

January 16, 1979

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

"THAT the Application for approval under the 1966 Legislation re Undersized Lots re Lots J1 and J2, Lands of Shirley Greenough, West Lawrencetown be approved." Motion Carried.

Councillor Cosman asked was the legislation in force to approve new lots and Mr. Bensted said it was to find ways to approve existing lots not meeting the requirements but that is not how Council has interpreted it over the years. Councillor Cosman stated that she was not willing to support the application. Deputy Warden Gaetz commended the people for the improvements that had been made to the property as it had been slated for a junk yard. Councillor Lawrence stated she was going to vote against it as well. She sympathized with Mr. Greenough but with the size and shape of the lot they would be circumventing the rules of frontage if it was approved. It was not the original intention of the legislation and Council must be careful of setting a precedent when they vote sympathetically.

Councillor Margeson declared that it was time for Council to broaden their thinking. It was never the intention to landlock properties. Councillor Topple stated that it was not the intent of legislation that no hardship was being done. Councillor Sutherland suggested that he had difficulty seeing this as a hardship case.

Several Councillors noted errors and omissions in the minutes of December 19th, 1978 Council Session.

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

"THAT the minutes of December 19th Council Session be approved as amended." Motion Carried.

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

"THAT the minutes of November 21st, 1978 Council Session be approved." Motion Carried.

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

"THAT Council instruct the Municipal Solicitor to prepare an amendment to the By-Laws of the Municipality establishing two (2) Council Sessions per month." Motion Carried.

At this time there was a lengthy discussion as to how many hours would be spent at each session, what time they would begin and if public hearings would also be a part of the agenda of the regular meetings. Councillor Lawrence stated that there was enough business for 2 sessions a month. They do not need to be marathon sessions as it is too hard to concentrate when it gets late and they have been going for several hours. Councillor Deveaux agreed with Councillor Lawrence that there was enough business and that it should not include public hearings. Councillor Lichter stated that two meetings a month with shorter hours would mean extra dollars from the taxpayers for the travelling of Councillors. Mr. Bensted noted that if the sessions become too lengthy this would permit an adjournment rather than call for special sessions. Councillor Benjamin noted that they have, in effect, had two meetings per month for several months as the agendas are rarely finished in one session. Councillor Baker suggested if the Council would go back to meeting at 10 o'clock in the morning there would be no necessity for two meetings but Councillor Topple said that would rule out the possibility of the public attending.

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

"THAT the By-Laws be amended to read that the two sessions of County Council be held on the 1st and 3rd Tuesday of each month." Motion Carried.

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

"THAT the two regular sessions of Council be at 6 p.m." Motion Defeated.

There was much discussion concerning the times of the sessions.

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

"THAT the two regular sessions of Council be held at 2 p.m." Motion Carried.

Councillor Fader gave notice of reconsideration.

Councillor Cosman noted that in the Report of the Industrial Committee there was an error in the report of the Industrial Committee in the last paragraph. It should read "the Committee asked members of Council to bring forth names for the Committee".

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

"THAT the Report on the Industrial Commission be deferred to the February Session." Motion Carried.

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

"THAT the Finance Committee be asked to review Income Tax with the Solicitor to get a clear cut interpretation on where Councillors fit into the scheme with regard to transportation." Motion Carried.

Councillor Benjamin spoke of the slowness and inactivity of the Health Department issuing permits. Halifax County has stiff regulations pertaining to licensing of foodshops and eating establishments but if you step over the County line you do not have those regulations. We should look to Provincial legislation for regulations on foodshops and eating establishments. He stated he would like to make a motion to request the Minister of Health to look into the suggestion of Provincial regulations of foodshops.

Mr. Bensted stated that there are Provincial Regulations for eating establishments.

Councillor Deveaux suggested that if there are Provincial Regulations perhaps the Councillors should look into them and the County rules should be altered. For example, the problem of 3 or 4 sinks may be okay for new establishments but some allowances should be made for those people already established.

Councillor McCabe produced some literature regarding home sewage treatment and presented it to Councillor Benjamin for perusal.

Councillor MacKenzie deplored delays in lot approval and Councillor Williams suggested that Councillor Benjamin is looking for conformity in the health laws and not asking for more regulations. They are as strick now as they can be.

Councillor Topple was concerned about giving the Province a mandate.

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

"THAT the Minister of Health be asked to review the Provincial and Municipal Regulations re Eating Establishments and Sale of Foodstuffs in order to establish common regulations across the Province." Motion Carried.

Councillor MacKenzie noted that a motion had been overlooked regarding the Senior Citizen's building and inquired as to whether any correspondence had been received concerning same. Mr. Bensted replied that no report was back from the Nova Scotia Housing Commission but one should be back by next Council Session.

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

"THAT in the future lists of lot approvals, etc. should also show the date of the application." Motion Carried.

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

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

- Councillor Sutherland - 1966 Undersized Lot Legislation and AIB
- Councillor McCabe - information purposes regarding a company in Musquodoboit Valley involving wood products
- Councillor Topple - By-Laws
- Councillor Deveaux - street lights - Shearwater - Federal Grants, tax bills - receipts, Noise By-Laws, Nova Scotia Housing Commission and Senior Citizens

Councillor Benjamin - arsenic problem
Councillor MacKenzie - derelict vehicles and unsightly premises
Deputy Warden Gaetz - Dog License Officers
Councillor Fader - Redistribution, Municipal Election Act, Police Commission
Councillor Williams - Police Committee, Strike - Dalhousie

Council agreed to deal with the report of the Board of Management of Ocean View Manor at this time.

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

"THAT as this involved discussion of personalities that Council should go into Committee of the Whole in camera." Motion Carried.

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

"THAT the report of the Board of Management of Ocean View Manor be referred back to the Board for further consideration." Motion Defeated

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

"THAT the Report of the Board of Management of Ocean View Manor be approved." Motion Defeated.

Councillor Topple considered this no confidence in the Board and that a new Board should be appointed.

Councillor Deveaux said he is against referring it back to the Board.

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

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

Council reconvened at 6 p.m. and Mr. Bensted called the roll.

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

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

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

"THAT a letter of appreciation be sent to the Ministry of Transport on the decision not to cut back services at the Halifax International Airport." Motion Carried.

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

"THAT a letter of appreciation be forwarded to Clarence Gosse, former Lieutenant Governor on his retirement from the post of Lieutenant Governor." Motion Carried.

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

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

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

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

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

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

Councillor Cosman suggested she would like to see the fee waived in connection with Mr. McWeeny's application for rezoning in order to obtain a permit to rebuild. As it was a non-conforming use he had to apply for rezoning to R2 and it was the formal procedure which held him up.

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

"THAT the advertising fee with respect to Application #17-78 be waived." Motion Carried.

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

"THAT Council give notice of intention to hold a public hearing re application # 17-78 to rezone lands of Ronald C. McWeeny, Lot D, Lawrence Delory Subdivision, 20 Dartmoor Crescent, at Bedford from R-1 (Residential Single Family Dwelling) Zone to R-2 (Residential Two Family Dwelling) Zone - February 12th., 1979 at 7 p.m." Motion Carried.

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

"THAT Council give notice of intention to hold a public hearing re application # 20-78 to rezone a portion of the Bell Park Subdivision Lands of Delmac Construction Limited, Walker Street at Preston from T (Mobile Home Park) Zone to R-1 (Residential Single Family Dwelling) Zone. District 8 - February 12th., 1979 at 7 p.m." Motion Carried.

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

"THAT Council give notice of intention to hold a public hearing re application # 23-78 - Lands of Rainbow Realty at Porter's Point on the West Petpeswick Road, from an unzoned status to T (Mobile Home Park) Zone. District 10 - February 12th., 1979 at 7 p.m." Motion Carried.

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

"THAT the Chief Building Inspector's Report be approved." Motion Defeated.

There was discussion with regard to the Building Inspector's Report re lesser setbacks. Deputy Warden Gaetz stated he did not approve of the application by Reginald Romo but did not see what could be done. Mr. Romo has a mobile home on the land and was given approval to put in a septic field. His garage was only a 5.5 foot setback. As he is on a little used road it really would not cause any problem.

Mr. Hefler said the garage was constructed without a permit and had a 5 foot setback.

Regarding the application of Mr. Tough, Councillor Baker said he could not build his garage further back because of his disposal field. Mr. Tough had built the garage first and applied for a building permit afterwards. He now had a permit from the Department of Highways. Councillor Benjamin stated he would have to stand behind the building inspector. Although it seemed this was almost an intentional violation, Councillor Baker said he probably did not know about the setback regulation at the time. Councillor Baker stated in this case the man is jammed for room. He is not interfering with anyone and recommended approval.

Mr. Hefler stated the Council would have to approve a lesser setback in order for him to give a permit.

Following the discussion, the motion was defeated.

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

"THAT Council approve a lesser setback of 5.5 feet for Mr. Romo and 15 feet for Mr. Tough. Motion Defeated.

Councillor Sutherland wanted to know why Council should write by-laws and then ignore them.

Councillor Baker moved for reconsideration.

Councillor Fader asked why hire people to do a job and then overrule them. He asked if the persons could reapply. Councillor Baker said he asked for reconsideration and would like them separated.

Mr. Cragg stated the matter was finished, subject to reconsideration and that they had been voted on together.

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

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

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

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

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There followed some discussion by Councillors of the Report of the School Capital Program Committee.

Councillor Cosman brought up the subject of naming of schools with regard to giving the Bedford-Sackville High School a name. Councillor Cosman gave thanks and appreciation to the School Board in regard to the Beaverbank-Kinsac Consolidated School and the proposed purchase of an adjacent piece of property. Councillor Lawrence said that this was the first time she had heard of it and did not believe the Board had met as a whole in this regard. Councillor Lachance said it has not been dealt with and Councillor Margeson said he endorsed getting it. Deputy Warden Gaetz stated he thought there was some confusion. He did not think the School Capital Program Committee had the right to do this.

Councillor Topple stated that several months ago the name change was approved to Gordon Bell Junior High from Cole Harbour High but nothing had been done. Deputy Warden Gaetz said the letters were being made. Councillor Lachance stated that Bell Park School, replacing Partridge River School, was now in operation. Students have moved in and an invitation to visit has been extended the Council.

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

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

The Report of the Public Works Committee stated that a program of widening of the Bedford Highway in the area of the Sackville River and the Bedford-Sackville interchange will require a relocation of the trunk sewer that lies within the Department of Highways right-of-way.

Councillor Cosman asked if we will be paying any of these costs. Mr. Bensted replied yes about \$15,000.00 after Provincial sharing. Councillor Benjamin asked if there was any indication of the cost of street paving per paving foot. Mr. Bensted replied that he has not been advised by the Department of Highways of the cost for 1979.

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

"THAT the capital cost of this item be added to the Public Works Capital Program re Relocation of Trunk Sewer at Bedford-Sackville in the amount of \$100,000.00." Motion Carried.

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

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

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

"THAT they delete from the Report the item re undersized lot - Estate of Margaret Logan to be dealt with separately." Motion Carried.

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

"THAT the sound system for the Council Chambers be deleted from the Report and be dealt with separately." Motion Carried.

Councillor Lawrence asked about the tax installment billing and Mr. Bensted stated it was necessary to approve this item each year.

Councillor Lawrence asked when the Architect's report on the proposed addition to the Municipal Building will be ready and when could it be expected. Councillor Fader replied they were not going to apply to the City for a zone change. A report is expected within 30 days.

Councillor Margeson said the tax billing date comes in a period of time when you must pay all winter bills. He suggested Council go to 40 percent in March and 60 percent in August. Mr. Bensted advised that Council can go to whatever percentage they want but 50 percent is used by most municipalities that have started installment billing. The advantage of 50 percent is that there is more money in the coffers and less money borrowed, therefore, less interest is paid. This may lead to having money which can be reinvested which can also help the taxpayer. Councillor Fader suggested tax money could be invested at 9 and a half percent to 10 percent short term deposit.

There followed a debate concerning Councillor Fader's statement to the press that the tax rate may be lowered.

Councillor Cosman questioned why minutes of the Finance and Executive Committee are not being received by members of Council and Councillor Fader said they go out but he will make sure from now on they are received.

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There was discussion concerning having another person in the Building Inspection Department. It was suggested the Finance Committee go back and look at it. Mr. Bensted stated that with procedures being put into effect now the same problems will not occur in the future, if they have time to get into effect. Councillor Benjamin said applications may be processed through the Atlantic Health Unit in 15 days, 30 days maximum. It should be given a test period to see if it improves.

Councillor Lichter stated that the Board of Health says applications in the mail are taking too long to get to them. He recommended a daily courier service. Mr. Bensted advised that this was now in effect.

Councillor Smith said that with regard to the tax billing there should be a notation in the papers concerning Senior Citizens applying for tax exemption and that no lien will be placed against their property because of it.

Mr. Bensted said there will be a press release covering that item.

Resolution re Application for approval under 1966 Legislation re undersized lots - Mrs. Margaret Logan.

Councillor Lawrence suggested this item of the Finance and Executive Report is nothing but stonewalling. When the previous owner died there was a fair account owing at Ocean View Manor and Council should retrieve as much of it as possible. The general tenor is, the Committee is not doing what Council agreed should be done.

Councillor Fader said the Committee was of the opinion that if such applications had been made when Mrs. Logan was alive or by the heirs, the lot would have been approved. He said they realize it is an undersized lot due to the frontage but it is not necessary to have it approved as an undersized lot in order to sell it. Councillor Lawrence said Councillor Fader is making the same argument which Council had not accepted previously.

Councillor Baker stated he had looked after Mrs. Logan and even had her grave dug. She wanted to give him the property but he would not take it. This property was part of the Kirkwood grant. Councillor Benjamin said it would be easier to sell if it were tidied up and approved.

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

"THAT a tender be called to clean up the property." Motion Defeated.

Councillor Fader suggested the lot should be advertised as is with the proviso that the successful bidder be given so many days to clean it up.

Councillor Cosman said it is easier to sell a clean lot than a dirty lot and Councillor Baker stated it would be costly to clean it up. Councillor Margeson noted that this reminded him of a family with their arguments and is a healthy sign.

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

"THAT the application re Margaret Logan, Herring Cove, under the 1966 Legislation be approved." Motion Carried.

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

"THAT the Finance and Executive Committee be asked to call tenders to dispose of this properly." Motion Carried.

Councillor Topple noted that the sound system tender had been accepted from Maritime Communications to upgrade the system in the Council Chamber. He questioned the right of the Finance and Executive Committee to let tenders and thought they cannot expend more than \$500.00 without Council's approval.

Mr. Cragg read the By-Laws in explanation.

Councillor Topple questioned when Council gave approval of the 28 microphones and made motion that the contract, if let, be rescinded.

Mr. Bensted said it is the opinion of the Finance and Executive Committee that they have the authority to spend this money. Council instructed the Committee to call Tenders and the dollars for this item had been included in the Budget. Specifications were prepared and reviewed and tenders called and received. These were reviewed by the architect who met with the Committee and a tender was awarded.

Councillor Topple stated this was not part of the revisions to be made to the Council Chamber. It is a separate expense altogether.

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Councillor MacKenzie questioned if there was any difference in the School Board spending.

Councillor Fader stated "you're damned if you do and damned if you don't". The Committee had checked the minutes and found Council had given approval.

Councillor Cosman asked if the tender was awarded to the lowest bidder and Mr. Bensted replied the lowest bid did not meet the requirements. Councillor Topple asked if there was any reason the Committee did not notify the bidders who did not get the contract. Mr. Bensted advised that all those tendering had been so advised.

Council adjourned for 5 minutes.

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

"THAT the interest rate on overdue tax and capital accounts be increased to 13 percent effective Feb. 1, 1979." Motion Carried.

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

"THAT installment tax billing start in 1979 at the rate of 50 percent of the 1978 Tax Bill and due March 1, 1979 with interest effective April 1, 1979." Motion Carried.

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

"THAT temporary borrowing of \$85,000.00 - District # 7 - 7A Service Commission be approved." Motion Carried.

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

"THAT Deputy Warden Gaetz be nominated as Council's representative to the Board of Directors of the Atlantic Winter Fair."

It was moved by Councillor Walker: "THAT nominations cease." Motion Carried.

Deputy Warden Gaetz expressed his thanks.

Councillor Benjamin informed Council that February 2nd was the date for the annual banquet for Councillors, Department Heads and long term employees and spouses. This is to be held at Ocean View Manor.

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

"THAT Council deal with the reconsideration motion."

Councillor Cosman objected.

Council then dealt with additional items.

Councillor McCabe stated he is very concerned about the Senior Citizens' Home at Middle Musquodoboish which has been on the floor for 6 years. One third of the Senior Citizens originally on the list have now passed on. It was all approved and was to have begun in November, 1978. Now that the Provincial Government has changed, what is the status.

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

"THAT a letter be directed to the Minister of Housing asking to be advised what progress has been made and why hasn't it been made."

An amendment to the motion was moved by Councillor Benjamin asking for an update on all Senior Citizen projects in Halifax County.

Council asked that a copy of the letter should go to MLA Streach as well.

Motion Carried as amended.

Councillor Cosman said she would like an update on the Lord's Day Act. Last September it was agreed to review the Act.

Mr. Cragg stated that he had been in verbal communication with the Attorney General's Department and they were not agreeable to our proposals. They would not give permission to prosecute under the Federal Legislation.

Councillor Cosman asked why and Mr. Cragg replied it was felt that the large stores are providing essential services. He said he would write a letter to the Attorney General and would expect to

get a reply.

Council then agreed to deal with the Motion of Reconsideration.

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

"THAT Council reconsider the following motion: 'THAT Council begin its regular sessions at 2 p.m.'

The motion for reconsideration was defeated.

Therefore the motion for Regular Council Sessions to be held at 2:00 p.m. was approved.

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

"THAT reconsideration be given to the following motion: 'THAT Council approve a lesser setback of 5.5 feet for Mr. Roma and 15 feet for Mr. Tough.'

Councillor MacKenzie asked why they can not be broken in two and Mr. Cragg explained that the motion as is would have to be dealt with first.

Motion to reconsider was defeated and the motion re setbacks therefore remained defeated and the matter closed.

Councillor Williams stated that, although he is not in favour of strikes, there are a lot of people in desperate need because of the strike at Dalhousie. Even though letters have been received by some of the strikers that they have been dismissed they cannot collect Unemployment Insurance until the case has been before the Labour Relations Board.

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

"THAT a letter be written to the Labour Relations Board asking that this hearing be dealt with as quickly as possible." Motion Carried.

Councillor Williams stated that he did not wish Council to take sides but due to hardship suffered by these people a decision should be made one way or the other.

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

"THAT Council adjourn to February 6, 1979 at 2:00 p.m." Motion Carried.

THE MUNICIPALITY OF THE COUNTY OF HALIFAX
MINUTES OF ADJOURNED SESSION OF COUNCIL
TUESDAY, FEBRUARY 6th, 1979

Warden Settle called the Adjourned Session of Council to order and Mr. Bensted called the roll and advised Warden Settle that Councillor Cosman is in hospital undergoing tests and will be there approximately a week.

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

"THAT Mrs. Morres be appointed as recording secretary."
Motion Carried.

Mr. Bensted advised of another small item which he would like to add to the agenda today with Council's permission.

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

"THAT this item be added to the agenda."
Motion Carried.

Mr. Bensted stated that today's Session is a completion of January 16th Session and the items which were not completed, the first item being 1966 Undersized Lot Legislation.

Councillor Sutherland stated that the 1966 legislation is permissive legislation which was applied for to approve lots considered undersize because of the change in the Planning Act which increased the size of the lots.

Warden Settle replied that prior to 1948 there were many lots deeded to people which could not meet the standard which was adopted in 1948 and to enable them to have formal approval, although they had been legally approved, but this allowed them to be formally approved in order to get mortgage money.

Councillor Sutherland asked if the Provincial Government was reluctant to approve the legislation at that time and Warden Settle stated that is an understatement. Councillor Sutherland stated that, it being discretionary legislation, he is looking for some direction from Council, some specific use of the legislation. Council has a tendency to bend the legislation or to use it unfairly in a lot of cases and this is what he doesn't like about the legislation. He would like some specific check list or guidance for Council which would define hardship because, although the legislation in some instances is necessary, then we are better off without it in fact and perhaps Mr. Cragg could give some direction.

Warden Settle asked if perhaps Mr. Cragg should review this aspect and Councillor Sutherland suggested this may be a start.

Mr. Cragg replied that he thinks it's a good piece of legislation and should be used much more judicially than it has been in the past but he did not think it would be wise to get rid of it because there could be some very severe hardship cases which could only be approved by this legislation.

Councillor Sutherland stated that what he doesn't like is the way it could be used and as it stands now they don't have any specific reference to say if it meets certain criteria then it is approved. It's discretionary and that's what the problem is.

Mr. Bensted stated that at times it's an emotional problem and when application is made and it comes to Council, then Council would have to wrestle with an emotional decision as to whether or not it should be approved and that's where the problem comes in.

Councillor Sutherland stated that it can be used to circumvent the regulations of the Planning Act and the Planning Department and that provides the difficulty and Mr. Bensted stated that Staff has recommended against 95 percent of the applications that have come to Council and been dealt with.

There was some further discussion and it was agreed for Mr. Cragg, the Municipal Solicitor, to look into it and report back.

Mr. Bensted introduced the next item, by Councillor McCabe, regarding a company in Musquodoboit Valley involving wood products.

Councillor McCabe stated that he didn't believe he would make this motion now. Councillor Lichter and he had an audience with two of the Department of Lands and Forests employees for 2 or 3 hours and to his satisfaction they explained what they are doing and in his opinion anything that will be an asset to the company will be detrimental to the private owner. He also stated that the company has already got a contract signed by the Provincial Government Department of Lands and Forests.

Councillors Topple and Deveaux were not present and items 3 and 4 were deferred until they are present.

Councillor Benjamin spoke about item number 5, Arsenic Problem. He stated that the problem has existed for 3 years and 3 Municipal Affairs Ministers have been in office to date and there have been no answers. With the present government it is hoped that there is a little light at the end of the tunnel. He asked for a solution because new problems are now being formed with the indecision of government and there are various subdivisions, one instance being the Redden Subdivision, and the County Health Board have gone to the government requesting improvement. It's going to cost the residents of Redden Subdivision a substantial amount of money and if further down the road, there would be a central sewer and water system installed, this money would be wasted. The Framme Subdivision has a malfunctioning septic system and it has a shortage of water during the dry months and the residents have to truck water in. They will have a heavy installation bill if the answers to whether or not sewer and water will come into Waverley do not come forth in the near future. The same problem exists in the MacDonald Subdivision and Silversides where 80% of the residents have made a petition to have sewer and water installed. The cancer problem which exists, high above the national average of cancer patients, the hardship of the effect of arsenic water is still ongoing and is one of the contributing factors or the contributing factor to the cancer problem. Since putting this item on the agenda the Minister of Municipal Affairs came out to Waverley to the Annual Meeting of the Ratepayers Association along with the MLA for the area, and presented to the residents a summary of what the Department of the Environment has suggested as an alternate solution to the water problem. One was the Pockwock system which was the most expensive but down the line, in future years, with increased growth and more people using the water the costs would go down substantially, and it's probably the best solution. Whether it can be afforded at this time is the question. The second suggestion was domestic water from Pockwock just to serve the centre core, a smaller pipeline. There's a certain amount of water resistance in a long haul in a small pipe so that must be a factor to be considered. The third proposal was to take the water from Lake William, which would mean a smaller system. The cost of this would not be substantially less than the Pockwock system. Lake William would mean installing a treatment plant and it would be expensive to keep it maintained. The fourth proposal was to keep it as it is with water being delivered at the cost of the Provincial Government. The fifth proposal was that domestic water from dug wells be sought. The Task Force stated that no ground water in the Waverley area was fit for drinking or for human consumption. The sixth proposal was that water be piped from those wells which gave a favourable testing to nearby homes. This would be cheaper but we have found in checking the water that the levels of arsenic will vary considerably from month to month. By an extra drain on wells it would mean that a greater amount would be sucked in from the water table and could conceivably suck up the arsenic in the water going into the wells. A suggestion was made of filters and this is being undertaken by the Nova Scotia Research Foundation and to date they have installed 25 of these filters. Many of these filters have been disconnected and all people have been told not to use the water coming from these filters for drinking purposes. In other words, these gadgets are not the answer to the arsenic problem. Another suggestion was to tap into Dartmouth's water supply which is four miles away but Pockwock is only 2.8 miles from Waverley so this is really not a practical solution. The other suggestion from the meeting was Soldiers' Lake. That would be a gravity feed but would be expensive to dig through rocky terrain. The Minister has agreed to look into the costing of such a proposal and hopefully this will not require a further study. Miller's Lake was suggested but the expense would be the same as from Soldiers' Lake. Laying plastic pipe on the ice of the lake so that it would sink when the ice broke and thus supply water from the lake this way was suggested. It was considered, but not as a long term solution. What's going to happen now is that the Minister says he is going to take all these suggestions, consider them, present them to the Cabinet and hopefully something will come of it. The strong indication from the residents is that if there is going to be water installation they want to go for the whole area.

It was moved by Councillor Benjamin and seconded by Councillor Margeson:

"THAT a letter be written to the new Minister of Municipal Affairs, Ron Giffin, asking that the people of Waverley be given an answer at the earliest possible date."

There was discussion by the Council on the motion. Motion Carried.

Councillor Deveaux, in discussing the three items he has on the agenda, stated that it has been his intention to combine them and refer them to the Finance Committee and appear before them to elaborate on them. Council agreed to this.

Councillor MacKenzie stated, in regard to his item number 6 with regard to derelict vehicle and unsightly premises, that the County seems to go ahead two steps and back one. There has been a number of dollars spent to clean up this problem but as you drive along the highway there are still a number of old vehicles appearing close to highway property and, although he has spoken on several occasions to the person in charge of the derelict vehicles, for some reason he can't

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get the action necessary to get them cleared up. With tourist season approaching, this is something that should be looked into.

Councillor Lawrence expanded on the fact, the Planning Advisory Committee has been urging the new Minister of Environment to continue the program in the County and to extend it to the two cities because there is a fallout in this from the cities.

It was noted by Councillor MacKenzie that, although some of the vehicles have been moved, more have taken their place. It was also noted that there are a number of old buildings along the Eastern Shore and he would like to have these removed. Also there are a number of people who do not use the service of garbage removal which is in his district and are throwing it off the end of a pier or over the side of the highway.

Mr. Bensted stated that there is no way Council can force anybody to use any service that they don't want to use and suggested that people disposing of garbage along the highway be reported by anyone who sees this being done. He suggested that this be reported to the R.C.M.P.

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

"THAT a letter go out to the Minister of Environment requesting continuing funds be made available to the Municipality of the County of Halifax for the derelict vehicle clean-up program for 1979."

The motion was discussed by Council. Motion Carried.

Deputy Warden Gaetz stated that for the Head of Chezzetcook, he would like to have Roscoe Toffelmeier appointed as Licensor of Dogs, for Grand Desert - Gibson Julien and for East Lawrencetown - Gordon Crowell. He stated that he had a little problem with one person in particular who says that it's an antiquated law, it's an old Sheep's Protection Act, and therefore it can't be enforced. In cases like this he would like to see action taken.

Councillor Baker asked that Harry Mitchell be reappointed in his district as Dog Licensor.

Councillor McCabe said that he was not going to appoint anybody to sell dog licenses this year in his district. There was approximately 40 people who didn't pay their dog license last year. On going to the Collection Department and asking them to do something about it, although he was assured that something would be done, nothing was done. These 40 people have refused to pay for licenses and he's going to ask for refunds on the dog licenses for those people who have paid for them.

Councillor Benjamin agreed with Councillor McCabe's remarks but stated that the residents of District 12 are contributing to the price of the overall tag and the onus of collection should rest with the Councillors to see that there is a person in the area suitable to collect the necessary licenses. If the dogs are running around wild there should be a call made to Mr. Marston to go out and pick up these dogs and word will get around so that people will pay for the license.

Councillor McCabe said that he understands that the license fee cannot be collected for 1978 and Mr. Cragg said that the 1978 fee could be collected. He said that if he can be assured that these dogs will be picked up he will then appoint people to sell licenses.

Councillor Eisenhower submitted the name of Marilyn Faulkner for Sackville.

Councillor MacKenzie asked if the same three people could be reappointed in his district.

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

"THAT the following persons be appointed as Issuers of Dog Licenses - Gibson Julien of Grand Desert, Gordon Crowell of District 9A, Harry Mitchell of Goodwood, Marilyn Faulkner of Upper Sackville, Val Oram of Lake Echo and Dunlop Spears, Roger Hilchi and Ethel Jewers of District 11."

Motion Carried

Mr. Bensted informed Council that last year was the first year that the SPC had contracted with the Municipality and that the employees of the SPC were appointed as Law Enforcement Officers which officially gives them the authority to enforce the By-Law with respect to dogs. With this appointment it is expected that there will be more enforcement of the matter with respect to unlicensed dogs than there has been.

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Councillor LaChance asked if a statement could be forthcoming as to the revenue raised by dog licenses this year compared to last year to see what the impact of the program has been.

Mr. Bensted answered that those figures will be coming forward on the February 20th Session of Council with the Financial Statement of December 31st.

Councillor Fader spoke in connection with redistribution and stated that the Committee hasn't met since their appointment to this Committee in November as this is an election year and the two vacancies have been filled. There is one vacancy on the Committee and he is of the opinion that the Committee should meet after the February Session of Council and the Clerk should notify the members to hold a meeting. He asked Council, and any Councillors who are interested, to look at redistribution in their respective areas.

Mr. Bensted stated that they are required to submit a report to the Board prior to the October elections and that the vacancy on the Committee will be filled on February 20th. He suggested there should be a meeting of the Committee immediately after February 20th. By that time assessment figures should be in their possession. There will be a revised Voters' List by June of this year. There is also the matter of the Board of Public Utilities, application of Bedford for incorporation and the decision that is to be made there and what boundaries will come out of that application. It is reported there will not be a repeated action with respect to Sackville unless the Provincial Government decide that they wish to take some particular action.

Councillor Sutherland asked for a progress report on whether any answer had been received from A.I.B. and Mr. Bensted stated that a submission was made but there had been no communication back from A.I.B. and there has been a follow-up communication requesting some kind of answer but none has been received to date.

Councillor Sutherland asked when the submission had been made and Mr. Bensted stated it was about 6 months ago.

Mr. Bensted stated that in answer to Councillor Fader's item on the Municipal Election Act, it did come up in Finance Committee meeting yesterday and there is a proposed revision of the Municipal Election Act which will bring elections in the towns, cities and the municipalities more in line with each other and that a copy of the proposed legislation will be coming forward from the Department of Municipal Affairs to Wardens, Mayors and Clerks within the next week or ten days which will then be made available to Councillors.

Councillor Wiseman said that she had a meeting with Mr. Cameron of Municipal Affairs and went over her concerns with him with regard to the past election and he revealed to her the fact that they would be very contented when they saw the revisions in the Plan that's coming up.

Councillor Deveaux stated he had another matter he wished to bring up in lieu of the Noise By-Law and that is with regards to the interest on the sewer cost. He and several residents of his area were under the impression that the 11% interest would apply over the 20 year period. The new batch of bills, and no bills had been received by these people previously, bear an interest of 13%. He understood that the City of Halifax and Rockingham sewer interest would be held at a certain rate and he feels that this should be in the County especially for the Senior Citizens and people on fixed incomes. The additional 2% could create quite a hardship.

It was moved by Councillor Deveaux:

"THAT all sewer costs over the next 20 years be held at 11% interest."
(No seconder.)

Mr. Bensted stated that Council, by resolution, made a change in the interest rates from 11% to 13% on all outstanding accounts and he didn't think the Council can, by resolution, commit Council at a future date to any rate of interest. That's a decision that can be made by Council at any time.

Councillor Deveaux stated that he felt, and a number of residents in his area felt, that the rate or percentage on sewer rates would remain at 11%. It should have been stated when the motion was made and carried that sewer interest rates would also be raised at the time.

Motion lost for want of a seconder.

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It was moved by Councillor Deveaux and seconded by Councillor Sutherland:

"THAT Senior Citizens on Old Age Pension have their interest rate held at 11%. (See motion to refer.)

Councillor LaChance suggested that there are many people on fixed incomes whose actual income or dollar worth would far exceed what would justify holding the rate at 11%. Perhaps if it could be clarified or narrowed down so that people with small total incomes would be at a certain level a more realistic look could be taken.

Mr. Bensted advised that Council, by resolution, cannot favour any classification of people. Council can only set an interest rate.

Mr. Cragg said that Council should not discriminate as other people could come back with a class action saying they're being discriminated against.

Much discussion on this topic was held by members of Council with a means test being suggested by Councillor LaChance.

It was moved by Councillor LaChance and seconded by Councillor Fader:

"THAT this item be referred to the Finance and Executive Committee."
Motion Carried.

Councillor Fader spoke on the item regarding the Police Commission. He stated that he was not aware of the Committee having met since November and if they haven't he would like the opportunity to sit with them at the next meeting.

Mr. Bensted replied that this Committee is short a member and the vacancy should be taken care of on February 20th and a meeting on the Police Commission could be held after that date.

Councillor Lawrence suggested that this is not necessarily a Police Commission but is a Committee.

Councillor Eisenhower questioned the possibility of having a chance at the next Council Session to have a change in the Zoning By-Law as it affects his district and was informed that a change in the Zoning By-Law would have to come from the Planning Advisory Committee to Council for the setting of a public hearing.

Additional items were then discussed by Council.

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

"THAT Mr. Cragg, the Municipal Solicitor, represent the best interests of the Municipality at the Provincial Planning Appeal Board on the decision of Municipal Council to rezone Bedford Village Properties Limited known as the Islands in Paper Mill Lake from Unzoned Status to Park and Institutional on March 27, 1979."
Motion Carried.

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

"THAT the Report of the Board of Management, Ocean View Manor, be approved."
Motion Carried.

It was moved by Councillor Walker and seconded by Councillor Baker:

"THAT the appointment of Mr. John Morrison as Administrator of Ocean View Manor effective February 26th, 1979 be approved."
Motion Carried.

It was moved by Deputy Warden Gaetz and seconded by Councillor Baker:

"THAT the Report from the Finance and Executive Committee Re: Tax Exemptions 1979 be approved as amended." Motion Carried.

Councillor Lawrence suggested that she would vote against the motion because she disagreed with the recommendation. She attended the Committee meeting and attempted to persuade them that they should be a bit more generous in the increases to the tax exemption to the people in these three categories. Councillor Lawrence stated that she mentioned to Committee that an older couple, both of old pension age, who would be getting the full pension and the full supplement, living on no other income, would be earning just under six thousand five hundred dollars a year with both incomes being counted and last year Council began to count, for the first time,

the total household income. In the first year the tax exemption was offered there was a total expenditure of around fifty-five thousand dollars. Last year the terms of eligibility were broadened to include people over 65 who were no widows or widowers and expected to increase the amount necessary and budgeted for seventy-five thousand. In actual fact only forty-nine thousand was spent. It seems the reason for that decrease was counting total household income. If the amount granted as an exemption were altered more people would be helped.

It was moved by Councillor Lawrence and seconded by Councillor Deveaux:

"THAT the Report of the Finance and Executive Committee be amended to read that the tax exemption be increased from \$100.00 to \$150.00.

Councillor Deveaux stated that he concurred with Councillor Lawrence but felt that it should be more than that. Councillor Fader stated that anything over \$100.00 there's no cost sharing and there's more than one way to help Senior Citizens. By overprotecting them a lot of the frills that they're entitled to will be eliminated. There are many programs and we have to be careful that we don't broaden the program too far. The labourer also is on fixed income and has to be protected as well. It was increased 10% and that's more than the cost of living has risen.

Councillor Eisenhauer suggested he would like to support the increase to \$150.00 as the majority of the people who are assisted live by themselves. The person who should be helped is on an elderly income or Canada Pension Plan, living in their own homes. A lot of people don't want to go on Social Assistance however there is pressure to install different services which these people have to pay as well and we haven't raised the exemption at all.

Councillor LaChance stated he would support the motion but is disappointed it didn't go to \$200.00. By raising the \$5000 to \$5500 we're not really offering those people more help but offering more people halfway measures. Councillor LaChance also stated that Council is just playing with figures and passing their hardship along to the Senior Citizens who can least afford it. He's upset by the attitude and lack of apparent drive in some issues by the Finance and Executive Committee or the Chairman of that Committee. He should be looking towards the Government to see where they can push in that direction so Council can come back to the people and show an improvement in the program.

Councillor Lawrence stated that she wanted to make it clear that her motion was not an indictment of the Finance Committee or the Chairman of that Committee. That she simply disagreed with the amount of assistance. That the amendment made will cost \$20,000 more than was paid last year, assuming that the number of people eligible stays relatively stable. For every ten dollar increase in the amount of the exemption, according to Mr. Kelly, this will cost the Municipality \$4,000. By increasing it by fifty dollars that's \$20,000 adding on. This is a relatively small amount in comparison with the total budget.

Councillor MacKenzie agreed with Councillor Fader. Thinking back to the applications he signed last year, he thinks 90% of the residents did not have to pay anything so their tax bill was below \$100.00. He stated that in the County this year there are going to be a lot of empty classrooms which are costing the citizens a lot of money and more endeavour should be made to create employment in the depressed areas.

Councillor Benjamin thought there are other avenues to explore rather than giving a blanket reduction or raising the allowance to a hundred and fifty. The same problem will be faced next year and we are going to go another step without knowing the effects upon the deserving people. By going the route through the Social Assistance Department they can get relief in taxes and Council should do everything possible to have the Senior Citizen who is financially strapped to be able to remain on his property, that is the essential purpose. By deferring the taxes until after death it would be more helpful to the Senior Citizen and the County could still collect their taxes on their death.

Deputy Warden Gaetz stated that he was the one who moved to go to five thousand five hundred dollars and he did it very conscientiously. He did it to think of others besides the Senior Citizens. It must be looked at in the light of young unemployed people who must be considered too. He thought there was a move afoot by the Provincial Government to keep Senior Citizens in their own homes and he does not feel he can go along with the amendment.

Councillor Smith thought that perhaps having the taxes refer back to when they pass on is going to be a worry to the Senior Citizen. She has been asked if this will be a lien on the property when they die, will their son or daughter have to pay. Therefore Councillor Smith could not go along with such a suggestion.

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Councillor Eisenhauer said that it's more important to go to \$150 from \$100 than from \$5000 to \$5500 because it's getting further away from people who really need it and Council is simply saving themselves additional expense when they move into other houses supplied by other levels of government. 98% of these people will not go on Social Assistance and therefore they must go to \$150.00 because the costs are getting much higher.

Councillor Margeson stated that there are many people who require the aid but there are also many who do not need the aid and suggested that Councillors talk with the people and see how they feel about it. He would not like to see interest at 13% be added to the outstanding taxes though.

There was much more discussion between Councillors with Councillor Deveaux stating that there are other areas in the Province giving far more deductions than Halifax County and Councillor LaChance said this is a step which will allow the County to lead the way. Councillor Lichter stated that he will not go along with the \$100.00 but will go for \$150.00. He asked how much easier is it for a 64 year old to pay the tax than for a 65 year old. Why not put everyone under that income in the same bracket.

Mr. Bensted advised that the County is tied in by Provincial legislation and Provincial legislation spells it out that those are the classifications that the municipalities can give exemption to and it's Provincial legislation that establishes the age of 65, it's not the municipalities.

Councillor Fader said he thinks they're putting the cart before the horse now and there was some concern yesterday that this should be passed but he was quite prepared to have this deferred. Not knowing what the budgets are going to be or what grants will be passed by the Province, he's hesitant to have anything approved at this time. Councillor Poirier said that as a member of the Finance Committee she looked at it very carefully and tried to do it with as much fairness as possible. It was kept at a level to try to do what could be done for the people and still be reasonable.

After further discussion by Councillors, Mr. Bensted stated that the tax bills would be sent out the first of next week. He would like to be in a position to send out notice that there are avenues to apply for tax exemption and he would hate to see the matter deferred. He stated that the exemption by the City of Halifax is \$150 with the \$5000 income figure, the City of Dartmouth does not grant any tax exemption and any person who is looking for tax exemption has to go through the Social Assistance Department and East Hants is \$5000 with a \$50 tax exemption.

It was moved by Councillor Benjamin and seconded by Councillor Walker:

"THAT this item be deferred to the March Session of Council."

Warden Settle stated that there was a motion on the floor that has been duly moved and seconded that this matter be deferred until the budget comes down and Councillor Deveaux said that there was a motion and an amendment on the floor already. Mr. Cragg stated that a motion to defer is in order.

Councillor Benjamin stated that could be changed to the February 20th Session. Councillor Sutherland said he can't support the deferral to Finance and Executive because it was hashed over yesterday and discussed thoroughly today. That this Council should be in a position to make a decision on it today.

Motion to defer defeated.

Question on the following amendment.

It was moved by Councillor Lawrence and seconded by Councillor Deveaux:

"THAT the figure of \$100 on the Report of the Finance and Executive Committee be changed to read \$150."
Amendment Carried.

Question on the Motion as amended. Motion Carried..

It was moved by Council Walker and seconded by Councillor Baker:

"THAT Council approve a tax exemption of up to \$150 for (a) a widow or widower, (b) persons 65 years of age or over, (c) the head of a single parent family supporting a dependent in the interpretation of the Income Tax Act that the total of all members of the family in the house would be included and that the applicant must live in the property in question."
Motion Carried.

It was moved by Councillor Baker and seconded by Deputy Warden Gaetz:

"THAT the meeting be adjourned."
Motion Carried.

Meeting adjourned at 4:15 p.m.

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T U E S D A Y, F E B R U A R Y 20th., 1979

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S P E C I A L C O U N C I L S E S S I O N M O N D A Y, F E B R U A R Y 12th., 1979

THE MUNICIPALITY OF THE COUNTY OF HALIFAX
PUBLIC HEARING

MONDAY, FEBRUARY 12th, 1979

Present Were: Warden Settle	Councillor Lichter
Deputy Warden Gaetz	Councillor MacKenzie
Councillor Baker	Councillor Margeson
Councillor Benjamin	Councillor Poirier
Councillor Eisenhauer	Councillor Sutherland
Councillor Fader	Councillor Topple
Councillor LaChance	Councillor Walker
Councillor Lawrence	Councillor Wiseman

Warden Settle opened the meeting at 7:00 p.m. with the Lord's Prayer followed by Mr. Kelly calling the roll.

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

"THAT Mrs. Eileen Morres be appointed as recording secretary."
Motion Carried.

Warden Settle explained that this special session of Council was called to discuss three separate zoning applications and he then informed the public present of the procedure involved with public hearings.

REZONING APPLICATION NO. 17-78 - Request to rezone Lot D of the Lawrencetown Delorey Subdivision, Lands of Ronald G. McWeeney, 20 Dartmoor Crescent at Bedford from R-1 (Residential Single Family Zone) to R-2 (Residential Two Family Dwelling Zone).

Mr. Campbell of the Planning Department reported on this application and stated that the application was recommended by the Planning Department. This was advertised and no correspondence had been received in favour or against the application. Mr. Campbell showed the lot in question to Council by means of a slide projector and explained the surrounding area. Mr. Campbell advised of some of the background information, that the applicant had a two family dwelling located on the lot with the basement apartment of the dwelling being destroyed by fire. Due to the R-1 zoning he was not allowed to reconstruct an apartment unit because it would not conform with the existing zoning. The Public Works Department have no objection to this application being approved and the Planning Department approves it since the dwelling has been existing on the property for a number of years as a two family dwelling and it isn't believed it will have a major impact on the neighbourhood. In approving the R-2 it will allow Mr. McWeeney to get a permit to build the other unit.

Councillor Walker noted that the letter from Mr. McWeeney had been received on July 6th, 1978 and noted that it's seven months before the Public Hearing. He asked if there was any reason why such a long period of time had elapsed before the Public Hearing. Mr. Campbell stated that the applications were done as they came in and they do not, under any circumstances, take any applications out of their stream.

Councillor Lawrence defended the policy stating it took years to achieve the policy and the vast majority of applications would be considered by their sponsors to be hardship situations in which it was of great importance to the applicants to have a rezoning done as quickly as possible. Councillor Lawrence stated that she was hoping there had been some increases in staff in the Planning Department and they may be able to process rezoning applications more speedily but she thinks it's a very important principle, extremely hard-won, and would be extremely unhappy to have to go back on it.

Councillor Walker stated that he found it very embarrassing to be entertaining an application seven months after the application when the applicant did have an apartment there before. He could not justify why it would take seven months to have the application presented to the Council.

Warden Settle stated that he thought that was probably another question for another day.

Warden Settle then called for anyone from the audience to come forward to speak in favour of the proposed rezoning of this land and Mr. McWeeney responded.

Mr. Ron McWeeney stated that when the fire happened it was in the dwelling which he lived in upstairs and the basement apartment was not damaged other than parts of it from water damage. There were no repairs or any structural differences to the basement apartment itself. When he bought the house

he bought it as a double dwelling to help pay for the mortgage and he feels that since he bought it in that state it should remain that way.

Warden Settle asked if Mr. McWeeney had given his name.

Mr. McWeeney then stated his name and that he lived at 20 Dartmoor Crescent.

Councillor Sutherland asked how long he had lived at the residence or when had he purchased it.

Mr. McWeeney stated that he purchased the house in 1977, a year and a half, almost two years ago.

Councillor Sutherland asked if the basement apartment was in existence at that time.

Mr. McWeeney replied that it was rented and that it was in existence.

Councillor Sutherland asked of the Staff whether the building had been operating as a nonconforming use at that time and received an affirmative reply.

Warden Settle called for speakers in favour or opposition to the granting of this rezoning and received no response.

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

"THAT the Zoning By-Law be amended and is hereby amended as per application #17-78 by rezoning Lot D of the Lawrence Delorey Subdivision, lands of Ronald C. McWeeney, 20 Dartmoor Crescent at Bedford from R-1 (Residential Single Family Dwelling Zone) to R-2 (Residential Two Family Dwelling Zone)."
Motion Carried.

REZONING APPLICATION NO. 20-78 - Request to rezone a portion of the Bell Park Subdivision, Lands of Delmac Construction Limited, Walker Street at Preston, from T (Mobile Home Park Zone) to R-1 (Residential Single Family Dwelling Zone).

Miss Smith of the Planning Department reported on this application and stated that the application has been advertised as prescribed under the terms of the Planning Act and no correspondence has been received either in favour of or opposed to this application although several telephone calls have been received both in support of and against the application. The Planning Department recommended that the application be approved and Miss Smith gave some background information. She stated that Gerald Walker, the principal owner of the subdivision, tried to rezone 27.6 acres of the subdivision in 1969 to construct a mobile home park. At that time Council was concerned about the size of this and reduced the application to 11.4 acres and approved that for T zoning. In 1973 an application was made to subdivide this property into building lots. Apparently plans for the mobile home park did not materialize. Delmac Construction had advised that in 1975 they had purchased Lots B-1 to B-5 inclusive, B-32 to B-36 inclusive, C-1 to C-12 inclusive with the exception of Lot C-8. These lots were purchased with the understanding that they were restrictively residentially zoned. Unfortunately Lot C-1 and C-7, B-32, B-1 to B-5 inclusive were all situated within the area of land that was previously zoned for mobile home park, which meant that only mobile homes could locate on those lots. The area being handled with this application is the 11.4 acre parcel which was previously zoned to mobile home park zone and it covers approximately 18 building lots, one of which contains the Bell Park Academic Centre and another which contains a single family dwelling. The property is located at the end of Bell Street in Preston and Miss Smith pointed this out to Council by means of the slide projector. The Planning Department is recommending the approval of this application. Delmac Construction wishes to construct single family dwellings on this land.

Warden Settle asked for any questions from Council and then asked for members of the public to come forward to speak in favour of this rezoning application.

Mr. Greg Baker responded by introducing himself and stating that he is the solicitor for Delmac Construction Limited. He stated this is an application to rezone Lot C-1 to C-7 inclusive, B-1 to B-5 inclusive and Lot B-32 in the Bell Park Subdivision as set out by Miss Smith. The applicant is Delmac Construction Limited, a limited company which builds single family dwellings only. Delmac is owned by David MacFarlane who has been building single family dwellings in the Dartmouth area for 20 years. Miss Smith of the Planning Department Staff has prepared an exhaustive report dealing with the background of this application in that the Planning Department recommends Council approve rezoning for the reasons set out by Miss Smith. He stated that he had one or two additional comments in support of the application. One is that Delmac purchased these lots in 1975 with the express understanding gained from the developer that the lots were for residential homes only, single family dwellings and this is the understanding that Delmac bought the lots under. Delmac, at the time of purchase, had no indication at all that the lots in this particular area were zoned T Zone. The second comment is that the staff report sets out that there's only two families living in the subdivision at the present time. Two houses are in the process of construction. Mr. and Mrs. James Rumley and Mr. and Mrs. Harold Brown are living in the subdivision; they're here tonight he believes, in support of the application. The final comment that he had is that nothing can be done with the lots at the present time. Delmac is a builder of single family residential homes only, not in the business of selling or installing mobile homes on lots, doesn't intend to, intends to build single family dwellings on the lots and can't do so with the present zoning so he asks that the application

for the rezoning from T to R-1 be approved by Council.

Warden Settle called for any other speakers in favour of the application.

Mr. Jim Rumley introduced himself and stated that he owned a home in the subdivision, C-16. He stated that he would also like to have it approved, have it changed to R-1 zoning instead of being for trailer zoning. He has a home which is worth anywhere from 40 to 50 thousand dollars and he would not like to see a trailer park beside it.

Councillor MacKenzie inquired as to how long this had been a T Zone and Warden Settle replied for six or seven years or more.

Mr. Harold Brown introduced himself and stated that he lives in Bell Park Subdivision and that he built a new home there a year ago and he wouldn't like to sell it for less than 60 thousand dollars and he's right on the edge of the T Zone which he didn't know was a T Zone when he bought it. He asked if there was going to be any trailers in the area when he bought the lot and he was told no, and he stated he took their word for it and he'd like to see the area go to R-1.

Councillor Margeson asked Mr. Brown what the size of his lot was.

Mr. Brown stated that it was 33 thousand square feet and that he owns another lot that is in the T Zone.

Councillor Margeson asked what size that lot is.

Mr. Brown replied that it is 30 thousand square feet.

Mr. Gerald Cavicchi introduced himself and stated that he lives at 42 Circle Drive in Lake Echo. He also owns a lot, B-39, in Bell Park Subdivision and he's presently constructing a single family dwelling on it. He is outside the T Zone however, he feels that if this piece of property remains T Zone and mobile homes are placed there it will seriously devalue the house that he is presently building. He stated that he was not building this house to sell for profit but to live in. He stated that if he ever came to the point where he had to sell it he knows darn well that if there were trailers in the area he wouldn't get anywhere close to the value of the home. At the time that he purchased his piece of property he wasn't aware that this particular piece of property was zoned for trailer zone. He was given an indication that most of the property in this subdivision was general zoning and he knew what that meant but he stated that according to the people who were selling him the property they expected that it would all be housing and he does feel the same way, except for this piece of property that is zoned T Zone which, by the way, also has the Bell Park Academic Centre on it and he stated that he wasn't quite sure what happened there but he feels this adds to their case that it should be rezoned to R-1 Zone.

Warden Settle called for any other speakers in favour of the rezoning and there was no response.

Warden Settle called for any speakers who wished to oppose the rezoning application and there was no response.

Councillor LaChance moved the adoption of the recommendation of the Planning Advisory Committee and pointed out that it does reflect the views of the majority of the people of the community. He also pointed out that it would be inconsistent with the planning in the area, where it is close to the school, to have the trailers in the area and furthermore that there is already one very large trailer park in the small community of Lake Echo and that is about all the community can absorb at this time.

It was moved by Councillor LaChance and seconded by Councillor Baker:

"THAT the Zoning By-Law be amended and is hereby so amended as per application #20-78 by rezoning a portion of the Bell Park Subdivision, lands of Delmac Construction Limited, Walker Street at Preston, from T (Mobile Home Park Zone) to R-1 (Residential Single Family Dwelling Zone)."
Motion Carried.

REZONING APPLICATION NO. 23-78 - Request to rezone lands of Rainbow Realty Limited, Morris and Ruth Davis Subdivision, West Petpeswick Road at West Petpeswick from unzoned status to T (Mobile Home Park Zone).

Miss Smith of the Planning Department reported on this application and showed Council the property in question by means of a slide projector. She stated that the Planning Department is recommending that these lands be zoned to T (Mobile Home Park Zone), approved by County Council. The application has been received from Mr. Keizer of Rainbow Realty who wishes to operate a seasonal camping trailer site on the property. He intends to include several recreational facilities in the development as well. This requires a T (Mobile Home Park Zone). The lands under consideration are about 88 acres in area and run from the West Petpeswick Road back to Petpeswick Inlet. They're heavily forested at present and there has been some clearing going on on the properties and the property has about 1,100 feet of frontage on the West Petpeswick Road and it is basically this area that they have been clearing. There are no permanent structures on the property although there is one small trailer there

now that is being used by the workman who's clearing the site. He's living in it once in a while, not all the time. The application was sent to the Department of Community Planning who have written back to say that the proposed use does not require a Regional Development Permit as it is exempted from the requirements of the Halifax-Dartmouth Regional Development Plan. The Health Department have apparently done extensive testing on the property and to sum up what they said "The conceptual plan presented by Mr. Bayers is acceptable and at this stage we foresee no problems". The Planning Department would support this application, they feel that the West Petpeswick Road has been upgraded, that there would be no problems with traffic. Previously the road was very narrow and there would be some concerns with traffic on that road but now that the road has been upgraded there will probably not be any problems. The site is located in an area that will have no negative impact on homes in the area. It's secluded enough that no one will be bothered by it and it will be helpful to the area in that it might provide jobs to people and is good for generating tourism in the area.

Councillor MacKenzie stated that with respect to the road in this particular area he understands that the route has been upgraded. He's driven over that road a number of times and the only upgrading that has taken place on that particular road is that there has been some asphalt spread over it. It certainly hasn't been widened, it's a very crooked road and he's just wondering where the upgrading has taken place.

Miss Smith replied that just recently, she believes last Fall, the road was upgraded - in fact she was there just several weeks ago. She would say this road has been widened to accommodate any amount of traffic. A lot of the corners have been taken out of it, it is being gravelled with crushed stone. It is in very good condition now. They hadn't quite finished widening it at one point because they'd run into a large deposit of gravel which they are crushing.

Councillor MacKenzie asked Miss Smith if she has any information on whether this will be upgraded to the Number 7 Highway because we have a school which is on a very narrow road and we have many homes in that area and that turn is very narrow and he's just wondering if that road will be upgraded.

Miss Smith replied that she thinks mainly the work that's going on as far as upgrading the road is the part that has not been paved. From the paved section down to the very end of the road. She doesn't know if the Department of Highways are planning anything right at the moment so far as the paved portion of the road is concerned. But we have been told that the Department of Highways has upgraded the road.

Councillor MacKenzie asked if this, as he understands, will be recreational or permanent type trailers?

Miss Smith replied that it is recreational camping trailers only, not permanent mobile homes.

Councillor MacKenzie stated that he was thinking back about another mobile home site, not too many miles from there, which was approved by this Council a number of years ago as a recreational trailer park and to this day he doesn't think there has ever been a recreational vehicle on it. It ended up that they are all permanent mobile homes and he's wondering if the same thing might happen here and what controls will we have over it.

Miss Smith replied that the control we have presently is the fact that the property is not eligible for a Regional Development Permit for a permanent mobile home park. A seasonal camping park does not require a Regional Development Permit as it is exempt from the Regional Development Plan but she thinks there is no chance of a Development Permit ever being issued for a permanent mobile home park in that location. That is also excluding the fact that there would be some difficulty in getting central sewer and water services. She doesn't think the County would approve such an endeavour which would be required for a mobile home park, a permanent mobile home park.

Councillor MacKenzie stated that he is very surprised that there are not a number of people here tonight opposing this application from that particular area. He's thinking of the area where the road is paved, because there are a number of homes along that area and he's very surprised that there is nobody in the gallery opposing it.

Miss Smith stated that actually this site is located, roughly about two miles from any substantial housing development. There are only three or four houses.

Councillor MacKenzie stated that it's beyond where all the traffic will be generated and has to go down that very narrow and winding highway.

Councillor LaChance wondered what kind of guarantee we have that in ten years time the owner of the park won't come along and, as outlined in paragraph 2 of the last page of the report, attempt to put in a more permanent facility, a permanent mobile home park. He'll already have the zoning for it.

Miss Smith stated that the only guarantee Council could have right now, more information would have to be given by Mr. Gallagher, Department of Engineering, is that at the moment there is some difficulty in getting approval for private sewage disposal systems outside the serviced area. That is one of the reasons why you have not seen any permanent mobile home parks developed recently in the rural areas of the County. We would require, because of the lot sizes which are 3500 square feet, a central sewer and water facilities which we are very reluctant to approve because she thinks in the past the County has had some problems with those.

Councillor LaChance wondered how we would propose that the recreational vehicles be serviced, would they have an outdoor privy plus their own holding tanks which they would dispose of on the property itself.

Miss Smith stated yes and there seems to be no problem with those. It's her understanding that developments of this nature do have large holding tanks for sewage as well as large septic tanks and don't require central sewer and water.

Councillor LaChance asked if the large holding tanks for the sewage would be emptied again into some type of vehicle and taken away and Miss Smith replied in the affirmative.

Councillor LaChance stated that he wanted to be very clear on this and asked what's being recommended in this case then, if he understands, is that we have a combination of On-Site Sewage Disposal and holding tanks and he received an affirmative reply from Miss Smith.

Councillor Walker asked if the Planning Department had any contact with the Department of Tourism, Provincial Department, or the local tourist association, the Eastern Shore Tourist Association who are directly involved.

Miss Smith stated that they can't assess these applications on whether they are economically viable. We assume that the applicant has done that kind of research prior to applying for the application. We would not normally feel that it's a requirement to contact the Department of Tourism.

Councillor Sutherland suggested that this is the purpose of a public hearing and he thinks that Staff can only do so much in terms of bringing an application forward and he thinks this would be an appropriate time for the Department of Tourism or any Association on the Shore to come forward and make their viewpoints known.

Councillor MacKenzie wondered if there was any representation here tonight from the Rainbow Realty.

Deputy Warden Gaetz stated that he thought the location of this park is ideal. There is beautiful water frontage and he doesn't see where you'd get better overnight parking.

Warden Settle called for speakers in favour of the rezoning application to come forward.

Mr. Fulton Bayer introduced himself and stated that he is presently living at 123 Regal Road in Dartmouth. He stated that he has long been in Rainbow Realty with Mr. Warren Keizer and that they have proposed to develop the seasonal camp ground on this particular piece of property. He thinks that basically what he would like to do is give his reassurance to the fact that we have no intentions of getting involved, regardless of the zoning, in any type of permanent mobile homes to the extent that quite possibly they may put some type of addition to the application now which would approve a four season camp ground but not for a permanent mobile home because in no way do they intend to have it rezoned for the permanent trailers. A representative of the Department of Health was on the particular site. He did recommend it from a seasonal point of view, he certainly would not recommend it from a permanent point of view and he made that quite clear.

Mr. Bayer pointed out to Council a plan of the area and explained just what the camp ground would consist of. He stated that the sites are not right down by the water but would be approximately a hundred and fifty feet from the water. He said that they have paid engineering and survey fees for the camp ground and hoped that would show their good faith.

Councillors asked questions of Mr. Bayer to do with the plan of the area which he pointed out in explanation.

Warden Settle called for any other speakers from the gallery in favour of the application to come forward and there was no response.

Warden Settle called for any speakers from the gallery opposed to the application to come forward and there was no response.

Councillor Topple explained that there is a sewage system planned for this property, that the Department of Health's recommendations are based on that, but it's a sewage system for travel trailers and washroom facilities, which does not meet the mobile home requirement, they will not accept them on a year round basis. He stated that the road is being upgraded and they seem to be spending a lot of money on that road and that it would probably improve beyond that if a seasonal camp ground did establish there. This proposal is one of the better proposals Presented to the Department, it is well planned and well engineered and should be a great asset to the community of Musquodoboit and surrounding area.

Councillor Fader stated he would support the motion to approve this application but thinks that the Municipality, in respect to the Planning Advisory Committee, should look at the zoning of the mobile home parks and overnight trailer parks and have a separate zoning for each.

Councillor MacKenzie stated that he was not in opposition to this application, merely asking questions.

It was moved by Deputy Warden Gaetz and seconded by Councillor Topple:

"THAT the zoning By-Law be amended and is hereby so amended as per application #23-78 to zone lands of Rainbow Realty Limited, Morris and Ruth Davis Subdivision, West Petpeswick Road at West Petpeswick from an unzoned status to T (Mobile Home Park Zone)."
Motion Carried.

Councillor LaChance noted that Councillor Cosman is still in hospital and Warden Settle assured Council that she was remembered over the weekend.

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

"THAT Council adjourn."
Motion Carried.

Bell Park Academic Centre - Request for Funding re Portables - Motion -----	6
Building Permit Fees - Solicitor Prepare an Amendment to the Building By-Law - Motion ----	9
Bedford - Funding for Plebiscite re Store Hours - Motion -----	13
Cole Harbour - Approval of Land Donation - Motion -----	3
Chief Building Inspector - Approval of Report - Motion -----	5
Council Session - Approval of By-Law - Motion -----	10
Director of Planning and Development - Approval of Report - Motion -----	3
Dog By-Law - Request for Legislation re Tickets - Motion -----	11
Dog Licenses - Approval - Motion -----	13
Fletcher's Lake - Approval of Public Land Donation - Motion -----	3
French Teaching Program - Request for Detailed Report - Motion -----	7
Finance and Executive Committee - Approval of Report - Motion -----	8 - 13
Ferguson, William A. - re Tax Adjustment - Motion -----	12 - 13
Industrial Commission - Appointment of Member - Motion -----	2 - 3
Industrial Uses - Approval of Amendment to the Zoning By-Law - Motion -----	5
Letter - Of Thanks re Former Members of the Industrial Commission - Motion -----	3
Letter - Beechville - Lakeside Interchange - Motion -----	13
Letter - Funding for Bedford Plebiscite re Store Hours - Motion -----	13
Letter - Automobiles on Ice on Lakes - Motion -----	13
Letter - Re Bus Service Cost - Motion -----	14
Motion - Appointment of Recording Secretary -----	1
Motion - Approval of January 16, 1979 Council Minutes -----	1
Motion - Approval of January 22, 1979 Council Minutes -----	1
Motion - Approval of February 6, 1979 Council Minutes -----	1
Motion - Approval of January 15, 1979 Council Minutes (Public Hearing) -----	1
Motion - Request for Action re Senior Citizen Projects -----	1 - 2
Motion - Appointment of Member re Industrial Commission -----	2 - 3
Motion - Letter of Thanks re Former Members of Industrial Commission -----	3
Motion - Approval of Warden's Report -----	3
Motion - Approval of the Director of Planning & Development Report -----	3
Motion - Approval of Planning Advisory Committee Report -----	3
Motion - Approval of Public Land Donation, Cole Harbour -----	3
Motion - Approval of Public Land Donation, Sackville -----	3
Motion - Approval of Public Land Donation, Porter's Lake -----	3
Motion - Approval of Public Land Donation, Fletcher's Lake -----	3
Motion - Public Hearings re Applications #21-78, 22-78, 24-78, & 25-78 -----	3 - 4
Motion - Approval of the Planning Advisory Committee Supplementary Report -----	4 - 5
Motion - Approval of Amendments to Zoning By-Law re Industrial Uses -----	5
Motion - Approval of Chief Building Inspector's Report -----	5
Motion - Approval of Public Works Committee Report -----	5 - 6
Motion - Request for Approval re Task Force on Drainage -----	5 - 6
Motion - Approval of Municipal School Board Report -----	6 - 8
Motion - Request for Funding re Portables at Bell Park Academic Centre -----	6
Motion - Request for Change in Funding re Text Books -----	6 - 7
Motion - Request for Detailed Report re French Teaching Program -----	7
Motion - Request for Release from Moratorium re School Projects -----	7 - 8
Motion - Approval of School Capital Program Committee Report -----	8
Motion - Approval of Finance and Executive Committee Report -----	8 - 13
Motion - Solicitor Prepare an Amendment to the Building By-Law re Building Permit Fees ---	9
Motion - Approval of By-Law re Council Session -----	10
Motion - Request for Legislation for Tickets under the Dog By-Law -----	11
Motion - Approval of Proposed Budgets re Senior Citizen Projects -----	11
Motion - Appointment of Representative, United Way -----	12
Motion - Tax Adjustment re William A. Ferguson -----	12 - 13
Motion - Approval of Nominating Committee Report -----	13
Motion - Approval of Dog Licenses -----	13
Motion - Letter re Beechville - Lakeside Interchange -----	13
Motion - Letter re Funding for Bedford Plebiscite re Store Hours -----	13
Motion - Letter re Automobiles on Ice on Lakes -----	13
Motion - Review re Serviceable Area Boudaries -----	14
Motion - Request for Sackville River Management Board -----	14
Motion - Letter re Bus Service Cost -----	14
Motion - Re Municipal Incentives Grants -----	14 - 15

Motion - Adjournment -----	15
Nominating Committee - Approval of Report - Motion -----	13
Planning Advisory Committee - Approval of Report - Motion -----	3
Porter's Lake - Approval of Public Land Donation - Motion -----	3
Public Hearings - Re Applications #21-78, 22-78, 24-78 & 25-78 - Motion -----	3 - 4
Planning Advisory Committee - Approval of Supplementary Report - Motion -----	4 - 5
Public Works Committee - Approval of Report - Motion -----	5 - 6
Recording Secretary - Appointment - Motion -----	1
Resolution - Re Affordable Housing -----	10 - 11
Resolution - Re Funding for Water and Sewer Projects -----	11
Resolution - Temporary Borrowing re Schools -----	11 - 12
Resolution - Temporary Borrowing re General Operating Account -----	12
Senior Citizen Projects - Request for Action - Motion -----	1 - 2
Sackville - Approval of Public Land Donation - Motion -----	3
School Projects - Request for Release from Moratorium - Motion -----	7 - 8
School Capital Program Committee - Approval of Report - Motion -----	8
Senior Citizen Projects - Approval of Proposed Budgets - Motion -----	11
Serviceable Area Boundaries - Review - Motion -----	14
Sackville River Management Board - Motion -----	14
Task Force - Request for Approval re Drainage - Motion -----	5 - 6
Text Books - Request for Change in Funding - Motion -----	6 - 7
Temporary Borrowing - Re Schools - Resolution -----	11 - 12
Temporary Borrowing - Re General Operating Account - Resolution -----	12
Tax Adjustment - Re William A. Ferguson - Motion -----	12 - 13
Warden's Report - Approval - Motion -----	3
Water and Sewer Projects - Re Funding - Resolution -----	11
United Way - Appointment of Representative - Motion -----	12
Zoning By-Law - Approval of Amendment re Industrial Uses - Motion -----	5

THE MUNICIPALITY OF THE COUNTY OF HALIFAX
MINUTES OF FEBRUARY COUNCIL SESSION
TUESDAY, FEBRUARY 20th, 1979

Warden Settle opened the February meeting at 2 p.m. with the Lord's Prayer followed by the Clerk calling the roll.

It was moved by Councillor Poirier and seconded by Councillor Sutherland that:

"THAT Mrs. Eileen Morres be appointed as recording secretary."
Motion Carried.

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

"THAT the minutes of January 16th, 1979 Council Session be approved."
Motion Carried.

It was moved by Deputy Warden Gaetz and seconded by Councillor Wiseman:

"THAT Minutes of January 22nd, 1979 Public Hearing be approved."
Motion Carried.

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

"THAT the Minutes of January 30th, Special Session of Council be deferred to the March Session."
Motion Carried.

It was moved by Councillor Smith and seconded by Councillor Eisenhauer:

"THAT the Minutes of February 6th Council Session be approved as amended." Motion Carried.

Deputy Warden Gaetz wished to have the minutes amended to read that Mr. Gordon Crowell be dogcatcher for District 9A, Lawrencetown, rather than just East Lawrencetown.

Councillor Eisenhauer noted that an error had been made on Page 5 of the Minutes and that the paragraph should read changing the Zoning By-Law rather than changing the next Council Session.

It was moved by Councillor Deveaux and seconded by Councillor Sutherland:

"THAT the Minutes of January 15th Public Hearing be approved as amended." Motion Carried.

Councillor Cosman noted that on page 4 of the Minutes it should read that Ted Wickwire stated that he represented C.H.S. Developers and the 5th paragraph of page 4 should read Councillor Cosman moved that the application be accepted as received and that the motion was not seconded and therefore was not voted on.

Mr. Bensted pointed out to Council the correspondence from the Minister in Charge of Housing with regard to Senior Citizen projects and a copy of the reply to the Minister. This correspondence answered some of the questions which Councillors had raised.

Councillor Benjamin stated that he is quite concerned that there's been no action pertaining to the Senior Citizen complex in the Waverley - Fall River area and wished to make a motion whereby Council would recommend to the Honorable Bruce Cochrane that the Waverley - Fall River area be considered immediately because he has a list of well over 40 Senior Citizens who are interested in being accommodated under the Senior Citizen Complex Plan and in some cases he finds that the Senior Citizens are of such a nature that they are looking for some supervision and while he supports the idea of the Provincial Government giving assistance to Senior Citizens, allowing them to remain in their own homes, that some are looking for accommodations whereby they would have somebody supervising them because of their age and find it more difficult to look after themselves.

Councillor MacKenzie said that he would like to second the motion but would ask that the mover include Sheet Harbour in that. Although there are 20 units at the present time in Sheet Harbour there is a great need for another 20 units and there's no problem as far as land is concerned because the land is already owned by the Housing Commission.

Councillor Benjamin suggested that Bedford should be included in the resolution as well.

Councillor MacKenzie stated that if the program is not started this summer that they will be out of luck.

Councillor McCabe requested the names of those who choose and assess the ones who will get into these accommodations in Musquodoboit Valley.

Councillor MacKenzie answered that Mrs. Helen Turner is the Chairman of the Housing Authority and that the selection of applicants is dealt with by the Project Manager who is appointed by the Housing Authority and in due course they will be appointing a Project Manager for that specific unit.

It was moved by Councillor Benjamin and seconded by Councillor MacKenzie:

"THAT the Minister in Charge of Housing be requested to take immediate action with a request that the Waverley - Fall River area, Bedford area and Sheet Harbour be considered immediately for Senior Citizen projects."
Motion Carried.

The following items were added to the Agenda:

Councillor Lawrence - Beechville interchange.
Councillor Cosman - Industrial Commission appointments, which was due today.
- The Lord's Day Act and the Sackville River Management Board.
Councillor Wiseman - Municipal Incentives Grant.
Councillor Sutherland - A resolution which Council passed last year. Has to be approved again this year in order to send it to the FCM and has to be in by March 10th.
Councillor Poirier - Appointment of Dog Tax Collector.
Councillor Benjamin - Operation of snowmobiles and motor vehicles on lakes.
- Regional Transit.
Councillor Deveaux - Serviceable area.
- Funding for school books.
Councillor Margeson - Energy Conservation.

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

"THAT the Agenda be closed."
Motion Carried.

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

"THAT Council adjourn for supper from 5 to 6.30."
Motion Defeated.

It was moved by Councillor Smith and seconded by Councillor Sutherland:

"THAT sandwiches and fruit be brought in for 5 o'clock."
Motion Carried.

Unfinished business from the February 6th Session was introduced by Mr. Bensted being one item of Councillor Topple's from January 16th, 1979 Session.

Councillor Topple stated that there seems to be a misunderstanding about committee meetings and requested that the Solicitor advise the Councillors whether he is interpreting the Act and By-Laws properly. That the Municipal Act under Section 91 says all meetings of the Council shall be open and public and in the Committee's By-Law, Section 18(a), it says "except as otherwise provided the procedure applicable to meetings of the Council as set forth in the Municipal By-Law shall apply to meetings of committees of Council and Boards of the Municipality". Nothing in the Council By-Law states anything regarding open or closed meetings and could the Solicitor give a clarification of this.

Solicitor Cragg stated that committee meetings are generally accepted as being closed meetings unless the committee decides to open the meeting to guests.

After further discussion it was agreed that Solicitor Cragg would submit a written report concerning committee meetings.

Mr. Bensted noted that the matter of the Halifax County Industrial Commission had been omitted from the Agenda and it was agreed that perhaps it could be dealt with as unfinished business.

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

"THAT Mr. Jack Bathurst be a nominee to the Industrial Commission."
Motion Carried.

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

"THAT Larry Gumbley be a nominee to the Industrial Commission."
Motion Carried.

It was moved by Councillor MacKenzie and seconded by Councillor Eisenhauer:

"THAT Duncan St. Clair Crowell be a nominee to the Industrial Commission."
Motion Carried.

It was moved by Deputy Warden Gaetz and Seconded by Councillor Deveaux:

"THAT nominations cease."
Motion Carried.