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1. **INVOCATION**

The meeting was called to order with an Invocation at 7:00 p.m. in the Lions Den, LeBrun Centre, Bedford. At a later point in the meeting, the Chair recognized Barry Barnet, MLA who was in attendance.

2. **APPROVAL OF MINUTES**

2.1 **Regular Meeting - August 24, 2000**

**MOVED by Councillors Merrigan and Kelly to approve the Minutes of Regular Meeting held on August 24, 2000 as circulated. MOTION PUT AND PASSED.**

2.2 **Special Council Session - September 12, 2000**

**MOVED by Councillors Kelly and Merrigan to approve the Minutes of Special Council Session held on September 12, 2000 as circulated. MOTION PUT AND PASSED.**

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

Added Items: Lucasville/Beaver Bank By-Pass - Councillor Harvey  
Report from North West Transit Advisory Committee re Planning of Road Maintenance  
School Bus Issue - Bruce Drive, Sackville - Councillor Harvey

**MOVED by Councillors Kelly and Merrigan to approve the Order of Business as amended. MOTION PUT AND PASSED.**

4. **BUSINESS ARISING FROM THE MINUTES** - None

5. **MOTIONS OF RECONSIDERATION** - None

6. **MOTIONS OF RESCISSION** - None

7. **CONSIDERATION OF DEFERRED BUSINESS** - None

8. **PUBLIC HEARINGS**

8.1 **Case 00260 - Development Agreement Application for a 22,500 sq. ft. Addition to Nothin' Fancy at 328 Sackville Drive, Lower Sackville**

A Staff Report dated August 30, 2000 was before Community Council along with a Memorandum dated September 7, 2000 from North West Planning Advisory Committee recommending approval of the application.

Ms. Thea Langille-Hanna provided an overview of the application with the aid of overheads. During the course of her presentation, she provided information on landscaping, fence and buffer requirements. She advised that staff was recommending approval of the application.

Councillor Kelly asked if there had been any correspondence or calls received. In response, Ms. Langille-Hanna advised no.

The Chair called three times for speakers in favour of the application. There were none.

The Chair then called three times for speakers against the application. There were none.

**MOVED by Councillors Kelly and Merrigan to close the Public Hearing. MOTION PUT AND PASSED.**

**MOVED by Councillors Kelly and Merrigan to approve the Development Agreement attached as Attachment A to the Staff Report dated August 30, 2000 to permit a 22,500 sq. ft. addition to the existing commercial building at 328 Sackville Drive. Further, to require the Development Agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval of said agreement by Council and any other bodies as necessary, whichever is later including applicable appeal periods. Otherwise, this approval shall be void and any obligations arising hereunder shall be at an end. MOTION PUT AND PASSED.**

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS** - None

10. **REPORTS**

10.1 **Case 00242 - Site 4.5 Bedford Waterfront Development Project**

A Staff Report dated July 5, 2000 was before Community Council together with a Memorandum dated September 7, 2000 from North West Planning Advisory Committee recommending approval of the application.

Andrew Whittemore, Planner provided an overview of the application with the aid of overheads. During the course of his presentation, he advised that the agreement requires the buildings be a maximum of eight stories or 100', whichever is greatest, but the

agreement also encourages the incorporation of group elements to ensure a better looking building and hide mechanical equipment. As a result, although the penthouse could be interpreted as a ninth floor, staff feels it is an element that enhances the overall design of the building. Units exceed the maximum by seven units; however, staff feels that the overall unit count for the entire Bedford Waterfront is less than what was initially provided for. The addition of seven units should not have an impact in terms of servicing or transportation.

**MOVED by Councillors Kelly and Merrigan to approve the detailed plans (Appendix A to the Staff Report dated July 5, 2000) as submitted by Provident Development Incorporated, to construct two residential apartment buildings at Site 4.5. MOTION PUT AND PASSED.**

**10.2 Case 00275 - Application to Erect a 96' Free Standing Two-Way Radio Tower at 5 Estates Road, Lower Sackville**

A Staff Report dated September 5, 2000 was before Community Council for a two-way radio tower at 5 Estates Road in the Business Park in Sackville.

Thea Langille-Hanna, Planner advised that the report had been circulated to members of North West Planning Advisory Committee who had not provided any comments.

Councillor Kelly asked if there were any other towers going in this particular area and, if so, would there be co-operation in terms of access. In response, Ms. Langille-Hanna advised this was a two-way radio tower which was different from a cellular tower. Staff always tried to encourage co-location but she did not think there was another two-radio site in the area.

Councillor Harvey advised that a Public Information meeting had been held but no one came.

**MOVED by Councillors Kelly and Merrigan to forward a positive recommendation to Industry Canada supporting the proposal by Atlantic Communications Inc. to construct a 96 foot free standing tower at 5 Estates Road in the Sackville Business Park as illustrated on Maps 1 and 2 of the Staff Report dated September 5, 2000. MOTION PUT AND PASSED.**

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 **Lucasville/Beaver Bank By-Pass**

At the request of Councillor Harvey, Councillor Kelly took the chair for this item.

Councillor Harvey advised that this issue came to the fore last week at a Public Meeting in the community which was well attended and it was clear that a number of growing traffic issues in the Beaver Bank/Upper Sackville/Middle Sackville/Lucasville area would be helped significantly by the building of these by-passes and an interchange on the 101.

**MOVED by Councillors Harvey and Merrigan that a letter be sent to the Chief Administrative Officer of HRM and the Minister of Transportation explaining the increasing urgency of this project and asking that steps be taken to move the project forward as quickly as possible and to advise Community Council of the time lines for this project. MOTION PUT AND PASSED.**

Councillor Kelly relinquished the chair to Councillor Harvey.

12.2 **Report from North West Transit Advisory Committee re Planning of Road Maintenance**

A Memorandum dated September 27, 2000 was before Community Council with a recommendation regarding the planning of road maintenance. This was brought forward by the Transit Advisory Committee because of work on the Bedford Highway and the Bicentennial Highway at the same time.

**MOVED by Councillors Kelly and Merrigan to recommend that staff of Halifax Regional Municipality and Department of Transportation and Public Works should co-ordinate road maintenance in and out of downtown Halifax so that it does not impact the same route at the same time. MOTION PUT AND PASSED.**

12.3 **School Bus Issue - Bruce Drive, Sackville**

Councillor Harvey provided information on a concern from residents of Bruce Drive regarding the fact that school bus service to A. J. Smeltzer Junior High was for the first day of school only. He requested support from Community Council to send a letter to the School Board asking why the service was removed after one day and request that the decision to remove it be re-visited in the interests of the safety of Junior High students who have to cross Sackville Drive at commuter times to get to school safely.

**MOVED by Councillors Kelly and Harvey that a letter be sent to the School Board in this regard. MOTION PUT AND PASSED.**

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

Mr. Walter Regan, Candlewood Lane raised the following points:

- He expressed appreciation for the new Route 87 bus service from Sackville to Dartmouth and on to downtown Halifax. After ten years of asking for such a service, it has cut a whole half hour off his schedule. By the second week, there was standing room only outbound in the afternoon.
- He asked for consideration of a bus shelter at Riverside and Glendale inbound. It was agreed to send the request to Metro Transit to look at counts inbound at this particular stop and bring it forward for consideration in the 2001/02 budget.
- He expressed appreciation for the new crosswalk on Riverside Drive. The two extra crosswalk guards have made a definite improvement.

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

- He asked for an update on the 60 acres at Second Lake. It was agreed to send a request for an update to Angus Schaffenburg, Planner.
- He acknowledged the report on the dam at Paper Mill Lake but asked for an update. In response, Councillor Kelly advised that the owner has been advised of the dam's condition. Department of Environment and Department of Fisheries have been informed. It was not an HRM responsibility although they will be monitoring the situation. Internally the dam was considered structurally sound but externally it did not look good. He understood there were plans to upgrade.
- He asked for an update on the Sackville Streetscape. In response, Ms. Langille-Hanna advised that the next meeting would be October 17 which will comprise a business focus group.
- With regard to the Public Hearing for the Nothin' Fancy application, he appreciated the fact that staff listened to comments from Sackville Rivers Association which were reflected in the Staff Report.
- He asked if there would be any compensation to the Sackville Rivers Association to do restoration work as a result of the Sandy Lake sewage spill but he did not know what the impacts were. In response, Councillor Kelly stated to his knowledge at present there was no compensation and pointed out that Mr. Regan did not have any information at this time in any event. Right now fecal counts are down to recreation quality but there is still a boil order in effect for drinking purposes.
- With regard to the Public Participation Session at the last meeting regarding Springfield Lake, he expressed concern with comments made by staff of Planning and Engineering Departments regarding controls and the fact that there were no regulations or by-law requirements included in the Municipal Planning Strategy. He



also expressed concern that there could be other MPS's that were lacking the same type of controls, particularly in the Sackville River watershed area.

Discussion and clarification took place on Mr. Regan's concerns. It was noted that from the experience with Springfield Lake, staff was looking at ways to close loopholes. Councillor Merrigan urged Mr. Regan to go up and look at the development.

15. **NEXT MEETING DATE** - Thursday, November 23, 2000. (No meeting in October.)

It was noted that Councillor Harvey was acclaimed in District 20 but that Councillor Merrigan was running in the election on October 21, 2000. As well, Councillor Kelly was running for Mayor and others were running for Councillor in District 21.

Councillors expressed appreciation to Councillor Kelly for his efforts and service with North West Community Council since May, 1996. Councillor Kelly, in return, expressed appreciation for the patience and co-operation of Community Council.

16. **ADJOURNMENT**

On a motion from Councillor Kelly, the meeting adjourned at 7:50 p.m.

Sandra M. Shute  
Assistant Municipal Clerk