

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

"THAT a letter go to the Nova Scotia Housing Commission requesting an update re the Bedford Senior Citizens Complex." Motion Carried.

Councillor Deveaux thinks if the County could get rid of motorbikes and dogs their problems would be solved. There are motorbikes going into the school properties in his area and they are destroying property. He would like to see the provincial government make it mandatory to install mufflers to keep the noise down to the level of all other cars. Councillor Topple thought there was already a law regarding this and it probably is not being enforced.

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

"THAT the provincial government be asked to take steps to enforce the control on the noise of motorbikes at the same level as automobiles." Motion Carried.

Councillor Deveaux is also worried about the senior citizens and the affect of rising prices on them. There has been some effort in the past to ease the tax burden on senior citizens but not enough. Now they are being faced with sewer bills and 1978 taxes. These people are being put under a strain. Some of them may have a couple of thousand in the bank but they are saving it for emergencies, illness, funerals, etc. They are not given any assistance because of their savings. Councillor Topple agreed with this and thought the Housing Commission should be approached re spending money on senior citizens projects. Not everyone wants to live in one of these but would rather stay in their own homes. The Housing Commission should update these homes instead of building more condominium units. Councillor MacKenzie stated that many senior citizens cannot afford to stay in their homes because of needed repairs to furnaces, home upkeep, etc. Councillor Walker noted that there is a report coming from the Ocean View Manor Board of Management which will deal with home aid services.

When asked for suggestions to help senior citizens, Councillor Cosman spoke about a program in Toronto which allows senior citizens to register their names for snow removal and then people go to their homes and do this free of charge. Also, C.M.H.C. should give a forgivable loan to senior citizens to allow them to keep their home in a state of repair. Councillor Margeson thought some of the funds from Atlantic Loto could be used to help senior citizens.

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

"THAT the Finance and Executive Committee look at the possibility of setting up an emergency fund for the purpose of assisting senior citizens and a program for administration of such assistance." Motion Carried.

Councillor Deveaux stated that the proposed power hikes are going to make it just about impossible for senior citizens to remain in their own homes. These new rates are affecting everyone and they are one of the main reasons for inflation. These high rates should be offset by means of subsidies in order to keep the power rates down. The County should go on record as opposing this new application and a letter should go to the P.U.B., as well as Premier Regan. Councillor Streach agreed with these statements and also feels that there is a need for equalization of power rates across the the country. These increases should not have to be borne completely by Nova Scotians. Councillor Topple suggested that this would be of interest to the Union of Nova Scotia Municipalities and this should be directed to them at their next meeting. He also feels that the Power Corporation is not showing any conservation themselves according to the numbers of street lights he sees around, and the number of employees they have as compared to when Nova Scotia Light and Power was in charge. They should be using wood which is readily available in Nova Scotia instead of importing a fuel oil.

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

"THAT a letter go to the Board of Public Utilities expressing concern of power rate increases unless there is provincial or federal assistance for senior citizens and families on fixed incomes. Copies to go to Premier Regan and John Buchanan. Also, there should be a federal program re equalized power rates across the country." Motion Carried.

Councillor Fader mentioned that this is senior citizen's week and that all the Councillors should try to get out and visit their senior citizens.

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

"THAT Council adjourn." Motion Carried.

MINUTES & REPORTS

of the

SECOND YEAR MEETINGS

of the

THIRTY - NINTH COUNCIL

of the

MUNICIPALITY OF THE COUNTY OF HALIFAX

JULY COUNCIL SESSION

TUESDAY, JULY 18th, 1978

&

Council Session July 10th, 1978

MINUTES OF A SPECIAL SESSION OF COUNCIL OF THE MUNICIPALITY OF THE COUNTY OF HALIFAX

MONDAY, JULY 10, 1978

Present: Warden Ira Settle, Councillors Smith, Gaetz, Lachance, Topple, Deveaux, Lawrence, Poirier, Walker, MacKenzie, Streach, Benjamin, Margeson, Fader, Cosman, Sutherland and MacKay.

This being a special session of Council for Public Hearings re Zoning Applications, Council was opened at 7 o'clock by Warden Settle with the Lord's Prayer followed by Mr. Bensted calling the roll.

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

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

Council was advised that a new recording system was being tested this evening. Warden Settle then explained the procedures for public hearings held for zoning applications.

The first hearing dealt with Application # 7-78, Lands of Wendall Mayhew, Lot 1B, Newell A. Stewart Subdivision, Highway # 1 - Lower Sackville, From R1 (Residential Single Family Dwelling Zone) to C1 (Commercial Local Business Zone)

Miss Dorothy Smith of the Planning Department proceeded with the information and description of the lots in question. The land is located in district # 16 and is halfway between Skyridge Avenue and Hillcrest Street on Highway # 1 in Lower Sackville. The purpose of the application is to rezone Lot 1B to keep it in uniformity with the lands of Wendell Mayhew fronting on Highway No. 1 and extending back to the northern boundary of Lot 1B. The existing land uses in the area are mixed consisting of a grocery store, a gas station, a paint store, a vacant lot and some single family homes. On the opposite side of the street is Payzant Building Supplies, Hefler's Auto Shop, a cemetery and some additional single family homes. Mr. Mayhew wants to consolidate the two lots and erect a rollerskating rink, 200' x 60' which will also be used for tennis, badminton and skateboarding. The building will be two storey and an apartment will be included on the second floor for security purposes. His existing T. V. repair/sporting goods business will also operate from this structure.

The Department of Public Works' main concern was the possibility of Mr. Mayhew erecting an apartment building on the lot once the land is rezoned to C-1. This would produce sewer flows in excess of a density of 18 persons per acre. Since there is no guarantee that Mr. Mayhew will only build the rink with a one unit apartment instead of a large apartment building, they recommended that the application be denied.

The Planning Department agrees with Public Works adding that a rollerskating rink so close to the residential area is undesirable. The noise factor as well as possible trespassing, vandalism, etc. could be problems. Presently Lot 1B acts as a buffer zone between the commercial development and the residential area and this should be protected. This type of recreation is definitely needed in Sackville however it was felt that another area would be more desirable.

It was noted that no written correspondence had been received either in favour or against the application.

Mr. Buschell who is representing Mr. Mayhew took the floor to speak in favour of the application. He feels that objections from people outside the immediate area are not that important. Even though a rezoning application may be granted, in the course of the development, changes may take place in order to obtain permission from the Departments of Highways, Environment and Health as well as the building inspector. Mr. Mayhew will make assurances to Council that he plans to build only what he has suggested and nothing more and will do so by bond or a restrictive covenant. Mr. Mayhew will also relocate his T. V. repair/sporting goods business elsewhere since it is not in keeping with a rollerskating rink. The old building will be removed as will probably a number of older buildings in the future which will be replaced by newer ones.

Mr. Mayhew went on to say that he had asked a few of the residents in the area what they thought of his proposal. There are only two properties directly in back of his proposed rink and their main concern was trespassing. Mr. Mayhew would put up a fence along the back of his property but the two families would have to do the same in order to cut down on any trespassing.

There were no more speakers either for or against the application.

Councillor Fader, the district representative gave his views on the matter. He approves of the application. He has known Mr. Mayhew for many years and this man has a desire to create a service for the community. He, himself, has not heard from any persons either in favour or against the application. This rink would be an asset to the community as it would provide recreation and a service. There would be no burden on the taxpayers. There are only 6 families from Hillcrest to Skyridge who would be affected in any way. You will see much more of this type of development in years to come. The four way highway can handle this easily. Mr. Mayhew will still have to meet the guidelines and by-laws from the building inspector and fire marshall.

Since no one has spoken against the application, Councillor Lachance also agrees that the application should be granted. It will be a definite service to the community which will accommodate large groups of young people. Vandalism will be prevented by giving the young people something to do.

However, Councillor Cosman will not support this because it is spot rezoning again and will intrude on the residents

in the area. There are no assurances that an apartment building will not be built instead. There is a high vacancy rate in the Sackville commercial area now. How would the County deal with the problems of noise that will certainly come from this. This is a poor planning as there is no way to soundproof this type of building.

Councillor Topple agreed with Councillor Cosman adding that he was not convinced that Mr. Mayhew would put in the rink instead of an apartment building since there is nothing the County can do about accepting covenants. He supports the Planning Department's decision on this since it appears to be more of a capital gain than a service to the community.

Councillor Benjamin was concerned about the parking problems of such a project. Councillor MacKay said that mostly children would attend the functions held here so parking would not be a problem.

Councillor Streach wondered why there was no one here to speak out strongly against the noise factor. The Planning Department have stated that they would not object to this going into a commercial zone. If the residents were concerned about the noise, they would be here tonight.

Councillor MacKenzie brought up the fact that the entrance would be on Highway # 1.

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

"THAT the rezoning application # 7-78 re lands of Wendell Mayhew, Lot 1B, Newell A. Stewart Subdivision, Highway # 1, Lower Sackville - From R1 (Residential Single Family Dwelling) Zone to C1 (Commercial Local Business) Zone be and the same is hereby approved." Motion Carried.

The second hearing dealt with Application # 2-78, Lots # 110 and 111, Glen Moir Subdivision, Lands of J. Ross Holdings Ltd., 1083 Bedford Highway at Bedford From R2 (Residential Two Family Dwelling) to C2 (Commercial General Business) Zone.

Dorothy Smith stated that neither correspondence for or against the application had been received except for a letter from Project Planning Consultants Limited received today which Mr. Campbell of the Planning Department will explain later. She then went on to describe the property which is located in district # 17 on Highway # 1 in Bedford. The area in question is mostly commercial with some single family dwellings located north and south of the subject lots as well as across the street. The applicant wants to use the existing buildings for an office and workshop space for a cabinet-making business. The Planning Department recommend approval of this application because the area in question is no longer attractive for single family residential development. The traffic and noise along with the already extensive commercial development make it unattractive as a residential area. Project Planners who are preparing the Municipal Development Plan feel that these two lots may be considered part of the Bedford "Main Street" Commercial Development concept.

Mr. Campbell then came forward and explained that no formal comments had been received on this application but Councillor Cosman had expressed concern about the Main Street boundary. There is a discrepancy in the location of this boundary according to Councillor Cosman and some of the residents of Bedford. Project Planners were asked for their comments on this which are contained in their letter of today's date. In general they feel that the boundary will be determined by the Municipal Development Plan in future, that the five residences in question are surrounded by traffic, a railroad and several other commercial enterprises. It is unfortunate that this problem has arisen however the problem will continue until the final adoption of the Municipal Development Plan.

Councillor Cosman asked why the contents of this letter were different from the comments made this morning by Project Planners on the telephone. Then they said the boundary should stop at the Texaco Station. Mr. Campbell agreed that there were different views but Project Planners feel that the basic question of the boundary just has not been settled yet and decisions are difficult to make. The decision made tonight will have an affect on the main street boundary in the end.

Mr. Jack Ross, Boutilier's Point, is president of J. Ross Holdings Ltd. a one man operation. He has been accused of being a land developer but this is not the case. He is originally from Winnipeg and came here because there seemed to be opportunities. He has bought some properties and being a cabinetmaker by trade, fixed them up and re-sold them. He purchased the property on the Bedford Highway last year and is having a hard time renting it. People with children do not want it because of the danger of heavy traffic. A childless couple lived there for awhile but found it difficult to get on the main highway again because of the traffic. He is now renting it to a single girl but is taking a loss in rent. He would now like to convert it into an office and workshop and display samples of carpets, ceramic tiles, etc. His type of business would not cause a lot of traffic.

It was noted by Councillor Cosman that the two lots are 100' x 100' total and she asked Mr. Ross' intentions for the lot that has nothing on it at present. That lot is 40 x 100 and it is undersized and nothing can be built on it said Mr. Ross.

In calling for people to speak against the application, Joan Pride of Bedford took the floor. She is here tonight as a private citizen. She has lived in Bedford and been a ratepayer for a long time. She disagreed with one of Mr. Buschell's comments earlier that people who do not live in the immediate area should not have their comments considered important to the matter. There are four families who live on Shore Avenue and their homes are well built and well maintained. Some of these families have children as well. The term "prime residential area" used here tonight is not understood. There people on Shore Avenue will virtually be boxed in and the value of their properties will go down. She feels that the commercial zone should stop at the Texaco Station.

Councillor Lachance asked Mrs. Pride what type of commercial project she would like to see here. She replied that she did not want any commercial projects here but wants it to remain residential. She thought this was going into the Municipal Development Plan. There is a neighbourhood here and she can see no need to change it to commercial.

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The next speaker against the application was Jack Bathurst of Bedford who is also the Chairman of the Planning Committee of the Bedford Service Council. He explained that a number of concerned Bedford residents got together and over a long period of time produced a document called "The Time Has Come - Some Proposals for Change" dated May 1976. They called themselves the Bedford County Plan Committee and their main goals were to stimulate interest in and carefully scrutinize the oncoming Municipal Development Plan, to have some positive impact on that plan and to work to ensure that development in Bedford would be in the best interests of the whole community. The Bedford Service Council have endorsed these goals and 18 subsequent public meetings were held each year. Proposals were drawn up which the Bedford Service Council endorsed and these in turn were submitted to the County of Halifax. A lot of planning and thought went into this and it was developed on a strategy basis. It was felt that any commercial endeavours should be centered between the two intersections, that is highways 1 and 7 and highways 1, 2 and 3 and that further commercial development along the Bedford Highway, Dartmouth Highway and the Waverley Road should be restricted to avoid congestion. A special meeting was held re this particular application and it was unanimously decided that it be opposed because it is a spot rezoning and there is already an existing neighbourhood here. Commercial development should definitely stop at the Texaco station and Locke Street. This represents the views of some 41 residents of Bedford. Maritime Tel & Tel's recent application was turned down and they were told it was presumption of approval since they are only recommending their zoning ideas.

Concerning the problem of the residents enduring high noise levels, it is not that bad. Even if it were, something could be done such as diverting truck traffic between 9 p.m. and 7 a.m. such as the City of Halifax do.

Mr. Bathurst also feels this is rather opportunistic since Mr. Ross has purchased this property at a cheap price in a residential zone. By rezoning it the value of the property will rise considerably.

Councillor Lawrence wondered why the west side of the Bedford Highway could not remain residential and have the other side entirely commercial. Mr. Bathurst did not feel this would be wise as the people in the small neighbourhood on Shore Avenue would have their homes ruined and approving applications like this will encourage others on the opposite side to do the same.

Councillor Cosman stated that she feels that Council tonight holds the fate of the Bedford Highway in their hands. There are more than five single family homes involved here since there are nine other homes near Mr. Ross' property and fifteen across the street. She fully supports Mr. Bathurst's comments. The document Mr. Bathurst spoke about was signed by 41 persons who attended almost all of the 18 meetings but there were about 150 people actually involved in the proposals and it reflects what the people want.

It took a long time to put this together but it is what the people want to see in the Municipal Development Plan. They do not want to see the Bedford Highway turn into a neon drag strip. Mr. Ross stands to gain by this as the property will definitely increase in value should it change to C-2.

Councillor Topple thinks there are not enough people like Mrs. Pride who get involved in their community. We must consider the difficulty we may be putting other residents into by changing this. Their property will be devalued. Project Planners are not giving a clear picture of their opinion on the matter.

Councillor Lachance agrees that this is not in the best interests of the entire community. The community does not need this. He, too, is concerned about the letter from Project Planners since the Bedford Service Council have clearly done a lot of work and stated emphatically what they want. The Municipal Development Plan is going to be based on the information submitted and it is quite clear that Bedford does not want this to go commercial.

To clear up the matter of Maritime Tel & Tel and their recent rezoning application, Councillor Fader asked that Dorothy Smith explain this. Council approved of the application allowing Maritime Tel & Tel to locate their switching station but the property itself was not rezoned.

Having cleared this up, Councillor Fader went on to say that Mr. Ross was only trying to do something right by making this application. The property was for sale for a long time. In the future there will be new people with new ideas and everything will change again. The motels in the area came about because previous owners died and families were not interested in the homes. They were sold because people do not want to live on the main highway. If the people on Shore Avenue were really interested, they would be here tonight. He does not feel that this small business will take away from the appearance of the main highway.

Councillor Streach stated that Bedford breeds very capable women such as Councillor Cosman, Mrs. Pride and other ladies he has heard about. Bedford is a very organized community consisting of a lot of concerned residents and some entrepreneurs. The reality is that there is a railway station and a busy highway as well as a commercial core which does not spell residential.

Councillor Lachance commented that Council is off base here. The people are represented by those present tonight. They have presented a report that took 18 months to prepare and which presents a picture of what the community wants. This is nothing personal against Mr. Ross himself.

It was Councillor Sutherland's opinion that the neighbourhood existing as such now will not last much longer and it is only a matter of time.

Councillor Lawrence agreed that the opinions expressed by the Planning Committee of the Bedford Service Commission are probably those of most of the community and their efforts are appreciated. She does not feel that the fate of the Bedford Highway will be decided tonight but probably this decision will contribute to it. There seems to be an

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inevitability about this side of the Bedford Highway and rejection of this application will only buy more time for the residents. The decision on the boundary will be decided in the next few months.

Councillor Benjamin feels the fate of the Bedford Highway has already been decided. There is a railroad here with a very busy highway and it is not a desirable neighbourhood to move into because of this. It seems that this will ultimately go to commercial.

Councillor Cosman, herself, lived near a railroad for many years and it is something that the residents become accustomed to and it does not bother them. The purpose of this rezoning application is for monetary gain only since two lots are included in the application. The residents are being represented by herself, Mrs. Pride and the resolutions contained in Mr. Bathurst's report from the Bedford Service Commission. The people definitely do not want a commercial drag strip here.

In conclusion, Councillor Topple agrees that Mr. Ross does have a problem but so do the other nine homes involved here. Council can buy some time for them by denying the application.

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

"THAT the Rezoning Application # 2-78 - Lots # 110 and 111, Glen Moir Subdivision - Lands of J. Ross Holdings Ltd., 1083 Bedford Highway at Bedford from R2 (Residential Two Family Dwelling) Zone to C2 (Commercial General Business) Zone be not approved." Motion Defeated.

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

"THAT approval of this application be deferred until Project Planners make a presentation to Council on the Municipal Development Plan." Motion Defeated.

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

"THAT the Rezoning Application # 2-78 - Lots # 110 and 111 Glen Moir Subdivision - Lands of J. Ross Holdings Ltd., 1083 Bedford Highway at Bedford from R2 (Residential Two Family Dwelling) Zone to C2 (Commercial General Business) Zone be approved." Motion Carried.

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

"THAT Council adjourn." Motion Carried.

Council adjourned at 9:15 p.m.

TUESDAY, JULY 18th, 1978

I N D E X

Bedford - Approval of undersized lot re: lands of Elinor and Dawn MacDonald - Motion	1
Building By-Law - Approval of amendment - Motion	7
Bedford - Temporary Borrowing Resolution re: Water service - Resolution	8 - 9
Bedford - Temporary Borrowing Resolution re: sewer service - Resolution	9
Board of Public Utilities - Letter re: Water Bills - Motion	10
Chief Building Inspector - Approval of Report - Motion	6
Cole Harbour High School - Approval of Temporary Borrowing - Resolution	7 - 8
Cragg, Robert - Approval of Agreement re legal services - Motion	11
Director of Planning and Development - Approval of Report - Motion	6
Department of Education - Submission of the Municipal School Board's Capital Items - Motion	7
Finance and Executive Committee - Approval of Report - Motion	4
Finance and Executive Committee - Approval of Report - Motion	7
Finance and Executive Committee - Approval of Supplementary Report - Motion	7
Highland Park Subdivision - Acceptance of deeds re park areas - Motion	6
Harrietsfield - Approval of transfer of land - Motion	7
Letter - to Board of Public Utilities re: Water Bills - Motion	10
Letter - to the Minister of Health re health regulations - Motion	10
Legal Services - Approval of Agreement re: Robert Cragg - Motion	11
Motion - Appointment of Recording Secretary	1
Motion - Approval of undersized lot re lands of Elinor and Dawn MacDonald, Bedford	1
Motion - Consideration for teacher re: Mooseland School	2 - 3
Mooseland School - Consideration re: teacher	2 - 3
Motion - Approval of Finance and Executive Committee Report	4
Motion - Approval of June Council minutes	5
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Motion - Approval of Special June Council minutes re: Public Hearings	5
Motion - Request for investigation re on-site sewage disposal systems at Pinegrove Subdivision	5
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Motion - Approval of the Director of Planning and Development Report	6
Motion - Approval of Planning Advisory Committee Report	6
Motion - Approval of date re: Public Hearing re AH zone	6
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Motion - Approval of Chief Building Inspector's Report	6
Motion - Submission of the Municipal School Board's Capital Items to the Dept. of Education	7
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Motion - Approval of School Capital Programme Committee Report	7
Motion - Approval of Agreement re Sidewalks	7
Motion - Approval of Amendment re: Municipal Building By-Law	7
Motion - Approval of transfer of land at Harrietsfield	7
Motion - Closure of Municipal Building re: Natal Days	7
Motion - Approval of Finance and Executive Committee Supplementary Report	7
Motion - Appointment of member re: Metropolitan Authority	9 - 10
Motion - Metropolitan Authority - Appointment of members	9 - 10
Motion - Letter to Board of Public Utilities re water bills	10
Motion - Letter to the Minister of Health re Health Regulations	10
Motion - Approval of Agreement with Mr. Robert Cragg re legal services	11
Motion - Adjournment	11
Motion - Approval Municipal School Board Report	6 - 7
Natal Days - Closure of Municipal Building - Motion	7

Pinegrove Subdivision - Request for an investigation re on site sewage disposal systems - Motion -----	5
Planning Advisory Committee - Approval of Report - Motion -----	6
Public Hearing - Approval of date re A H zone - Motion -----	6
Recording Secretary - Appointment - Motion -----	1
Resolution - Approval of Temporary Borrowing - re Cole Harbour High School -----	7
Resolution - Temporary Borrowing re water services - Bedford -----	8
Resolution - Temporary Borrowing re sewer services - Bedford -----	9
School Capital Programme Committee - Approval of Report - Motion -----	7
Sidewalks - Approval of Agreement - Motion -----	7
Temporary Borrowing - Approval of resolution re Cole Harbour High School - Resolution -----	7
Temporary Borrowing - water services, Bedford - Resolution -----	8
Temporary Borrowing - sewer services, Bedford - Resolution -----	9
Undersized Lot - Approval re: lands of Elinor & Dawn MacDonald, Bedford, - Motion -----	1
Warden's Report - Approval - motion -----	6

MINUTES OF THE REGULAR SESSION OF THE MUNICIPALITY OF THE COUNTY OF HALIFAX

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The meeting was called to order by Warden Ira Settle followed by the Municipal Clerk calling the roll.

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

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

It was agreed by Council that item # 8 with respect to the Lands of Elinor and Dawn MacDonald be heard first. Council approved.

The Warden advised that this was a public hearing.

Mr. Bensted pointed out to Council that there was a sketch included in the booklet which they received showing the location of this lot. He pointed out that the application was duly advertised.

Mr. Bensted read a letter recommending approval from Councillor Cosman as she is absent from this meeting.

Warden Settle called three times for any one in the audience who wished to speak on this item.

Mr. Christie from Bedford came forward and spoke in favour of approving this lot as long as the lot did not end up being divided into smaller lots in the future. He explained that there was only one access to this lot and that the second street behind this place is not an access road. Councillor Margeson queried about this second street. Easier access is Cunningham Drive. Mr. Peter Ryan came forward and explained that there was only going to be a one family dwelling built on this property and at the present time the street marked on the sketch is really not in existence. The second street is not developed and he explained that you can not enter the property from this second street.

It was pointed out that this lot has the required amount of land, however, it is the foot frontage on a highway which is keeping this lot from being approved.

Councillor Deveaux questioned Mr. Ryan as to the Department of Highways. Mr. Ryan explained that the Department of Highways have given them the OK for the lot as the way the lot stands now.

Councillor Eisenhauer asked about where the dwelling would be placed on the lot. Mr. Ryan explained that the zoning is only R1.

Warden asked three times for any one who wishes to oppose the approval of this lot. There was no reply.

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

"THAT Application # F-271-78, Lands of Elinor and Dawn MacDonald, Bedford, Lot A2B, be approved under the 1966 Legislation re Undersized Lots." Motion Carried.

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

"THAT Item # 9 with respect to the presentation by the N. S. College of Art re Sackville Study be heard next." Motion Carried.

Two students from the N. S. College of Art gave a display and showed slides with respect to the Sackville River study to determine the soil and mineral content and water table levels.

They explained that they had full support of two recognized organizations to help them in their study. They showed slides of the present status of land around the river area with respect to soil content, areas prone to flooding, storm sewers that flow into the river, vegetation and lawns, land masses in excess of two acres and less than two acres, proposed areas for parks and studies, fish hatcheries, amount of soil lost per year due to the river flow, Riverview recreational areas, etc.

Councillor Margeson and Councillor MacKay had questions as to ownership of lands and a method in which to help stop erosion on the river sides, etc.

Councillor Lawrence suggested that small areas of the river could be projects for local groups within that area to do and that larger areas could be considered by the Municipality of the County of Halifax.

The Warden thanked the two men for their presentation.

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

"THAT Council adjourn at 5 p.m. for supper." Motion Carried.

Items were then added to the agenda as follows:

Councillor Toppie - Halifax Airport
Councillor Deveaux - Dartmouth Water Works
- Planning and Health Departments

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Councillor Lawrence - Answer from the Minister of Municipal Affairs
Councillor Gaetz - Provincial Planning Appeal Board
Councillor McCabe - Dog By-Law
Councillor MacKay - Bicycles re Walkways

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

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

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

"THAT Council recommend to the Municipal School Board that an expenditure as a non-shareable item be considered by the Municipal School Board in order to provide a teacher for the Mooseland School." Motion Withdrawn.

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

"THAT the Municipal School Board be requested to reconsider their decisions re Mooseland School as indicated in the letter of July 13, 1978 from the Secretary of the Board." Motion Carried.

Councillor MacKenzie expressed great concern about the closing of the school at Mooseland. He felt that somehow Council should provide the dollars to keep the teacher there and that to close the school and then transport the children out of the area would not be a great saving of dollars.

There was considerable discussion with respect to this matter between Councillor MacKenzie and Councillor Lachance. Councillor Lachance explained that there was no money available to keep one teacher there for only seven children. Councillor Margeson asked about the cost sharing program and Councillor Lachance explained that there was no cost sharing for that school.

Councillor MacKay pointed out that they have remedial teachers in his areas which are paid by way of an area rate and does not feel it fair for the Municipality to pay for one teacher for Mooseland School.

Councillor Streach pointed out that the School Board is a Committee with a duty to do and that if they allow for one teacher to remain for 7 pupils then this action will re-occur in other areas, however, he did point out that this is a different matter in that a complete school was being closed out and not just a teacher cut down or materials cut back. He did point out that this school is in a community that needs it. He does support the motion and suggested that maybe a special grant could be given.

Councillor MacKenzie pointed out that this was a special case in that the school is a central function of this small community.

Councillor Lawrence voiced concern about setting this as a precedent for other areas. She spoke with respect to larger classes being cut back and felt that this item is more of an emotional one than a practical one.

Councillor MacKay also voiced his opinion with respect to having this as a precedent.

Councillor MacKenzie pointed out that the school is being painted and that there were enough school supplies to last that school for five years and he pointed out the fact of transporting the small children in winter time could be dangerous. He also spoke about transporting the children to the Musquodoboit area in which the small children will have to leave about 7 a.m. and not return until 4 p.m. and that is a long day for the small children.

Councillor McCabe had stated that the new schools are modern and more superior and has better equipment than this small school.

Councillor Lachance pointed out that new schools are being opened providing more staff and there has to be a balance maintained through relocation of positions. He does agree with bringing this matter back to the School Board for their consideration.

Councillor Benjamin pointed out that the formula across the County being used for this small community is a great impact on the community. He supports the motion and the need for more teachers. He also pointed out that the school is being used after school hours for the continuing education for adults. He does feel that this would have a great impact on this small community.

Councillor Streach voiced his opinion in that this is a special type of case whereby a school is completely being closed out in a small community and feels that this is a precedent which Council should not be ashamed of. He also feels that the formula across the County is detrimental to this small community if the school is closed out. He questioned Councillor Lachance as to any other school being completely closed out and Councillor Lachance answered that there were no other schools being closed out, however, cut backs were being made.

Councillor Margeson expressed concern about the cost of operating a transportation vehicle and asked Councillor Lachance what the per mile cost of operating a school bus is. Councillor Lachance said that there is cost sharing at 77 percent

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however, there is no cost sharing for this school.

Councillor Lachance stated he did not have the breakdowns of mileage rates.

Councillor Margeson felt that Council should be able to share the difference between the cost of transportation and the cost for a teacher.

Councillor Lachance pointed out that it is not only the point of cost of transportation, it is being able to use the teaching position more effectively in another area.

Councillor Streach pointed out that this decision could be made on principle only and did not feel that this could be a precedent being set for other areas in the County. He felt that the School Board should reconsider closing out a school for the area completely. He did point out that the economics of saving the Mooseland School is not a great difference between keeping the school open and transporting the children elsewhere, or transport a teacher into the community.

Councillor MacKenzie mentioned the fact that they are also cutting back on one teacher in the Tangier area and there are three grades in one class. He feels that the area will grow and maybe new industry will move into the area.

Councillor Lawrence again emphasized the precedent this will set sending a report back to the School Board, especially if the School Board decided to pass this motion to keep the Mooseland School open. All Councillors have the population problem in the classes.

Councillor MacKay also pointed out that other areas will suffer the same situation and the population problem in classes and two grades in one class. He would support going to the Department of Education to ask for more teachers.

Councillor McCabe felt that the teacher could be kept at Mooseland economically.

Councillor Lachance pointed out the teachers in other schools that are going, however, there are other positions becoming available in new schools to complete staffing.

Councillor Lachance supports the motion for this to be referred back to the School Board and it is a decision which they will make.

Councillor Benjamin felt that taking away the only school for that community is changing the life style and social aspects of that community, and the impact is certainly much greater and therefore, we must try to keep the identity concept because that is the way the people live there.

Councillor MacKenzie closed out by reinforcing the fact that funds were available for a teacher in that school.

Councillor Lachance pointed out that the Department gave money but the money was not committed to the Mooseland School. Once the money goes into the system it is up to the School Board what they do with the money. The money was committed to the entire system.

Councillor Topple was concerned about the wording of the motion, in that the County would pick up the whole cost of the teacher if the School Board does not see fit to cover the cost.

Mr. Bensted reread the motion.

Councillor Topple pointed out that if the school is no longer in operation, then there will be surplus funds from this operating expenditure and that it is not only the teacher's salary going it is the funds for that area. He was concerned about the schooling of the pupils, and it is more than just education in the community.

Councillor Fader commends the people of the area to fight to keep the school open and the parents seem pleased with the type of education which the children are getting, although there are more recreation facilities in other schools outside the area.

The Municipal School Board is deciding to close the School, not the Province. Councillor Fader supports the motion to try to keep the school open.

Councillor Deveaux now supports the motion as it now reads in that this matter be referred back to the Municipal School Board. He does sympathize with Councillor MacKenzie but could not support the original motion. However, he does agree that this will set a precedent. People will put the burden on the School Board and some of the Councillors will get feedback if the original motion was passed.

Mr. Bensted reread the amended motion as follows:

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

"THAT the Municipal School Board be requested to reconsider their decision re Mooseland as indicated in the letter of July 13, 1978 from the Secretary of the Board." Motion Carried.

Councillor Fader moved to adjourn for 10 minutes for coffee and pointed out that there was a meeting set up with Mr. Giles

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of Thorne Riddell & Co. re Study of Bedford Incorporation. He asked for permission of Council to adjourn for coffee. Council agreed.

Mr. Giles and his associate came to the front of the room to answer questions from Council as to the pros and cons re Bedford Incorporation and the impact study he has prepared.

Mr. Bensted pointed out that the figures are those of 1977 due to the delay in the computer information from the Provincial Assessment system. The 1978 figures would be available as soon as possible. The study is to deal with the assets and liabilities of the Municipality and the area to be incorporated.

There was considerable discussion as to the financial aspect of Bedford incorporating.

It was moved by Councillor Lawrence, seconded by Councillor MacKay:

"THAT Council approve the report of the Finance and Executive Committee and receive and accept the Financial Impact Study re Bedford Incorporation." Motion Carried.

Mr. Giles pointed out two factors:

- 1) effects that would have taken place relative to the 1977 operations as compared to any other year had the proposed town of Bedford been incorporated prior to January 1, 1977.
- 2) look at the audited financial statements of the School Board for the year 1977 and to look at the unaudited statements of revenue and expenditures for the Municipality itself.

These are the two key factors in determining the economic impact on the Municipality as a result of Bedford Incorporation.

Mr. Giles explained the route he took, i.e. reviewing documents, discussing information contained therein with the various department heads and the like and try to determine the effect that the incorporation would have on the Municipality. In breaking up the information, he tried to come up with the remaining revenue and expenditures that the Municipality would have after the incorporation.

The residential tax rate would have increased by 9 cents from \$1.44 to \$1.53. Commercial rate would have increased by 1 cent from \$2.51 to \$2.52.

Councillor Gaetz wanted to know the difference between the 9 cent increase for residential and 1 cent for commercial.

Mr. Giles explained that the difference arises as a result of the fact that overall in terms of the percentage of taxes being removed from the County is in the business tax area and consequently, the assessment range remaining in the County on the assessed basis relative to the business operations would be significantly lower percentage wise to the total assessed value of property within the then remaining Municipality.

Mr. Giles answered other questions from various Councillors.

Warden Settle reviewed the situation of Dartmouth becoming a City.

Councillor Eisenhauer asked as to Pockwock system being assessed and Police services.

Another question was with respect to sewer and water.

Councillor Margeson asked about when the report would be complete to present to the Public Utilities Board. Mr. Giles said approximately two weeks to redraft these items and come up with the new figures for 1978.

Councillor Streach reported to Council that Mr. Giles has done a very good job of giving a precise picture of what the situation is and this is what Council asked our auditors to do, to take and place before Council in preparation of going to the Public Utilities Board just what the situation would be financially on the implications of Bedford being incorporated. He is satisfied that this summary of findings are concise and to the point. He thinks that Council certainly had nothing to do with the adjourning of the Board to July 31, 1978, neither did Council have anything to do with when our total assessments would become available. Those two dates do not coincide. Mr. Giles indicated that he would be completing his findings sometime in the very near future and would think that once we have those findings as a Council and we deal with them that two years on the new system, one on the new and one on the old, we would have a pretty good idea of what the financial implications of Bedford on the Municipality would have. He feels that Council could then present to government should Bedford incorporate and say what it is costing the rest of the County and this is what we need in the form of grants to compensate. He is satisfied that there was a good job done.

Mr. Bensted reread the motion. Motion Carried.

Councillor Lachance introduced to Council Mr. Lloyd Gillis, the new superintendent of the School Board, before adjourning for supper.

Warden Ira Settle thanked Mr. Giles for his presentation of the report, and reminded Council that the revised figures for 1978 should soon be available.

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

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

Warden Ira Settle called the meeting back to order. Mr. Bensted, the Municipal Clerk, called the roll at 6:20 p.m.

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

"THAT the minutes of June 20, 1978 be approved." Motion Carried.

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

"THAT the minutes of the Special Session of June 12, 1978 re Regional Transit be approved." Motion Carried.

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

"THAT the minutes of the Special Session of June 12, 1978 re Public Hearings be approved." Motion Carried.

Council next proceeded with item # 7 of the Agenda.

1) Councillor MacKay - responsibilities of the Clerk.

Councillor MacKay advised that he wished to withdraw this item.

2) Councillor Lachance - on-site sewage disposal system

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

"THAT a letter be directed to the Minister of Health asking if the Minister had committed himself or his department to investigate responsibilities with respect to the on-site sewage disposal systems within the Pinegrove Subdivision at Lake Echo." Motion Carried.

Councillor Lachance pointed out that the lots had been approved by health officials and developed and homes are now occupied. The Department of Health testing now showed a number of private on-site disposal systems are now malfunctioning. The County Public Works Department had recommended a central sewer disposal system as a means of remedying this problem. The residents basically disagree with the recommendations of the County Public Works Department and what should be implemented to solve the problem and have concern as to what was the cause of the problem.

Residents and the Board of Health had requested the Department of Health for a reinvestigation of all the properties in Pinegrove Subdivision to determine as to which lots are malfunctioning and which lots have flooding problems due to the lot adjacent to it.

Residents feel that the Province has forgotten about the problem. He assures Council that the problem is there and the residents are concerned.

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

"THAT the Council request the Provincial Government through the Department of Health and Environment intensify their research with respect to the on-site disposal systems rather than septic tanks and disposal fields." Motion Carried.

Councillor Lachance suggested the substitution of disposal fields for humus or electric toilets, etc. to help solve the problem.

Councillor Lawrence felt that all the alternative methods had been approved with new regulations which were in effect April 4, 1978 although they do also require even though propane, electric toilets are now allowable, a septic tank system which would be smaller than it would be if it were catering to the whole of the waste from any household.

Councillor Topple suggested that this was approved for cottage use only.

However, Councillor Lawrence said that the new regulations do approve these other toilets, however, they do require a septic system for sink disposal.

Councillor Streach pointed out that he brought this item up with respect to the Musquodoboit Valley area in trying to have the Department of Health, etc. make use of the more up-to-date systems of disposing of on-site sewage. He admits that he was unaware that it is accepted now.

Councillor Lawrence pointed out that she understood that elevated septic fields are now allowed, specifically in areas where there is either bedrock too close to the surface, the water table too close to the surface or clay content which makes the soil impermeable.

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Councillor Toppie pointed out that once the sewer disposal is settled, there is also the problem of sink waste and bath water. Under the regulations this will have to be disposed of. He pointed out from a report from Doctor Sullivan that in some cases there is more bacteria coming from the "grey water" than the sewer. He has asked the County to put ten units of alternative waste disposal for a test basis. He pointed out that alternative methods were approved only under certain conditions.

Councillor Toppie pointed out that the Department of Health would allow land to be built up if there is good percolation there first and you can add good soil to it. It did not mean that you could change the area to make the land suitable. The area had to have certain percolation first, otherwise, they would not give a permit. The humus toilets or electrical toilets do not handle the waste water. They just handle the toilet liquids. These toilets are used on a limited use basis, not the use you would get in a conventional home.

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

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

It was moved by Councillor Lawrence, seconded by Councillor Poirier:

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

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

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

Councillor Lawrence said that she would like to add an item to this report, asking Council if they would hear next month at the August Session the Porter Plan Advisory Committee which has to deal with the proposed Regional Park in the Co Harbour area. The Planning Advisory Committee had received the summary last Monday and they had felt that it would really be beneficial for all of Council to hear this report. Basically it deals with the questions of how to provide a Regional Park and also to preserve some of the rights of the residents of the area.

Council agreed to add this to the original report.

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

"THAT Council set August 22, 1978 7:00 p.m. as the date for a public hearing re proposed amendment to the zoning by-law re establishing an AH (Attached Housing) zone be approved." Motion Defeated.

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

"THAT Council set August 21, 1978 7:00 p.m. as the date for a public hearing re proposed amendment to the zoning by-law re establishing an AH (Attached Housing) zone be approved." Motion Carried.

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

"THAT Council accept deeds from the Developer re Highland Park Subdivision Parcel K 23 on Green Hill Road, Parcel H-10A and area as identified as Park area on Westwind Drive." Motion Carried.

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

"THAT the Report of the Chief Building Inspector re lesser setbacks and sideyard clearances be approved." Motion Carried.

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

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

Councillor Lachance pointed out that erecting flag poles is something all members of the School Board feel strongly about, and with respect to Sir John A. MacDonald, they are offering new courses which normally would not be offered and gives the students an opportunity to have first hand experience in working with the actual material.

Councillor MacKenzie hoped that they looked at all the schools and did not forget the school at Mooseland. He felt that if they can find dollars for a flag pole, they can find enough to provide a teacher at the Mooseland School.

Councillor Margeson supports Councillor Lachance and suggested that local labour be used to build the flag poles.

Councillor Benjamin suggested a plaque with respect to the contractor, date school opened, etc. to be erected in front of the school.

There was general discussion as to the type of flagpole being constructed.

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

"THAT the capital items from the Municipal School Board be added to the capital program for submission to the Provincial Department of Education for approval and cost sharing." Motion Carried.

There was discussion between Councillor Fader and Councillor Lachance as to whether or not the superintendent of schools had visited the Acadia School at Sackville.

Councillor Fader asked if the report was from the staff or from the supervisor. Councillor Lachance said it was prepared by Mr. Casey, the Assistant Superintendent. Councillor Fader pointed out that there was 100 acres not developed in the immediate area of this school and he understands that negotiations are going on between two people to buy this 100 acres and develop it into an R 1 development. Councillor Fader does not accept Councillor Lachance's recommendation.

Councillor Lachance pointed out that the school in question is having a declining enrollment. However, maintenance still has to be done but new construction on the building is not being recommended.

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

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

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

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

Mr. Bensted gave a summary of the report's contents.

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

"THAT the Agreement between the Provincial Department of Highways and the Municipality of the County of Halifax # 6-H re Sidewalks be approved subject to the cost to the Municipality be recovered by means of an area rate on SS # 75." Motion Carried.

Mr. Bensted read the second item.

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

"THAT the Municipality of the County of Halifax go on record as not objecting to the proposed Sports Project at Lower Sackville being deeded to the Lake District Association and with Provincial Grants being transferred to the Lake District Association." Motion Carried.

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

"THAT the amendment to the Municipal Building By-Law be approved." Motion Carried.

Councillor Gaetz confirmed that this higher fine would bring the fine in line with the Provincial Legislation.

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

"THAT Council approve the transfer of a lot of land at Harrietsfield to the Rockcliffe Heights Land Co. Ltd. and the Warden and Clerk be and they are hereby so authorized to sign the said deed." Motion Carried.

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

"THAT the Municipal Administration Building be closed on Halifax Natal Day, July 24, 1978 and Dartmouth Natal Day, August 7, 1978." Motion Carried.

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

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

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

"THAT there be a 5 minute recess." Motion Carried.

Warden Ira Settle called the meeting back to order.

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

"THAT a Temporary Borrowing Resolution re Cole Harbour High School for \$4,200.00 be approved." Motion Carried.

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WHEREAS by Section 6 of Chapter 193 of the Revised Statutes of Nova Scotia, 1967, the Municipal Affairs Act, it is enacted among other things, in effect, that subject to the provisions of Section 8 of said Act every municipality of a county or district shall have full power and authority to borrow or raise by way of loan from time to time on the credit of the municipality such sum or sums as the Council thereof deems necessary for the purpose of the Cole Harbour High School.

AND WHEREAS by Section 8 of said the Municipal Affairs Act, it is enacted among other things, in effect, that no money shall be borrowed under the provisions of the said Act until such proposed borrowing has been approved by the Minister of Municipal Affairs;

AND WHEREAS the Municipal Council of the Municipality of the County of Halifax deems it necessary to borrow a sum not exceeding Four Thousand, Two Hundred Dollars (\$4,200.00) for the purpose of the Cole Harbour High School.

AND WHEREAS by the Municipal Affairs Act such sum shall in the discretion of the Municipal Council be borrowed or raised in one sum at one time or in instalments at different times and the sum required shall be borrowed or raised by the issue and sale of debentures of the Municipality to such an amount as the Council thereof deems necessary to raise such sum;

AND WHEREAS it is deemed expedient to postpone the issue of debentures and to borrow such sum for the purpose aforesaid from the Royal Bank of Canada at Halifax the sum so borrowed to be repaid to said Bank from the proceeds of the debentures when sold;

BE IT THEREFORE RESOLVED that under and by virtue of said the Municipal Affairs Act the Municipality of the County of Halifax do, subject to the approval of the Minister of Municipal Affairs, borrow or raise by way of loan on the credit of the Municipality a sum not exceeding Four Thousand, Two Hundred Dollars (\$4,200.00) for the purpose aforesaid.

THAT under and in accordance with said the Municipal Affairs Act such sum be borrowed or raised by the issue and sale of debentures of the Municipality to such an amount as the Council deems necessary to raise such sum;

THAT the issue of such debentures be postponed and the said Municipality do, under and by virtue of the provisions of the Section 147 of the Municipal Act and subject to the approval of the Minister of Municipal Affairs, borrow by way of loan on the credit of the Municipality a sum or sums of money not exceeding Four Thousand, Two Hundred Dollars (\$4,200.00) from the Royal Bank of Canada at Halifax.

THAT such sums or sums be borrowed from said Bank for a period not exceeding twelve months from the date on which this resolution shall have been approved by the Minister of Municipal Affairs, with interest thereon to be paid said Bank at such rate as shall be agreed upon and that the amount so borrowed be repaid the said Bank from the proceeds of the debentures when sold. Motion Carried.

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

"THAT Temporary Borrowing Resolution re Killarney Drive, Bedford, for the installation of water services for \$80,000.00 be approved." Motion Carried.

WHEREAS by Section 6 of Chapter 193 of the Revised Statutes of Nova Scotia, 1967, the Municipal Affairs Act, it is enacted among other things, in effect, that subject to the provisions of Section 8 of said Act every municipality of a county or district shall have full power and authority to borrow or raise by way of loan from time to time on the credit of the municipality such sum or sums as the Council thereof deems necessary for the purpose of the installation of water services for Killarney Drive, Bedford.

AND WHEREAS by Section 8 of said the Municipal Affairs Act, it is enacted among other things, in effect, that no money shall be borrowed under the provisions of the said Act until such proposed borrowing has been approved by the Minister of Municipal Affairs;

AND WHEREAS the Municipal Council of the Municipality of the County of Halifax deems it necessary to borrow a sum not exceeding Eighty Thousand Dollars (\$80,000.00) for the purpose of the installation of water services for Killarney Drive Bedford;

AND WHEREAS by the Municipal Affairs Act such sum shall in the discretion of the Municipal Council be borrowed or raised in one sum at one time or in instalments at different times and the sum required shall be borrowed or raised by the issue and sale of debentures of the Municipality to such an amount as the Council thereof deems necessary to raise such sum;

AND WHEREAS it is deemed expedient to postpone the issue of debentures and to borrow such sum for the purpose aforesaid from the Royal Bank of Canada at Halifax the sum so borrowed to be repaid to said Bank from the proceeds of the debentures when sold;

BE IT THEREFORE RESOLVED that under and by virtue of said the Municipal Affairs Act the Municipality of the County of Halifax do, subject to the approval of the Minister of Municipal Affairs, borrow or raise by way of loan on the credit of the Municipality a sum not exceeding Eighty Thousand Dollars (\$80,000.00) for the purpose aforesaid;

THAT under and in accordance with said the Municipal Affairs Act such sum be borrowed or raised by the issue and sale

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of debentures of the Municipality to such amount as the Council deems necessary to raise such sum;

THAT the issue of such debentures be postponed and the said Municipality do, under and by virtue of the provisions of Section 147 of the Municipal Act and subject to the approval of the Minister of Municipal Affairs, borrow by way of loan on the credit of the Municipality a sum or sums of money not exceeding Eighty Thousand Dollars (\$80,000.00) from the Royal Bank of Canada at Halifax.

THAT such sum or sums be borrowed from said Bank for a period not exceeding twelve months from the date on which this resolution shall have been approved by the Minister of Municipal Affairs, with interest thereon to be paid said Bank at such rate as shall be agreed upon and that the amount so borrowed be repaid the said Bank from the proceeds of the debentures when sold. Motion Carried.

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

"THAT Temporary Borrowing Resolution re Killarney Drive, Bedford, \$25,000.00 for sewer services be approved." Motion Carried.

WHEREAS by Section 6 of Chapter 193 of the Revised Statutes of Nova Scotia, 1967, the Municipal Affairs Act, it is enacted among other things, in effect, that subject to the provisions of Section 8 of said Act every municipality of a county or district shall have full power or authority to borrow or raise by way of loan from time to time on the credit of the municipality such sum or sums as the Council thereof deems necessary for the purpose of the installation of sewer services for Killarney Drive, Bedford.

AND WHEREAS by Section 8 of said the Municipal Affairs Act, it is enacted among other things, in effect, that no money shall be borrowed under the provisions of the said Act until such proposed borrowing has been approved by the Minister of Municipal Affairs;

AND WHEREAS the Municipal Council of the Municipality of the County of Halifax deems it necessary to borrow a sum not exceeding Twenty-five Thousand Dollars (\$25,000.00) for the purpose of the installation of sewer services for Killarney Drive, Bedford.

AND WHEREAS by the Municipal Affairs Act such sum shall in the discretion of the Municipal Council be borrowed or raised in one sum at one time or in instalments at different times and the sum required shall be borrowed or raised by the issue and sale of debentures of the Municipality to such an amount as the Council thereof deems necessary to raise such sum;

AND WHEREAS it is deemed expedient to postpone the issue of debentures and to borrow such sum for the purpose aforesaid from the Royal Bank of Canada at Halifax the sum so borrowed to be repaid to said Bank from the proceeds of the debentures when sold;

BE IT THEREFORE RESOLVED that under and by virtue of said the Municipal Affairs Act the Municipality of the County of Halifax do, subject to the approval of the Minister of Municipal Affairs, borrow or raise by way of loan on the credit of the Municipality a sum not exceeding Twenty-five Thousand Dollars (\$25,000.00) for the purpose aforesaid;

THAT under and in accordance with said the Municipal Affairs Act such sum be borrowed or raised by the issue and sale of debentures of the Municipality to such an amount as the Council deems necessary to raise such sum;

THAT the issue of such debentures be postponed and the said Municipality do, under and by virtue of the provisions of Section 147 of the Municipal Act and subject to the approval of the Minister of Municipal Affairs, borrow by way of loan on the credit of the Municipality a sum or sums of money not exceeding Twenty-five Thousand Dollars (\$25,000.00) from the Royal Bank of Canada at Halifax.

THAT such sum or sums be borrowed from said Bank for a period not exceeding twelve months from the date on which this resolution shall have been approved by the Minister of Municipal Affairs, with interest thereon to be paid said Bank at such rate as shall be agreed upon and that the amount so borrowed be repaid the said Bank from the proceeds of the debentures when sold. Motion Carried.

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

"THAT the Warden appoint the members to the Metropolitan Authority." Motion Carried.

Warden Ira Settle advised Council that he was appointing the two existing members, i.e. himself and Councillor Cosman and Councillor Sutherland as the third member.

Councillor Streach felt that it was a good selection as it represented the three areas.

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

"THAT Councillor Sutherland be the Council member from Metropolitan Authority on the regional transit commission." Motion Carried.

Councillor Tople and Councillor MacKay nominated Councillor Deveaux as the second member for the transit commission.

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Councillor McCabe elected Jean Curren of Bedford, however, this was discussed and finally decided that Councillor McCabe would withdraw her name as a nominee as he could not get in contact with her for her acceptance of appointment.

Councillor Eisenhower nominated Elizabeth Publicover and it was seconded by Councillor Sutherland.

She had worked on the transit committee of the Sackville Community Council, worked on projects, lives in Sackville and worked with the Metropolitan Area Planning Commission on transit.

Councillor Gaetz moved to have all nominations cease and Councillor Smith seconded it.

Following a ballot, the Warden declared Councillor Sutherland and Councillor Deveaux as the nominations to the Metropolitan Authority for the Transit Commission.

Councillor Deveaux had requested an item be added to the Agenda re Dartmouth water works.

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

"THAT a letter be forwarded to the Board of Public Utilities with a copy of the letter to the City of Dartmouth suggesting a 10 percent rebate on the next billing re metered water for consumers of the Dartmouth Water Utility due to the necessity of having to boil water."
Motion Carried.

Councillor Deveaux said that it is costing the consumer more for their water because of the electricity used to boil the water.

Councillor Topple suggested giving the consumers so many gallons free rather than the discount. The Solicitor did not feel that the City of Dartmouth could do this without going before the Board as the billing is done on the units consumed.

Another item which Councillor Deveaux requested added was health approval for building permits on lots which have enough land mass but not enough frontage on a public highway.

Councillor Deveaux read a letter about difficulty in obtaining health approval in the County with respect to the land area being sufficient, however, not having enough footage on a public highway.

Councillor Deveaux felt that more flexibility should be allowed in the regulations for this type of case, even though the 100 foot line is observed also.

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

"THAT a letter be directed to the Minister of Health requesting more flexibility in administering regulations with respect to on-site sewage disposal systems with respect to square footage and frontage requirements." Motion Carried.

Councillor Benjamin pointed out that Councillor Deveaux is asking to relax regulations if size requirements, perc tests etc. are met.

Councillor Topple voiced his opinion that there are circumstances perhaps when the regulations are too stiff and the public health inspectors do not use common sense and just stick to the rules of the book. He feels that the health inspectors should bend a little in border line circumstances especially when there really isn't a health hazard being created.

Councillor Streach pointed out that no one wants to create health problems and he does support the motion in that the inspectors should relax regulations a bit when no health hazard is being created.

Councillor Deveaux suggested either regulations be changed or some sort of committee be set up so people could appeal without the cost of a lawyer to the people.

Councillor Benjamin pointed out the next meeting of the Health Board would be August 3, 1978 and was wondering if perhaps Councillor Deveaux could attend that meeting and this matter could be discussed at that time in the presence of Doctor Sullivan. He pointed out that health inspectors have to have standards by which to judge their approvals on.

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

"THAT the matter re Municipal Solicitor be deferred to the next session of Council on August 15, 1978." Motion Defeated.

Councillor MacKenzie suggested this motion due to three Councillors being absent.

Councillor Streach felt that he did not want this matter to be deferred for another month.

Councillor Walker and Councillor MacKay wished to deal with the matter of the Municipal Solicitor tonight. Council agreed.

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

"THAT Council go in Committee of the Whole in camera." Motion Carried.

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

"THAT Council go back into session." Motion Carried.

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

"THAT Council approve entering into a contract for a period of one year effective August 1, 1978 with Mr. Robert Cragg re legal services as outlined in his letter of July 11, 1978 and the Finance and Executive Committee be requested to bring back to Council a formal agreement of approval." Motion Carried.

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

"THAT Council adjourn to 2:00 p.m. August 15, 1978." Motion Carried.

Council adjourned at 11:38 p.m.

MINUTES & REPORTS

of the

SECOND YEAR MEETINGS

of the

THIRTY - NINTH COUNCIL

MUNICIPALITY OF THE COUNTY OF HALIFAX

AUGUST COUNCIL SESSION

TUESDAY, AUGUST 15th, 1978

and

SPECIAL COUNCIL SESSION August 17, 21 & 28th, 1978

MINUTES OF A SPECIAL MEETING OF THE MUNICIPALITY OF THE COUNTY OF HALIFAX COMMITTEE OF THE WHOLE

Thursday, August 17, 1978

Mr. Bensted explained that this was an information session with respect to "New Directions in Government." Mr. John Cameron of the Department of Municipal Affairs is a member of the Task Force and will give a rundown on the document followed by a question and answer period.

Mr. Cameron gave a summary of the principles of the report. The proposals are supported by the Department of Municipal Affairs but are not endorsed by the government. These proposals have been developed by the Task Force. The Union of Nova Scotia Municipalities has not accepted the paper or the proposals in it but it will be discussed at the Union meeting next week. This White Paper is not related to the Graham Report but there are some parallels. The main theme is a better system for provincial municipal financing. In the past such programs were implemented without consultation with the municipal governments.

The Task Force itself has no chairman and is a very informal group. There is no voting and this is why the report took so long.

In 1977 a set of objectives consisting of 14 points was developed. They have been developed by the Union of Nova Scotia Municipalities and by the Minister of Municipal Affairs. In final conclusion of these objectives it was decided at a meeting that there would be a discussion paper and it would be released to the public for full comment - thus the White Paper as it is presented today.

A few principles guided the discussions. It was assumed the municipalities would not get any less money. The amount of money available in 1977 grants was \$13 million. They have tried to develop a proposal to distribute that money in such a way as to promote growth.

Debt sharing will continue. Grants should be unconditional. There will be equalization. Transitional grants may also be available.

It is proposed that the \$13 million be increased annually so that municipalities would be guaranteed a share of the provincial government money. The real problem comes down to distributing it. The first thing to consider is what services are in an area. Take away those services shared by other departments such as education and welfare. Some of those left would be fire, police, streets, roads, sidewalks, storm sewers, parks, open areas, etc.

They have classified the municipalities into five different classes and these are based on expenditures. Class one consists of over 75 dwelling units, class two is a large town, class three is a smaller town, class four are the urbanized areas of rural municipalities and class five are all remaining areas. Referring back to class four there must be 250 dwellings per square mile which is about the equivalent of a town. These classes are not final. Equalized assessments would have to be used.

The proposed grant system is hard to understand. Some of the attributes are full payment of grants in lieu of taxes. Another attribute is that there would be a road user charge. This would be financed out of vehicle registration fees and would help to finance streets and roads. This would require an increase in provincial taxes.

Every municipality is guaranteed as much money in the total program as they received the previous year.

Councillor Margeson asked exactly what the road user charge means. Mr. Cameron explained that it would be an increase in vehicle registration fees and is regarded as a user charge. It would be allocated to those municipalities with road responsibilities.

Mr. Cameron then went on to explain the various tables contained in the report.

Councillor Fader asked how many homes per square mile there were in Lower Sackville. There are 808 which is the highest density per square mile in the province outside the city.

Councillor Gaetz asked when the grant in lieu of poll taxes was determined. This was set out in 1961. Since the population has changed a lot, this measure was needed. The basis for this is that it was replaced by a grant system and the County would receive a guarantee every year. The system will be looked at every five years and revised or updated at that time.

Mr. Cameron then dealt with the capital grant program. This would be a grant system of finance debt charges which must be replaced based on past year's comments that this program is outrunning finances. They would like to try and get this developed.

Councillor Sutherland asked how capital grants are allocated now. This was a difficult question to answer but they are dealt with as they come in. There needs to be consistency in this system.

There would be user service charges. Fewer services need to be financed from general tax rate.

A municipal financial cooperative is suggested for capital borrowing. A larger issue would get better support in the market and the grant rate would be better as well as the interest rate. The County of Halifax may not benefit so much

from this move but it is well known that more brokers would be willing to borrow on a bigger issue.

Councillor Margeson asked why this could not be controlled by the provincial government. It could be established by the provincial government but it is to finance the municipalities. The province could act as bankers in any case.

A specialized municipality boundary commission could be set up. It would have the authority to act on applications for incorporation, boundary changes, amalgamations, etc. It could also have authority over village incorporation, rural fire districts, service commission boundaries as well. Transitional grants would be available on boundary changes so that there would be fair treatment. This would be phased out over five years and possibly longer.

Such items as hospitals, public health administration, police, provincial highways, etc. could all be thoroughly discussed and possibly reallocated as to responsibility.

As well, the municipality's legislation needs cleaning up. These things could be looked at over the next three or four years.

Councillor Gaetz asked if this program is similar to the one implemented in New Brunswick. It may have the same concept which is to provide a level of service, Mr. Cameron explained but deals with different problems.

Councillor Gaetz wondered why Chezzetcook was not considered in class four. In his opinion it is larger than Lake Echo which is in that group. There were not the required 250 dwellings per square mile in Chezzetcook. Lake Echo is spread out over two sides of the highway and has a trailer park with 160 trailers in a small area.

Councillor Gaetz also asked if each community were going to be valued on their own merits. Mr. Cameron said the standard tax rate for urban areas is \$1.06 while for rural areas it is only .26¢. This covers services presently being provided. There are different priorities in different areas. The discretion will be left up to the local municipalities.

County Council will have to receive the grant money and decide what to do with it. The final decision will be theirs.

Councillor Fader brought up a problem that is in his area and others there are tax exempt properties, however, they are supplied with local services such as fire protection, street lights, side walks, etc.

Mr. Cameron suggested that a possible solution would be a user services charge. This is done in Inverness County and has worked successfully for some years. There could be a special fire protection rate. All properties should be liable for area rates said Councillor Fader.

Mr. Cameron agreed that this was something to look at. This should be discussed with the Solicitor and a solution worked out.

Another point Councillor Fader brought up was the figure of \$382,000.00 for a revenue grant. Is there a deficit picked up by the province and is it locked in? Mr. Cameron said this is a minimum only. In five years this may be phased out.

The operating grant of \$866,000.00 - is this fixed as well asked Councillor Fader. The County does not want to get into a fixed position as urban areas are requesting more services and they do not want to get locked in and the County end up picking these services up.

Mr. Cameron felt this was a legitimate concern. The whole thing is negotiable but there may be ways and means to protect yourselves. This growth factor is unique to Halifax County and possibly factors could be built in to this program. They are prepared to discuss anything along these lines.

Councillor Fader felt this should be negotiable on a yearly basis. Mr. Cameron would like to avoid any annual reviews. He would prefer something that is committed. Special assistance grants may be the answer here.

Councillor Eisenhauer brought up a point about areas that have planned water and sewer for a future date. Mr. Cameron said this would be dealt with in the capital grant program. This is another problem unique to Halifax County.

Councillor McCabe asked about urban growth in rural areas. There is a large population in those areas that do not have services. Will the government give grants to these communities so that they can get services? Any area that fits into the class necessary to qualify for the grant will get it. Councillor McCabe was referring to two villages in Middle Musquodoboit Valley. Mr. Cameron said the density was not high enough here to warrant grants for services.

Councillor Fader noted that delegates will be attending the Union of N. S. Municipalities next week. They should attend any workshops on this subject and voice their concerns; then it should go to the Finance and Executive Committee to work on solutions for these concerns.

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

"THAT Council adjourn." Motion Carried

Council adjourned at 11:45 a.m.

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

PUBLIC HEARING

Monday, August 21, 1978

Warden Settle called the meeting to order with the Lord's Prayer followed by Mr. Bensted calling the roll.

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

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

Mr. Bensted noted that there are only twelve Councillors present at the calling of the roll and eleven are needed to form a quorum. It is hoped the Councillors will cancel any plans they may have had to leave early so that this public hearing can proceed. Councillor Sutherland asked that he be excused at 7:45 p.m. as he has an important meeting to attend in Dartmouth.

After Warden Settle gave a brief rundown on the rules for a public hearing, Mr. Robert Gough explained that the public hearing was for the purpose of dealing with the proposed new attached Housing By-Law as published and advertised recently in the newspaper. Three letters of communication were received and they are from Clayton Developments Ltd. and Hudac who submitted briefs and from Nova Scotia Housing Corporation who sent a letter this afternoon.

Going into the background, Mr. Gough explained that in February of this year the Planning Advisory Committee instructed the Planning Department staff to prepare an attached housing by-law which would permit individual home ownership. These are the bylaws that the staff drew up following discussions with developers such as Clayton, Hudac and Nova Scotia Housing Corporation, etc. and are recommending to Council. Several housing projects in Halifax, Dartmouth and Sackville were looked at and the staff feel these bylaws would give the quality of development that would provide individual home ownership.

Councillor Sutherland asked Mr. Gough to explain the sketches displayed on the wall. One of the sketches shows the original TH zone allowing semi detached dwellings; the other drawing is the same thing but as it would appear under the new by-law thus allowing more dwellings.

Mr. Campbell of the Planning Department added some additional information. Mr. Hefler, the Chief Building Inspector, was involved and is generally in agreement with the new by-law. He did suggest, however, that the twenty foot setback apply to garages and carports as well. Mr. Gallagher is also in favour of the by-law if every unit has a separate service entrance. Project Planners and the Solicitor have been brought completely up to date and agree with the by-law as it stands.

It was noted that Central Mortgage and Housing Corporation and Hudac as well as the Nova Scotia Housing Commission were involved in discussions. The Planning Department had considered the City of Dartmouth By-law and had come to their own conclusions.

Mr. Roger Neate on behalf of Clayton Developments came forward and was generally in favour of an attached housing by-law for the County of Halifax, however, they have some reservations on some of the points brought up. He had prepared a brief outlining several things which they feel would provide the best possible land utilization.

Clayton Developers do not agree with having a minimum of one acre for development. This does not allow for the possibility of infilling in the area. It is more economic not to hold a developer to one acre only.

They are not in favour of having a lot area minimum of 2,000 square feet per unit as this is excessive in their view. The family structure is much smaller now with usually one or two children. A 1,600 square foot lot would be better land utilization and would allow the construction of a two bedroom unit. This is more economically suitable to the needs of the smaller family. The lot frontage minimum should be reduced to 16 feet from 20 feet as well.

They feel the lot coverage maximum should be amended to read 45 percent instead of 35 percent per lot and this would include a garage or carport. This would be reduced to 30 percent without a garage or carport.

The side-yard clearance at each end of the building block should be 6 feet instead of the recommended 10 feet.

By allowing the building including garages and carports to be located at a distance not less than 20 feet from the street line would encourage garages to be built right next to the street line. This would not look very good with rows of garages up against the street and Clayton Developers feel this is totally unacceptable. They feel a minimum setback of 20 feet with garage should be retained.

With regard to article four and the two foot minimum separation between each unit, Clayton Developments feel this is not necessary. Separations can be made so that one unit is higher than another. It is very expensive to the builders to create breaks.

Clayton Developments are in agreement with providing one parking space and a carport or garage. They do not, however, agree with providing hedges along the entire driveway. The species selected would be of varied opinions and it would also restrict vision along the driveway. This would be entirely deleted as it would be too hard to legislate.

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Mr. Neate would like clarification of article number 9 and the land option. He would like to know if this is based on raw land cost.

It is also agreed that there be no livestock, however, they do feel there should be professionals allowed to carry out their practices such as young doctors, veterinarians, and lawyers, etc.

Clayton Developments would also like to be allowed to erect a sign 4 feet by 8 feet to advertise the land.

Mr. Neate finished up his brief by commending the Planning Department staff for their work.

Councillor Gaetz asked if a veterinarian could practice here according to his recommendation about professionals. Mr. Neate said that he could set up an office but animals would not be permitted. Councillor Gaetz also asked if Clayton Developments would prefer to give money or land re recreational land for the development. Mr. Neate said it would not matter.

Councillor Topple asked why Clayton Developments prefer 6 feet to 10 feet as side yard clearances. Mr. Neate said that this land at the end would fall into the ownership of the individual at the end and it may fall into a state of ruin if not properly looked after. Councillor Topple was concerned as to what would happen if there were a fire in a middle unit. With side yard clearances of only 6 feet a fire truck could not get through. Mr. Neate had no information on this aspect. He did agree that it might be a valid point. Regarding no professionals, Mr. Neate thought that young people should be given the opportunity to at least start a practice.

Councillor Topple also wanted to know if the park land was based on original land cost. Mr. Neate said it would be based on the cost of land as it was purchased.

Councillor Fader did agree with many of Mr. Neate's recommendations and commented that he agreed there should be a minimum of one acre set for this type of housing. The ideas are good ones and he would like to see this type of housing. He agrees that the trend seems to be towards smaller families.

Councillor Lachance was curious to know if Mr. Neate had any statistical information on his conclusions that families were becoming smaller. Mr. Neate explained that Clayton Developments maintain an up-to-date record on the family structures in their developments. This helps them to plan future needs so they can build the right project for the market at the right time. There is definitely a diminishing trend in family size and sociologists agree with this.

Councillor Lachance was concerned that a two bedroom unit with small back and front yards would not be enough. This type of development could have the implications of a slum with such overcrowding. Did Mr. Neate feel they may be designing a slum area. Mr. Neate stated that slums are a development evolution. If one looks at older cities it can be seen that slums can start from any type of home. Councillor Lachance still feels these are very small quarters and are designed for sleeping and eating only. Mr. Neate said that people are more recreation minded now and they want to get out of their houses.

Councillor Sutherland asked about the economics of reducing the lot frontage minimum from 20 feet to 16 feet. This would be an economic saving that could be passed on to the consumer said Mr. Neate.

Councillor Lawrence asked for a better explanation of Clayton Developments recommendation of article 3 (f). Mr. Neate feels that a twenty foot setback would be best but the minimum should be at least 10 feet so that nothing comes out to the street line. Also, in section 4 a setback break or a grade break would be acceptable.

Councillor Margeson thought that in a development like this with so many people, a side yard clearance of only 6 feet was not enough. Some trees could be put in here to make it visually more attractive. Also, he wondered if the street entrance would be at the rear or front. Mr. Neate said rear road servicing would be ideal but costly. There is also no guarantee that trees would be put in the side yards and it would be up to the property owner at the end to maintain any vegetation put here. It would also be up to him to keep the area clean.

Having answered all of the Councillors questions, Mr. Neate left and Mr. Art Gillespie of Hudac took the floor. He too is in agreement with an attached housing by-law but feels there are too many restrictions in this one. Both the developer and the County have one goal in mind and that is to erect a quality structure at a good price. The dwelling must meet the minimum requirements for living, etc. Rather than say the unit must be a certain percentage of the lot size, one should look at the amenity space that the purchaser requires. What are his needs then subtract a place to park a car, a front and back yard and build his house on the remainder.

Hudac also do not agree with a one acre minimum. The lot area minimum should be reduced to 1,600 square feet. Families are definitely getting smaller. When the children leave home, an older couple only needs two bedrooms.

They feel there should only be five feet on each side of the building instead of ten. The developer will be encouraged to put in eight units so as to get the maximum usage of the land if he must put in side yard clearances of ten feet.

Regarding article 4, the developer should be given some leeway here. He should not be forced to divide each two units by a two foot setback but should be given the freedom to make the units as attractive as possible.

Regarding article 5, Mr. Gillespie wanted to know if this referred to a gross acre or a net acre. This should be stipulated as a gross acre would be too small.

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Hudac also do not agree with putting a hedge along the entire driveway. This is infringing on the architect's field. A hedge along the property line would be better than along the driveway but generally it is felt that hedges are difficult to maintain and everyone would not keep theirs the same.

With reference to the recreational land given to the County this should be changed to 5 percent from 7 percent.

Deputy Warden Williams agrees with both developers on their opinions of the hedge. This should be taken out of the by-law. This was only put in to dress it up. Councillor Topple agrees that a hedge is not necessary but was concerned about natural vegetation. Mr. Gillespie said that the natural vegetation can be kept in the back but not the front because of underground wires and sewers. The installation of these services makes it difficult to maintain any existing vegetation. In other words, Councillor Topple said there would be no vegetation in front except what the new owner puts in.

Councillor Topple wondered if the fire regulations accept side yard clearances of only five feet. Mr. Gillespie said they accept four feet for one storey and an additional foot for each storey thereafter.

Councillor Fader asked the solicitor how the section on hedges could be enforced. Mr. Cragg replied that there is nothing in the by-law that says the hedges have to be clipped or kept in any way. This section could be enforced and you would have some who would keep it neat and others who would not bother with it.

Mr. Gillespie having finished, Dr. Don Williams of Central Mortgage and Housing Corporation came forward.

He went over his points as contained in a letter to Council dated August 21, 1978. They too are glad to see a proposed by-law for attached housing. Townhousing is needed because it is less expensive than a single family home and the savings in heating are substantial compared to other structures.

There are still several points that the Housing Corporation do not agree with. Two family dwellings may more appropriately be dealt with under a revised R-2 by-law. The land should not be kept to a maximum of one acre as this eliminates the possibility of infilling.

The lot size of 2,000 and minimum of 20 feet frontage is too restrictive. Smaller units are needed and are less expensive to the consumer. The maximum lot coverage of 35 percent is also restrictive and should not include carports or garages.

CMHC requires four feet of sideyard for the first storey and one foot more for each additional storey. This is found to be adequate for fire protection, maintenance, etc. The proposed 10 feet would encourage developers to build the maximum 8 foot units to get better use of the land and this may not be so attractive and is contrary to article # 4 which attempts to provide visual variety.

Section 4 should be deleted as there are other means to create attractiveness such as horizontal setbacks, bay windows, cantilevering of floors and vertical stepping of units on hills.

Section 5 is also unnecessary because provisions for minimum lot area, parkland and street standards adequately control project density.

Once again, the planting of hedges is not needed because of the maintenance factor. Trees should not apply only to attached housing.

It was felt that the points outlined would provide more affordable housing to the consumer and the developer.

Councillor Iachance again questioned the side yard clearances. If the side yards are kept large, the developer will insist on building the maximum 8 unit building block. Access should be given to the rear in the event of fire, maintenance, etc. Mr. Williams explained that 10 feet would not be any better than six. A fire truck would not go in even if it were the larger side yard. Fire departments are equipped to fight fires in these types of buildings and have sufficient length of hose to work from the front.

Mr. Williams feels the by-law generally is a good one but the Corporation is concerned about the issues he has brought up tonight. Townhousing is to be encouraged.

Councillor Topple noted that seven of the Councillors are absent tonight and they will be confused at the next public hearing and may not like the recommendations made by the Planning Advisory Committee.

Deputy Warden Williams added that the three developers have put new input on the matter. Changes will have to be made and no one is in a position to make a decision tonight.

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

"THAT the proposed Attached Housing zoning be referred back to the Planning Advisory Committee for study with staff of the submissions and recommendations as received this evening."
Motion Carried.

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

"THAT Council adjourn." Motion Carried.

Council adjourned at 8:50 p.m.

SPECIAL SESSION OF COUNCIL OF THE MUNICIPALITY OF THE COUNTY OF HALIFAX

August 28, 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 Eisenhauer, seconded by Councillor Walker:

"THAT Miss Gail Marks be appointed as Recording Secretary." Motion Carried.

Warden Ira Settle invited all Councillors to a meeting at Heritage Farm for a tour of the area followed by a corn boil.

Mr. Bensted introduced the presentation of the "Staff Draft" of the Municipal Development Plan by Project Planning Consultants Ltd. He pointed out that a revised draft plan was on all Councillors' desks with the plan concept and policies. There was a slide presentation to help Councillors be aware of more background information of the Municipal Development Plan for the Municipality of the County of Halifax.

Council unanimously agreed to have the slide show presentation.

After the slide presentation Mr. Martin Dake, Mr. Ian Rankin and Mr. Peter Thomas of Project Planning Consultants came forward to the front of the Chambers to answer any questions any Councillor may have with respect to the Municipal Development Plan in their area.

A motion was put forward to have this item on the floor to be discussed.

It was moved by Councillor Lawrence, seconded by Councillor Cosman that the following resolution be adopted:

"WHEREAS Council has received a final Staff Draft of a proposed Municipal Development Plan for the Municipality from its private planning consultants to replace the existing Official Town Plan which expires on December 31, 1978;

AND WHEREAS it is deemed necessary and advisable that the procedure required by the Planning Act S. N. S. 1969, c. 16, as amended, for the adoption of a Municipal Development Plan, be initiated;

BE IT THEREFORE RESOLVED AS FOLLOWS:

1. THAT Council hereby gives notice of its intention to replace the Official Town Plan, 1964, effective upon approval by the Minister of Municipal Affairs of the proposed new Municipal Development Plan;
2. THAT Council hereby gives notice of its intention:
 - (a) to adopt the proposed Municipal Development Plan prepared by Project Planning Consultants Limited for Council; and;
 - (b) to consider written objections by any interested person to its adoption of the said Municipal Development Plan, at a Public Hearing to be held in the Council Chambers beginning on October 24, 1978 at 2:00 o'clock in the afternoon.
3. THAT the Municipal Clerk be and he is hereby instructed to prepare the advertisement and give the public notice required by the Planning Act." Motion Carried.

Mr. Dake spoke with respect to the new plan and pointed out that the first draft has been revised and that this document on the Councillors' desks is the draft which will be put forward to the public. He believes that the plan is good and that it will provide residents with the kind of environment and services that they ask for. He pointed out that the plan includes different types of living conditions for different types of people and that it will help preserve rural aspects, however, improvements in services for the people could be done economically. The plan also provides for natural resources such as scenery and rural characteristics to be preserved. He pointed out that the policies in the plan will allow people to get what they want and be able to afford the services they will demand in the near future.

Different types of living such as hamlets, villages, growth centres and towns are all planned out in the Municipal Development Plan. It will allow the people an opportunity of continuing farming or forestry and help maintain agricultural places and scenic places will be preserved by way of parks, etc.

He pointed out that this plan has been discussed at many meetings of Committees, however, it had not been presented to the public as a whole. He said that the plan is now here and ready to be presented to the public by way of public hearing and presentations and ask for comments to find out what constituents think about the plan. The public can now see the plan as a whole structure, they can see the main objectives and that the public's expenditures are kept in check.

Mr. Dake pointed out that there must be some plan and guideline for future residents and proper growth of the Municipality of the County of Halifax. He did say that some residents will not agree with the plan, however, everyone cannot be pleased.

The Warden asked Council if there were any questions with respect to the Municipal Development Plan.