

June 12th., 1978

Peter Ponsford, 24 Paramac Drive, Sackville came forward at this time to agree with the application. Basically, this application seems to be an exercise in futility but he is speaking in the name of fair play. He wonders why Mr. Lauritsen is being picked on when there are many others who blantly advertise their businesses (trucking companies, bulldozing, etc.) in the telephone directory, newspaper, etc. He asked why the building inspector did not pick these up.

Councillor Fader explained that some of these people have operated these businesses for many years before the new by-law came out prohibiting businesses in R-1 zoning in February of 1973.

Mr. Ponsford suggested that the whole act has to be cleaned up.

Councillor Topple said he was not against Mr. Lauritsen but that a complaint was made and the building inspector has no choice but to check it out. The same thing would have been done to anyone else who had been reported.

Mr. Ponsford could not understand why the name of the complaintant was not given out. At this point, Councillor Cosman suggested that this happens many times and names cannot be given out in each and every case.

In closing, Mr. Ponsford said the whole system seems strange to him when some operate with complete immunity while others operating a small business are forced to close down.

Councillor Gaetz was most sympathetic with Mr. Lauritsen's plight and said he would support him in any way.

When Warden Settle asked to hear from those who wished to speak against the application, four people came forward.

Mr. Alvin Franklin, 49 Pinehill Drive, Sackville, said he had lived there for 16 years. A petition was circulated to 60 of the homeowners in the area out of a possible 74. Of those 60, 59 were opposed to rezoning the property to C-1. In opposition to Mr. Butterworth's statement that the community was drifting apart, this shows quite the contrary - that they are united.

Councillor Sutherland feels it was unfortunate that Mr. Lauritsen was squealed upon as he is not against the beauty salon itself.

Upon Councillor Lachance's request, the heading of the petition was read "This petition is in regard to a request to rezone an R-1 home to C-1 to permit a home commercial operation." As stated previously, 59 persons opposed this and one supported it (with comments.)

Councillor Fader asked if anything had been written in the deeds that the original co-operative owners signed with respect to commercial businesses. Apparently the deeds would not allow any commercial businesses in the homes.

Kathleen Franklin, 49 Pinehill Drive, Sackville, stated that she had chosen the area to live in because it was a residential area offering privacy. She strongly objects to any operation that comes on her street that is commercial. She has talked to other mothers in the area and they do not want their children walking where there is a lot of traffic. She also feels that if a person commits an illegal act, then the consequences are his own fault. Everyone must abide by the rules and if they do not, then they should go somewhere else. Twelve families were the original purchasers of the land and the company by-laws state that there should not be any commercial ventures here.

Muriel Melson, 35 Pinehill Drive who has lived here for 15 years and Jo-anne Ingalls who has lived here for 17 years agree with Mrs. Franklin's statements.

Brian Lipton, 293 Skyridge Avenue, Sackville, lives a few yards away from the property in question. There are elementary school age children walking here and Pinehill Drive is a busy street. In consideration of the safety of these children, the zoning should not be changed. There are several commercial spaces available nearby which could be used instead. He definitely feels this application should be refused because it is not what the residents want.

Patricia Gilhooley, a member of the Planning Advisory Committee gave her opinion on the matter. She has lived and worked in Sackville for the past three years. She strongly objects to this application. The people who buy in these areas want privacy, space for themselves and their children. Their investment must be protected. There is harm being done to commercial establishments who suffer from the competition. They have to pay commercial rates for everything whereas the homeowner with a business does not.

Councillor Lachance feels the matter has been debated freely tonight. It appears that the zoning is the present question and not the issue of the business itself.

Councillor Fader has had several phone calls on the matter. He is aware that other businesses are operating in their homes nearby but he cannot support this application as the residential area must be preserved.

Councillor Baker would like to see the by-laws revised.

Councillor Deveaux will not support changing the zoning but hopes someone will come up with something to allow a person to have a soft type business. Mr. Lauritsen is a victim of circumstances.

June 12th., 1978

It was moved by Councillor Lachance, seconded by Councillor Fader:

"THAT application # 4-78, Lands of Eric Lauritsen, Lot # 33, Lewis Major Subdivision, 29 Pinehill Drive, Lower Sackville, be not approved." Motion Carried.

The third item for Public Hearing was with respect to Proposed Planned Unit Development Agreement
Re Lands at Moir's Mill Road
(Bedford Village) Bedford

The Clerk advised that this item had been duly advertised with no correspondence being received.

The developer showed some sketches and diagrams of the proposed development consisting of 27 townhouses and single family homes on 5.2 acres of land. Under the existing zoning, a building permit can be issued but the homes could not be sold individually. This agreement is up for consideration and the only problem appears to be the park land issue. He showed where the townhouses will go on the map and said that 2,530 square feet of park land will be added.

Councillor Cosman said that three pieces of park land had been discussed at the earlier meeting. It was agreed that PLA be added to P2. Council is being asked to accept land instead of cash and she supports the developer in this instance. Six acres of land have been donated to the rink in Bedford by the developer and they have been very good to the Community.

Councillor Eisenhower agrees that the development is a very attractive one and is well planned.

It was moved by Councillor Cosman, seconded by Councillor Topple:

"THAT the proposed agreement under the P.U.D. By-law between Bedford Village Properties Ltd. and the Municipality of the County of Halifax re lands at Moirs Mill Road, Bedford Village, Bedford, be approved as amended." Motion Carried.

It was moved by Councillor Lachance, seconded by Councillor Baker:

"THAT Council be adjourned." Motion Carried.

Planning & Development Zoning Report

3-78

Leo Carli

Request to Rezone:
Lands of Leo Carli
Lot 2 of the Hart Subdivision
87 and 87A High Street
Bedford, Nova Scotia
District 17

From: R-2 (Residential Two Family Dwelling Zone)
To: R-4 (Residential General Zone)

Application 3-78
May 4, 1978
REVISED! MAY 12, 1978

Municipality of the County of Halifax
38 Dutch Village Road
Post Office Box 300 Armdale
Halifax, Nova Scotia, Canada
B3L 4K3
Telephone 902 477-5641

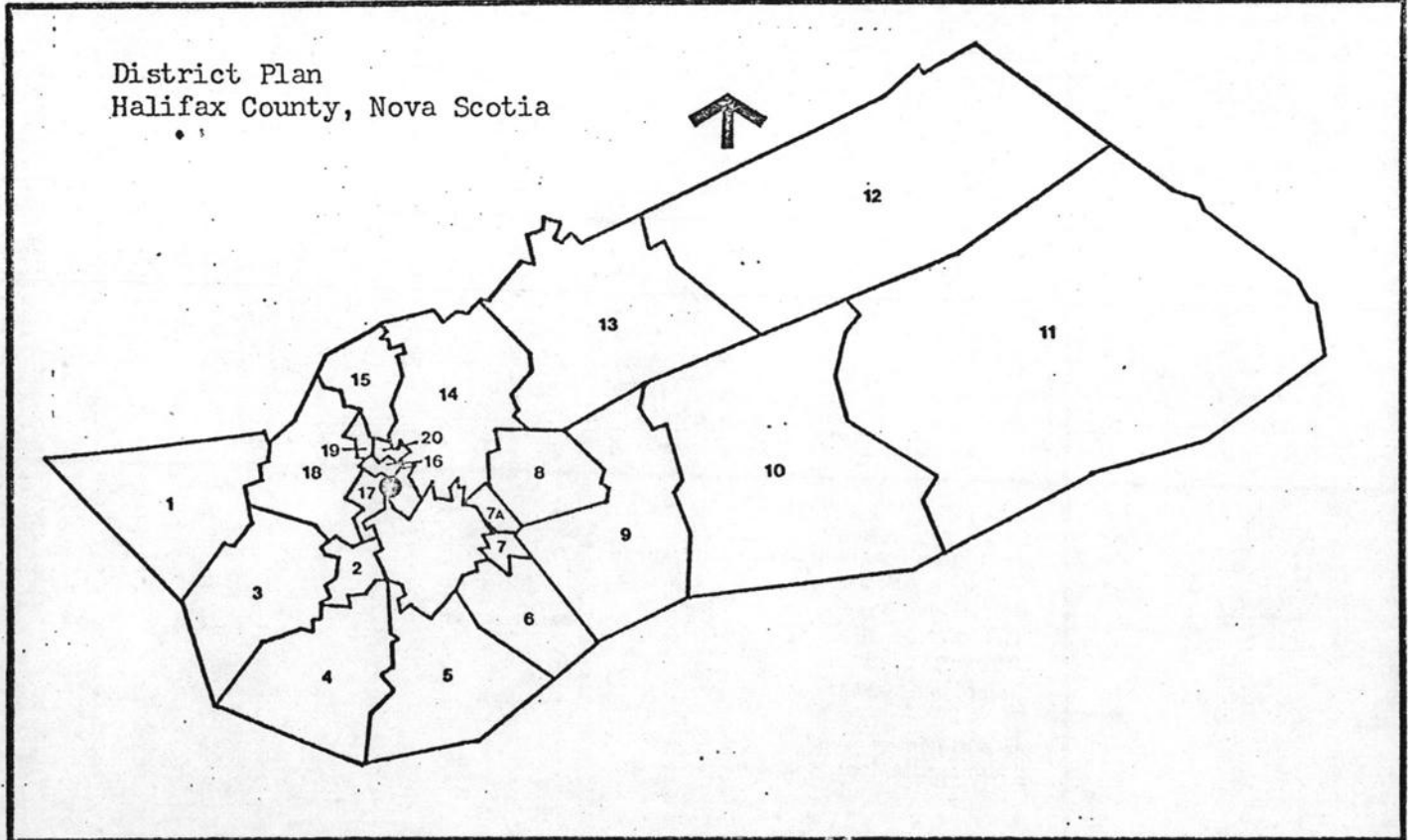
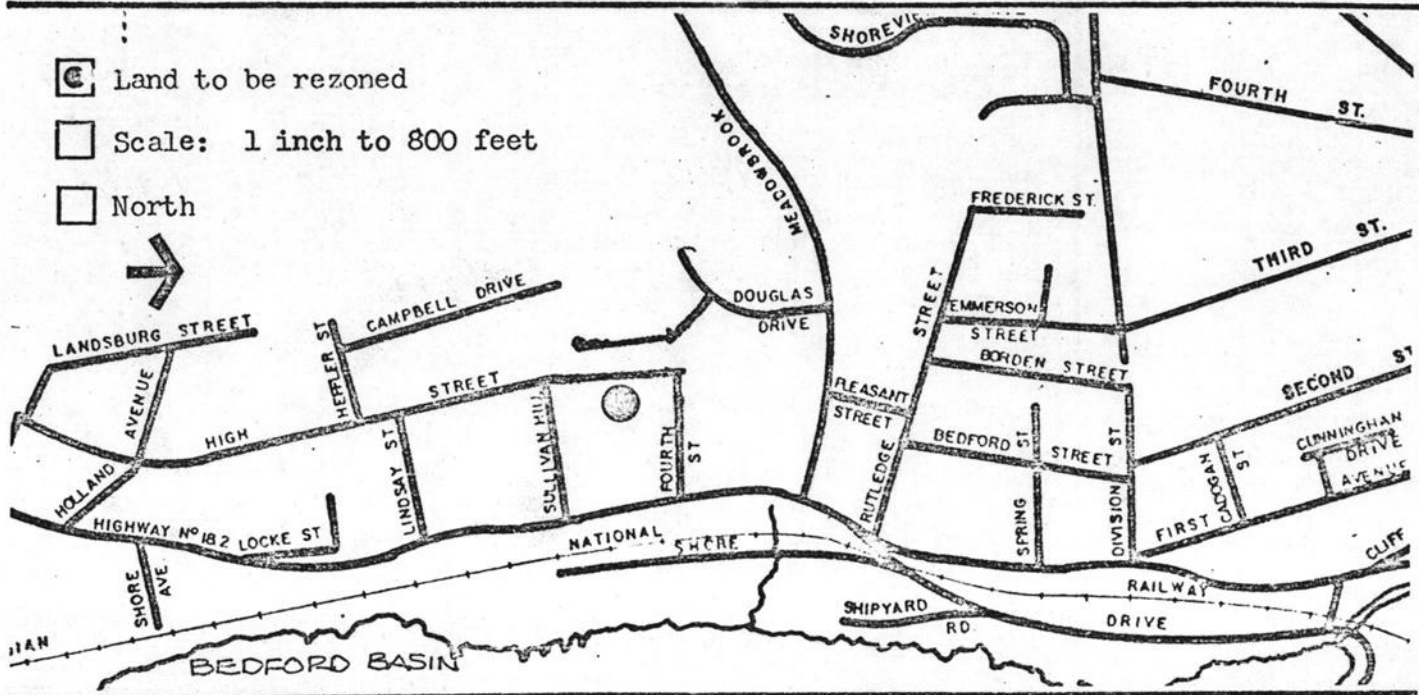
Department of
Planning and Development



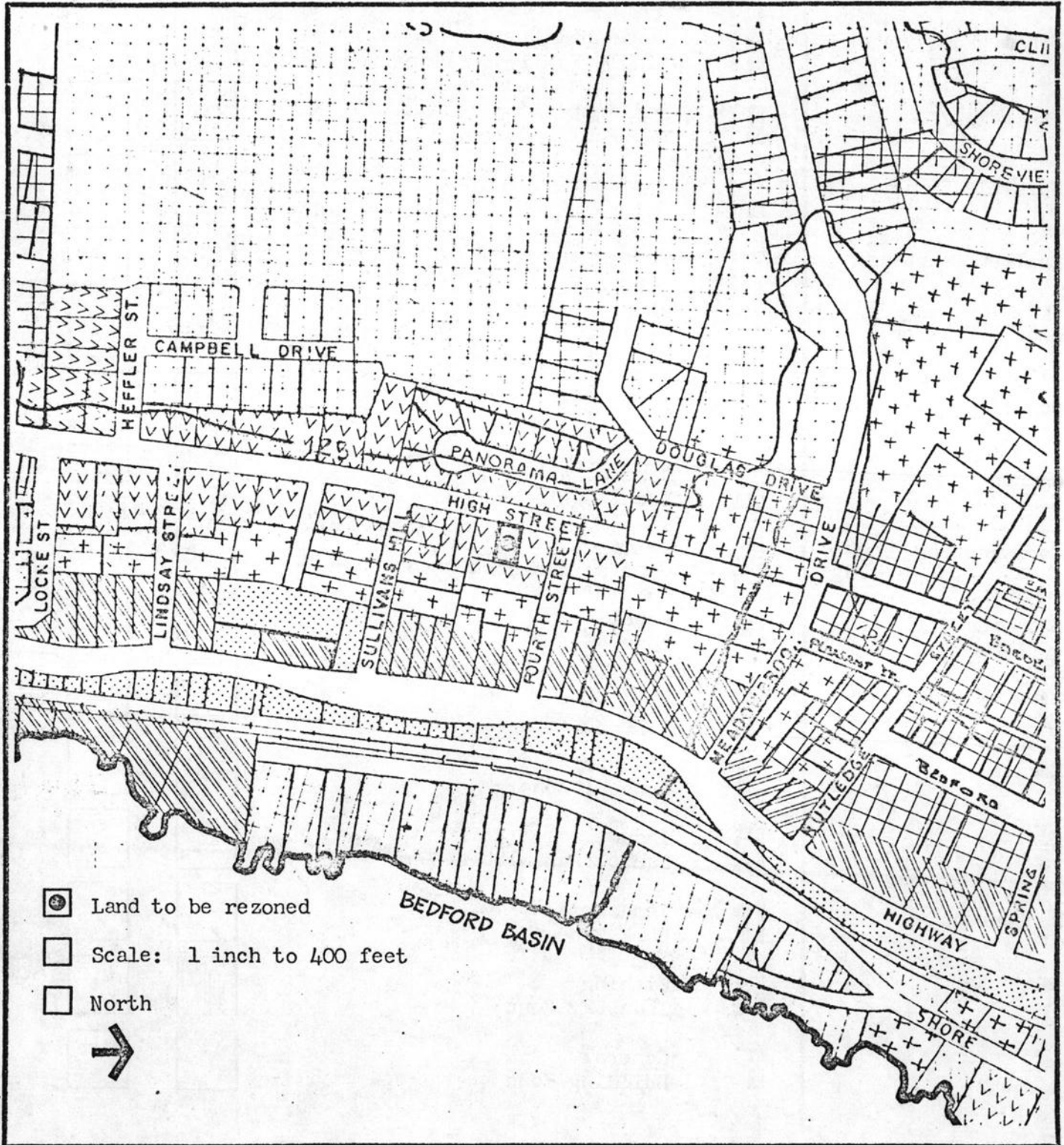
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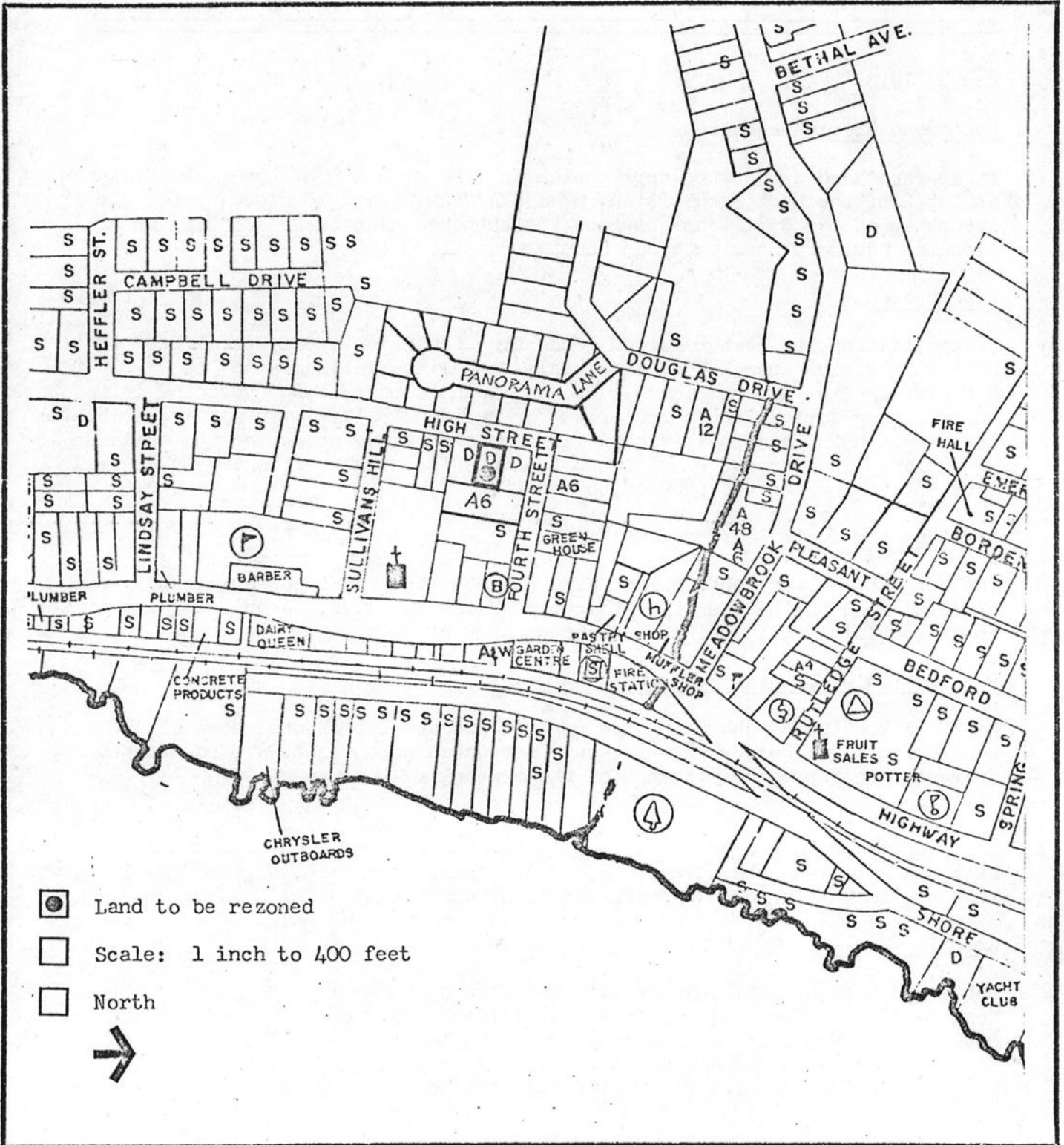
Key Plan and District Plan

District 17
Bedford, Nova Scotia



Land Use Codes	Zone Codes and Description	Pattern Codes	
S Single Family	R1 Residential Single Family Dwelling Zone		
D Two Family	R2 Residential Two Family Dwelling Zone		
A Multiple Family	R4 Residential General Zone		
T Trailer Court	TN Town House Zone		
Tt Single Trailer	T Mobile Home Park Zone		
School	P Parks and Institutional Zone		
Church	C1 Commercial Local Business Zone		
Construction	C2 Commercial General Business Zone		
M Shopping Mall	M Motel Zone		
Service Station	SD Salvage Yard and Dump Zone		
Medical	I1 Industrial General Zone		
G Grocery	I2 Industrial Radio Transmitter Zone		
R Restaurant	IP Industrial Park Zone		
	F1 Fishing Industry Zone		
	G General Building Zone		





Rezoning Application No. 3-78

Leo Carli
Lot 2, Hart Subdivision
High Street, Bedford

May 3, 1978

Recommendation: Rejection

It is recommended that the application for the rezoning of the property known as Lot 2 of the Hart Subdivision, 87 & 87A High Street, Bedford, under the ownership of Leo Carli, as shown on the attached plan be REJECTED by the Planning Advisory Committee and County Council.

Information

An application has been received requesting the rezoning of Parcel 2 of the Hart Subdivision from R-2 (Residential Two-Family Dwelling Zone) to R-4 (Residential General Zone). The applicant's purpose for rezoning is to convert the existing duplex into a four-plex for residential use. The applicant claims that it is not financially viable for him to continue operating the building as a duplex. In order to convert the applicant's building from two units to four the zoning must be changed to R-4.

Previous Approvals

The subject lot was zoned R-2 on June 5, 1973, and received final subdivision approval from the Development Officer on March 12, 1976. A building permit was issued on July 21, 1976 for the construction of a duplex.

Description of Lot and Surrounding Area

Lot 2 is located on the east side of High Street with a total area of 6,000 square feet. A new duplex has been constructed on the lot. There are two driveways that provide parking for the two units.

The subject parcel is located in the midst of a mixed residential area. There is a duplex on the adjacent lot to the north. An apartment building to the east. A duplex to the north; and vacant land to the west, across High Street. Land use in the surrounding area is mixed residential.

Existing Zoning

Lot 2 - R-2 (Residential Two-Family Dwelling Zone)
North - R-2 (Residential Two-Family Dwelling Zone)
South - R-2 (Residential Two-Family Dwelling Zone)
East - R-4 (Residential General Zone)
West - R-2 (Residential Two-Family Dwelling Zone)

Comments

Public Works

"There is an existing duplex on this particular lot. The owner wishes to rezone the lot to R-4 so that they may convert the two units to four units. The lot in question measures exactly 60' x 100'. Densities which would be generated if this lot is rezoned would greatly exceed the design density of 18 persons per acre for the sewer system in this area. Therefore, this rezoning application should be denied."

Planning Department

1. The Planning Department cannot support the rezoning of this property in view of the comments from the Department of Public Works which state that the construction of additional apartment units on Lot 2 will exceed the design density for the sewer system of 18 persons per acre. Given this negative comment, there is some question as to whether or not a Building Permit would be issued for the proposed renovations. If a permit cannot be issued, it would obviously be pointless to rezone the property.
2. The applicant states in his letter of application that the rezoning became necessary when it was discovered that the duplex was "unable to carry itself financially". If this indeed is the case, to correct this problem through rezoning would be a misuse of the legislation. The Planning Department cannot support a rezoning request when the sole reason for the change is not for the benefit of the surrounding community, but that of monetary gain for a single individual. Further it is felt that to change zones simply because of a miscalculation on the part of a builder would be a regressive step. Approval of this request would also serve to encourage many other similar applications from speculators hoping to increase property values through rezoning.
3. Approval of this request would also serve to further erode the stability and character of this residential neighbourhood since R-4 Zoning permits not only medium density residential development but also commercial uses. Several area residents have expressed great concern over this issue given that single family residential property values tend to decrease in direct proportion to the general transition of the neighbourhood.
4. There is a very great concern among residents of the area over the existing traffic situation, especially along the Bedford Highway. Granted this zone change would only permit two additional residential units, however, as was previously noted, approval of this request will also serve to encourage other similar applications, which, if also approved may aggravate the traffic problem still further. There must be a point when the Municipality, having identified specific problems in existing neighbourhoods, says "NO" to proposals that could only further compound the situation. In short, approval of this request will only create more problems for the community and the Municipality.

APPENDIX

ZONING CLASSIFICATIONS:

The following uses are permitted under R-1 (Residential Single Family Dwelling) zoning:

- a) a detached one family dwelling;
- b) the office of a professional person located in the dwelling house used by such person as his private residence. "Professional person" means: Medical doctor, Physician, Surgeon, Dentist, Barrister, Solicitor, Architect and Engineer;
- c) a public park or playground;
- d) a church
- e) a school
- f) a golf course;
- g) a tennis club;
- h) a yacht or boat club;
- i) a public recreation centre;
- j) any use, other than a privy, accessory to any uses in (a), (b), (c), (d), (g), (h), and (i).

The following uses are permitted under R-2 (Residential Two Family Dwelling) zoning:

- a) all R-1 uses;
- b) a semi-detached dwelling;
- c) a duplex dwelling;
- d) a basement apartment;
- e) any use, other than a privy, accessory to any uses in (a), (b), (c), and (d).

The following uses are permitted under R-4 (Residential General) zoning:

- a) all R-1 and R-2 uses;
- b) a fire station;
- c) a sport, recreational or social facility;
- d) a funeral parlor;
- e) a hospital;

R-4 uses: con'd...

- f) a community centre or public hall;
- g) an office building;
- h) a bank;
- i) a drug store;
- j) a fraternity or sorority house;
- k) a nursing home;
- l) a boarding house, lodging house or rooming house;
- m) a green house;
- n) an apartment house;
- o) a grocery store comprising a first floor area of not more than 500 square feet;
- p) a library, art gallery or museum;
- q) an institution, other than for correctional use or the treatment of mental cases;
- r) any use, other than a privy, accessory to any use in (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q).

4-78

Planning & Development Zoning Report

Eric Lauritsen

Request to Rezone:

Lands of Eric Lauritsen
Lot 33 of the Lewis Major Subdivision
29 Pinehill Drive
Lower Sackville, Nova Scotia
District 16

From: R-1 (Residential Single-Family Dwelling Zone)
To: C-1 (Commercial Local Business Zone)




Application 4-78
May 10, 1978

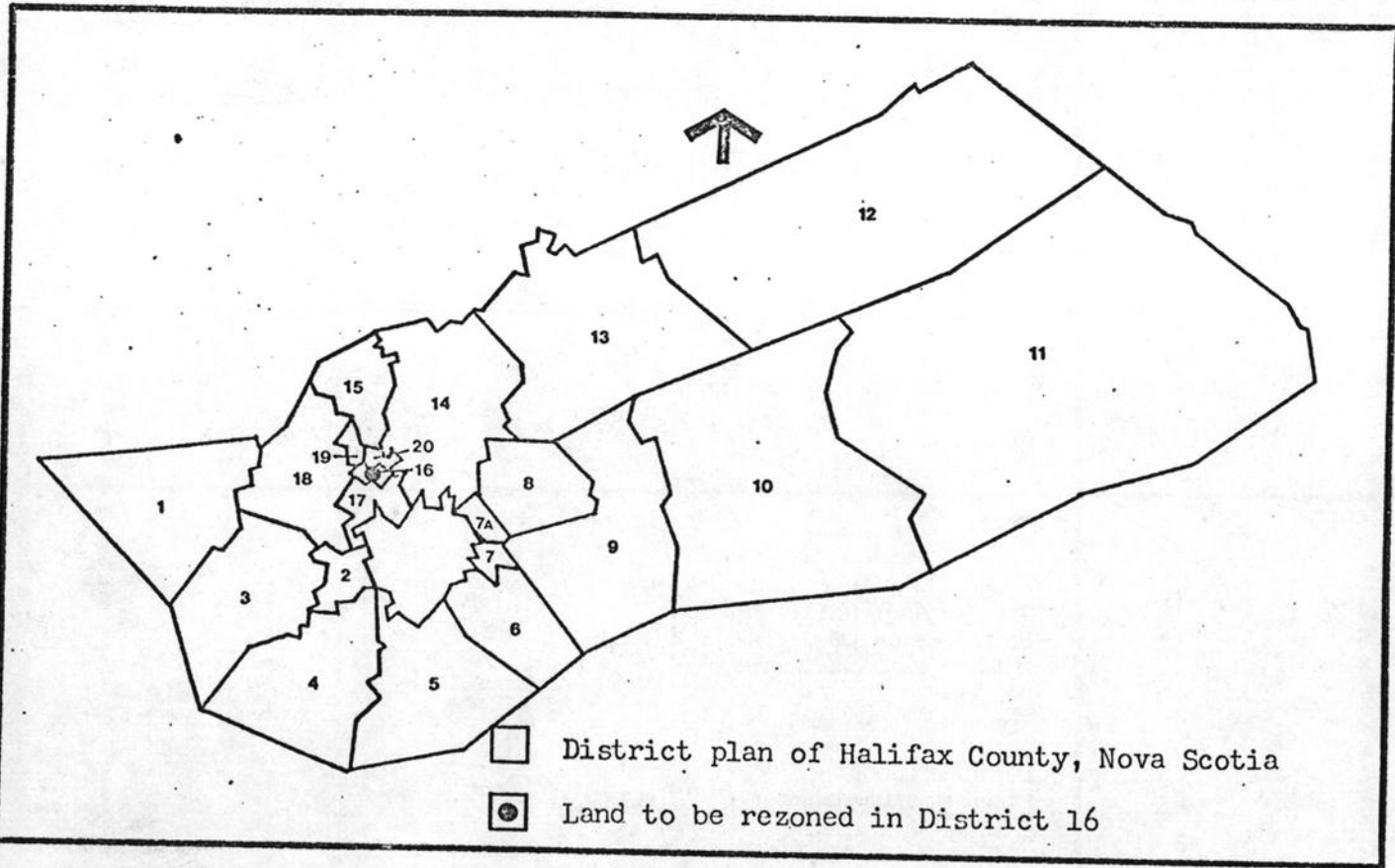
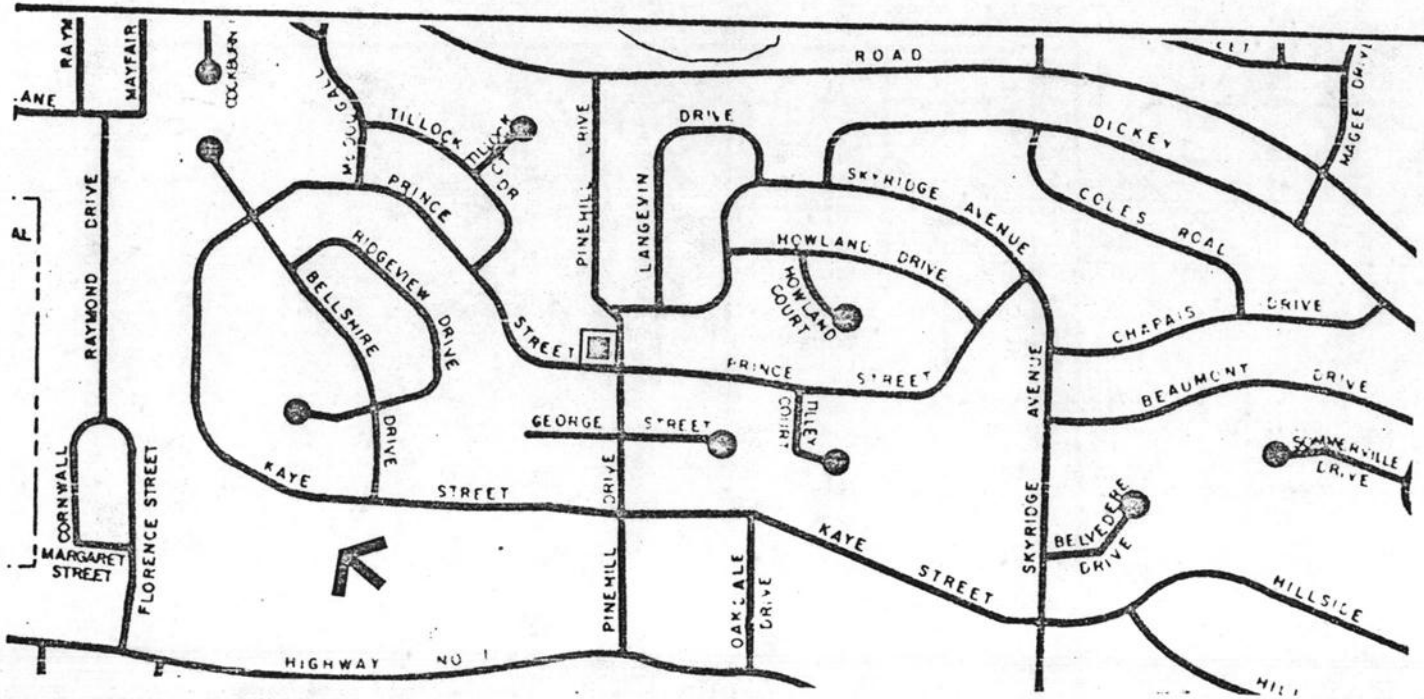
Municipality of the County of Halifax
38 Dutch Village Road
Post Office Box 300 Armdale
Halifax, Nova Scotia, Canada
B3L 4K3
Telephone 902 477-5641

Department of
Planning and Development



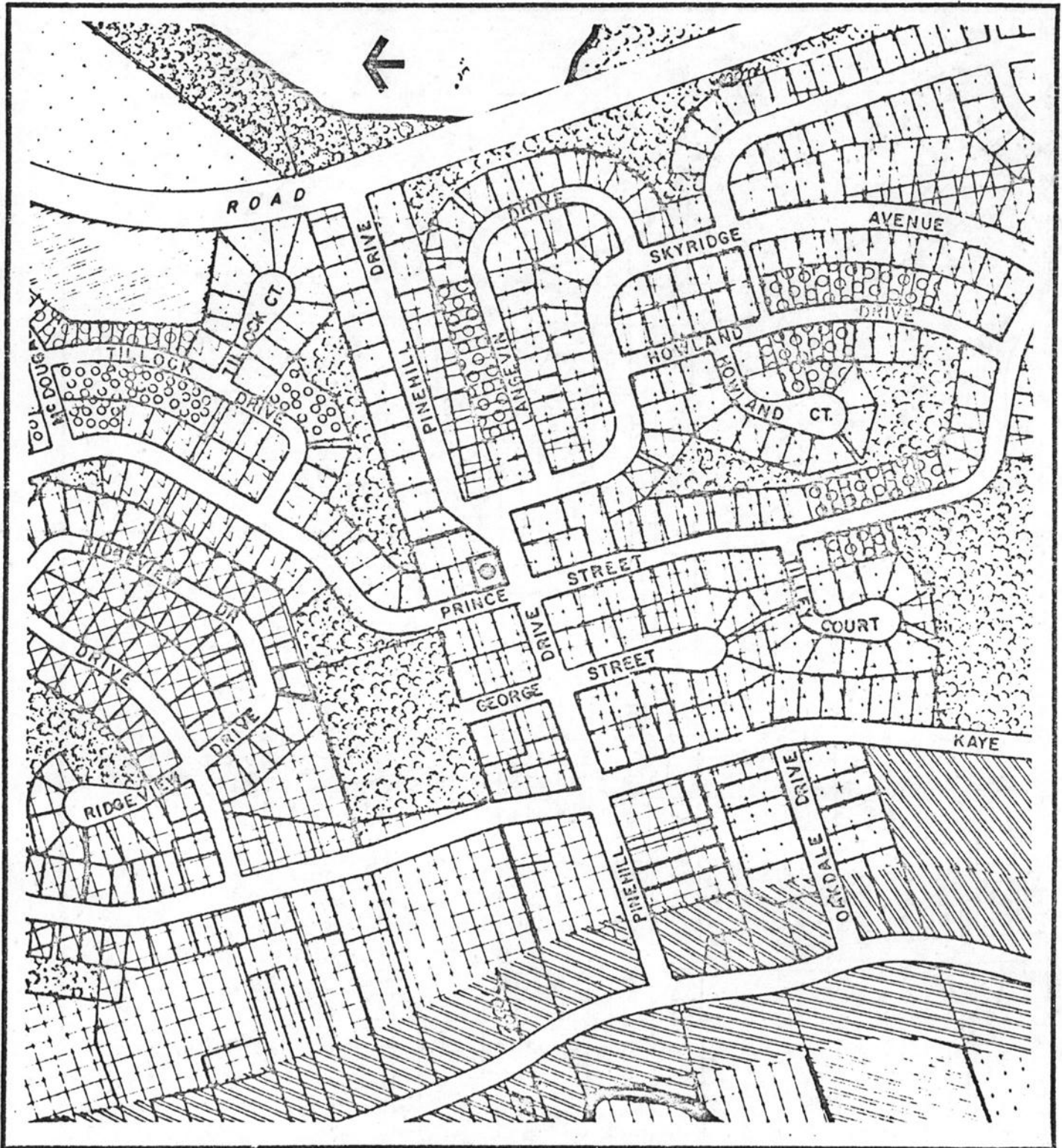
Key Plan and District Plan

-  Key Plan of Lower Sackville, Nova Scotia
-  Land to be rezoned
-  Scale: 1 inch to 800 feet



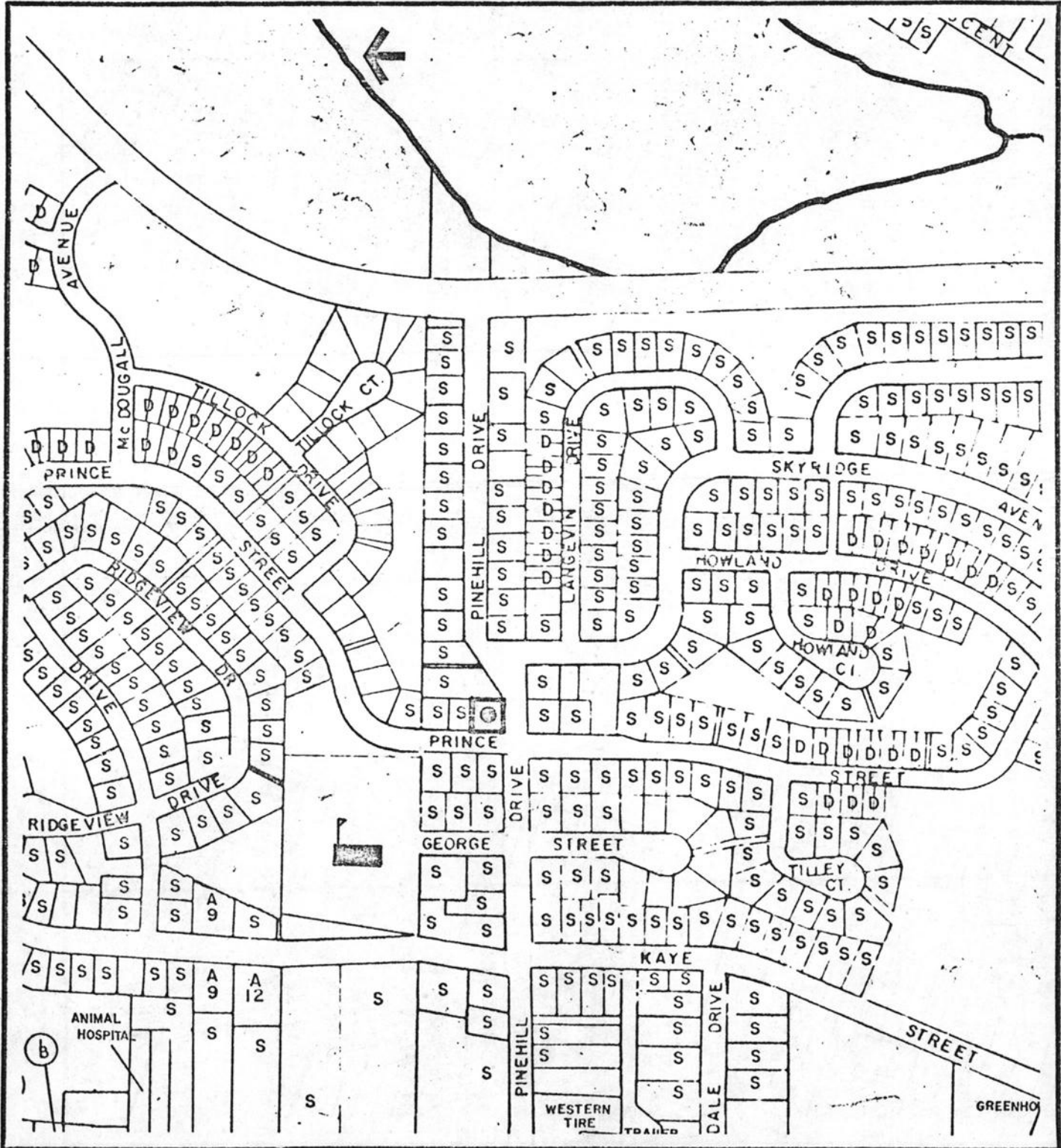
Existing Zoning



































- Land to be rezoned from R-1 to C-1
- Scale: 1 inch to 400 feet
- Map zone pattern legend attached



Existing Land Use

- Land to be rezoned (S)
- Scale: 1 inch to 400 feet
- Map land use code legend attached



Land Use Codes	Zone Codes and Description	Pattern Codes	
S Single Family	R1 Residential Single Family Dwelling Zone		
D Two Family	R2 Residential Two Family Dwelling Zone		
A Multiple Family	R4 Residential General Zone		
T Trailer Court	TN Town House Zone		
T1 Single Trailer	T Mobile Home Park Zone		
 School	P Parks and Institutional Zone		
 Church	C1 Commercial Local Business Zone		
 Construction	C2 Commercial General Business Zone		
N Shopping Mall	M Motel Zone		
S Service Station	SD Salvage Yard and Dump Zone		
 Medical	I1 Industrial General Zone		
G Grocery	I2 Industrial Radio Transmitter Zone		
R Restaurant	IP Industrial Park Zone		
	F1 Fishing Industry Zone		
	G General Building Zone		

Rezoning Application No. 4-78

Eric Lauritsen
Lot 33, Lewis Major Subdivision
29 Pinehill Drive, Lower Sackville

May 10, 1978

Recommendation: REJECTION

It is recommended that the application for the rezoning of the property known as Lot 33 of the Lewis Major Subdivision, 29 Pinehill Drive, Lower Sackville under the ownership of Eric Lauritsen, as shown on the attached plan be REJECTED by the Planning Advisory Committee and County Council.

Information:

An application has been received requesting the rezoning of Lot 33 of the Lewis Major Subdivision, 29 Pinehill Drive from R-1 (Residential Single-Family Dwelling Zone) to C-1 (Commercial Local Business Zone). The applicant's expressed purpose for rezoning is to make the existing Beauty Salon conform to the Municipality's Zoning By-law. The operation of a Beauty Salon is not permitted in an R-1 (Residential Single-Family Dwelling Zone); it is however, permitted in a C-1 Zone (Commercial Local Business Zone).

On January 17, 1978, the applicant received a letter from the Municipality's Solicitor stating that legal proceedings were being taken to close down the Beauty Salon.

The applicant gives the following in support of his application:

- " (a) It is a very quiet operation
- (b) No traffic tie-ups
- (c) All our neighbours are using our services
- (d) All our clients are in favour of us staying
- (e) No complaints with regard to work performed
- (f) Registered with the Hairdressing Association
- (g) Property not defaced by operation
- (h) It is a benefit and needed service "

The beauty salon has been operating for $1\frac{1}{2}$ years. It is located in a small room about 40 square feet.

Previous Approvals

The subject lot was zoned R-1 on March 23, 1972. The lot was approved on May 21, 1959.

Description of Lot and Surrounding Area

Lot 33 is located on the west side of Pinehill Drive with a total area of 7,000 square feet. There is a single-family dwelling located on the lot. The hair-dressing business was operated on the lower floor of the dwelling.

The subject parcel of land is located in the midst of a single-family area. All development in the area is single-family dwellings.

Existing Zoning

Lot 33 - R-1 (Residential Single-Family Dwelling Zone)
North - R-1 (Residential Single-Family Dwelling Zone)
South - R-1 (Residential Single-Family Dwelling Zone)
East - R-1 (Residential Single-Family Dwelling Zone)
West - R-1 (Residential Single-Family Dwelling Zone)

Comments

Public Works

"The purpose for this rezoning is to enable the applicant to carry on a hairdressing business on the premises. The lot is presently serviced. There is no objection from the Public Works point of view why this business cannot be carried out from a sewer and water servicing point of view. However, it is felt that the rezoning in order to carry on this type of business should be to a C-2 zone which would permit the operation of the hairdressing business, but would not permit an increase in density such as could be obtained from either a duplex or an apartment building."

Planning Department

The Planning Department recommends that this application be rejected for the following reasons:

1. The rezoning of this lot, as proposed by the applicant, represents a commercial intrusion into a residential area. One of the functions of zoning is to create uniformity of land use in a given area, offering protection for stable areas from the intrusion of land uses incompatible with existing uses. Consequently a commercial business, such as a beauty salon, should normally be encouraged to locate in a commercially zoned area. The applicant's property is in a stable single-family residential neighbourhood and the rezoning of his property from residential to commercial could pose a threat to the stability of the neighbourhood.
2. A home occupation such as a beauty salon has a way of changing the nature of a neighbourhood. Home occupations often push a residential area in a commercial direction, changing its dominant residential character to a partially commercial one. A beauty salon might begin in a residential area and average one or two customers per day. But over a period of time, the beauty salon might easily attract ten customers per day with the ensuing strains on neighbourhood parking, traffic, sewers, and quiet. If other home occupations join this beauty salon in obtaining similar rezonings, these uses would combine to accelerate change in the character of the residential area.
3. This application is another example of a spot rezoning. If this rezoning were approved it would encourage other similar applications.
4. The Planning Department is opposed to the practice whereby a use is established that violates the Zoning By-law then a rezoning application is brought forward to make the land use conform to the Zoning By-law.

If such applications are approved, the credibility of the Zoning By-law is weakened because other individuals may be encouraged to disregard Municipal Regulations.

5. Although this particular use may not generate a great deal of traffic, it would create a greater traffic flow than a residential use. This represents a serious safety hazard in light of the great number of children walking along Pinehill Drive to the nearby school. There are no sidewalks on Pinehill Drive.

June 12th., 1978

SPECIAL SESSION OF COUNCIL

The Municipal Council met in Special Session in the Council Chamber at 2:00 p.m. on Monday, June 12, 1978.

Warden Ira Settle called the meeting to order with The Lord's Prayer.

The Municipal Clerk, Mr. Bensted, called the roll.

It was moved by Councillor Cosman, seconded by Councillor Eisenhauer:

"THAT Gail Marks be appointed as recording secretary." Motion Carried.

The Warden advised that this session was called for the purpose of considering the approval of a By-Law for the purpose of establishing Regional Transit.

It was moved by Councillor Cosman, seconded by Councillor Eisenhauer:

"THAT a by-law of the Municipality of the County of Halifax conferring the responsibility to the Halifax-Dartmouth Regional Authority respecting the establishment, operation and maintenance of a regional transit system and a regional transit planning and traffic management advisory board be approved." Motion Carried.

It was agreed by Council to have Mr. Jackson, of the Halifax-Dartmouth Regional Authority, Miss Boyd of the Metropolitan Area Planning Commission and Mr. Cox, the solicitor for the Halifax-Dartmouth Regional Authority to come to the front of the Council to answer questions which Councillors may have with respect to the proposed by-law.

Mr. Bensted referred to a memo dated May 26th., 1978 along with a copy of the proposed by-law.

This by-law having been prepared by the Solicitor for the Halifax-Dartmouth Regional Authority.

Mr. Bensted explained the purpose of the by-law.

Warden Ira Settle asked if any Councillor had any questions to be directed to the panel (Jackson, Boyd or Cox.)

Councillor Baker stated that it appeared as if an area rate of four cents per \$100.00 of assessment would be necessary for the transit as far as the Harrietsfield Fire Station. He expressed concern about the area of Herring Cove, Sambro and all around the shore paying for the service which does not reach that part of the district. He questioned the panel as to what area of the district would pay for the service or would the whole district pay.

Mr. Bensted stated that an area rate could be charged on an area or part of an area or district as long as the area were described.

Councillor Deveaux asked if this by-law were passed, would Council make decisions on areas to be served before the Regional Authority puts transit into effect and also if a district could back out of a deal if the district could not support a transit system in his area.

Councillor Deveaux asked if the subsidies provided for the Bedford Sackville area could go into one pot or is this money for the use of the service in this area only. He expressed the concern about money going into one pot so that it would bring costs down in other areas of the County.

Councillor Benjamin expressed concern as to future routes coming into force and if his district could enter the regional transit system at a later date, and if routes could be established outside the designated areas, if this was passed by Council at a later date.

Councillor Fader had questions as to the operation of a regional transit, area rates being established, allotted funds from the Provincial Government and asked basically what Councillor Deveaux had asked. He suggested that the user pay idea would be expensive and had considerable discussion with Mr. Jackson as to future prospects of the financing of the regional transit system. He asked about the procedure to extending routes to serve people outside the designated areas being served.

Mr. Jackson said that the area rate does not have to be levied on the whole district but can be levied on the area within the district which is being served by the transit system.

Councillor Fader suggested that it might be possible to have service in the morning, in the afternoon and a supper time run to the area of the district which is not being served during the day by the transit system.

Councillor Deveaux again brought up the concern about finances and whether the bus route would in the future make money or whether it would not. He said that the bus route in his district presently is making money.

Councillor Benjamin asked if Mr. Cox, solicitor for the Regional Authority, would outline the legal aspects of the by-law again, as to future changing, additions and who has the power for the Municipality to make decisions towards the

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Regional Authority's decisions or actions.

Mr. Cox pointed out that all three of the Municipalities were members of the Regional Authority. He pointed out that one body does not have the majority. Establishing new routes or abandoning old ones would be the decision of each municipal unit. He stated that the deficit for each route has to be picked up by the Municipality in which the route is located. He said that the Council or Councillor concerned has to make the decision as to how the deficit will be paid. Regional Authority and the transit commission is in the business of providing the transportation. Deficit has to be paid for by the Municipality, therefore, Councillors have to work out area rates, who will pay, what rate and what part of the district, etc. is a matter for the Council to decide. Regional Authority is concerned with providing the service.

Councillor Lawrence expressed concern as to the wording on page 4 and on page 6 as to "Boards".

Mr. Cox explained that there would be a Regional Board, but there also could be a small board within each of the three Municipalities. He explained the difference between item 6 and item 7 of the by-law.

Councillor Lawrence expressed concern about one of the City Municipalities telling the County what it could or could not do with regional transit within the County.

Mr. Cox further explained the purpose and nature of the advisory boards.

Councillor Cosman pointed out to Councillor Lawrence that on page 30 of the Blue Book which was passed out earlier pointed out the roles of the different "Boards".

Councillor McCabe stated that the people who get the service should pay for the service. However, his area is quite a few miles from the Cities and it would be difficult for his area to be serviced by the Regional Transit System economically. Mr. Jackson agreed that his district could be served, however, not economically.

Councillor Margeson expressed concern about ferries being mentioned in the by-law and not other means of transportation.

Mr. Cox explained that the City of Dartmouth owns the present ferry service between the two cities.

Councillor Poirier queried about the capital costs of extra vehicles and to serve District # 2 and if the area rate of 7¢ for her district included the \$74,000.00 for the vehicles serving her area. Miss Boyd stated that she had included this cost in the 7¢ area rate. Miss Boyd has pointed out that if the whole of the district was changed then the rate may be less, and if less of the district was serviced then the rate would be more for those using the service.

The Warden then called for a vote on the motion which was carried.

It was moved by Councillor Fader, seconded by Councillor Baker:

"THAT the meeting be adjourned." Motion Carried.

I N D E X

Bedford - Date for Public Hearing re: Elinor & Dawn MacDonald - Motion	2
Bedford Senior Citizen Project, re update - Motion	7-8
Board of Public Utilities - letter re power rate increases - Motion	8
Chief Building Inspector - approval of Report - Motion	3
Chief Building Inspector - approval of Supplementary Report - Motion	3
Director of Planning & Development - approval of Report - Motion	2
Deeds - Acceptance re lands for recreation and public program - Motion	2
Emergency Measures Organization Committee - review by-laws - Motion	6
Finance & Executive Committee - approval of Report - Motion	5
Finance & Executive Committee - approval of Supplementary Report - Motion	6
Halifax County Housing Authority - appointment of representatives to the Nominating Committee - Motion	6
Herring Cove Fire Department - approval of loan - Motion	6
Hubbards Senior Citizen Project - update - Motion	7
Letter re unlisted serviced lands - Motion	2
Letter re teacher cutbacks - Motion	4
Letter to Carl Perry - Motion	5
Letter to the Board of Public Utilities re power rate increases - Motion	8
Motion - Appointment of Recording Secretary	1
Motion - Addition to Agenda	1
Motion - re Public Hearings	1
Motion - approval of May 16, 1978 minutes	2
Motion - approval of Warden's Report	2
Motion - approval of the Director of Planning & Development report	2
Motion - approval of Planning Advisory Committee report	2
Motion - letter re unlisted serviced lands	2
Motion - Date for Public Hearing re Elinor & Dawn MacDonald, Bedford	2
Motion - acceptance of Deeds for lands re recreation and Public Programs	2
Motion - approval of Planning Advisory Committee Supplementary Report	2
Motion - approval of date re Public Hearings 7-78, 2-78	2
Motion - Approval of Public Works Committee Report	3
Motion - Approval of Public Works five year Capital Program	3
Motion - Approval of Chief Building Inspector report	3
Motion - Approval of Chief Building Inspector Supplementary Report	3
Motion - Approval of Municipal School Board report	3-4
Motion - Request for Teacher, Mooseland School	4
Motion - Letter re Teacher cutbacks	4
Motion - Letter to Carl Perry	5
Motion - Approval of School Capital Program Committee	5
Motion - Approval of Finance and Executive Committee report	5
Motion - Deletion of budget re: Sackville Fire Department	5
Motion - approval of date re Special Session of Council	5
Motion - approval of Agreement re S.P.C.	5
Motion - approval of Agreement re Senior Citizen Housing, Middle Musquodoboit	6

Motion - Approval of Finance and Executive Committee, Supplementary Report	6
Motion - Approval of bottled water supply - Waverley	6
Motion - Appointment of representative to the Nominating Committee re: Halifax County Housing Authority	6
Motion - Closing of Administration Building re: Natal Days	6
Motion - Approval of Loan re Herring Cove Fire Department	6
Motion - Appointment of delegates re: Union of Nova Scotia Municipalities Conference	6
Motion - Emergency Measures Organization Committee, review by-laws	6
Motion - Consideration of Tourism as part of recreation	7
Motion - Consideration re: Environment liason and lake advisory boards	7
Motion - accommodation re Provincial Planning Appeal Hearings	7
Motion - update re Hubbards Senior Citizen Project	7
Motion - Consideration re Coffee and Sandwich machines	7
Motion - Update re: Bedford Senior Citizen Project	7-8
Motion - Request for controls re noise of motorbikes	8
Motion - Consideration for emergency fund re: Senior Citizens	8
Motion - Letter to the Board of Public Utilities re: Power Rate Increases	8
Motion - Adjournment	8
Natal Days - re closing of Administration Building - Motion	6
Public Hearings - Motion	1
Planning Advisory Committee - approval of report - Motion	2
Public Hearing - date for Elinor & Dawn MacDonald, Bedford - Motion	2
Planning Advisory Committee - approval of Supplementary Report - Motion	2
Public Hearings - approval of date re: 7-78 and 2-78 - Motion	2
Public Works Committee - approval of report - Motion	3
Public Works - approval of five year Capital Program - Motion	3
Provincial Planning Appeal Hearings re; accommodations - Motion	7
Recording Secretary - appointment - Motion	1
School Capital Program Committee - approval of report - Motion	5
Sackville Fire Department - deletion of budget - Motion	5
Special Session of Council - approval of dates - Motion	5
S.P.C. - approval of Agreement - Motion	5
Senior Citizen Housing - approval of agreement, Middle Musquodoboit - Motion	5
Senior Citizen - consideration of emergency funds - Motion	8
Tourism - consider as part of recreation - Motion	7
Union of Nova Scotia Municipalities Conference - appointment of delegates - Motion	6
Warden's Report - Approval - Motion	2
Waverley - approval of bottled water supply - Motion	6

MINUTES OF A MEETING OF THE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF THE COUNTY OF HALIFAX

June 20th., 1978

The regular June Session of Council was opened by Warden Settle with the Clerk calling the roll.

It was moved by Councillor Fader, seconded Councillor Sutherland:

"THAT Mrs. Terri Durling be appointed as recording secretary." Motion Carried.

Items were then added to the agenda as follows:

Councillor Topple - Use of council chambers
Councillor Walker - Hubbards Senior Citizens Complex
Councillor Baker - Dispensing machines
Councillor Cosman - Bedford Senior Citizens Complex
Councillor Deveaux - Mufflers for motor bikes
- Emergency funds for senior citizens
- Proposed power rate hikes

It was moved by Councillor Sutherland, seconded by Councillor Topple:

"THAT the above items be added to the agenda and the agenda be closed." Motion Carried.

Councillor Deveaux had mentioned at the beginning of the annual session of Council that the items added to the agenda during the May session of Council should be dealt with before adjourning today. Councillor Topple elaborated on this saying if these items are not dealt with at the meeting, then they should appear at the top of the agenda for the next month. Councillor Margeson agreed with this but would like to see it done on a rotating basis with one Councillor taking one item at a time.

It was moved by Councillor Topple, seconded by Councillor Eisenhauer:

"THAT items added to the agenda and not dealt with at that session be placed at the first of the agenda at the next session." Motion Carried.

It was moved by Councillor Margeson, seconded by Councillor Topple:

"THAT items added to the agenda be dealt with in rotation." Motion Carried.

With regards to the motion by Councillor McCabe referred from March 21st. session of Council that Council rescind the motion of March 7, 1978 for Council to hold public hearings re zoning applications instead of the Planning Advisory Committee, it was recommended by the Finance and Executive Committee to withdraw this motion as the original motion has already been acted upon. A new motion could be made.

Councillor McCabe therefore withdrew his motion of March 21, 1978 and asked that Council consider going back to having the Planning Advisory Committee hear them as it is too expensive to be heard by the whole Council.

It was moved by Councillor McCabe, seconded by Councillor Eisenhauer:

"THAT Council authorize the Planning Advisory Committee to hold public hearings with respect to rezoning instead of being held by Council." Motion Defeated.

Councillor Topple did not agree with this at all as he feels it is just as expensive to have it go before the P.A.C. and then back to Council for the final decision. The Councillors do not have to attend if they do not want to as it is their own choice. The rural Councillors have as much right to make decisions about rezoning in the County as do urban Councillors. It cannot help to go back to the old method as everyone gets the whole story now and a lot of bad decisions are avoided by having everyone hear the facts firsthand. Councillor Walker agrees that better decisions are made by the whole Council.

Councillor Streach stated that he has been on the Planning Advisory Committee for two years now and enjoys it very much. The Committee did not usually agree in their decisions. Lobbying will be cut down on if the whole Council hears the application and so will politicizing by individual Councillors who have their own opinions on the matter and may inadvertently influence other Councillors who were not there to hear the facts for themselves. It is also in the best interest of the people applying and although it maybe more costly, the cost is warranted as a good decision has to be made.

Councillor McCabe feels that the rural Councillors are just as competent as the urban ones in making zoning decisions. Councillor Topple stated he was quoting from the Bedford/Sackville News in his previous statements on this and personally feels the same way as Councillor McCabe does.

Councillor Cosman thinks the Council does a good job and feels they are to be commended for getting all the facts out and making good decisions but she still feels it is a waste of tax dollars for the whole Council to hear them. It can be as much as four times as costly which adds up to a lot of money.

Councillor Fader suggested at this time that sandwiches be brought in at 5:30 p.m. and Council resume immediately after supper.

Concerning the approval of the minutes for May 16, 1978, Councillor Cosman submitted some amendments in writing to Mr. Bensted.

It was moved by Councillor Benjamin, seconded by Councillor Cosman:

"THAT the minutes of May 16, 1978 be approved as amended." Motion Carried.

It was moved by Councillor Gaetz, seconded by Councillor Smith:

"THAT the Report of the Warden be received." Motion Carried.

Referring to the Warden's Report, Councillor Topple said that he has never accepted the fact that there is national disunity in Canada. The people and the media have been brainwashed into thinking this. Inflation itself can be blamed on some of the bilingual programs instituted by the federal government.

Warden Settle explained that when the Canadian Constitution was made up Canada was 80 percent rural and 20 percent urban. This is now completely reversed and the same rules cannot apply now. Changes have to be made now.

Councillor Topple was concerned that unity is such an issue. He is especially upset that a man such as our present Prime Minister is going to be left to change the constitution. It should not be changed until there is a better leader. The number one concern should not be unity but regional disparity and it seems that the federal government cannot see this.

It was moved by Councillor Gaetz, seconded by Councillor Sutherland:

"THAT the Report of the Director of Planning and Development be approved." Motion Carried.

Councillor MacKenzie asked about Gaetz Brook School lot which is listed in the Report of the Director of Planning and Development as approved. It seems that this school is almost completed now. Mr. Bensted explained that this land had to be expropriated and this is why the approval is only being given now.

Councillor Sutherland asked about items 33 to 36 contained in the same report, lands of the Nova Scotia Housing Commission and Mr. Bensted replied that approval of these is setting the step for official acceptance by Council.

Councillor Gaetz asked how the figure of 5 percent of the market value was arrived at for land for recreational purposes to which Mr. Bensted said that the first three lots are exempt and then 5 percent is paid on the rest of the lots. This is the evaluation given by the assessor as to the approved lots in the area.

It was moved by Councillor Gaetz, seconded by Councillor Sutherland:

"THAT the Report of the Planning Advisory Committee be approved." Motion Carried.

With reference to the Report of the Planning Advisory Committee, Councillor Deveaux would like to see some prompt action on subdivision approval on serviced lands located at Eastern Passage. This is an urgent matter.

There was concern on Councillor Margeson's part about the land donation at the corner of Pine Haven Drive and Beaverbank Road which fronts on a lake. When this is turned over to the County, will they be responsible in the event that children are in the area. Perhaps a fence will have to be erected. The County is responsible once they take over Mr. Bensted's land.

It was moved by Councillor Deveaux, seconded by Councillor Streach:

"THAT a letter be forwarded to the Minister of Municipal Affairs re unlisted serviced lands as recommended in the Planning Advisory Committee Report." Motion Carried.

It was moved by Councillor Cosman, seconded by Councillor Eisenhauer:

"THAT Council set the date of July 18, 1978 for a public hearing re undersized lot, Lands of Elinor and Dawn MacDonald, Bedford, Lot A2B under the 1966 Legislation, Application # F-271-78." Motion Carried.

It was moved by Councillor Margeson, seconded by Councillor Sutherland:

"THAT the Municipal Council accept deeds for the following lands for recreation and public programs:

- (A) Parcel PU-1, Lakeleaf Heights Subdivision, Upper Sackville.
- (B) Park Area Lot - C & D Lively Subdivision, Beaverbank." Motion Carried.

It was moved by Councillor Eisenhauer, seconded by Councillor Topple:

"THAT the Supplementary Report of the Planning Advisory Committee be approved." Motion Carried.

It was moved by Councillor Topple, seconded by Councillor Fader:

"THAT Council set the date of July 10, 1978 at 7:00 p.m. for public hearings re zoning application # 7-78 and application # 2-78." Motion Carried.

It was suggested that the Report of the Public Works Committee be dealt with now as Mr. Gallagher has another meeting scheduled for this evening.

It was moved by Councillor Baker, seconded by Councillor Cosman:

"THAT the Report of the Public Works Committee be approved." Motion Carried.

The Public Works Committee recommend approval of the estimated Capital Works Program covering the next five year period, a copy of which each Councillor has. Mr. Bensted explained that as each item is dealt with, the Council will have to approve it at that time.

Mr. Gallagher came forward to give a brief rundown of the program and answer any of Council's questions. He explained that the gross costs are \$29 million. There are \$3 million covered in grants and C.M.H.C. pay \$5 million. Councillor Streach asked how much of the next five years is the County expected to fund to which Mr. Bensted replied \$13 million.

Warden Settle feels that this method of funding will eventually disappear as both the federal and provincial governments will give the County the upfront grant money rather than pay it over the years. This will save them a lot of interest.

Mr. Gallagher went on to say that they are working through the master plan which advocates developing in areas where the population is growing instead of remote areas. Councillor Eisenhower was concerned about the developer who may want to put a house in a remote area. Will he have to wait 5 years for water and sewer. Mr. Bensted suggested that the Municipal Development Plan will be making provisions for this type of problem. Councillor Streach asked a similar question about an unserved area mentioned in a private and confidential report. Mr. Bensted said these areas are not covered in the five year projection but they will be dealt with in the Municipal Development Plan. They may not become what the present landowner envisions but it will deal with the planned serviced boundary area as they exist now.

Councillor Margeson asked why C.M.H.C. helped with some of these projects and not others to which Mr. Gallagher explained that they only deal with main water transmissions and truck sewers to avoid pollution of the water. They do not deal with local sewers.

Councillor Benjamin was also concerned about large blocks of land that have been set aside for residential use. These people spend money putting in their own septic tanks and wells. Then a few years down the road, the streets are dug up to install new sewer and water lines. This is poor planning and should be done before rather than after. Mr. Gallagher agreed that these problems are attributable to lack of planning. Restrictions are intended to try and concentrate development where services can easily go.

It was moved by Councillor Fader, seconded by Councillor Toppie:

"THAT the five year capital program re public works be approved and submitted to the provincial Department of Municipal Affairs." Motion Carried.

It was moved by Councillor Margeson, seconded by Councillor MacKenzie:

"THAT the Report of the Chief Building Inspector be approved." Motion Carried.

It was moved by Councillor MacKenzie, seconded by Councillor McCabe:

"THAT the Supplementary Report of the Chief Building Inspector be approved." Motion Carried.

It was moved by Councillor McCabe, seconded by Councillor Walker:

"THAT the Report of the Municipal School Board be received." Motion Carried.

While dealing with the Report of the Municipal School Board, Councillor Deveaux expressed his views about money spent on French instruction. In his opinion there are other languages such as Italian, Spanish, etc. that are just as popular. Where there are a majority of French people, then it should be the main language but not otherwise. It is hard to say how long cost-sharing will continue for this French instruction. It appears that the minority have more to say than the majority. There are certainly more important issues than the bilingual program. If cost-sharing is cut out, then the Municipality will have to bear the entire cost. It seems that the federal and provincial governments will provide money for any French programs but not for the more pressing needs.

Councillor Streach added that the Liberal party have been in power for 16 years and maybe now some people will change their minds about them. If the government changes, maybe some of the money will then go to other important issues.

Councillor Cosman thought some of the Councillors were overstepping their bounds by showing party politics. More concern should be shown about the teacher cutbacks in the County.

This is a democratic government said Councillor McCabe and the people vote for whoever they want in office.

Councillor MacKenzie thought there was discrimination on our own school board. Some of the children in the County are singled out to have French instruction while others are not. It is important to have two languages in this modern world

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and the school board is being discriminating in selecting only a few to teach it to. He is also upset that the only one-room school house in Halifax County is being closed. He has not been officially notified of this but it has been rumoured. The ratepayers in the area want the school kept open. They will go before the board in order to keep it open. Eight to ten children will now have to travel 28 miles to another school. He wonders why there are no funds to keep the school open when it will cost just as much to transport these children.

Councillor Topple thinks the Liberal party is a socialist government. He is not against teaching French but where do you draw the line. There is a French school being built in Dartmouth and who is going to pay to have children transported to this school.

It seems that no one present can answer many of the Councillors question about education tonight stated Mr. Bensted.

Councillor Topple also feels that the curriculum that is being taught should also be looked at.

Councillor Benjamin asked about the teacher supervision for lunch hours. Through a blunder on the part of the provincial government in their negotiations with the teacher's union, the County now has to pay for this supervision. It seems that the teachers did not mind doing it but it is now costing the County \$176,030.00

Councillor Fader is also concerned about transportation, teacher's fringe benefits, lunch hour supervision, etc. This should all go before the Finance and Executive Committee and some answers should be given. Most of the members of the School Board Committee are away at a convention today.

Deputy Warden Williams would like to have Mr. Perry or someone else in authority from the School Board to answer these and any other questions the Councillors may have.

It was moved by Councillor MacKenzie, seconded by Councillor Walker:

"THAT the Municipal School Board be requested to approve a teacher for the Mooseland School for the next school year." Motion Carried.

Out of the 96 teachers requested by the County of Halifax, only 50 have been granted said Councillor Cosman. She feels a letter should go to the Minister of Education strongly protesting this teacher cutback and asking for consideration as to the effects on the children.

It was noted by Mr. Bensted that the Minister of Education has stated publicly that if there are serious problems in September after enrollment, he will look at the matter again.

Councillor Topple said he could not support Councillor Cosman's idea as there is a possibility that all of these teachers are not needed.

Councillor McCabe interprets the Minister as saying that if the teachers are definitely needed after enrollment, then that is the only time they will get them.

Councillor Streach cannot agree with Councillor Topple as he sees that Halifax County is in a very unique position. Enrollment is going up every year. The rule for the province does not hold true for the County of Halifax. The County is quite justified in asking for more teachers and every avenue should be used. The County should not have to pay for the teachers.

Councillor Streach gave a good example of how unfair the province is being in their teacher cutbacks to the County. There are two schools in Elderbank and Meagher's Grant. It is rumoured that these schools will be closed and that the students will be taken to a consolidated school in Musquodoboit. They are throwing away two perfectly good schools and paying out high costs in transportation just so that they can cut down on teachers. Councillor Streach will not allow the closure of these schools if at all possible.

Councillor McCabe was unaware of any plans to close these schools and he was concerned that this may go to the Press before it is confirmed. Even Mr. Perry knows nothing about it.

Councillor Smith said it was rumoured that the levels of programs in the Gaetz Brook School are going to be cut down one of which is Canadian History. Councillor Gaetz did not know where these rumours were coming from as he had heard quite the contrary.

Deputy Warden Williams closed the discussion by stating that Council was not getting anywhere with this and they will have to wait until someone is here to answer the questions.

It was moved by Councillor Cosman, seconded by Councillor Margeson:

"THAT a letter go forward to the Minister of Education vigorously protesting the teacher cutbacks in Halifax County and vigorously urging the Minister to reconsider the Municipal School Board request for 96 teachers, also for the Minister to consider the drastic affects on the quality of education on our children in doubled up classrooms and the problems inherent in extra busing." Motion Carried.

It was moved by Councillor Margeson, seconded by Councillor Cosman:

"THAT a letter of best wishes go to Mr. Karl Perry for his future." Motion Carried.

It was moved by Councillor MacKenzie, seconded by Councillor Baker:

"THAT Council adjourn until 6:00 p.m." Motion Carried.

Councillor Cosman asked if her request about the dead head mileage re the selection of a site for the school bus garage had been received yet and Mr. Bensted told her it had not.

It was moved by Councillor Gaetz, seconded by Councillor Sutherland:

"THAT the Report of the School Capital Program Committee be approved." Motion Carried.

It was noted by Councillor Topple that the County should ensure that the water supply is adequate before they build a school. Many times it is, said Mr. Bensted and as time goes by, the water supply gets smaller. At one time they did not do arsenic tests on the water as they now do.

Concerning the Middle Sackville Elementary School, Councillor Sutherland asked when it would be ready. It should be completed by January 1980 according to Councillor Fader who went on to say that they looked at the existing treatment plant used by the subdivision and it is not large enough to accommodate the school. Survey work is complete and everything goes according to schedule, tenders will be called this fall.

It was moved by Deputy Warden Williams, seconded by Councillor Topple:

"THAT the Report of the Finance and Executive Committee be approved as amended." Motion Carried.

In dealing with the Report of the Finance and Executive Committee, Councillor Topple asked if people were on duty 24 hours a day at the S.P.C. He was assured that someone would always be there to both answer all telephone calls and to respond if necessary.

Councillor MacKenzie read a very disturbing letter he received from a resident in his district with regards to dog control. The man flatly refuses to buy a license for his dog because the County Dog By-laws are not being adhered to. It is time to get moving on the problem as he has failed in all his personal attempts.

Councillor Eisenhower suggested that a ticketing procedure be implemented for dog control such as the one they have in Dartmouth. The Finance and Executive Committee should be requested to take initial steps to ensure that there are such clauses in the Dog By-laws. This is a good law but Councillor Topple wondered about its enforcement.

According to Deputy Warden Williams the S.P.C. are doing a fine job in his area so far. At one time there were 6 or 7 dogs in the school yards whereas there are none now. It is the people who need to be educated not the dogs. As for the fellow who wrote the nasty letter to Councillor MacKenzie, he should be prosecuted for not getting a dog license. Councillor Baker as well is pleased with the service of the S.P.C.

It was moved by Councillor Fader, seconded by Councillor Streach:

"THAT Item # 5 in the Report of the Finance and Executive Committee dealing with the budget of the Sackville Fire Department be deleted from the Report." Motion Carried.

It was suggested that Councillor Gaetz write a letter to the Municipal Clerk about the problem he is having in his area with a man playing his amplifiers very loudly outside. This will help to establish guidelines for a new noise by-law.

It was moved by Councillor Fader, seconded by Councillor Margeson:

"THAT a special session of Council be called for Friday, June 23, 1978 at 2:00 p.m. to deal with (1) budget for Sackville Fire Department and (2) the County Legal Department." Motion Carried.

It was moved by Councillor Eisenhower, seconded by Councillor Walker:

"THAT the agreement between the S.P.C. and the Municipality re dog control be approved." Motion Carried.

It was moved by Councillor McCabe, seconded by Councillor Fader:

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"THAT the Designation Agreement between the Municipality of the County of Halifax - C.M.H.C. - Nova Scotia Housing Commission re 15 units Senior Citizens, Middle Musquodoboit, be approved and the Warden and Clerk are authorized to sign the said agreement." Motion Carried.

It was moved by Councillor Streach, seconded by Councillor Benjamin:

"THAT the Supplementary Report of the Finance and Executive Committee be approved." Motion Carried.

Councillor Benjamin spoke on the bottled water program for the Waverley homeowners saying it was not to be construed as a term solution. There are around 50 residents who have it and the cost is being borne by the province. The administration of this program has yet to be worked out but the residents are thankful for this help after 2 ½ years of waiting, surveys and reports.

It was moved by Councillor Benjamin, seconded by Councillor Fader:

"THAT the proposed provincial program re supply of bottled water re Waverley homes with arsenic contamination above the Department of Public Health accepted standards be approved." Motion Carried.

It was moved by Councillor Fader, seconded by Councillor Streach:

"THAT Councillor MacKenzie be appointed as Council's representative to the Nominating Committee re appointment to fill a vacancy on the Halifax County (government) Housing Authority." Motion Carried.

It was moved by Councillor Sutherland, seconded by Councillor Eisenhauer:

"THAT the Municipal Administration Building be closed on Monday, July 3, 1978 re July 1 Canada Day." Motion Carried.

It was moved by Councillor Baker, seconded by Deputy Warden Williams:

"THAT a loan re Herring Cove Fire Department in the amount of \$30,000.00 be approved to be repaid (principal and interest) over a period not to exceed 10 years. Subject to the Municipal Council reserving the right to set an area rate for the purpose of recovering any outstanding principal and interest, if necessary." Motion Carried.

It was moved by Councillor Walker, seconded by Councillor Deveaux:

"THAT the Warden be authorized to appoint the voting delegates and alternates to the Annual Conference of the Union of Nova Scotia Municipalities." Motion Carried.

Councillor Deveaux feels that the \$25.00 fine charged to people who refuse to clean up unsightly premises is not high enough as often it costs a lot more than this to clean it up. Bringing people to court for only \$25.00 is ridiculous. Councillor Deveaux made a motion to increase this fine but on the solicitor's advice later withdrew it. The solicitor explained that tenders can be called to demolish unsightly premises if they are not cleaned up and each day is considered another offence once the person has been brought to court and refuses to clean up the property.

It was moved by Councillor Deveaux, seconded by Councillor Walker:

"THAT the Finance and Executive Committee consider an increase in the fine re Unsightly Premises By-law ." Motion Withdrawn.

Apparently damage was done to some of the properties in Councillor Deveaux's area recently when the sewer and water lines were being constructed. The insurance company looked at the damage but nothing more was done about it. Mr. Bensted explained that the property owners should take civil action against the contractors and the Municipality can not be held responsible. Councillor Topple did not agree as the County issued a contract to the company to repair the lines. An inspection should be carried out before and after the work is done to prove any damages and it should be stipulated in the contract that damages will be paid. According to Mr. Bensted the contractor is required to carry sufficient insurance and that most properties are inspected prior to work being done.

In Councillor Cosman's opinion, there is a need to have the E.M.O. By-laws updated. The present Committee consists of herself, Councillor Poirier and Warden Settle and they should look it over to suggest revisions. Also, a hazard analysis should be done and brought back to Council.

It was moved by Councillor Cosman, seconded by Councillor Walker:

"THAT the E.M.O. Committee be asked to review the By-laws for recommendations and ask E.M.O. for a hazard update." Motion Carried.

Councillor Smith wondered if the Unsightly Premises By-law applied to people who were actually living in their homes or only vacant houses. She was informed that it applied to both and that the owner is still responsible even if garbage is being put there by other people.

Councillor Cosman asked if the Report from Thorne Riddell were ready yet and it was noted that it is going to Council at the

end of this week. This item should be on the agenda for new business.

Councillor Margeson had a suggestion re tourism. He feels it should be combined with recreation as it's a shame the County does not have a tourism department as do the other governments. There is something to be gained by this. Councillor Topple added that there is funding available for this type of project and there is even money available to have municipal people working at the tourism bureau at the airport.

It was moved by Councillor Margeson, seconded by Councillor MacKenzie:

"THAT the Finance and Executive Committee be requested to look at the matter of tourism as part of recreation." Motion Carried.

Councillor Margeson had similar views on environment. This may come under health or public works but there should be some environment people on staff in the municipality to check such things out.

It was moved by Councillor Margeson, seconded by Councillor Streach:

"THAT the Finance and Executive Committee look at the matter of environment liason and lake advisory boards." Motion Carried.

Councillor Baker had made a motion some time ago to have the Finance and Executive Committee look at pollution of lakes. Councillor Streach refreshed his memory saying that this matter had been looked after and it had been suggested that lake advisory bodies be set up in individual areas rather than one central one. Councillor Topple suggested that they look at the Dartmouth Lakes Advisory Committee and see what they do.

Councillor Fader brought to Council's attention the report on the electoral boundaries which was presented to them today. He would like to see this put on the agenda for Friday after all Councillors have had an opportunity to read it over.

It was moved by Councillor Walker, seconded by Councillor Streach:

"THAT items added to the agenda by Councillors MacKay and Lachance be deferred to the July session of Council." Motion Carried.

As Councillor Streach was a little late today he would like to be able to add another item to the agenda - telephone service. Council agreed this was acceptable.

On several occasions, Councillor Topple has come into the Municipal Building and noted that the Provincial Planning Appeal Board hold their meetings in the Council Chambers. The County is providing them with lights, heat, space and coffee. The telephones are being tied up by people who are not authorized to use them and some of the solicitors are putting their feet up on the new chairs. He suggests that they use other quarters for these meetings or else be charged a fee. Many of the Committee Meetings are inconvenienced by this. Other organizations could be allowed to use the chambers for a fee. Mr. Bensted feels the provincial government would probably pay a fee, and upon the suggestion of the Finance and Executive Committee locks have been put on the doors leading into the lounge prohibiting people from using the telephones and other facilities. Keys have been issued to the Councillors. It was also noted that many of the appeals held here are against the County and the County is supplying them with the space, etc. free of charge. Councillor Eisenhower added that the federal, provincial and municipal business should all be kept separate. Many of the Councillors have found it difficult to find a parking space especially on the days the appeals are held. Councillor MacKenzie was concerned about ratepayers of the Municipality who may have to go downtown to a new location and pay parking fees. Improvements are needed said Councillor Streach and added that the Councillor's lounge was going to be first on the list.

Perhaps the appeal could be held in the area it concerns and a fee charged. It would certainly be more convenient to the residents involved.

It was moved by Councillor Topple, seconded by Councillor Walker:

"THAT the Provincial Planning Appeal Board be advised to obtain other quarters for holding hearings re appeals." Motion Carried.

Concerning the Hubbards Senior Citizens Project, Councillor Walker cannot seem to get any more information on it. He wants a letter written so that he can obtain a complete update on the project. It has been promised for two years and he still does not even know where the site is.

It was moved by Councillor Walker, seconded by Councillor Margeson:

"THAT a letter go to the N. S. Housing Commission for update on Hubbards Senior Citizens Project." Motion Carried.

It was moved by Councillor Baker, seconded by Councillor Cosman:

"THAT the Finance and Executive Committee look at dispensing machines re coffee and sandwiches." Motion Carried.

Councillor Baker would like Finance and Executive to look at the possibility of having a sandwich and coffee machine installed in the County Building as many of the Councillors are here for long hours and are eating here. Mr. Bensted said there was a coffee machine installed for twelve months and it was taken out because it lost money.

Again speaking about senior citizens projects, Councillor Cosman would like to know the progress on the one in Bedford. The Housing Commission has been looking for a site for two years.