

September 26, 1978

Councillor Deveaux feels the parents should be told that the children do not have to take a certain subject. In not telling them, they do not know their rights. He also asked about the cost sharing on this federal program as in the future it may have to be borne by the Municipality. What is guaranteed in the future? Councillor Deveaux would like to know these facts. He would also like to know if any additional teachers have been hired from outside the province to teach the French.

Councillor Topple noted in the School Board minutes that the director of French curriculum is running over budget.

Councillor Lawrence attempted to answer some of the questions. The federal participation in the French program is on a one year basis. The teachers are paid by the federal government quite a large sum. This is not the case next year, however. The provincial government will help to cost share after that.

Councillor Deveaux said that many people feel that their children will never have an opportunity at good jobs if they do not learn French. The francophones will get the good federal government jobs. As far as he is concerned the bilingual program is illegal according to the B.N.A. Act.

Councillor Lawrence also added that the budget for the French program will be discussed further with the Department of Education.

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

"THAT the Municipal School Board be requested to advise Council as to present and future cost sharing of the French classes being instituted by the Municipal School Board."
Motion Carried.

Councillor Cosman brought up Betty Publicover's name as the prime mover on the use of regional transit. She has also done a lot of work for mobile home owners and was able to influence policy decisions regarding financing used mobile homes through the Minister of Urban Affairs. She has never been thanked for her great efforts and should be.

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

"THAT a letter of thanks go to Miss Elizabeth Publicover in recognition of her work within her community on behalf of other people." Motion Carried.

Councillor Deveaux read that a decision was made re assistance for senior citizens and water sewer rates. It is his understanding that the taxes can be put off and can accumulate on the property. When the person leaves the taxes are added onto the property in the selling price.

Also, Councillor Deveaux said it has been three months since a request went to the Minister of Municipal Affairs re lot approval on lanes. Mr. Bensted explained that the Minister needs detailed information on this and it will be sent to him in the next few days. There is a particular area in Councillor Deveaux's area that he would like referred back to the Finance and Executive Committee so that it could be explained better. As a matter of fact, there are two residents in his area where the service lanes have not been taken over by the Department of Highways yet. Mr. Bensted said these cases could not be dealt with until the Minister is heard from. There would be no interest charged on any sewers where there is a question involved in this matter.

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

"THAT when the Finance and Executive Committee is considering sewer charges on lots re unlisted serviced lanes that Councillor Deveaux be invited to attend." Motion Carried.

Councillor Cosman put a copy of a newspaper report on everyone's desk. She would like an interpretation of the House of Assembly Act.

At this time, Councillor Benjamin noted that two principals ran for office in the recent provincial election and their schools suffered because of it. The school in Sackville is on split shifts. The school was put in an awkward situation because of this and the students suffered with shortages of books. There is definite evidence of lack of planning here. He would like an inquiry made as to why this shortage of books happened. He knows of fourteen courses where there are not adequate books in the school. The School Board should provide a reason for this shortage. He realizes there is a changeover in the administration but feels this is not the problem. The Education Act should be changed so that principals cannot run and then things like this will not happen.

Councillor Sutherland could not see the County setting themselves up as an appeal board. Some people are capable of serving two masters while others are not. The County cannot be prejudiced against these people.

Councillor Cosman stressed that she only wants an interpretation of the Education Act at this point.

It was pointed out by Councillor Lawrence that there is an agreement between the Province and the Union of Nova Scotia Teachers that teachers cannot run for provincial election.

Councillor Benjamin wanted to clear up that he was not denying teachers the right to run for provincial office, however, there should be someone appointed to take their place and see that things are done in their absence. Councillor Topple added that a teacher working for the Municipality should be asked to resign his position should he wish to

run for office.

A question raised by Deputy Warden Williams was why principals working in municipal schools are allowed to run for office but principals for vocational schools are not. This does not seem fair as they all belong to the same teachers' union.

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

"THAT the Minister of Education be requested to advise the municipality as to the qualification of teachers to run for municipal elections." Motion Carried.

Councillor Benjamin would still like an explanation as to why there is such a shortage of books in the Sackville High School and when this can be rectified. Councillor Eisenhauer said the same situation exists in many other schools as well and there should be explanations made about these as well. It has also been learned that some books will not be supplied at all but instead are being photocopied at a great expense. Councillor Deveaux also wondered why students were not allowed to take certain books home for homework purposes. This should also be looked into.

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

"THAT the Municipal School Board be requested to advise the Municipal Council as to the reasons for shortage of textbooks or non-existence of certain textbooks in schools throughout the Municipality of the County of Halifax." Motion Carried.

Concerning the size of the merit awards, Councillor Cosman feels they are not large enough as they will not fit in a standard 8 x 10 frame. Also, when the Warden's secretary recently cut off the end of her finger, there was not a First Aid Kit in the building to help her. Since this building has a lot of people going through it in a day, there should be a First Aid Kit which could be used in emergency situations. Both of these items should be referred to the Finance and Executive Committee to look at.

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

"THAT size of merit awards and a first aid kit for the County Building be referred to the Finance and Executive Committee." Motion Carried.

Although it was not on the agenda, Councillor Deveaux asked that a very important item concerning his area be added to the agenda. There is a water pollution control plant in his district which has been producing an offensive odour most of the time. When this plant was installed, Mr. Gallagher had told him that there may be an odour occasionally but it is a continuous smell. Something must be done about this. The plant may be overloaded and he would like the Engineering Department along with the Provincial Department of Environment to visit the plant and find out what the problem is and take steps to cure it. The residents cannot put up with this much longer.

Councillor Sutherland thought that all avenues should be considered when looking at this problem. Public Works and the Department of Health should also be asked to look at this.

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

"THAT the Director of Public Works and the Department of the Environment look at an alleged problem re odour from the water pollution control plant at Eastern Passage." Motion Carried.

Councillor Deveaux asked about the original reports on this plant. Consultants were asked to pick the best place for this treatment plant. Mr. Bensted said there was a report on this in the files. The consultants made recommendations but the Provincial Department of the Environment made the final decision. Cole Harbour was suggested but was rejected.

Councillor Lawrence asked about the sound system. She assumed that this was going to tender and has not heard anything since. Mr. Bensted is waiting for final specifications on this and should be hearing in about a month's time.

Councillor Lawrence also noted that the County Building is inaccessible to paraplegics in a wheelchair. The Canadian Paraplegic Society has a book which lists the places that have access for wheelchairs and the County Building is not even mentioned. Are there plans to put in an elevator in the future? Mr. Bensted said the costs were being looked at and this matter had been discussed with the Canadian Paraplegic Society. There is an elevator shaft in the building as there may be another floor added to the building in years to come.

Councillor Margeson asked that a letter go to the Cole Harbour Heritage Society thanking them for the wonderful courtes they showed while showing some of the Councillors the Cole Harbour area.

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

"THAT a letter of thanks go to Cole Harbour Heritage Society." Motion Carried.

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

"THAT Council adjourn." Motion Carried.

Council adjourned at 5:10 p.m.

MINUTES & REPORTS

of the

SECOND YEAR MEETINGS

of the

THIRTY - NINTH COUNCIL

of the

MUNICIPALITY OF THE COUNTY OF HALIFAX

OCTOBER COUNCIL SESSION

TUESDAY, OCTOBER 17th., 1978

&

SPECIAL COUNCIL SESSION TUESDAY, OCTOBER 10th., 1978

PUBLIC HEARING

TUESDAY, OCTOBER 10, 1978

The public hearing was opened by Warden Settle with the Lord's Prayer followed by Mr. Kelly calling the roll.

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

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

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

After a review of the procedures concerning public hearings, the first application was dealt with.

Application # 6-78, Allen Heights Subdivision, From Zoned Status to R-1 (Residential Single Family Dwelling Zone)

Mr. Campbell of the Planning Department stated that no written comments had been received either for or against this rezoning application following its advertisement. The application originated with the residents of Allen Heights Subdivision and it was for the piece of land marked 'Parcel A'. A petition was circulated and the residents were in favour of it being rezoned to R-1. The remainder of the subdivision was zoned in 1968 by the residents who wanted protection against intrusions contrary to a residential area. The Planning Department has made a recommendation that the land marked 'Parcel B' be an extension of this application and be rezoned to R-1 as well. This includes land which the developer has filed an application for approval of same. The Planning Department hope the residents realize that this is a very restrictive zone and any type of home occupation or small business would not be allowed. It appears that the residents are aware of this.

Mr. Reed Dexter, President of Allen Heights Home Owners Association spoke in favour of the application. He, himself, lives in the area and the association's main concern is that only part of the subdivision is R-1. The residents were quite shocked that it was not all zoned R-1. The developer is now selling lots with a covenant that single family homes only may be built. The residents want protection for the future. They originally asked that Parcel A be rezoned to R-1 as they could see no objection to it however since the Planning Department recommend that Parcel B be included, the association will support this proposal as well.

Councillor Topple asked if any of the residents would like to see a small business such as a hairdresser in the subdivision. Mr. Dexter explained that this area is a small compact community that abutts the main highway. There is commercial development, including a hairdresser, on the main highway.

Councillor Sutherland asked if the building owned by Maritime Tel & Tel on Parcel B was included in this application. It was Mr. Campbell replied. Councillor Sutherland wondered if M. T. & T. could operate with this zoning. Mr. Campbell said they would be restricted.

Councillor Lawrence brought up a similar case which recently occurred in Bedford which involved a utility. A decision was made on this in favour of the utility and she noted that M. T. & T. could use special powers to obtain freedom in this same instance as the Bedford case set a precedent.

Councillor Fader asked Mr. Campbell why the M. T. & T. building was not taken into consideration. Mr. Campbell explained that there were no other commercial uses on Parcel B and it was generally felt that it was best to rezone the land to R-1 regardless. Maritime Tel and Tel have not been contacted.

It was noted that the petition circulated to the residents in the subdivision concerned Parcel A only.

Councillor Lawrence added that if M. T. & T. should get into any difficulty there is ample commercial space available nearby to relocate.

Councillor Benjamin added that they could expand on a non-conforming basis. He would rather see them do this in case they move out of the area and it were left as a large commercial area in the middle of a residential area (should this be excluded from the application to rezone to R-1).

Councillor Benjamin was told that a non-conforming use means a business cannot expand.

A point brought out by Councillor Walker was why the boundary line was not brought up behind the playing field, beauty salon, etc. Mr. Campbell said an old map was used in the beginning of the application and the error was not realized until the public hearing had been advertised. He apologized for this but the Planning Department felt it best to proceed rather than readvertise. The developer is waiting for approval of the lots involved in this boundary and he has stated that he will continue to develop under any restrictions placed on him. The area will definitely be residential.

Councillor Walker thought this error should be corrected now.

Councillor Sutherland asked Mr. Dexter what he thought of the M. T. & T. situation. Mr. Dexter stated that this building was on the other side of the lands that the residents had thought would be commercial anyway.

It was moved by Councillor Cosman, seconded by Councillor Fader: .

October 10, 1978

"THAT the lands of Maritime Tel & Tel be exempted from this application." Motion Carried. AMENDMENT

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

"THAT the lands at Allen Heights Subdivision, Head of St. Margaret's Bay be rezoned from G (General Building) to R-1 (Residential Single Family Dwelling) Zone, Application # 6-78, and is hereby amended by deleting therefrom the lands of Maritime Tel & Tel Co. as shown on the existing land use plan of Allen Heights Subdivision dated June 28, 1978 and drawing the boundaries around and thereby excluding the aforesaid lands of Maritime Tel & Tel." Motion Carried.

Application # 9-78, Nova Scotia Housing Commission, Lot 14, Lands of Nova Scotia Housing Commission, First Lake Drive and Metropolitan Avenue, Lower Sackville, Nova Scotia From P (Parks and Institutional Zone) To C-1 (Commercial Local Business Zone)

Dorothy Smith of the Planning Department spoke on this application. A letter was received from George H. Matthews, President, Lake District Recreation Association, who support this application because the original use is not suitable at this time.

The area around Lot 14 consists of someunzoned land, a shopping centre, school, beach, recreation centre and R-1 and townhouse zoning.

The history of this application was given. In 1970 the Sackville Lakes Assembly Plan stated that this land should be zoned Parks and Institutional. In May of 1977, the Nova Scotia Housing Commission made an application to have this lot rezoned to Parks and Institutional. No mention was made at this time of any possible commercial uses for this land. The public hearing for this application was held in December of 1977. The Planning Advisory Committee recommended that this be rezoned Parks and Institutional and the Housing Commission stated they did not support this rezoning but now felt it should be left as it is now until the development of a community centre on the site is confirmed. The best use for this site is commercial development to compliment the shopping centre. In January of 1978 County Council supported the Planning Advisory Committee and zoned Lot 14 to Parks and Institutional as per the original request by the Nova Scotia Housing Commission in May of 1977. This decision was not appealed. Miss Smith also noted that the Housing Commission never indicates the proposed commercial use in their applications as do other applicants and this makes it difficult to assess the application. Councillors Lachance and Topple asked if this were permissible under the Planning Act. It appears that since anyone can change their ideas once the zoning has gone through so long as it conforms with the zoning. The Housing Commission usually sell the property to someone else and this is why they do not state what will be going on the property.

Miss Smith stated that the Public Works Department feel this application should be denied as there is a low equivalent density assigned to it since it was supposed to be zoned parks.

The Planning Department feel this application should definitely be rejected for these reasons:

The Housing Commission have not indicated a proposed commercial use for the lot. Without an indication of the proposed use, it is assumed that any use permitted under C1 zoning could and would be constructed on Lot 14. There are many commercial uses such as fast food outlets that would generate excessive traffic and would prove unsuitable. Since the area is already extensively commercial with further commercial lots that have not been developed, the traffic would be very bad especially for the residents nearby.

The lot is 2.13 acres and could be subdivided into several smaller lots which would mean a number of commercial developments.

The lot density assigned to this lot which is supposed to be zoned as a park means that the sewer lines could not handle anything built on a larger scale that would allow a high volume of use of the sewer.

Mr. Ernie Clarke then took the floor on behalf of the Nova Scotia Housing Commission to speak in support of the rezoning application. He claims that according to the Sackville Lakes Assembly Plan, this site was designated as being commercial and was originally serviced this way. It is the opinion of the Housing Commission that a commercial business should go into this intersection. Since it is a busy street, it would not be so suitable as a park. Originally the P. A. C. Committee embarked on a program to specifically zone these lots. The Lake District Recreation Association were looking for land and thought that they could use this lot in conjunction with the Kinsmen Club who owned the adjacent lot. It was the P. A. C. Committee and not the Housing Committee who made the original application. The Housing Commission felt that it should remain as it was until the Recreation Centre was finished. The Housing Commission is anxious to provide a recreation centre and they are also concerned with developing retail outlets. Since the recreation centre is not going into this area now, the Housing Commission would like to see a small business enterprise go on the site instead. Mr. Clarke could only specify that the business would be a specialized retail or business office type of development. The Housing Commission would not allow an automotive shop or any other kind of heavy commercial use here. The lot is 2.13 acres and the building would be 5,000 to 10,000 square feet. The lot would not be subdivided but would be sold as one lot only.

Councillor Cosman picked up on the lot size and proposed building size. The maximum allowable size of the building would be 75,000 square feet and the same would be allowed for parking space. If the Housing Commission restricts this to 10,000, they will not find a buyer as it would hardly pay.

October 10, 1978

Councillor MacKay was appalled at this type of planning. He noted when the Sackville Town Centre went in, schools and liquor commissions were placed close to each other. This is not good planning and the same holds true for this idea. It would be foolish to further congest an already heavily travelled intersection with another commercial outlet beside the shopping centre and arena. It appears that this is a trade off with the Lake District Recreation Centre and he is very disappointed to see them support this when a couple of years ago, they would not have.

Mr. Clarke explained that the Lake District Recreation Centre do not want this lot now but have another larger one in mind instead and this is why they wrote the letter in support of the application.

Councillor Benjamin agrees with Councillor MacKay in that this would not be good planning and would cause further congestion. There is already extensive commercial development nearby with the shopping centre and other unoccupied spaces. Mr. Clarke agreed that there was extensive shopping nearby but the shopping centre is interested in expanding. Councillor Benjamin could not understand this since the shopping centre is not filled to capacity now. A specialized retail or business office would not be in direct competition with the shopping centre.

Councillor Benjamin asked about the negative response from Public Works. Mr. Clarke explained that the trunk water line for the whole area goes past this property and that the sewer could accommodate anything built here since there are other areas nearby that are not taxing the sewer. It would equal out in the end.

Councillor Sutherland was concerned that once the land was rezoned, the County would have no further controls as to what would be erected here. The developer would not get a deed to the property until the building is up to the first floor and all plans have been approved by the Housing Commission said Mr. Clarke. The type and quality of the building would be controlled in this way.

Concerning the public hearing in December of 1977, Councillor Topple noted that Mr. Lindsay had seemed satisfied with the lot being zoned parks and institutional and in fact was quoted as saying, "I can live with that". This was because it appeared that the recreation centre was going ahead on the lot said Mr. Clarke but this has since changed.

Councillor Topple asked for a further explanation on the response from Public Works and the density assigned to the area. According to Mr. Clarke, the area can withstand 18 persons per acre and there are now only 11 or 12 per acre. There are some sites that are developed higher than the 18 persons but on an average, it is below this number.

Councillor Topple asked if there would be a large return from the sale of this property and Mr. Clarke said there would be.

Councillor MacKay asked for an explanation on the Sackville Lakes Assembly Plan dated 1970 and why the Planning Department say the land was designated as parks and institutional and the Housing Commission interpret it as being commercial. This was still not cleared up with both parties insisting that their interpretation was correct. Councillor MacKay further asked where the driveways would be located. Mr. Clarke said they would be on First Lake Drive. Councillor MacKay could not see this since it would be next to impossible re traffic conditions.

A point that Mr. Clarke had made in his presentation was that something had happened in December 1977 to change the Housing Commission's mind on this lot and this is the reason why they now want it commercial. Councillor Margeson asked for elaboration on this. The recreation centre had second thoughts about Lot 14 and decided it was not suitable. Councillor Margeson also felt that the highway safety people should be asked to do a study on this area. He feels that Councillor MacKay is right in saying this would be hazardous. Mr. Clarke said the roads, etc. would be upgraded to accommodate this venture.

Another point Councillor Margeson brought up was that the lot was heavily wooded. This should be cleared somewhat before something happens possibly to a child here. He understands that the soil would not stand any type of large development. He feels that the Housing Commission should make the land available to Halifax County.

Councillor Fader asked Mr. Clarke if this decision were his or the departments. This is a decision of the Housing Commission but Mr. Clarke is a party to it and was on the board that decided to change the zoning. Councillor Fader wondered if C-2 would be a little more restrictive and therefore be a better idea. Since services are required in the area such as a medical centre this would be a good location. The Sackville Lakes Assembly Plan should not be considered a factor here since it is not quite outdated.

Councillor Poirier pointed out that whether the land is zoned parks and institutional or commercial, there will still be heavy traffic since institutional includes medical centres, etc.

Councillor Lawrence asked if the alternate site that the Lake District Recreation Association were now interested in was also going to be a free site. It is and it is quite a bit larger than Lot 14 said Mr. Clarke. It is in close proximity to the arena.

Councillor Lawrence asked if fast food outlets were being considered for the lot. Mr. Clarke said the Housing Commission would be interested in sitting down and discussing what the County would like to see and what they would not allow. Since Mr. Clarke had said that specialized retail would be one of their main ideas, McDonalds and other type chains could locate here as well as a restaurant, tavern, etc. Mr. Clarke would be more than willing to sit down and discuss restrictions. To this, Councillor Lawrence said that contract zoning is not viable with the County as they have no way to enforce it. She feels that Mr. Clarke is making generalized statements and it is difficult to understand what will be going in here.

Concentrating on another idea, Councillor Lachance asked if the Housing Commission were mainly interested in providing

October 10, 1978

adequate low cost housing for the people of Nova Scotia. Mr. Clarke said this was their main aim but selling a property such as Lot 14 as a commercial lot would provide more money for the Housing Commission which could be put back into housing. The financial aspect of this application is very much an issue then, said Councillor Lachance. A commercial outlet here would serve the local community. Councillor Lachance asked what the Housing Commission would say if there were a lot of residents here tonight opposing this application. Mr. Clarke could not give a clear answer but felt that if the residents were strongly opposed to a certain development, the Housing Commission would not go ahead with it.

Councillor Lachance wondered why the Sackville Town Centre is so much larger than was originally planned. Mr. Clarke agreed that it was and it was not expected that it would be so large in its first phase.

Concerning traffic, Councillor Lachance asked about control accesses on the highways. There would be planned accesses to the shopping centre said Mr. Clarke.

Councillor Lachance asked what the reaction of the Housing Commission would be if this application were turned down. Mr. Clarke could not say. In real estate terms, a rezoning would be good for the County as it would bring in extra taxes. It would also be an advantage to the community. On the basis of planned growth of the area and the present facilities, this commercial use would be viable.

It was noted by Councillor Cosman that the Sackville Town Centre was definitely a regional shopping centre and not a community one.

Councillor Benjamin asked why there could not be a recreational area here with perhaps a monument, an open public area for public events and parkland. Mr. Clarke explained that there was a community playing field planned for a nearby lot which is 7 to 9 acres. The arena is nearby and consists of 6 acres and it is on the lake front. There is also the Kinsmen park. This means that there is a quantity of quality parkland available in the immediate surrounding area now.

Councillor Topple feels Mr. Clarke is a good planner, personally. It seems that prices are rising on everything regardless and therefore housing will increase. It would therefore seem to be better planning to keep this recreational rather than commercial. The Housing Commission will try to keep their prices down and will have difficulty doing so if more commercial lots are now sold.

Councillor Lachance stated that it seems to be the attitude of a developer to squeeze every dollar out of an area. More green areas are needed and it seems that the Housing Commission does not put much stock in this.

In closing, Councillor McCabe thought it funny that a couple in his district who have 100 acres cannot put a mobile home on it so he will therefore support what the Housing Commission wish to put on these 2.13 acres.

Having finished questioning Mr. Clarke, Messrs. George Matthews, President and Eugene Beaton, Vice-President of the Lake District Recreation Association came forward.

Mr. Matthews explained that when Lot 14 was originally offered to them they needed the extra land. At that time they were planning to build jointly with the Kinsmen Club a recreation centre. When the Kinsmen Club opted out of this arrangement and went on their own, Lot 14 was no longer viable to the Lake District Recreation Association as it was too small. They needed to build something that would accommodate upwards of 1000 people. They asked the Housing Commission about alternate sites.

Mr. Beaton feels he has to defend the Lake District Recreation Association in view of remarks made by Councillor MacKay. The new lot in mind is some 5.9 acres and the building they now have in mind will be back some 200 or 300 feet. If they had built on Lot # 14, they would have ended up on the Kinsmen property. They have concern for the community. They now plan to use the arena parking space for the recreation centre parking as well. They did not know another lot was available in December of 1977.

Councillor MacKay can understand why they no longer need Lot # 14 but he cannot understand why they wrote a letter supporting the application for rezoning. Are they saying that they agree this lot should be commercial when the rest of the surrounding area is recreational. There are some residents directly across the street and accidents may occur with children going back and forth should something commercial go in here.

At this time Councillor Cosman asked the two gentlemen if they had been asked by the Nova Scotia Housing Commission to come forward and support this application this evening. Was this in fact a trade off for the new piece of land?

Mr. Matthews said the Housing Commission never asked their support in making a public stand on this.

When asked by Councillor Lachance if the new land had been acquired, it was learned that it had not as plans have to be submitted, etc. for approval by the Housing Commission. The Lake District Recreation Association only wanted to clarify their position here. The letter was poorly phrased and Mr. Matthews apologized for this.

Councillor Fader mentioned that this association was responsible for capital projects in the five Sackville districts and he was very pleased to see them here tonight. They have stated they are no longer interested in Lot 14 and that is all that needs to be said. It is the responsibility of the provincial government and the local M.L.A. to provide sidewalks for this dangerous intersection.

October 10, 1978

Councillor Topple still could not understand the Association's position here. Would they object to the lot remaining parks and institutions? He is concerned that the Association may lose their new lot if this does not go through tonight. According to the Association, this is needed by the Community and the Housing Commission could not object to this.

Since Mr. Matthews is on the Board of Trustees for one of the schools in Sackville, Councillor Lawrence asked if he had any anxieties about the heavy traffic and school children. Mr. Matthews said a letter had been sent asking for sidewalks on First Lake Drive some time ago. There is definitely danger here.

Councillor Lawrence also pointed out that the beach would only attract summer traffic, however, a commercial outlet would bring traffic all year round. She asked if the Association would like the letter presented this evening to be discounted. Mr. Matthews said the letter was written on a motion by the executive of the Lake District Recreation Association and it should remain as it is.

Upon Councillor Sutherland's suggestion that there was no need to belabour this point, Mr. Jack MacMaster, 26 Spinner Crescent, Lower Sackville took the floor. He strongly objects to this rezoning application because he has two small children who use the recreational facilities already and he finds it dangerous enough without adding a commercial establishment. He does not allow his children across the street alone now. He thinks the idea of a park with a monument was a nice idea. He also agreed with Councillor Margeson that trees should be cleared out somewhat. Councillor Lacharve asked if his neighbours felt this way and it seems they do. The children are in the streets now because there are no sidewalks on the way to school.

Councillor Fader asked Mr. MacMaster if he were willing to pay out of his own pocket for more local services. By turning down development such as this, Sackville is being denied employment opportunities as well as more money to put into services. Mr. MacMaster said that if his taxes go up any higher, he will be forced to move away from Sackville. Councillor Fader went on to say that the residents want more street lights, etc. and someone has to pay for it. The only way to offset these costs is to have more commercial development in Sackville to help pay for the services. Councillor Margeson thanked Councillor Fader for the lesson in economics and Councillor Topple added that these things were important but one cannot put a value on the life of their child. Commercial development should be put in the right place.

Mr. Ed Hummell, 41 Smokey Drive, Lower Sackville also spoke against the application. The reason people are not here tonight is that they are tired of trying to argue with the Housing Commission. It seems to be just about useless. He agrees with Councillor Fader that commercial development is needed as he has difficulty paying his tax bill. Sackville needs a large commercial area that is well thought out.

Councillor MacKay thanked Mr. Hummell for his comments. He further pointed out that the people of Sackville, Bedford and Waverley read the Bedford-Sackville News. It has a circulation of some 70,000 and is a weekly newspaper. Advertisements for public hearings on lands in these areas should be advertised in this newspaper and probably more people would come to the public hearings.

Patricia Gillhooley, a member of the Planning Advisory Committee and a resident of Sackville, as well, then took the floor. She made several points. This is a major recreation area and no indication has been given as to what the Housing Commission will erect here. The Sackville Town Centre was opposed by the residents but it went through anyway. The people are tired of the Housing Commission's changes of heart. The wishes of the residents are continually ignored. It appears that there has been a trade off with Lake District Recreation Association. Their main concern should be to provide recreation and this application should be seen for what it is.

Councillor Cosman feels this application should be rejected for several reasons. No specific use of the lot has been given by the Housing Commission. There is already a great deal of commercial land in the immediate area. Public Works has indicated that the sewer could not withstand the extra load from a commercial endeavour. Traffic problems would be intensified. Although Mr. Clarke says the building will only be 5,000 to 10,000 square feet, the allowable is 45,000 and it does not seem that a profit could be made unless the building is larger than what has been specified. This rezoning is not consistent with the Municipal Development Plan.

It was noted by Councillor Margeson that should this application be accepted, the Housing Commission have an interested party from the Sackville Town Centre.

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

"THAT Council not approve an amendment to the zoning by-law and by rezoning lands of the Nova Scotia Housing Commission, Lot # 14, First Lake Drive and Metropolitan Avenue, Lower Sackville from P & I (Parks and Institutional) Zone to C1 (Commercial Local Business) Zone, Application # 9-78." Motion Carried.

Before adjourning for the evening, Councillor MacKenzie asked permission to read a letter addressed to Mr. Bensted. It was requested that this letter be presented to Council on October 10. The letter is dated October 4, 1978 and is from a Musquodoboit Harbour concerned citizens group. It concerns the proposed Municipal Development Plan and a public meeting that was held in Musquodoboit Harbour which 250 local residents attended. A motion was carried at that meeting which demands that the County postpone their scheduled public hearing re the Municipal Development Plan on October 24th until a later date. The letter is signed by Frank K. Stevens, Chairman of the Eastern Shore Concerned Citizens Group.

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

"THAT the letter from the Eastern Shore Concerned Citizens Group be received." Motion Carried.

October 10, 1978

Since Mr. Stevens is on the Board of the Provincial Planning Appeal Board, Councillor Cosman feels he should resign in view of his participation in this group. Councillor Smith said that the citizens of Eastern Shore asked Mr. Smith to be their chairman. Since this did not seem to be the time or place to discuss this situation any further, it was moved by Councillor MacKay, seconded by Councillor MacKenzie:

"THAT Council adjourn." Motion Carried.

Councillor adjourned at 10:10 p.m.

I N D E X

Application - Report re processing - Motion -----	12
Bedford - Approval of public hearing date re group home - Motion -----	7
By-Law - Advertise re B.B. Guns and Air Rifles - Motion -----	14
Chief Building Inspector - Approval of report - Motion -----	5
Councillors - re Pictures - Motion -----	14
Director of Planning and Development - Approval of report - Motion -----	2
Dog Tax Collectors - Appointments - Motion -----	12
Eastern Shore Rural High School Roof - Request for repairs - Motion -----	15
Finance and Executive Committee - Approval of report - Motion -----	8 - 9
Financial Assistance - Meeting re Beechville - Lakeside - Timberlea area - Water & Sewer --	11
Hearings - Approval of schedule re Municipal Development Plan - Motion -----	4
Hammonds Plains - Approval of date for public hearing re rezoning - Motion -----	5
Letter - to the Minister of Labour re electricians' strike - Motion -----	7 - 8
Letter - to the Premier re Angus L. MacDonald Bridge debts - Motion -----	9
Letter - to Municipal Spraying re appearance of property - Motion -----	12
Letter - to the two cities re B.B. Guns and Air Rifles - Motion -----	14
Letter - to the N.S. Power Corporation re street lights - Motion -----	14
Letter - to the Department of Municipal Affairs re revised Election Act - Motion -----	14 - 15
Loitering By-Law - Review - Motion -----	15
Motion - Appointment of recording secretary -----	1
Motion - Resignation re Councillor Streach be received -----	1
Motion - Approval of September 19, 1978 Council Minutes -----	1
Motion - Approval of September 26, 1978 Council Minutes -----	1
Motion - Addition of items to Agenda -----	1 - 2
Motion - Approval of Warden's report -----	2
Motion - Approval of the Director of Planning and Development's report -----	2
Motion - Approval of the Planning Advisory Committee report -----	2 - 5
Motion - Approval of schedule re Municipal Development Plan hearings -----	4
Motion - Approval of policy for advertising fees re public hearings -----	4
Motion - Extension of deadline re Municipal Development Plan -----	4 - 5
Motion - Approval of public hearing date re rezoning of lands at Hammonds Plains -----	5
Motion - Approval of Chief Building Inspector's report -----	5
Motion - Approval of Municipal School Board report -----	5 - 7
Municipal School Board - Approval of report - Motion -----	5 - 7
Motion - Approval of Planning Advisory Committee supplementary report -----	7
Motion - Approval of public hearing date re group home Bedford -----	7
Motion - Approval of School Capital Program Committee report -----	7 - 8
Motion - Letter to the Minister of Labour re the electricians' strike -----	7 - 8
Motion - Approval of Finance and Executive Committee report -----	8 - 9
Motion - Approval of agreement re Robb Engineering -----	8
Motion - Letter and cheque for the Rehabilitation Centre be received -----	8
Motion - Approval of disposal of the Oyster Pond Jeddore Fire Department property -----	8
Motion - Letter to the Premier re Angus L. MacDonald Bridge debts -----	9
Motion - Meeting re financial assistance - Beechville, Lakeside, Timberlea area - Water and Sewer -----	11
Motion - Report re processing of applications -----	12
Motion - Appointment of Dog Tax Collectors -----	12
Motion - Letter to Municipal Spraying re appearance of property -----	12
Motion - Public Works review the planned service area -----	13
Motion - Rules of Procedure re Municipal Development Plan hearings -----	13
Motion - Advertise By-Law re B.B. Guns and Air Rifles -----	14
Motion - Letter to the two cities re B.B. Guns and Air Rifles -----	14
Motion - Letter to the N.S. Power Corporation re street lights -----	14
Motion - Pictures re current Councillors -----	14
Motion - Pictures re previous Councillors -----	14
Motion - Letter to the Department of Municipal Affairs re revised Election Act -----	14 - 15
Motion - Review re Loitering By-Law -----	15
Motion - Request for repairs re Eastern Shore Rural High School roof -----	15
Motion - Adjournment -----	15
N.S. Power Corporation - Letter re street lights - Motion -----	14

Oyster Pond Jeddore Fire Department Property - Approval of disposal	- Motion	- 18
Planning Advisory Committee - Approval of report - Motion	-----	2 - 5
Public Hearing - Approval of policy re advertising fees - Motion	-----	4
Public Hearing - Approval of date for rezoning lands at Hammonds Plains - Motion	-----	5
Planning Advisory Committee - Approval of supplementary report - Motion	-----	7
Public Works - Review the planned service area - Motion	-----	13
Recording Secretary - Appointment - Motion	-----	1
Robb Engineering - Approval of agreement - Motion	-----	8
Rehabilitation Centre - Letter and cheque be received - Motion	-----	8
School Capital Program Committee - Approval of report - Motion	-----	7 - 8
Warden's Report - Approval - Motion	-----	2

THE MUNICIPALITY OF THE COUNTY OF HALIFAX OCTOBER COUNCIL SESSION

TUESDAY, OCTOBER 17, 1978

Warden Settle having called the meeting to order with the Lord's Prayer, Mr. Bensted called the roll. He noted that Councillor Walker was in P. E. I. today due to a death in the family.

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

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

The letters and correspondence were then dealt with. A letter was received from the Honourable Ronald Giffin, Minister of Municipal Affairs, stating that he would be willing to consider an extension to the present December 31, 1978 deadline favourable re the Municipal Development Plan. Councillor Gaetz would like to see this deadline extended another six months due to the reaction of the public. Since this item is dealt with in the Report of the Planning Advisory Committee, Councillor Lawrence suggested that this be dealt with at that time.

Another letter was received this morning from Councillor Streach advising of his resignation from County Council. By-election proceedings should start immediately.

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

"THAT the resignation of Councillor Streach be received and accepted and the seat for district # 13 be declared vacant." Motion Carried.

In making this motion, Councillor Benjamin said Councillor Streach had been a leader in Council and his services appreciated. Councillor Fader added that he, too, commended Councillor Streach for his work and he was glad to see that Councillor Streach hoped for an early by-election. He was disappointed that the other M.L.A. from County Council, Councillor MacKay, was not submitting his resignation so that by-election proceedings could start in this district as well. The two new Councillors will need time to adjust to County procedures before the regular County election is called next year. The two new Councillors should also get involved in the Municipal Development Plan as soon as possible. Councillor Gaetz agreed saying that the people in Councillor Streach's district felt lost without any representation re the new Municipal Development Plan. The Clerk assured Council that a by-election date for district #13 would be set at the earliest possible date. It was suggested by Councillor Sutherland that the by-elections for both districts be at the same time. Since a County Councillor has 90 days in which to resign once he has been elected to the provincial government, Mr. Bensted said it would be best to deal with one and proceed with the other when it comes.

In dealing with the September 19th minutes, Councillor Cosman will submit a number of changes in the format and sentence structure to Mr. Bensted.

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

"THAT the minutes of September 19, 1978 be approved as amended." Motion Carried.

A change in the minutes of September 25th as noted by Councillor Topple is that he was looking for a verbal O.K. in changing the name on the Forest Hills Junior High School to the Gordon Bell Junior High School. He has been assured that the lettering on the school will be changed by the Chairman of the Finance and Executive Committee.

Another change was noted by Councillor Cosman on page five re mention of Betty Publicover. This change will be submitted to Mr. Bensted along with the others.

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

"THAT the minutes of September 26, 1978 be approved as amended." Motion Carried.

Items were then added to the agenda by individual Councillors as follows:

Councillor Lachance - Dog control and the new S.P.C.A. group

Councillor Topple - Building Permits

Councillor Gaetz - Appointment of dog tax collector

Councillor Poirier - Water and sewer services, District # 2

Councillor Deveaux - Loitering By-law

October 17, 1978

Councillor MacKenzie - Building permits

Councillor McCabe - Difficulty in getting approval of lots due to tardiness of Health Inspectors

Councillor Benjamin - Municipal Spraying Company
- Shubenacadie River Basin Study

Councillor Margeson - Heat and pictures

Councillor Fader - Redistribution
- Air rifles
- Election Act

Councillor Cosman - Provincial Planning Appeals Board motion
- Rules of order for public hearing - October 24th
- School Books - Bedford/Waverley School and playing field

Councillor Margeson suggested a recess at 4:00 to eat some pumpkin pies he has brought along to the meeting this afternoon.

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

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

Council then dealt with a motion of consideration given by Councillor Walker from September 10, 1978. Although he is not present today, another Councillor can give a motion on this. Councillor Deveaux decided to proceed with this stating that he feels Margaret Fraser is as entitled to a public hearing as anyone else. He made mention of the fact that the Housing Commission recently had a public hearing that the Planning Advisory Committee had recommended be denied. It was noted by the Solicitor that a motion of reconsideration requires the unanimous consent of Council. Councillor Lachance asked for an explanation from Councillor Deveaux on why he feels this should be reconsidered. Councillor Deveaux strongly feels that everyone has the right to a public hearing and that was his main reason for asking for reconsideration of the motion.

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

"THAT a motion of reconsideration be given re the motion by Councillors Deveaux and Gaetz re application # 10-78, Lands of Margaret Fraser." Motion Defeated as unanimous consent was not given.

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

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

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

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

The Report of the Planning Advisory Committee was then dealt with. Concerning the extension of the deadline re the Municipal Development Plan, Councillor Lawrence said that some sixty groups and individuals have indicated an interest in appearing at the scheduled public hearings starting on October 24th. In a memo from Mr. Bensted, it has been recommended that Council sit for three consecutive days from 2:00 p.m. to 10:00 p.m., with an hour for supper, and hear the various briefs, etc. It is suggested that a fifteen minute time slot would be a reasonable and average length of time for people to get their points across. For those persons who have called, it is suggested that they be given scheduled time slots during the evening sessions while others may speak at random in the afternoons. A date to adjourn to could be set on Thursday. It was felt that Friday should be left open for Councillors who have many other things to do.

Councillor Deveaux asked if individuals were going to be questioned after speaking. Mr. Bensted suggested Council should not get into a general discussion with each presentation. Council will be able to meet and go over the individual presentations at a later date. A package of written submissions will be given to each of the Councillors as they come in. When asked by Councillor Deveaux if the Councillors would be allowed to comment at the public hearings, Mr. Bensted said it would be up to the Councillors to decide this. Councillor Deveaux felt that generally many of the talks will run into more than fifteen minutes. Council is asking for more problems by limiting a person to a certain length of time. People should be given ample time to say what they want to. Extensions

October 17, 1978

should be given if necessary. Mr. Bensted said that based on the submissions thus far, some may run over the fifteen minutes, however many of the people were more than pleased with fifteen minutes and it seemed that it would average out in the end.

It was pointed out by Councillor Lawrence that the fifteen minutes would be assigned to those who had appointments. Those who walk in may speak at random. Councillor McCabe thought it should be advertised that people would be allowed fifteen minutes and people would come prepared. Councillor MacKenzie agrees with the fifteen minutes but would leave it up to the discretion of the Warden as to whether it should be extended. A person should not be cut off in the middle of something important. He also asked if the church hall had been scheduled for use on these days to which Mr. Bensted replied that it had. Council will meet in the County Building first and then proceed if the public is too large to be accommodated in same. (St. James Church Hall)

Councillor Smith asked if any consideration had been given to the letter dated October 10 from the Concerned Citizens of Eastern Shore who wanted the October 24th public hearing delayed. Mr. Bensted said the letter was discussed and Mr. Stevens, Chairman of the Committee mentioned above, said he would be willing to make a presentation at the public hearing on the 24th. He said he would require only five to ten minutes to present a written brief and some verbal discussion. Mr. Bensted said most people were willing to make written submissions backed up by verbal submissions.

Councillor Topple said that the people he has spoken to feel that the fifteen minutes schedule is a good idea. He would leave it up to the discretion of the Warden if someone goes over this. Councillor Topple asked if there would be a public address system and recording system for this. Mr. Bensted has arranged for microphones, etc. and the entire proceedings will be court reported on a professional tape recorder with typewritten transcription available as well.

Councillor Gaetz asked about parking and Mr. Bensted stated that employees have been informed that they cannot park in the parking lot as of noon on October 24th until the public hearings are finished.

A point brought up by Councillor Eisenhower is that he is convinced that at least 50 percent of the people in his area are not aware of the Municipal Development Plan. The County Chronicle was not delivered until the day of the information meeting in his area and no posters were put up resulting in only one person showing up. It seems to be difficult to get a copy of the plan. The County is not getting a good cross reference of the people and many people do not have enough time to prepare a presentation because they were informed so late.

Mr. Bensted suggested that any groups who have not had sufficient time to make a presentation should indicate when they could get something together. Council could adjourn to another date to hear these extra presentations.

Councillor Lawrence realizes that there are groups who are just starting to get things together. Council should be willing to hear these groups at a later date.

Councillor MacKenzie delivered the County Chronicle in his area and many people said there were not enough copies of it or posters to inform them.

Councillor Fader stated that the County is getting a lot of interest in the Municipal Development Plan. There will be many people attending the public hearings. He feels the County has not been fair to the people. There are some 115,000 to 125,000 people in the County and they are not happy with this plan. It seems that Project Planners have not done the proper job. The Councillors should have gone to the individual districts to hold public hearings. Some people live too far away to travel to the City. If the Councillors had gone to the people they would have gotten the feeling of what it was they wanted. The way it is being handled now will be nowhere as good as if the Councillors had gone to the people. They certainly deserve more that they are getting. Council has to sell this plan to the people and they will get more input if they went to each district. Mr. Bensted explained that the County can only hold one public hearing. Information meetings were held in each individual district. A fair presentation will be given by the public as many groups and petitions are already involved. Warden Settle added that October 24th was only the start of the process. Council can decide to take other steps once the public hearing is complete.

Councillor McCabe asked who Mr. Stevens was representing as it was his understanding that he was representing a group in district 13. Mr. Bensted said he though Mr. Stevens was representing the Concerned Citizens of Eastern Shore and Middle Musquodoboit.

Council's obligation began two years at the onset of the Municipal Development Plan said Councillor Cosman. It is up to the individual Councillors to inform the people. Bedford had 18 meetings with a great deal of input. 900 copies of the plan were made and only 400 have been sold. Many of these people who are angry about the plan have not even read it. The plan was advertised in the newspaper, television, posters and the hand delivered County Chronicle. People are reacting in a negative way and she has no sympathy for people who say this just started when it all began two years ago. The individual Councillors are at fault if the people are not aware of the plan and its implications to their districts.

October 17, 1978

Councillor McCabe did not agree with some of Councillor Cosman's statements as many people in his district are better informed than he is. Councillor Benjamin also took exception to some of her remarks saying that Bedford is a highly organized group and it is not fair to compare them with the rest of the County. In his district there are two ratepayers associations but they cover only about 20 percent of the people. Project Planners are at fault as they should have gone to the people and found out the wishes of the ratepayers. The ratepayers association made a map five years ago concerning their area and they are not being asked to change their plans.

Councillor Gaetz agreed that the planners did not go to the public. He gave them the names of five groups in his district to contact re planning and they were not approached even once. The people came to information meetings to hear from Project Planners and not the Planning Advisory Committee. Project Planners have cost some \$400,000.00 to date.

Deputy Warden Williams said everyone would have the chance to be heard. The main problem as he sees it is that the Health Department is not involved in this plan. When a person makes an application to build, it goes to the Health Department first. There should be someone present from the Health Department when Council sit down to go over these briefs.

Councillor Fader corrected the figure given by Councillor Gaetz re the cost of Project Planners. It is \$600,000.00 now and another \$200,000.00 budget has been approved with 50 percent of the total shared by the Province.

Councillor Deveaux had understood that Project Planners would go to each district. Councillor Sutherland stated that Council commissioned this study and then attempted to sell it to the people. It seems that people are not concerned until the roof falls in. The money spent on this plan is money well spent and the County needs a development plan. Councillors have failed to explain the ramifications of the plan on County residents.

At this point Councillor Lawrence stated that she feels it most unfair that the planners are being so heavily criticized by the Public and the Councillors. Council approved this plan every step of the way. By hauling Project Planners over the coals in public shows a lack of understanding. They are employees of the County and Council will have to take responsibility for this as it is our plan. If Council thought they were not doing a good job along the way, they should have done something about it. Council has approved the concepts of the plan and it seems that Project Planners are being made easy targets at this time.

Deputy Warden Williams said he has criticized the plan from the start but not Project Planners. He is angry that health is not involved when it is such an important issue. Mr. Bensted explained that the Department of Health establish their own rules and regulations. The Municipal Development Plan can only deal with planning. They are separate and apart from anything the Municipal Development Plan will say.

It was moved at this time by Councillor Lawrence, seconded by Councillor Cosman:

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

It was further moved by Councillor Lachance, seconded by Councillor Cosman:

"THAT Council adopt the proposed schedule re the public hearings on the Municipal Development Plan." Motion Carried.

Concerning the policy on the waiving of fees for rezoning applications as contained in item one of the Report of the Planning Advisory Committee, Warden Settle explained that a former county body had a policy that all zoning applications have no charge. When it was realized that many applications were being made for commercial gain, it was felt that a charge be made for these particular kind of applications while leaving applications being made for the community at no charge. Councillor Deveaux asked why the charge had gone up from \$200.00 to \$300.00 and Mr. Bensted explained that there was an increase in advertising cost. This fee will recover out of pocket costs.

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

"THAT Council approve the recommended policy of the Planning Advisory Committee with respect to advertising fees re Public Hearings." Motion Carried.

With respect to the recommended three month extension on the deadline re the Municipal Development Plan from the Planning Advisory Committee, Councillor Eisenhower feels that the people of the County need adequate time to assess this plan. There should have been public hearings held instead of the information meetings in each district. The social and economic implications of this plan warrant more than three months study. Development is stuck until we know where we are going. Councillor Topple added that the Regional Development Plan is more restrictive than this one. This plan needs revision to the people's liking and it should not be put off. There is already

October 17, 1978

hardship on the people because of the Regional Development Plan. Councillor Eisenhower has heard the opposite to what Councillor Topple says - he understands the Municipal Development Plan is more restrictive than the Regional Development Plan. Information is incorrect somewhere and the proper facts must be brought out.

Councillor Poirier stated that her district has been slated as an urban area in the Municipal Development Plan which requires water and sewer. The people do not want this until they know they can afford it.

Councillor Cosman did not agree that the land was frozen because of the Municipal Development Plan. Councillor Eisenhower explained that no one is going to buy any large amounts of land if they do not know the future of the property in say six months time. Warden Settle commented that the plan must also be approved by the Minister of Municipal Affairs before it goes through.

Another point Councillor Cosman made was that the urban areas are crying for a plan. The rural areas may need more time and they can have it.

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

"THAT the Minister of Municipal Affairs be requested to extend the deadline date for the approval of a Municipal Development Plan for a period of three months beyond December 31, 1978." See amendment to follow. Motion Carried as amended.

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

"THAT the Minister of Municipal Affairs be requested to extend the deadline date for the approval of a Municipal Development Plan for a period of six months beyond December 31, 1978." Amendment Carried.

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

"THAT Council give notice of intention and set the date November 6, 1978 at 7:00 p.m. for a public hearing re Hammonds Plains from G (General Building) Zone and Unzoned Status to R-2 (Residential Two Family Dwelling) Zone and C-2 (Commercial General Business) Zone." Motion Carried.

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

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

The Report of the Municipal School Board was then dealt with. Councillor Eisenhower had asked for a report on the issuance of school text books at the last Council meeting and would like to hear back on this.

Councillor Lachance explained that this was discussed on October 11th at the School Board meeting. It was resolved at that meeting that the superintendent prepare a report on this and he expects it tomorrow. Since there is no charge for textbooks there is no control over them. The School Board has little idea of how many books will come back at the end of the term and therefore, how many they will need. Many of the books cannot be reused because of their conditions. The change in senior administrative staff and the backlog of text book orders has added to the problem. Councillor Lachance promises a report on this but attributes much of it to poor planning which is being taken up with the staff. The situation will not happen again.

Councillor Sutherland asked about the old system of getting students to pay a rental charge on books so that they would assume more responsibility for them. Councillor Lachance said that no consideration has been given to this idea as the province states explicitly that education is free.

Councillor Gaetz recently attended a school meeting in his area and they have shortages of books as well. It was reported by a janitor that a lot of the books are thrown away. When can they expect these books? Councillor Lachance said that some of the books are discarded because the students treat them so badly that they cannot be reused. It was necessary to go back to the province for increased funding as this is cost shared by the Province when it was realized that more books were needed.

Councillor Cosman also attended a school meeting last evening. A terrible story of inefficiency on the part of the School Board emerged at this meeting when it was discovered that orders were misplaced, staff were incompetent, etc. It took the entire summer from June 28th to submit and resubmit book orders and the books have still not been received. She would like a full explanation of this as the children are suffering for the incompetence of the staff on the School Board.

October 17, 1978

Councillor Eisenhower noted that many books especially at the elementary level are thrown away because they are written in as part of class assignments.

Councillor Lachance said he had already explained the reasons why the School Board got into this predicament. It is definitely poor planning. He will speak further to members of the Board and he will get to work on the problem right away. He asked for the written information on Councillor Cosman's situation.

Councillor Benjamin was alarmed at the situation as well. He could not understand why the student enrollment was not known and anticipated with the opening of a new school. This has happened before and will probably happen again. He would like to call for an inquiry on the administration of education on county schools. The financial breakdown in the Bedford-Waverley school is terrible. In one instance there is only one book available for a class and how can they be expected to study for exams. There is also nothing being done about the policy re teaching staff and principals running for election. There should be someone appointed to take their place when they are campaigning. There is also a problem with the teachers and their present contract. He wants some answers to these problems.

Councillor Lawrence stated that the County has no control over the contract between the teachers and the province. Legislation went through about two years ago which took away the School Board's negotiating power and it is now a Provincial matter so any contract disputes can only be dealt with through the Province. Also, the \$15.00 allotted by the Province per student for books is not adequate. Students are now required to write exams and have a required set of texts they need. Council should support further allotment for these books. No deposits are allowed on textbooks as well and there is no insurance the books will come back at the end of the term. There is no way to control the books and it is therefore very difficult to estimate how many will be needed for the new term.

Councillor Benjamin asked why the budget was changed for the books and Councillor Lawrence said it was because the per capita grant of \$15.00 per student was not adequate.

Councillor Tople asked if the problem were with funding. Part of it is, said Councillor Lachance. A change in the structure of the books is needed as many books are hard to obtain. Councillor Tople was on the Board of Trustees for a school in his area at one time and they had this problem. He contacted the other School Boards and found they had a surplus of the same books and were more than willing to supply them with what they needed. This could be explored re the County's problem.

Some time ago, Councillor Lachance had asked that a study be done on the quality of the education system and the quality of administration. He was told it was contained in the Graham Report. He does not buy this now. This is the County's responsibility and it is the Board's intention to look at the structure of the Board now set up. He will make every attempt to correct the situation.

Since there is a new Minister of Education, Councillor McCabe suggested that he be approached to see if the County can get some of the things they need.

Councillor Smith has the same problem in her area and has heard children ask how they could study for an exam without any books. This Council should take a stand and see that the books are available. Parents are forced to send their children to school for an education so the education should be provided.

Deputy Warden Williams expressed his thanks to the Chairman of the Municipal School Board in his efforts in obtaining a new teacher for a school in his area.

Councillor Baker said that health books are not supplied by the Department of Education. An area rate had to be set in his district to pay for them. Councillor Lachance will get some information on this and he assured the rest of Council that there will be some tightening up on the problems expressed here tonight.

Councillor Deveaux feels the whole system needs to be revised. Students cannot spell and many have difficulties reading when they graduate. He asked if there were still a shortage of teachers. Councillor Lachance said there would always be a shortage of teachers but they have been told that teachers will be supplied when the pupils are there.

Councillor Deveaux said there did not seem to be any problem getting french teachers. Only about 2 percent of the County population claim to be of French origin. He asked for a report at the last Council meeting on whether the French teachers were hired from outside the province.

Councillor Gaetz said that children are asked to do a project and there is no information available to them. This is not fair.

Councillor Cosman had occasion to sit in on one of the grade four French classes and they are speaking much better French than a high school student because they are at a better learning age for a language. She was quite impressed with their abilities.

October 17, 1978

Councillor MacKenzie hopes that his area will be able to get a French teacher soon. The School Board visited a school in his district recently and it was noted there is no water supply. The trustees are concerned about this. The water level is coming back but this is not good enough as the problem could occur another year. He hopes the School Board will give consideration to some form of water supply to this school. Residents have also expressed interest in other languages being taught in the schools as well as French.

Councillor Benjamin feels the new superintendent is taking the situation in hand but the problems were created a long time ago. He suggests that School Board meetings be changed from the County Building to various schools in the County. The Board would then come to know the individual problems of the schools.

People need to be re-educated on the value of things said Councillor Margeson with respect to children destroying school books.

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

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

Councillor Lawrence asked that the Supplementary Report of the Planning Advisory Committee be dealt with next. She explained that there are no clear cut guidelines re group homes. Group homes are becoming more and more common these days as a better way of introducing people back into the community who have problems. The President of the Canadian Association of the Mentally Retarded, Mr. Brill would like to erect a group home on MacDougall Drive in Lower Sackville. The Solicitor feels sections 72 (a) and (b) of the zoning by-law would allow for a public hearing on this application. Another example of this type of application was recently made by M.T. & T. in Bedford and it was granted. A group home could be called an institution of an educational nature. If this could not go through this way, perhaps the land could be zoned residential and a group home could be considered a residential use. Whatever Council does, it will probably set a precedent. The Solicitor suggested that only section 72 (b) be used and not (a). This would be the easiest way to do this rather than getting involved in amending a zoning by-law.

Councillor Topple would like assurance that this resolution will pertain to this particular application made by the Canadian Association of the Mentally Retarded only.

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

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

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

"THAT Council give notice of intention and set a date of November 21st at 7:00 p.m. for a public hearing under section 72 (b) of the zoning by-law for the purpose of allowing the use of a group home re the Bedford Sackville Branch of the Canadian Association for the Mentally Retarded, on lots 101A B-H, 102A B-H and 103A B-H on MacDougall Drive in Lower Sackville." Motion Carried.

Councillor Cosman asked if a playing field was included in the tender call for the Bedford-Waverley High School and if all schools being built now included the playing field in the tenders. She was given an affirmative answer.

Councillor Gaetz is very concerned about the electricians' strike. He would like a letter to go to the Minister of Labour to ask him to start negotiations again in order to end the strike. There are many schools and other projects being held up because of this.

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

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

Councillor Gaetz feels a strong letter be sent to the Minister of Labour to use his influence and authority to end this electricians' strike in order to get schools and senior citizens projects, etc. completed.

Deputy Warden Williams said that while collective bargaining was going on the Minister of Labour could not do anything. He must be asked before he can give his help. Councillor Lachance stated that fifteen projects were being held up because of this strike. The harm that is being done is not realized and this justifies the Minister interfering. He could offer his assistance and at least get them back to talking.

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

October 17, 1978

"THAT a letter go to the Minister of Labour and the Minister of Education expressing the concern of the Municipal Council with respect to the effect of the electrician's strike on new school construction and the delay in the completion of urgently needed classroom facilities." Motion Carried.

It was moved by Deputy Warden Williams that Council adjourn until 6:00 p.m. for supper. Council reconvened at 7:00 p.m. and the Clerk called the roll again when the meeting resumed.

Councillor Fader has an item to be added to the Report of the Finance and Executive Committee concerning a letter he received this afternoon re the leasing of a barn at the Halifax County Rehabilitation Centre.

Councillor Topple feels the telephone operator at the S.P.C.A. should be properly instructed as to the areas involved in the County agreement. A caller was informed that they would not come unless the dog was dead and another caller was told they did not go to that area.

Councillor Gaetz mentioned the Conference of the Nova Scotia Municipalities and asked if delegates were to be reimbursed for costs incurred. Mr. Bensted will check on this.

Councillor Eisenhower stated that he is still having some problems with dogs. Week-end and after hour calls are considered emergencies only. The dogs are very difficult to catch. Councillor Baker called the S.P.C.A. and they informed him that they did not cover his district. The dogs could be controlled better if a catcher were assigned to each district. Councillor Sutherland agreed that there are not enough people to cover the districts at all times.

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

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

Councillor Cosman said she was willing to withdraw her motion referred to the Finance and Executive Committee that Council sit as a Committee of the Whole to deal with considerations to the by-laws if this is the desire of Council. She thought this would be the best way to deal with it as Councillors would be better informed regarding each by-law. As stated in the Report of the Finance and Executive Committee, Councillor Fader feels the best way to deal with this is for the Municipal Solicitor to suggest particular by-laws which he feels should be revised or improved and go from there.

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

"THAT Council sit as a Committee of the Whole to deal with considerations and possible amendments to the by-laws on the second and fourth Tuesdays of each month." Motion Withdrawn.

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

"THAT the proposed agreement with Robb Engineering Limited be approved."
Motion Carried.

Councillor Deveaux asked about a proposed area rate re cross guards to which Mr. Bensted informed him that this was on the agenda for November.

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

"THAT a letter and cheque from the Rehabilitation Centre be referred to the Finance and Executive Committee." Motion Carried.

Councillor Deveaux asked if steps had been taken yet to meet with the Department of Municipal Affairs re approval of lots on bordering lines. Mr. Bensted replied that information on this matter has been submitted to the Department of Municipal Affairs for their consideration.

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

"THAT approval be given re disposal of existing Oyster Pond Jeddore Fire Department property." Motion Carried.

Having dealt with the main agenda, Council then went on to the individual items added by Councillors Councillor Deveaux is concerned about the bridge debt outstanding on the Angus L. MacDonald Bridge. The money owed now is three times as much as the original debt due to the decrease in the Canadian dollar and the increase in the German marc. At this rate our grandchildren will still be paying for this bridge. The federal government has made loans on a no interest basis to many other countries so they should help Canada as well. A letter should go to Prime Minister Trudeau pointing out the facts about the bridge debt with copies going to Hon. A. MacEachern, Premier Buchanan, Chairman of the Bridge Commission, M.L.A.'s, etc. Mr. Bensted told Councillor Deveaux that this is a

October 17, 1978

provincial matter rather than a federal one. Warden Settle added that the loan has been guaranteed by the provincial government and not the Bridge Commission. It was suggested that this letter be directed to Premier Buchanan first who could take steps to approach the federal government to get funding to pay off the debt. Councillor MacKenzie said a resolution was passed a few years ago asking that the provincial government take over the bridge system. Roland Thornhill was interested in this at that time so he may be approached again on the matter. Councillor Poirier feels this is a good motion but feels federal assistance is difficult to get. Money is needed in her district to help with the water and sewer charges coming up.

Councillor Baker brought up the subject of dump trucks using the bridge to haul fill. Councillor MacKenzie agreed that these dump trucks are causing damage to the bridge and making the surface very rough. Councillor Margeson suggested that a barge be used to transport this fill across the Halifax Harbour. Warden Settle said this was already looked at and a contractor made a bid which was considered too high.

Councillor Eisenhauer thought it would be better to pay off the debt when the Canadian dollar goes up in value or the government will end up paying more money. It was noted by Warden Settle that payment is due in June of next year.

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

"THAT a letter go to the Premier of the province recommending that the provincial government approach the federal government for funding to eliminate the outstanding debt on the Angus L. MacDonald Bridge." Motion Carried.

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

"THAT Council direct a letter to the Premier of the Province of Nova Scotia requesting the possible conflict of interest of Mr. Frank Stevens as a member of the Provincial Planning Appeal Board based on his stated disagreement with the proposed Municipal Development Plan of the Municipality of the County of Halifax." Motion Defeated. (See motion to defer)

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

"THAT this matter be deferred to the November 21st, 1978 session of Council requesting a legal opinion from the solicitor and a letter of intent from Mr. Stevens as to possible conflict of interest." Motion Defeated.

Councillor Cosman, in her opinion, felt that Mr. Stevens could not make a "without prejudice" decision with respect to appeals. Since this man is a developer himself, has stated that he is not in agreement with the Municipal Development Plan, and is acting on behalf of a group of residents against the Municipal Development Plan, she felt that Mr. Steven's decisions would be biased and that Council should request a resignation from Mr. Stevens with respect to serving on the Provincial Planning Appeal Board.

Councillor Lawrence agreed with Councillor Cosman in that Mr. Stevens should not be opposed to the Plan and that he very well might have a conflict of interest. She felt that Mr. Stevens could not possibly make an unbiased decision with respect to the decisions of the appeals of the Municipal Development Plan as he is a developer and has stated that he is not in agreement with the Plan, and could not act without prejudice.

Councillor Lachance asked the Solicitor for a definition of "conflict of interest" and asked if a legal description as to what is a "conflict of interest" could be prepared and brought back to Council.

Solicitor Mr. Cragg stated that he could obtain information on this and that each case, which he has knowledge of, has been judged individually having regard to all circumstances involved.

Councillor Lachance asked the Solicitor, Mr. Cragg, if a Judge or Magistrate could speak out against a Municipal By-Law and still uphold law in Court.

Mr. Cragg pointed out that certain judges have opposed certain laws and still sat on the Bench.

Solicitor Cragg pointed out that he, at the present time, was not in a position to determine whether or not Mr. Stevens would have a "conflict of interest", and will study it further.

Councillor MacKenzie voiced his opinion in that he asked if Council has the right to ask Mr. Stevens for a resignation, and in fact, Mr. Stevens does not have to resign and that if a resignation was requested it should come from the people who appointed him for the position on the Provincial Planning Appeal Board, not Council.

October 17, 1978

It was pointed out that the letter of intent would be directed to the Provincial Government.

Councillor Smith spoke up and said that Mr. Frank Stevens made the Chairman of the Provincial Planning Appeal Board aware that he would not be serving on the Board while the Municipal Development Plan is in progress.

Councillor Lawrence said that she did not have this information.

Councillor Smith stated that citizens have asked him to work on their behalf since his views were similar to theirs with certain aspects of the Plan.

Councillor MacKenzie pointed out that Mr. Stevens has taken the risk to provide jobs. As a developer of a shopping centre, he stated that he would support the shopping centre which provided jobs for residents within a community and this is the reason he is upset over the Municipal Development Plan.

Councillor Eisenhauer agreed with Councillor MacKenzie in that this is a democratic society and that it should be up to the people who appointed him to ask Mr. Stevens for his resignation, not this body of government.

Councillor Fader agrees with this view.

Councillor Lachance said that all available information should be made available before a decision is made to ask a man for resignation. Councillor Lachance felt that Council should, at least, have clarification from Mr. Stevens by next session of Council of the statements he made and a legal description of the matter from the solicitor outlining whether a precedent is available and an opinion on this issue.

Councillor Lawrence pointed out that there are no regulations that govern the role of the Provincial Planning Appeal Board. She said that the rules are voluntary and that the Chairman cannot totally refuse Mr. Stevens to sit on the Board.

Councillor McCabe spoke up and stated that no one should "gag" a man for voicing his opinion regardless of his position. Councillor McCabe felt that if this man is representing a group of people which share the same ideas, then he should say his views.

Deputy Warden Williams said that none of Council know everything about this matter, and the Solicitor is not in a position at the present time to make a decision, therefore, this matter should be deferred until the Solicitor could advise Council.

Councillor Eisenhauer was opposed to the decision to defer. He felt that we were coming into a Public Hearing with the intent.

Councillor Topple felt that he would go along with the motion to defer until the next session. Councillor Topple heard Mr. Stevens state that he is against planning, not just the Municipal Development Plan. He felt that anyone on the Provincial Planning Appeal Board should have an unbiased opinion based on the facts before him. Councillor Topple felt that Mr. Stevens' opinion would not be unbiased. He said that Mr. Stevens was opposed to any plan which levied controls and that a Provincial Planning Appeal Board member should uphold planning controls.

Councillor Cosman stated that Mr. Stevens could speak his own opinion, but he has stated that he is against what we are doing.

Councillor Smith stated that she was at all the meetings in the Musquodoboit Harbour area and she did not hear Mr. Stevens make such a statement that he was against the total plan; he did state that he was against the 5 acre lots. She said that because Mr. Stevens is a developer, he knows there has to be planning.

Councillor Gaetz spoke up and said that this man is a resident of the Eastern Shore; owns property; and that Mr. Stevens did not say he was against the total Plan concept, however, he does have his views as he is a developer.

Councillor Lachance pointed out that the Municipal Development Plan is not legislation yet and that Mr. Stevens has an opportunity to state his own opinion.

Councillor Margeson felt this should be postponed until the November Council Session.

Councillor Deveaux would go along with the amendment to the motion to defer the matter, however, pointed out that there is no guarantee that we would have an answer from Mr. Stevens by the November Council Session.

Councillor Benjamin believes that this whole discussion is out of order. Mr. Stevens has views

October 17, 1978

on behalf of a group and is representing a group in his community. Councillor Benjamin felt that Mr. Stevens should support the people for which he is representing.

Motions were defeated.

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

"THAT Council request a meeting with the Minister of Municipal Affairs, Atlantic Health Unit and the Department of Environment to determine the amount of financial assistance for water and sewer services for the Beechville, Lakeside-Timberlea area." Motion Carried.

Councillor Poirier attended a meeting which was held in her district with respect to Water and Sewer services and the Municipal Development Plan and pointed out that these go much hand in hand at this point. She said that the new residents of the area felt that there was no need for water and sewer as yet, however, this is due to the fact that the new residents have not encountered the problems yet. Councillor Poirier grew up in the area and said that she watched Governors Lake become more and more polluted and that the treatment plants are not operating well in the area and the private sewage disposal systems are not working well either. She explained about at one time there was a trailer court on Governor's Lake and ended up out of business because the water and sewer did not come sooner to the area. When the trailer court was first established, promises of water and sewer at that time "were just around the corner". The people who did not want water and sewer services were people who did not want Timberlea to change. Councillor Poirier pointed out that the people without pollution problems will soon have them as saturation occurs. As the problem grows, everyone will be requesting dye tests to find where the problem originates. She feels that Timberlea has to change with the times and that Timberlea will not be "left behind". She felt that the time has come that the average citizen should have water and sewer services. She pointed out that some resolutions were passed and she has heard nothing from these passed resolutions. Since the government has changed, she does not know if the funding will be available. She would like a meeting set up to find out what financial assistance could be expected so that the people could be told approximate costs.

She was concerned with the services being put in that the residents would pay for undeveloped lands. Mr. Bensted assured her that the developer pays for any undeveloped land which the developer wishes to develop and hook into the sewer systems.

Councillor Deveaux pointed out that there was not enough funding coming from the upper levels of government to help bring down the costs to residents for services. He pointed out that the senior citizens in his area are being hit hard for services. He felt that pressure should be put on Provincial and Federal Government to get more funding.

Councillor Poirier pointed out that the pollution is getting worse in her area, however, no great amount of building has helped to keep it down.

Councillor Benjamin said that Waverley should be involved, although these are two separate items. Overall funding for services in the County. He pointed that he went directly to the new Minister with the Waverley problem and has a meeting set up for next Tuesday. He suggested Councillor Poirier take that same direct approach if she wants answers from the new Minister. Councillor Benjamin pointed out that the people of Waverley are not asking for services, but this is the only solution to the health problem.

Councillor Sutherland pointed out the problem of indicating costs over a three or four year period and not 2 or three year period.

Mr. Bensted pointed out that as far as the Beechville, Lakeside-Timberlea area is concerned, there is the Pockwock system at one end and Fraser Lake at the other end and this water supply system is now in operation. Since this is already operating, costs could be given within a 2 or 3 year period, however, final costs could not be given before construction begins, however, people now can get a more accurate figure. When finalized funding from the Provincial and Federal Governments are established, then costs could be given.

Councillor Baker asked about Meadowbrook Subdivision and asked if this is included in the Beechville, Lakeside-Timberlea development, and if not, when would this development take place in this subdivision?

Councillor Lachance felt that the dog control system we have now is more expensive than before, delivery of service is poorer and that people in his district were treated rudely by the S.P.C.A. members. He felt that something should be done to make the S.P.C.A. more responsive to the people. He pointed out that different people are told different things by different dog catchers. One incident questioned the fact if a dog was safe to leave its property, bite someone, and return to his home property before being caught. Mr. Bensted pointed out that incidents of this sort should be brought to the attention of the Municipal Clerk.

October 17, 1978

Councillor Gaetz said that prior to the agreement with the S.P.C.A. the dogs were returned to their home property. It was only a matter of hours when the dog was off the home property again. Now the S.P.C. takes the animal and a fine is paid by the owner. Councillor Gaetz said that the new system is working out well in his area.

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

"THAT a report from staff be requested on the streamlining by means of a central office for the processing of applications for Building Permits, Development Permits, Highways Permits and Fire Marshal approval." Motion Carried.

Councillor Topple opened this discussion on the lengthy process residents must wait in order to obtain building permits. He said that some shortcut method should be established as time is costing developers money.

Councillor McCabe agreed with Councillor Topple and felt that there should be some way in which an application could be processed within 30 days. He stated that time costs money.

Councillor MacKenzie pointed out that this is an item which he would like to discuss. He pointed out that a ratepayer attended a meeting with a complaint that it took one year to have his lot approved and building permit issued. This ratepayer had sent in 16 or 18 copies of his plan and these were lost. This was another delay in obtaining building permits.

He questioned the regulations on new buildings or renovations up to \$1,500.00 without a permit. This apparently is not the case. If a shed is being built upon a property, even though the shed is not worth \$1,500.00 a building permit must be obtained. However, repairs to a household does not require a permit. He objects to building inspectors telling people they require a permit to put in a window or repair a roof or minor repairs.

Councillor Deveaux pointed out that the offices concerned within the Municipal Building are far apart however, there should be some way time could be cut down in obtaining the permits and approvals.

Councillor Gaetz asked if this was the responsibility of the Planning Advisory Committee.

Warden Ira Settle said this was up to the building inspectors.

Councillor Eisenhauer pointed out that new subdivisions which have "tentative" approvals are not good enough for the Planning Advisory Committee to allow permits to be issued. The problem between the Department of Health and Council should be resolved.

Councillor Topple suggested that someone be hired to follow up on the procedure and possibly to even hurry the Provincial Departments. He would like to see the present process move along more quickly.

Councillor Smith suggested that if people are to fill in forms or to return plans in certain envelopes or in a particular manner, then these envelopes and forms should be provided to the residents.

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

"THAT the following be appointed as dog tax collectors:

Roscoe Tofflemire of Chezzetcook and Revon Wigg of 189
Amaranth Crescent, Cole Harbour." Motion Carried.

Councillor Gaetz asked when Mr. Tofflemire could start collecting dog licences fees. Mr. Bensted said that Mr. Tofflemire could come into the Municipal Building in the morning and be briefed by Mr. Kelly prior to commencement.

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

"THAT a letter be sent to Municipal Spraying Company requesting a meeting with the Councillors re general improving of the appearance of their property." Motion Carried.

Councillor Benjamin reported the condition of the property which belonged to Municipal Spraying Co. He said that people are still suffering house damage as a result of the blasting and that there is dust fall out coming over homes in prevailing winds; that trucks are travelling much too fast on the roads. Councillor Benjamin pointed out that the RCMP were contacted with respect to the trucks. He asked if there could be some way that this Industry be requested to improve the general appearance of their property. He said that a new high school is located adjacent to this property and that the road, Duke Street, is in poor condition and should be upgraded and landscaped at least. He said that possibly by spring when the school is operating, this road could be upgraded and that the area could use some industry. He had great concern about the location of this school

October 17, 1978

so close to an industry. He felt that it is unfair for the industry to take from the ground and not give anything back or replace what they remove by way of landscaping, etc.

He pointed out that on a site where crushed gravel is stored that this crushed gravel is extending out to the ditches and not on their property.

Councillor Cosman asked for a report from the Building Inspector's Office on this.

Councillor Margeson suggested an environment person should be present at such meetings.

Councillor Margeson spoke with respect to heat recovery. He pointed out that a site is burning straw and said that a place in Hamilton is doing a study on heat recovery. He spoke with Mr. Fred Buckley, now retired from the Nova Scotia Power Corporation, with respect to the best use of steam by the burning of trash. He said that Fred could possibly be invited to Council to give a report and that possibly the Finance and Executive Committee could set up a meeting so Mr. Buckley could give his report.

Councillor Gaetz said that the burning of sawdust is a source of good heat.

Councillor Eisenhauer asked what happened to the study which was to be conducted with respect to heat recovery. Mr. Bensted pointed out that it is still in the hands of the government and that economics are not at the stage where this could be brought forward.

Councillor Sutherland said this is a complex problem and that the Municipality is not in a position for direction in this field.

Councillor Margeson said that there are a number of mills in the County of Halifax and would like to save energy if it could be used economically.

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

"THAT they request the Redistribution Committee to sit after the November session of Council and request input from Councillors generally." Motion Carried.

Councillor Fader pointed out that changes or suggestions should be made early for application to the Public Utilities Board with respect to any changes in boundaries, etc.

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

"THAT the matter of the planned service areas be reviewed by the Public Works Committee." Motion Carried.

Councillor Deveaux expressed concern about the boundaries of the serviceable areas. He pointed out that there are areas in his district which are not developed as yet and could hook into the sewer services, etc. when the land is developed. However, there is a trailer court which lies just outside the boundary line for serviceable areas and would like that it be approved for them to hook into the sewer line. He stated that the sewer system at the present time is not at full capacity and that this hook up would not affect the sewer system at the present time. He believes that border cases like this, consideration should be given for this developer to hook into the sewer line system if it does not cause any future problems.

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

"THAT rules of procedure re Public Hearings be posted at the Special Session re the Municipal Development Plan." Motion Carried.

Councillor Cosman pointed out that there are not rules of conduct for the Public Hearings and this could present a problem. She said that the presentations should be conducted in a quiet and orderly manner.

Councillor Eisenhauer asked if Project Planning Consultants Ltd. will be present at the hearings. Mr. Bensted confirmed their presence.

Councillor Sutherland asked about a Sergeant at Arms being present.

Councillor Topple asked if a representative of the Municipal Affairs Department would be present or an official to provide the Minister with a copy of the proceedings.

Councillor Margeson suggested that an invitation be extended to the Atlantic Health Unit. He pointed out that in previous meetings there was some form of rebuttal going on and that officials representing Project Planners should not get into discussions with the applicants directly.

Councillor Benjamin withdrew his item which was added to the agenda.

October 17, 1978

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

"THAT the Clerk be instructed to duly advertise the By-Law re B.B. Guns, Air Rifles and also check on retail outlets."
Motion Carried.

Councillor Fader pointed out that the By-Law with respect to B.B. Guns and Air Rifles is not enforced. The By-Law prohibits the use and sale of these items in the County of Halifax. He pointed out that the RCMP will confiscate the weapons, however, no fine is levied and in most cases the weapons are destroyed. He suggested that Constable Burke check on a few retail stores with respect to the sale of these.

Councillor Smith pointed out that these weapons are being obtained from the Cities of Halifax and Dartmouth, however, people are going to the country places to use them.

Councillor Topple asked if this includes air guns, sling shots, etc.

Councillor Sutherland stated that he did have an incident whereby the RCMP did pick up the guns.

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

"THAT a letter be sent to the two cities with respect to the sale of B.B. Guns, Air Rifles, etc." Motion Carried.

It was suggested that the two cities consider adopting their own by-law with respect to the use of these weapons.

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

"THAT the N.S. Power Corporation consider some protective cover over street lights to prevent breakage by stones." Motion Carried.

Councillor Deveaux brought up again an item with respect to the street lights bordering Shearwater. The letter sent to the Federal Department with respect to the grants in lieu of taxes has not been answered as yet.

Councillor Margeson suggested that people who live close to a street light should possibly keep an eye on who may be doing the damage.

Councillor Lachance pointed out that street lights are needed not only near residents. They are needed on dangerous corners of the road and not just in populated areas of the County, for the safety and protection of residents.

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

"THAT the Finance and Executive Committee consider obtaining pictures of Councillors." Motion Carried.

Councillor Margeson pointed out that Wambolt and Waterfield had pictures of Councillors and asked about the possibility of obtaining these pictures.

Councillor Gaetz pointed out that there is not a picture of all the Councillors.

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

"THAT the old pictures of previous Councils be brought to light."
Motion Carried.

Councillor Lawrence stated that the old pictures of previous Councils should be brought out and displayed.

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

"THAT a request be sent to the Department of Municipal Affairs re Revised Election Act." Motion Carried.

Councillor Fader expressed concern about the present Election Act and that some changes should be made. He pointed out that urban areas cannot always hold or carry out elections at the same time that rural areas can.

Mr. Bensted said that the Department of Municipal Affairs is responsible for this and they are presently working on a revision of this Act. They are presently close to a draft which can be presented. Mr. Bensted said that at the present time there are no copies of the present Act available. It