower Sackville, asked if a drainage system could be installed to carry away the water, given that it only appears once a year.

Mr. Bone advised that a private land owner is creating the flooding by infilling the flood plain where the water was previously stored thus creating back up and creating flooding. He further advised of the following:

- The water crossing the church site flows into the wetland and into a brook;
- The majority of the water is coming from the elementary school;
- The residents have indicated that the water does not cross this site, however below the site, the flow of water has increased dramatically since the development of the school site and adjacent residential area;
- Since this is a private property matter HRM cannot get involved however; HRM is proposing some work in the area;
- As part of the development agreement process the applicant was advised that as part of the Stormwater Management Plan they would have to balance pre and post calculations;
- Although the calculations are preliminary they are required to be in full compliance; in order for HRM to issue permits.

Mr. Dave Thompson, Kearney Lake Road, stated that there is a high volume of traffic and a lot of noise. He asked what kind of traffic control there will be and if there will be a back up system in the event that the septic field floods. Who will be responsible and who will pay for it. He also added that the recreational activities will also generate traffic at different times, this is not mentioned in the traffic study report.

Mr. Bone advised that the traffic impact statement indicates that the increase in traffic will be during off peak times. It is anticipated that there will not be a significant impact to capacity during those times. Ultimately the engineer is responsible to ensure that the septic system design is built to meet the requirements of the development agreement.

Mr. Tomar, commented that there is no protection provided the only requirement is to provide a 1-5 Stormwater Management Plan. The Church has provided a plan for 1-10 year storm event.

Mr. David Wojcik, Blue Forest Lane, expressed concern with the Freedom of Information and Privacy and Protection policy. He commented that residents were not able to obtain all the information relating to the proposal in order to provide a complete response. He further stated the following:

- It is unfair for HRM and Council to ask the public for input when the concerned group has not been able to obtain all the information they require;
- He requested the pre and post flow calculations that the planners are relying on to make their recommendation;
- He would have liked to receive the traffic reports and crime prevention by design policy;
- He suggested that Community Council defer its decision until the citizens have been provided with the information they are entitled to receive;
- If Council is not in agreement than to be fair to the citizens of Kearney Lake there are number of amendments that the citizens would like Council to consider. Mr. Wojcik submitted a documents outlining those concerns a copy of which is on file.

Staff advised that HRM did receive a FOIPOP Application, the Planning Department does not handle those request and that all the information that was available at the time of their request was provided. In order to receive information that comes in after the initial request an additional application is required. Some engineering documents cannot be provided without consent of the authors. Generally only information that is tabled at Council is available, further that the engineering reports were made available to the public last week.

Ms. Karen Brown, Legal Services advised that there is a appeal process if the applicant is not satisfied with the information that was provided.

Ms. Gail Rice, Blue Forest Lane, commented:

- She is in opposition to the development agreement;
- The church is being placed in the back yard of her neighbours which will affect their quality of life;
- The traffic statement indicates that traffic is not an issue because the majority of activities take place during the evenings and weekends, this is when residents are home to enjoy their homes;
- Typically institutional zones are placed to adjacent residential areas to provide services to surrounding area, however the residents of Blue Forest and Blue Mountain Estates did not request this service;
- She is unsure if the gym would be for the community;
- The building is inappropriate for the area.

Mr. Brian Hatchett, Blue Mountain Estates stated:

- He is concerned with the impact to the floodplain, the effects of widening Kearney Lake Road, and intensification;
- He is concerned with the engineering definition of septic system;
- A study for the entire areas is required;
- There are current problems that maybe impacted including the wells and drains;
- More development is coming that will also impact the flows;

- The biological agents will be absorbed in the ground which acts as filter however this can fail;
- A infrastructure requirement study should precede the development of Bedford;
- The problem is not understanding the total effects to the area and not rectifying the issues before going forward;
- The proper infrastructure maybe in place in the future, but you may have severe problems before then that may impact health and other issues.

Mr. Fred Levins, Halifax Regional Municipality, stated that he was a member of the Full Gospel Church and provided an overview on the purpose of the Church.

Mr. Philip Levangie, Blue Forest Lane, spoke in opposition to the development and expressed the following concerns:

- When the ditch is full it affects his property because his property is 46 - 48 feet away from the church;
- When the retaining wall freezes it will flood his back yard,
- The engineering study was not done properly because the ditch was missed and not considered;
- When water goes into the wall it will also flood the sceptic field;
- You cannot see into the backyard of the church.

Mr. Paul Franklin, Halifax, commented that he is neither for or against the development but has an interest in some adjacent properties. Given that the church is used on weekends there would not be a continuous care taker on site to address the security issues.

Mr. Bone advised that what cannot be implemented through design is passed on as suggestions. One of those suggestions was to have a care taker on site and closed caption video.

Responding to Councillor Johns he added that gating is not recommended as emergency vehicles will not be able to access the site.

Mr. James Hunt, Halifax Regional Municipality, stated that he was a member of the Full Gospel Church and that he was in favour of the church.

Mr. Glenn Jessome, Halifax Regional Municipality, commented that the development plans have been extensive and paid for from private sources. Those documents have been accepted by HRM staff and the North West Planning Advisory Committee therefore, Community Council should approve the development application.

Responding to an unidentified speaker Mr. Bone commented that as many trees as possible will be maintained. Typically, Land use By-laws only require a building set back from the line of 15 to 32 feet. There is no requirement in institutional zones for the

retention of trees, this is over and above what is required.

Mr. Padrak Hynes, Blue Forest Lane, suggested that a fence be installed between the adjacent residential properties.

Mr. Bone advised that the development agreement allows a fence to be installed at the discretion of the church and the adjacent property owners.

Mr. Wayne Ryder, Kearney Lake Road, expressed concern that the flooding is caused by a private land owner.

Ms. Karen Brown, Legal Services advised that she cannot provide a legal opinion regarding the flooding, that there may or may not be a remedy against various individuals and that it is inappropriate to discuss in this forum.

The Chair called three times for additional speakers. Hearing none, the following motion was placed,

MOVED by Councillor Harvey, seconded by Councillor Martin, that the public hearing close. MOTION PUT AND PASSED UNANIMOUSLY.

Councillor Martin commented that the other churches took a huge risk in entering agreements that were not conditional on the approval of this development agreement. He expressed concern with the security and noted that the RCMP has advised that it would be difficult to patrol the church.

MOVED by Councillor Martin, seconded by Councillor Harvey, that North West Community Council defer decision pending a supplementary staff report addressing the concerns of the public. MOTION PUT AND PASSED.

Community Council recessed at 9:35 p.m. and resumed at 9:46 p.m.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence

9.1.1 Infrastructure funding for Sackville

- Correspondence dated August 2, 2006 from the Chairman of the Sackville Drive Business Association was before Community Council.

MOVED BY Councillor Harvey, seconded by Councillor Martin that this matter be referred to Environmental management Services for a response. MOTION PUT AND PASSED.

9.1.2 E-mail dated July 26 from George Murphy re: Resignation North West Planning Advisory Committee

- An e-mail on the above noted was before Community Council.

MOVED BY, Councillor Martin, seconded by Councillor Harvey that North West Community Council accept the resignation. MOTION PUT AND PASSED

9.1.3 E-mail dated August 24, 2006 from Joel Matheson re: Resignation North West Planning Advisory Committee

- An e-mail on the above noted was before Community Council.

MOVED BY, Councillor Martin, seconded by Councillor Harvey that North West Community Council accept the resignation. MOTION PUT AND PASSED.

9.1.4 E-mail dated September 6, 2006 from Cedric Pilkington re: Resignation Bedford Watershed Advisory Board

- An e-mail on the above noted was before Community Council.

MOVED BY, Councillor Martin, seconded by Councillor Harvey that North West Community Council accept the resignation. MOTION PUT AND PASSED.

The Chair further advised that Mr. Don Lowther has resigned from the Bedford Watershed Advisory Board.

MOVED BY, Councillor Martin, seconded by Councillor Harvey that North West Community Council accept the resignation. MOTION PUT AND PASSED.

9.2 Petitions - None

10. REPORTS

10.1 NORTH WEST PLANNING ADVISORY COMMITTEE REPORTS

10.1.1 Case 00925: Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-Law Amendment - C-4 (Highway Commercial) Zone - Auto Repair

- A committee report dated September 7, 2006 with an attached staff report dated August 1, 2006 was before Community Council.

MOVED BY Councillor Harvey, seconded by Councillor Martin that North West

Community Council Give First Reading to consider the proposed amendment to the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville and set a joint a joint public hearing date of October 26, 2006 with Western Regional Community Council and Marine Drive Valley and Canal Community Council. MOTION PUT AND PASSED.

10.2 NORTH WEST TRANSIT ADVISORY COMMITTEE

10.2.1 Traffic Impact Studies

MOVED BY Councillor Harvey, seconded by Councillor Martin that his matter be deferred. MOTION PUT AND PASSED.

10.3 MEMBERS OF COMMUNITY COUNCIL

10.3.1 Walker Avenue Traffic - Councillor Harvey

Councillor Harvey advised of the growing frustration of the egress from the new transit terminal at Walker Avenue. This is a sign of the success with the new Metro Link, however residents have indicated that there is a large delay in exiting the parking lot.

MOVED BY Councillor Harvey, seconded by Councillor Johns that North West Community Council request a staff report outlining solutions to improve egress from the new Walker Avenue Transit Terminal. MOTION PUT AND PASSED.

10.3.2 Accessory building set backs from main dwelling - Councilor Johns

Councillor Johns advised that he received a request from a resident who is unable to place a shed in their back yard because of the set back requirement from the primary dwelling. He noted that the configuration and size of some lots make it unrealistic to have set back requirement that size.

MOVED BY Councillor Johns, seconded by Councillor Harvey that North West Community Council request a staff report to give consideration to reducing the setback requirement from main dwellings for assessor buildings for 60 X100 lots MOTION PUT AND PASSED.

11. ADDED ITEMS

11.1 Appointments to Boards and Committees

- This item was discussed at an earlier In Camera Session and was now before

Community Council for ratification.

MOVED BY Councillor Martin, seconded by Councillor Johns that North West Community Council appoint Councillor Bob Harvey to the Membership Selection Committee for a two year term from December 1, 2006 to the end of November, 2008. MOTION PUT AND PASSED.

MOVED BY Councillor Harvey, seconded by Councillor Martin that North West Community Council appoint Mr. Terry Churney to the North West Transit Advisory Committee for a two year term from November 1, 2006 to the end of November 2008. MOTION PUT AND PASSED.

MOVED BY Councillor Martin, seconded by Councillor Harvey that North West Community Council appoint Mr. Terry Churney to the North West Transit Advisory Committee for a two year term from November 1, 2006 to the end of November 2008. MOTION PUT AND PASSED.

12. NOTICE OF MOTION - NONE

13. PUBLIC PARTICIPATION

Mr. Bruce Ford, Bedford, in reference to item 10.1.2 advised that he is against the development.

An unidentified speaker raised concerns regarding the lack of information that is available to the public regarding the Commonwealth Games. He posed the following questions to Community Council:

- What is the percentage of funds from revenues;
- Will there be an independent auditor to monitor the expenditures and revenues;
- The estimated cost for the games has increased from 500 million to 750, million and is now at 850 million why does it keep increasing;
- How can you ask the public to support the games if they do not know what it cost.

He further stated that he has contacted the Commonwealth Games Office and cannot get a response. The taxpayers are currently paying for a campaign to promote the games, however they are unable to make an informed decision as to whether or not they support the games.

Councillor Harvey advised that the bid document is currently being prepared and that the financial detail will be in that document. Council will review the document and ensure that the exposure to tax payers is appropriate.

Ms. Taylor, Halifax Regional Municipality, expressed disappointment that the traffic

impact study report has been deferred. She advised Community Council that she is waiting for the redesign of the intersection at Rose Mary and Orchid and Old Sackville Drive. There is currently five directions of traffic and no other way out.

She also added that the Commonwealth Games is a bad idea.

Mr. Walter Reagan, Sackville Rivers Association, advised Community Council that the culverts near Kentucky Fried Chicken on Sackville Drive need to be replaced. He also advised that there will be a tree planting service at the legion on October 2, 2006 from 3:00-4:00 p.m.

Ms. Cathie Martin, advised that she owns a large size lot near Farmers Dairy and under the current policy she cannot build a house on her property because she is on a private road.

Ms. Langille Hannah, Planners provided an overview of the information report which was circulated to Council regarding this matter.

14. NEXT REGULAR MEETING DATE

A brief discussion ensued and Community Council placed the following motion:

MOVED BY Councillor Harvey, seconded by Councillor Martin that additional support be provided to Community Councils for the set up and dismantling of tables/chairs and equipment, further that these duties be performed by someone other than the clerk. MOTION PUT AND PASSED.

The next meeting date is October 26, 2006 at Basinview Drive Elementary School.

15. ADJOURNMENT

The meeting adjourned at 10:35 p.m.

Stephanie Parsons
Legislative Assistant

