

**NORTH WEST COMMUNITY COUNCIL
MINUTES**

November 27, 2008

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

STAFF: Ms. Roxanne MacLaurin, Municipal Solicitor
Ms. Chris Newson, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:02 p.m. in the Wallace Lucas Community Centre, 596 Lucasville Road, Lucasville.

2. APPROVAL OF MINUTES - October 23, 2008

MOVED BY Councillor Outhit seconded by Councillor Johns that the minutes of October 23, 2008, as presented, be approved. MOTION PUT AND PASSED.

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

- Additions:**
- 11.1 Request for Left Turn Arrow at Sackville Drive to Old Sackville Road at Cobequid Road Intersection - Councillor Harvey
 - 11.2 Letter to Minister of Transportation and Infrastructure Renewal, the Honourable Murray Scott, requesting traffic lights at Glendale Avenue and Estates Road - Councillor Harvey
 - 11.3 In Camera - Personnel Matter: Councillor Appointments to North West Community Council Boards and Committees

MOVED BY Councillor Johns, seconded by Councillor Outhit that the order of business, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Status Sheet Items

4.1.1 Pinehill Street Stormwater Drainage - No Update.

4.1.2 Storm Drain Issue - Cavalier Drive - No Update.

4.1.3 Union Street Flooding - No Update.

4.1.4 Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-Law Amendment to Permit Signage for Small Home-Based Businesses - No Update.

4.1.5 Walker Avenue and Sackville MetroLink Parking/Traffic/Sidewalk Concerns -

- An e-mail response from Mr. Ken Reashor, Manager/Traffic Authority, Traffic and Right of Way Services, Transportation and Public Works was received.

- An e-mail response from Mr. Jeff Spares, Senior Design Engineer, Design and Construction Services, Infrastructure and Asset Management was received.

Councillor Harvey noted the information received, via e-mail, from staff. He advised that efforts were ongoing between HRM and Wheaton's to sign a lease for approximately 100 additional parking spaces. He requested that the information provided be forwarded to the Sackville Community Development Association.

MOVED BY Councillor Johns, seconded by Councillor Outhit that the North West Community Council forward the staff updates on the parking, sidewalk and traffic concerns along Walker Avenue / Sackville MetroLink parking area to the Community Development Association. MOTION PUT AND PASSED.

4.1.6 By-Law N-300 Respecting Nuisances re: Part 2 - Shopping Carts

- An e-mail response dated November 21, 2008 was received from Mr. Phillip Francis, Right of Way Engineering Manager, Transportation and Public Works.
- A copy of By-Law N-300 Respecting Nuisances was before Community Council.

Councillor Harvey noted the information received, via e-mail, from staff. No further action required. Item to be removed from the status sheet.

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RECISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS - NONE

8. HEARINGS

8.1 Public Hearing

8.1.1 Case 00908: Development Agreement - Expansion of Timber Trails Mobile Home Park

- A copy of the Supplementary Report dated October 7, 2008 was before Community Council.
- A copy of the North West Planning Advisory Committee report dated October 2, 2008 was before Community Council.

Councillor Bob Harvey, Chair, reviewed the public hearing procedures. He then called upon Ms. Leticia Smillie, Planner, to present the report.

Councillor Harvey opened the public hearing.

Public Speakers:

Walter Regan, Sackville Rivers Association

Mr. Regan advised that he was in favour of the expansion. His concern was in regard to the possible effluent from the expansion entering Big Sandy Lake via the brook that runs near the property and requested that Big Sandy Lake be tested regularly as it was the drinking water supply. He stressed the importance of protecting the Sackville River and Sandy Lake.

Nick Antoft, Chair of Waterstone Neighbourhood Association

Mr. Antoft advised that he approved of the proposed expansion with the proviso that there be no parking permitted in the loop area currently designated for emergency use only as that particular area was visible from the Waterstone subdivision. He also inquired whether: fire hydrants would be extended to service the expansion area; the buffer areas had been protected; there would be fencing of the area to curtail ATV usage and snow dumping in buffer areas, and; whether the designated road reserve area between the lots on Newberry Road would be offered for sale to abutting land owners to avoid ATV trails and other nuisances that may develop.

Ms. Smillie, Mr. Mark McGonnell, Development Engineer, and the Applicants (Linda and Tracy Hefler) responded to Mr. Antoft's concerns providing the following information:

- no parking would be permitted in the loop area which currently has No Parking signs in place.
- the buffer areas had been clearly marked and the Developers were aware that those buffer areas were to be maintained.
- there are fire hydrants at the foot of each street that have been approved by HRM Fire and Emergency Services.
- it is possible that the road reserve land could be sold. Mr. McGonnell confirmed that the road reserve area, by lot 304, would be maintained as an extension of Whitehills Run and outlet for Glen Arbour if needed at some future date.

Greg Feron, Waterstone

Mr. Feron advised that he was strongly opposed to the expansion of the Timber Trails Mobile Home Park. Approval of the expansion would be setting a precedent as the expansion appears to be intended as a solution to a sewage treatment issue. He noted the lack of concern in the traffic study that the additional 178 units would have on an already challenging situation such as trying to exit onto the Lucasville Road from Cranely between 7:00 am and 8:30 am.

Mr. Mark McGonnell, Development Engineer, Community Planning, explained that the Lucasville Road was classified as a collector road and could accommodate 10,000 to 12,000 vehicles per day. He acknowledged there may be a bit of a wait in the morning, however; traffic was not a grave concern adding that he travels the Lucasville Road on a daily basis and personally witnesses the traffic.

Mr. Feron commented that trees along the section exiting Cranley should be cleared as they impede vision and are a danger. He noted that he purchased his home with the knowledge that the trailer park existed but was not informed of the proposed expansion. He expressed concern with the introduction of additional high density housing to the area

and that his property value would be affected if the expansion were approved.

Councillor Harvey, Chair, and Ms. Smillie, Planner, advised that the area in question was considered a single family area and that there had been community (public) consultation during the Municipal Planning Strategy (1999) for the area. The community considered the possibility of a future expansion of the mobile home park and gave Council the ability to expand the park if required.

Mr. Andrew Bone, Planner, responded to Councillor Johns advising that the Applicant had submitted the Development Agreement application in May of 2006; around the time of the road construction for Newberry. Councillor Johns further advised that the Waterstone subdivision had been approved in the 1980's.

David Barrett, Area Resident

Mr. Barrett advised that he was in favour of the proposed development. He noted that he grew up in the area and moved back to raise his children there as it was a safe, well structured, vibrant and diverse community. HRM needs this type of development.

Diana MacDonald, Waterstone

Ms. MacDonald concurred with previous comments made by Mr. Feron. She also expressed concern with the potential increase in noise volume the increased traffic and high density would have on a very quiet area. She explained that her family had moved to an area where they could purchase land yet remain close to the city.

Ross MacDonald, Waterstone

Mr. MacDonald advised that he was against the proposed development and that he agreed with earlier comments made by Mr. Feron. In regard to staff's comment that the 178 unit expansion was vetted through community consultation, he commented that over 60% of the current community residents were not there during that process and that the study results would be different if conducted today. He was not aware of the proposed expansion when he purchased his Waterstone property. He commented that the proposed expansion was intended to offset the cost of resolving a sewage treatment problem and that the owners should take care of the environmental problem first. The backdrop of the properties in the proposed expansion area has already been cleared off to the 50' buffer area. Mr. MacDonald expressed concern that anyone travelling through Lucasville would be driving through a trailer park. He added that many residents do not want to see their \$300,000 - \$400,000 homes next to that many trailers as it would affect resale value. The amount of taxes paid by the Waterstone residents should be taken into consideration.

Dana White, Area Resident

Mr. White advised that he was not against the trailer park, although the number of trailers was a concern. He noted that he was against the sewage development component which would be on the side facing his property.

Finley Yvon, Lower Sackville

Mr. Yvon noted that he was in favour of the expansion. Upon retirement, not everyone wanted to sell their homes and move to a condominium in Halifax; some would like to buy

a mobile home. He noted that the Timber Trails Mobile Home Park was a well planned community that offered maintenance other mobile home parks did not and was a good option for retirees.

Bill Hogan, Timber Trails Mobile Home Park

Mr. Hogan advised that he had recently sold his Bedford condominium to return to the Timber Trails Mobile Home Park. He noted that current traffic concerns did not exist prior to the construction of the Waterstone subdivision five years ago. He explained that the owners (of Timber Trails) do not allow “shacks” in the park and that expansion was necessary. The residents of Timber Trails were mostly seniors and adults with very few families. Mr. Hogan advised that he had contacted police in regard to any complaints they may have received about the area and was told that they were unable to give an indication as to the last time they had a complaint for the area. Mr. Hogan added that there was a need for more mini-homes.

Kevin McGrath, Timber Trails Mobile Home Park

Mr. McGrath commented that the Timber Trails Mobile Home Park was a quiet, well-kept park and one of the nicest in the province. His only concern centred around traffic. He suggested a bus for the Lucasville Road area that would connect the residents to the MetroLink in Sackville noting that people would use a bus that ran at appropriate times.

Betty Lou Killan, Timber Trails Mobile Home Park

Ms. Killan, a four year resident of the Timber Trails Mobile Home Park, advised that she was in support of the proposed expansion. She noted that it was unfortunate the park was being referred to as a trailer park and not as a land lease area. Ms. Killan commented on the great diversity in the area and that the residents valued each other.

Susan Bowser, Timber Trails Mobile Home Park

Ms. Bowser advised that she had recently sold her home, upon retirement, and downsized to the Timber Trails Mobile Home Park as it was the only location she wanted to move to and could afford. In response to an earlier comment, she noted that ATV's were not permitted in the park, therefore; there would be no noise from ATV's coming from the park and that the Timber Trails Mobile Home Park was well-kept.

Fred Ford, Timber Trails Mobile Home Park

Mr. Ford advised that he moved to the Timber Trails Mobile Home Park two years ago from Rockingham. He commented that the park was perfect; that it has strict rules, and that it was the only place he wanted to live.

Warren Wyatt, Timber Trails Mobile Home Park

Mr. Wyatt commented that he was a twenty-three year resident of the Timber Trails Mobile Home Park and that it was a difficult place to get into. The owners do a great job, including snow clearing in the winter.

There being no further public speakers at this time, Councillor Harvey, Chair, invited the Applicant (Mr. Hefler) to provide comment at this time. The Applicant declined the opportunity to speak.

Councillor Harvey gave the third and final call for any speakers on this matter; hearing none, it was **MOVED BY Councillor Johns, seconded by Councillor Outhit that the public hearing be closed. MOTION PUT AND PASSED.**

Councillor Johns advised that his major concern centred around maintaining the easement on Whitehills Run as the proposed collector road that would run parallel to the Lucasville Road connecting to the 101 Interchange. The 101 connector would have a significant impact on how people travel and should reduce the traffic impact on the Lucasville Road as it would provide a major exit option for all new homes. If the proposed road were not constructed, traffic from Whitehills Run would be redirected through exiting subdivisions making the access road redundant upon completion of the connector road. He indicated that staff had an amendment to propose and requested that Ms. Smillie provide more detail on the amendment.

Ms. Leticia Smillie, Planner, explained that the amendment was considered to be a non-substantive amendment for Phase 2. She advised that if it were determined that the area was not needed for road expansion, the proprietors could request approval for the additional lots.

Ms. Thea Langille, Supervisor, Planning Applications, Community Development, advised that the current proposal indicated Lot C's future options as being open and that the non-substantive amendment would go before Council for approval.

Councillor Johns acknowledged that the provincial mandate for the onsite septic system to meet provincial standards was one catalyst behind the mobile home park expansion. He explained that HRM had also been mandated by the province to have their septic systems comply with the provincial standards. He further noted the lack of variety in available housing for the area, and; that there was a lengthy waiting list to obtain a spot in the Timber Trails Mobile Home Park which indicated there was a need for this type of development. There are many residents who would prefer a mobile home to an apartment but currently, no (mobile home) spots were available. Councillor Johns advised that he was the Chair of the HRM Mobile Home Park Committee and that Timber Trails was ranked #1 throughout HRM; there were no other mobile home parks that were better run or maintained. He advised that a variety of housing options were needed to keep people in the community and to accommodate those wishing to move to the area.

MOVED BY Councillor Johns, seconded by Councillor Outhit that the North West Community Council approve the following amendments to Schedule B of the development agreement for the proposed expansion to the Timber Trails Mobile Home Park:

1. **Replace Schedule B with the modified Schedule B showing Phase 2.**
2. **Replace the words “for a 178 unit expansion” with “to allow for an expansion” in the following paragraph:
*“AND WHEREAS the Developer has requested that the Municipality enter into a development agreement to allow for a 178 unit expansion of the Timber Trails Mobile Home Park on the Lands pursuant to the***

- provisions of the Municipal Government Act and pursuant to Policy P-19 of the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy;*"
3. Addition of the word "Phasing" in 3.5 to now read: "Detailed Provisions for Land Use / Phasing".
 4. Addition of the Clause 3.52 and 3.53 to read as follows:
 - 3.5.2 The additional mobile home spaces and supporting infrastructure identified as Phase 2 on Schedule B, shall only be permitted subject to a non-substantive amendment, as per Section 6.2 of this Agreement.
 - 3.5.3 Notwithstanding Sub-Section 3.5.2, should a road reserve be required over the Lands in the area identified as Phase 2 on Schedule B, for connection to the road network on adjacent lands, the necessary lands shall be deeded to the Municipality.
 5. Addition of the following wording/clause to Section 6.2.1 (Non-Substantive Amendments)
;and
 - (C) Development of Phase 2, as shown on Schedule B. The development of Phase 2 shall only be considered if a road reserve across the subject lands is deemed unnecessary as a component of the road network in the area (i.e: a connection to Margesson Drive), as determined by the Municipality.

MOTION TO AMEND PUT AND PASSED.

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

1. Approve the proposed development agreement to enable the expansion of the Timber Trails Mobile Home Park as set out in Attachment A and Schedule B, as amended on November 27, 2008, of the staff report dated September 11, 2008; and
2. Require that the agreement be signed within 120 days, or any extension thereof granted by Council on the request of the applicant, from the date of final approval by Council and any other bodies as necessary, whichever approval is later; including applicable appeal periods; otherwise, this approval will be void and obligations arising hereunder shall be at an end.

MOTION PUT AND PASSED.

8.2 Variance Hearings - None

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence

Councillor Harvey called a five minute recess at 8:00 p.m.

The meeting reconvened at 8:09 p.m.

9.1.1 Sackville Heritage Park Advisory Committee

- A letter dated November 6, 2008 was before Community Council.

Councillor Harvey noted that Mr. Gordon Morgan, Chair, Sackville Heritage Park Advisory Committee, has advised that the Committee's work has been completed.

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

- 1. Send a letter of appreciation to Mr. Gordon Morgan, Chair, and members of the Sackville Heritage Park Advisory Committee for their work over the last ten years noting that they have exceeded expectations.**
- 2. Acknowledge that the Sackville Heritage Park Advisory Committee, having completed their mandate, be now disbanded.**

Mr. Wayne Roth, first Chair of the Sackville Heritage Advisory Committee, is also to be noted in the letter in regard to his contribution to the project.

MOTION PUT AND PASSED.

9.1.2 The Honourable Judy Streach, Minister, Community Services

- A letter dated November 3, 2008 from the Honourable Minister Judy Streach was before Community Council.

Councillor Harvey noted that a response to the Community Council's concerns in regard to the brick façade of the redeveloped site of the former Cobequid Medical Centre had been received. Minister Streach explained that the variation in brick on the building's façade was a cost factor and that there had been no final decision as to what use would be made of the second floor.

Councillor Johns commented that it was disheartening and disappointing that the province did not suggest an option such as placing siding on the building. He added that the site, as it currently appears, sticks out like a sore thumb at the entrance to Sackville and does not make Sackville look good.

Councillor Harvey commented that hopefully there would be further redevelopment of the site with future improvements.

9.2 Petitions - None

9.3 Presentations - None

10. REPORTS

10.1 North West Planning Advisory Committee

10.1.1 Case 00790: Flag Lot Development - Bedford

- A copy of the North West Planning Advisory Committee report dated November 6, 2008 was before Community Council.

Mr. Andrew Bone, Planner, was in attendance to speak to the report if required.

MOVED BY Councillor Outhit, seconded by Councillor Johns that the North West Community Council recommend that Halifax Regional Council:

- 1. Give first reading to the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-Law as set out in Attachment A of the staff report dated October 24, 2008, and schedule a public hearing; and**
- 2. Approve the proposed amendments to the Bedford Municipal Planning Strategy and Land Use By-Law as set out in Attachment A of the staff report dated October 24, 2008.**

MOTION PUT AND PASSED.

10.1.2 Case 01141: Development Agreement - 84 Golf Links Road, Bedford

- A copy of the North West Planning Advisory Committee report dated November 13, 2008 was before Community Council.

Ms. Leticia Smillie, Planner, assisted by Mr. Miles Agar, Planner, were in attendance to speak to the report if required.

Councillor Harvey noted that there was a negative recommendation from the North West Planning Advisory Committee in regard to this proposal.

MOVED BY Councillor Outhit, seconded by Councillor Johns that the North West Community Council give notice of motion to consider the proposed development agreement, enclosed as Attachment A of the staff report dated October 10, 2008, to enable the subdivision of 84 Golf Links Road, Bedford for a flag lot with a dwelling containing an apartment unit, and; schedule a public hearing for Thursday, January 22, 2009. MOTION PUT AND PASSED.

10.2 North West Transit Advisory Committee

10.2.1 Metro Transit Route 88 Duke - Proposed Routing Amendments

- A copy of the North West Transit Advisory Committee report dated November 13, 2008 was before Community Council.

MOVED BY Councillor Johns, seconded by Councillor Outhit that the North West Community Council request that Metro Transit consider the following routing amendments to the Route 88 Duke:

1. Commence run at the Cobequid Terminal rather than the Sackville Terminal.
2. Proceed from Cobequid Terminal on a counter clockwise route to the Bedford Highway and continue as follows: left turn from Bedford Highway onto Rocky Lake Drive; left turn from Rocky Lake Drive onto Duke Street; left turn from Duke Street onto Damascus Road; left turn from Damascus Road onto Duke Street then return to Cobequid Terminal.

MOTION PUT AND PASSED.

10.3 Staff

10.3.1 Case 01206: Discharge of Development Agreement - 690 Shore Drive, Bedford

- A copy of the staff report dated November 14, 2008 was before Community Council.

Mr. Miles Agar, Planner, presented the report.

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

1. By resolution, approve the discharging agreement, presented as Attachment "A" to the report dated November 14, 2008, for lands located at 690 Shore Drive, Bedford; and
2. Require that the discharging agreement be signed within 120 days, or any extension thereof granted by Community Council on request of the applicant, from the date of final approval by Community Council and any other bodies as necessary, whichever is later, otherwise this approval will be void and obligations arising hereunder shall be at an end.

MOTION PUT AND PASSED.

10.4 Election of Chair/Vice-Chair, North West Community Council - 2009 Term

Councillor Harvey left the Chair at 8:00 p.m.

The Legislative Assistant assumed the Chair at 8:05 p.m. calling for nominations for the position of Chair and Vice-Chair of the North West Community Council for the 2009 term.

MOVED BY Councillor Outhit, seconded by Councillor Johns that the North West Community Council nominate Councillor Harvey as Chair of the North West Community Council for the 2009 term. Upon Councillor Harvey's acceptance of the nomination, and hearing no further nominations, the Legislative Assistant declared the **MOTION PUT AND PASSED.**

MOVED BY Councillor Johns, seconded by Councillor Harvey that the North West Community Council nominate Councillor Outhit as Vice-Chair of the North West Community Council for the 2009 term. Upon Councillor Outhit's acceptance of the nomination, and hearing no further nominations, the Legislative Assistant declared the **MOTION PUT AND PASSED.**

Councillor Harvey resumed the Chair at 8:05 p.m.

11. ADDED ITEMS

11.1 In Camera - Personnel Matter: North West Community Council - Councillor Appointments to Boards and Committees

The following motions were made during an earlier In Camera session and were now before Community Council for ratification:

11.1 (i) Grants Committee

MOVED BY Councillor Johns, seconded by Councillor Harvey that Councillor Outhit be appointed to the Grants Committee to serve a two-year term to run from December 31, 2008 to November 30, 2010. MOTION PUT AND PASSED.

11.1 (ii) Membership Selection Committee

MOVED BY Councillor Outhit, seconded by Councillor Harvey that Councillor Johns be appointed to the Membership Selection Committee to serve a two-year term to run from December 31, 2008 to November 30, 2010. MOTION PUT AND PASSED.

11.1 (iii) North West Transit Advisory Committee

MOVED BY Councillor Outhit, seconded by Councillor Harvey that Councillor Johns be appointed to the North West Transit Advisory Committee to serve a one-year term from December 31, 2008 to November 30, 2009. MOTION PUT AND PASSED.

11.1 (iv) North West Planning Advisory Committee

MOVED BY Councillor Johns, seconded by Councillor Harvey that Councillors Outhit

and Harvey be appointed to the North West Planning Advisory Committee to serve a one-year term to run from December 31, 2008 to November 30, 2009. MOTION PUT AND PASSED.

11.1 (v) Bedford Watershed Advisory Board

MOVED BY Councillor Johns, seconded by Councillor Harvey that Councillor Outhit be appointed to the Bedford Watershed Advisory Committee to serve a three-year term from December 31, 2008 to November 30, 2011. MOTION PUT AND PASSED.

11.1 (vi) Halifax Watershed Advisory Board

MOVED BY Councillor Johns, seconded by Councillor Outhit that the North West Community Council not appoint a representative to the Halifax Watershed Advisory Board. MOTION PUT AND PASSED.

11.2 Request for Left Turn Arrow at Sackville Drive to Old Sackville Road at Cobequid Road Intersection

MOVED BY Councillor Johns, seconded by Councillor Outhit that the North West Community Council send a request to Mr. Ken Reashor, Manager/Traffic Authority, Right of Way Services, Transportation and Public Works, to consider implementing a left turn arrow at Sackville Drive to the Old Sackville Road at the Cobequid Road intersection due to the construction of a 52 unit apartment building on that corner that will cause an increase in traffic at this intersection. MOTION PUT AND PASSED.

11.3 Letter to Minister of Transportation and Infrastructure Renewal, the Honourable Murray Scott, requesting traffic lights at Glendale Avenue and Estates Road

Councillor Harvey left the Chair at 8:10 p.m. Councillor Outhit assumed the Chair at this time.

Councillor Harvey advised that he had met with Mr. Dave Wilson, MLA Sackville - Cobequid, in regard to traffic lights for the intersection of Glendale Avenue and Estates Road.

MOVED BY Councillor Harvey, seconded by Councillor Johns that the North West Community Council send a letter to the Honourable Minister Murray Scott, Department of Transportation and Infrastructure Renewal, advising of the North West Community Council's support for the installation of traffic lights at the intersection of Glendale Avenue / Estates Road, Lower Sackville due to the expected increase in traffic caused by the expansion of the industrial park, construction of a 1500 seat Baptist Church and the high volume of truck traffic utilizing Estates Road. MOTION PUT AND PASSED.

Councillor Harvey resumed the Chair at 8:14 p.m.

12. NOTICES OF MOTION - NONE

13. PUBLIC PARTICIPATION

Nick Antoff, Waterstone

Mr. Antoff expressed concern with the use of wing plows on roads with no curbs and the subsequent damage caused to the gravel shoulders and driveway entrances. He submitted two pictures noting the damage as well as the compilation of granular material along the ditches. He explained that the granular material works its way into the ditches which causes concern in the spring; water damage also occurs in the spring where the gravel has been dug out. He noted that there are costs associated with repairs to the shoulders/driveway edges when they are dug out by the wing plows. He commented that in the core areas the roads are not plowed to the curbs, however; in the rural areas they are plowed ditch to ditch. He suggested that the plows raise their wings so that they do not dig out the gravel.

MOVED BY Councillor Johns, seconded by Councillor Outhit that the North West Community Council forward these concerns and the two photos to Mr. Don Pellerine, Superintendent, Streets and Municipal Operations, Transportation and Public Works. Councillor Johns noted that the Councillors would be meeting with staff the next morning in regard to snow removal and will raise these concerns at that time. **MOTION PUT AND PASSED.**

Walter Regan, Sackville Rivers

Mr. Regan suggested that an oil grid separator be included in the plans for the additional parking spaces for the Sackville MetroLink service to prevent oil from leaching into nearby water bodies. Councillor Johns advised that the proposed area was a gravel lot and would only be used on a temporary basis.

Mr. Regan complimented Ms. Thea Langille and Mr. Andrew Bone, HRM Planners, for a quality product in regard to the Sackville Streetscape Plan and for their leadership on that project. He indicated that Sackville Drive is now the most sought after area.

14. NEXT MEETING DATE - January 22, 2009

15. ADJOURNMENT

The meeting adjourned at 8:34 p.m.

Chris Newson
Legislative Assistant