

Councillor Fader asked Mr. Miller if he would indicate what he would like to see developed on this parcel of land if it can be developed.

Mr. Miller replied that the residents would prefer to see single family residences developed as this is the case in the rest of the subdivision. He added that when the residents bought homes in the area, it was with the understanding that there would be R-1 homes in the area.

Councillor Fader expressed concern that the residents understand the position of the owners of this land who are faced with the bills.

Mr. Cross of Oakmount spoke in opposition to this rezoning request. He outlined points which were made by Mr. MacKeigan which he felt were misleading to the Council such as the growth of evergreen trees, a survey which was carried out by Mr. MacKeigan on Oakmount Drive which Mr. Cross did not feel was accurate. He also noted that Mr. MacKeigan had stated that the proposal would not be visible from Redbank Road, and Mr. Cross said that this was incorrect. He went on to say that the petition which was submitted would certainly show that the residents are not in favour of such an application. He also pointed out that the reference made to the fact that vehicles come in the morning and leave at night is not true. This proposal will not in any way enhance the area. He also expressed concern with the traffic increase and the safety of the children. There are quite a few young children in the area. He too expressed concern that the residents of the area had invested in their homes in good faith that this would be a residential area.

Mr. MacKeigan stated that if one apartment building goes in, then others will, and he asked Council to please not vote in favor of this rezoning. If this is approved, then three years down the road the mistake is found, and then it would be impossible to change the zoning bac,.

Mr. MacKeigan was asked about his comment on sidewalks and he replied that he felt that sidewalks were probably not necessary at this point; but, if extra people were living in the subdivision, such as an amount from an apartment building, then the added expense of sidewalks might be necessary. Councillor Lawrence asked the speaker where the children go to elementary school.

Mr. MacKeigan said there is a Waverley Road School, and there is a high school. The elementary school at present is very, very congested. Councillor Lawrence said the crowding at the High School will not continue as there is a school being built. There was further discussion between Councillor Lawrence, and Mr. MacKeigan regarding the overcrowding of schools and the extra children the apartment building might cause to be going to school. However, Councillor Lawrence felt that there would not probably be that many children in the apartment building.

Mr. MacLeod now spoke. He lives at 2 Redbank Road, directly opposite this parcel of land. Mr. MacLeod agreed with most of the things in the past presentations, however, he felt there were still a couple of things to mention. One he mentioned was that the developer said he paid \$6,000 for a water and sewer bill, and Mr. MacLeod wished to point out that each and every homeowner in that subdivision also paid foot by foot the same amount. Mr. MacLeod mentioned that many people are moving from Clayton Park because apartments were built, and the value of the homes was decreasing. He said he feels the same thing would happen in Oakmount Subdivision. He said the

quality of the homes in Oakmount Park as indicated by the selling price, showed that the subdivision was a quality subdivision and he felt the value of the homes would depreciate if an apartment building was allowed to be built there. He said if you allowed one apartment building, then more would be built and also the overcrowding of schools should be taken into consideration. Mr. MacLeod said that Mr. MacKeigan had mentioned that the apartment building would be a buffer between the commercial uses on the Bedford Highway. Mr. MacLeod said the commercial on the Bedford Highway was quite separate from the Oakmount Subdivision, and he did not feel the apartment would be a satisfactory type of buffer. He feels that the apartment building is or should be classed as a commercial use. Mr. MacLeod said that Mr. MacKeigan must have made a quick tour of the subdivision, and he did not agree with any of the observations made by Mr. MacKeigan. He said the apartment building would block his present view and the Department of Highways building is down the road away from the actual Oakmount Subdivision, and although they aren't happy with them being there, they have to live with it. Mr. MacLeod also said there is quite a bit of traffic already in their subdivision with many people using the subdivision as a short cut from the Waverley Road to the No. 1 Highway, and he felt that the apartment building would also cause cars to be parked on the street which would cause further congestion and traffic.

The Warden asked if there were any questions for this gentleman. There were no questions, and the Warden thanked him for his presentation.

Ms. Murdock then came to the microphone. She moved on the road to Oakmount Subdivision less than a year ago. Ms. Murdock said the lawyer for the developer said that people on Oakmount Drive and part of Redbank Drive are the only ones who will see the two top floors of the apartment building. She disagreed with this comment. She lives on Riverview Crescent, and she said she thought the projected number of homes is 185 for the Oakmount Subdivision and most of these homes would be able to see the apartment building. What she came down for was to comment on the schools. She said all the schools in Bedford are overcrowded. There is a need for better gym facilities. Bedford Central is very small for the number of children going to the school. Bedford Junior High has four or five portables which suggests overcrowding. The High School students in Bedford are on split shifts.

Mr. _____ came to the microphone. A statement was made by the representative of the applicant that there is very little access to Oakmount Drive from Oakmount Subdivision. I cannot think of any street in the subdivision which cannot gain access to Oakmount Drive. He said that mention was also made about traffic on Scotia Drive, and he doesn't know where the traffic came from since the road is not serviced as such, and, therefore, Mr. MacKeigan's research wasn't as thorough as he likes to think. He said that Oakmount Drive was the most used street in the subdivision. The Warden asked if there were any questions and hearing none, they went on.

Jack Bathurst, Chairman of the Bedford Service Commission's Planning Committee was next. Mr. Bathurst said they agreed with the findings of the Planning Staff here, this should not be allowed. Their concerns are based on the overall zoning of Bedford. He showed a map and pointed out that there was a lot of R-4 zoning - much more than they felt was good for the community. He went on to say that the amount of R-4 land now is much greater than is necessary for a well-balanced residential mix. This is the reason we are opposed to more R-4 zoning in the area. We fully concur with the feelings of the

residents and our concern is more with the total zoning of Bedford, and I can say, at this time, that we are hopefully bringing forward applications to down zone lands which are now zoned R-4 where applicable to R-1 or R-2.

There were no further speakers opposed to the rezoning.

The Warden called for Council to make a decision.

Councillor Cosman said the petition represented 92% of the people in the residential subdivision. She also said she cut from the newspaper clippings regarding incentives such as one month's free rent, the paying of up to \$200 moving costs, etc., to get people to rent apartments in the Bedford area. She mentioned that she discussed with Project Planning some time ago about the mushrooming growth in certain areas of Bedford and she said they can't dictate quality, and they aren't getting quality, in most cases we are getting "tin walk-ups". She said Project Planning said the apartments should be approximately 10 to 15 per cent of the housing starts, and we have reached the 25% mark well past the suggested goal for apartments versus single family.

Councillor Cosman circulated a three-page memo with certain points regarding the rezoning matter, and she pointed out specifically certain points. The first being, that R-4 acreage is 136.5 acres developed, R-4 land is 53.6 per cent of the total, undeveloped R-4 land is 40.4 per cent. Currently, we have 40.4% more land which is capable of developers applying for building permits to construct apartments. Page two of the paper which she circulated mentioned existing apartment units. She listed the number of apartment units on numerous streets in Bedford which totaled 356 units with another 126 units proposed. She said that the 126 units proposed probably numbers about 226 now since that number of 126 was obtained. She checked with the Building Inspection Department on the day of the hearing, and there were two more applications in for 51 and 48 unit apartment buildings. She then referred to the third page and appeals of assessments. She has said for a long time that single family dwelling homes are subsidizing apartment dwellers because of the demand for schooling and the demand for parking and so on. She obtained figures from the Assessment Department last week and the average single family dwelling assessment is around \$40,000 and range from \$15,000 upwards to \$200,000. She said by going down the list that the apartment buildings are grossly and unfairly under-assessed. Bedford Village is assessed at \$38,000 per unit. Turpec is assessed at \$11,000, Greenwood at \$4,583, and so on. She went on to list the names and amounts, most of which were in the six thousand to twenty thousand dollar per unit amount. She said the average apartment unit assessment was \$17,000 and the average home was \$40,000. She said the homeowner was losing badly all the way around. The apartment builder puts in the sewer, the homeowner puts in his own sewer and pays for it. She said the homeowner is losing badly. Based on this type of information, Councillor Cosman made the motion that this application be denied. The Warden called for a seconder to the motion that this application be denied or rejected.

Councillor Topple seconded the motion. Councillor Topple said he is concerned with the well-being of that community as he is with a lot of communities that are of a particular zoning, and then the Municipality is asked to change the zoning after the fact. The people buy with the understanding it is R-1 zoning and to let them down is not proper.

Councillor Topple said he is concerned with the sewer loading which Mr. Gallagher has mentioned. He said he felt the sewers were designed for R-1 zoning limits and to change the zoning would overload the sewers. He feels that one should look at the zoning, and then have the use suit the sewer capacity. He spoke of the population in the apartment building which he said for 28 units, he does not believe will be 50 or 60 but more like 80 and upwards. He said people renting apartments are doubling up to help with the high costs of today. Councillor Topple said he was against spot zoning when it comes to changing zoning after the fact. He said that if the number of single family homes which he feels could go on that piece of land were built there, then the amount of assessment would exceed that amount collected from an apartment building.

There were no further questions, and the Warden asked Mr. Kelly to read the motion.

It was moved by Councillor Cosman, seconded by Councillor Topple that Application No. 26-78, to rezone Lot 2, from R-1 (Residential Single Family Dwelling Zone) to C-1 (Commercial Local Business Zone), Lands of Joseph Canavan, Bedford, be rejected. Motion Carried.

The next Hearing on the agenda was a request to rezone: Lands of Jacqueline Forhart, Lot 5 and 5A of the Millview Subdivision, on the Bedford Highway from R-1 (Residential Single Family Dwelling Zone) to C-1 (Commercial Local Business Zone). This is application number 1-79 dated March 12, 1979.

Dorothy Smith of the Planning Department introduced the report and informed Council that the recommendation was to approve the rezoning request.

The Warden asked for any person speaking in favour of the application to come forward.

Mr. McDonough a representative of the applicant, came forward. Mr. McDonough's presentation was as follows: As you can see from the staff report, the property is surrounded on two sides by existing commercial zoning and on the other side by Millview Avenue. There is a very steep slope and on the other side is the Esquire Restaurant, which is a commercial use. The land entirely surrounding this property is commercial. The Staff Report states that under the provisions of the Regional Development Plan, a Regional Development Permit could not be issued to the owners of this property to change their building until such time as servicing went in, therefore, you can be assured that the use of the building will remain as is.

The prospective purchasers plan to operate what they call a stone and stove store. A company representative is here should the Councillors have any questions. There is an existing store in Sackville, and you might be familiar with that one. Essentially they sell wood-burning stoves, cultured stones, and lawn furniture. The only thing that might be placed outside would be lawn furniture and that would only be in the summertime.

In summary, we hope Council would look favourably on our request for rezoning due to the site being used for many years as a commercial operation, it is entirely surrounded by commercial operations, and no one would ever want to use this property as a residential home. You heard in the last submission some concern over spot rezoning, however, the staff reports say that this

could hardly be considered a spot rezoning. He outlined on a map all the commercial property in the surrounding area.

Warden Settle asked if there were any questions following the presentation by Mr. McDonough.

Councillor Cosman said she would like to say that she was pleased that there were no flashing neon signs.

Councillor Smith asked why no one would want to turn this house into a private dwelling. She said it proved to be a very nice dwelling. Mr. McDonough agreed it is a very attractive dwelling. It is perhaps historical as it was used as a dwelling many, many years ago. Around 1960, a gift shop took the house over and since that time, it has been used almost continually as a commercial use.

Councillor Smith questioned if the sewage disposal system was adequate for the needs.

Mr. McDonough did not know when it was last tested, but he assumed that with the restaurant next door, there probably were no problems.

There were no further speakers in favour of this rezoning.

The Warden asked for those against the application to come forward. There were no more presentations.

The Warden then called for Council to make their decision.

It was moved by Councillor Lawrence and seconded by Councillor Cosman that application No. 1-79, to rezone Lot 5 and 5A of the Millview Subdivision, Bedford, from R-1 (Residential Single Family Dwelling Zone) to C-1 (Commercial Local Business Zone) be approved. Motion Carried.

The next application was to rezone the Lands of Kevin Kingston, Lot 18, of St. Paul's Home for Girls Subdivision in Bedford from R-4 (Residential General Zone) to C-1 (Commercial Local Business Zone), Application #2-79, dated February 21, 1979.

Dorothy Smith of the Planning Department outlined the report and informed Council of the recommendation to reject the application.

The Warden asked for those in favour of the application to come forward.

Councillor Williams asked Mr. Gough if there had been complaints about the repair garage located on the lot now. Mr. Gough said to Councillor Williams that he was not aware of any complaints, but they would not be directed to him. Councillor Williams redirected his question and was told that to their knowledge there were no complaints. Councillor Williams still speaking said he looked at the photos and knowing the area, he can't see why this man would be disrupting the area if there are no complaints. He mentioned the area around was either railway or other mobile home dealers.

Councillor LaChance spoke next. He spoke on the recommendation of the Planning Advisory Committee. He said there were three basic points, one being that the use would deter from the character of the R-1 neighbourhood. He did not feel it had an R-1 character. I think that it has a C-1 character. Secondly, is the spot rezoning. I don't think we have a policy that says we don't do spot rezonings. We weigh the pros and cons, and, if Council see fit, then we can spot rezone. So that is not a valid argument either. The other thing he wishes to mention is the illegal use. He said if there is an illegal use, and it is reported by the building inspector, there should be two options open. One you are made to cease the use or two, you can apply for a rezoning and that rezoning should not be turned down because it is an illegal use. He said he agreed with Councillor Williams and agreed he did not see the point in the objections as outlined in the Planning Advisory report.

Councillor Sutherland looked for verification of the fact that the property was zoned C-2 in the back, and he asked Dorothy Smith when that was zoned.

Mr. Gough said he could answer that. The property in question is also another case which came from the Planning Appeal Board.

Deputy Warden Gaetz spoke next. He said Councillor LaChance said basically what he had in mind, however, he wished to make note that the applicant himself does not operate the garage but rents it. He asked what difference would this make in our making our decision. Plenty of people who own businesses hardly ever see the business. He said he didn't think the fact that the applicant didn't run the business had no bearing on whether it should be zoned or not.

Mr. Kingston came to the microphone and explained why he needed the rezoning and the use which the property was to be put. This use is a repair garage and basically he would continue as he has in the past repairing cars. He informed Council that the Building Inspector had ordered him to stop the commercial activity because of it being an R-1 zoning.

The Warden asked for anyone against the application to come forward. There was no response.

Councillor Cosman said she would like to correct two things. One that the report is from the Planning Department, and not the Planning Advisory Committee, and it is drawn up by the Planning Department staff and not the Planning Advisory Committee members, and two she addressed to Mr. Kingston and said she wished she had a taped recording of his conversation because her recollection of their conversation was that the Planning Staff would not normally look with favour on a spot rezoning. I think that is what I told you. She said she did not turn him down flat, but she tried to explain that spot rezonings were not usually looked upon favourably.

Councillor Baker spoke next. Mr. Kingston, Lot 18, how long have you lived there? Mr. Kingston said five (5) years in June. Mr. Baker asked if he owned the property, and he said he did. Mr. Baker asked if he built the garage for his own use, and then you were approached by a person to rent. Mr. Kingston replied "yes". The gentleman at that time needed storage space and I wasn't using it at the time so I rented it to him. Councillor Baker asked if there used to be a bottle exchange next door, and Mr. Kingston replied "yes".

Councillor Williams asked if the garage was rented now, and Mr. Kingston replied "no". Councillor Baker said he understood Mr. Kingston was in the Used Car Business, and Mr. Kingston replied "yes". Councillor Williams asked if he sold used cars, and Mr. Kingston replied "yes", and Councillor Williams asked if he used the garage for his own use now. Mr. Kingston said "yes" for clean-ups. Councillor Baker said you are using the garage for cleaning up used cars for resale, and Mr. Kingston replied "yes". Then Mr. Kingston said he was not using the garage at all right now. Councillor Williams said you are now bounded by C-2 properties on either side of you, looking at the property on the right side and to the rear of your property.

Councillor Fader questioned whether Centennial or Northland was operating on a non-conforming use, and Mr. Gough said if the question was being directed to him that he was not in a position to answer that because a non-conforming use has to be established. The zoning is not commercial, but I don't wish to commit myself on behalf of the department or the Municipality.

Councillor Fader said he is familiar with Centennial Trailer Sales. They do a very good business selling mobiles, travel trailers, etc., however, if this zoning is approved tonight then your garage will only be used for cleaning up your own cars. Mr. Kingston replied "yes".

Councillor Fader asked Mr. Kingston if he had plans down the road to rent it. Mr. Kingston said no. Mr. Kingston then said he wished to say something, that being that, when Mr. Hefler sent the registered letter, he asked me if it was still rented, and I replied yes, but that the person renting was in the hospital. Mr. Hefler suggested that if I had any hopes of the application being approved I should cease renting the garage immediately as I was illegally operating a garage.

Councillor LaChance stated the following: I understand from your opening remarks that you said the second time that you were speaking with the Building Inspection Department you were told by one of Mr. Hefler's staff that you could continue to use the garage in the way you were until the hearings of the rezoning. Mr. Kingston said yes.

Councillor LaChance said, so in other words you were told you could go on with the illegal use until such time as the matter had been decided upon. Mr. Kingston said yes, but Mr. Hefler told me later on that I should cease immediately until it is approved.

What length of time passed between the time the one person said it was all right to operate, and Mr. Hefler corrected it. It was May or April I was told to operate and November when I was told to cease. The Councillor asked if he was in fact told he was going to be penalized at the public hearing for continuing on with the use. Mr. Kingston said no, Mr. Hefler only suggested that if I did not cease that Council would suggest that legal action be taken.

Councillor Lichter asked Mr. Kingston how many cars the garage could hold. Mr. Kingston said it was a two-car garage. Councillor Lichter asked if anyone from the Building Inspection or Planning Departments went to visit the site. Mr. Kingston said yes they did. Councillor Lichter asked if they had found any old cars or junk around, and Mr. Kingston said no, it was very clean, and there was no junk around. The bottle exchange had some old garbage on the property, but, when he ceased using the garage, he cleaned up their mess as well. The garage is well-built and cost ten thousand dollars. It has sliding windows, and it looks good.

The Warden asked if there were any further questions from Council. Hearing none, he thanked everyone for their presentations. Then the Warden asked if anyone else wished to speak in favour of the rezoning from R-4 to C-1.

Mr. Kingston then added that both his neighbours were not opposed to the rezoning. Mr. Bathurst of the Bedford Service Commission came forward. Mr. Bathurst spoke next. This one I can quite sympathize with the Planning Staff's idea of don't condone illegal uses, but I do feel that this is a situation that although it is an illegal use, Council can either approve or turn down the application. They have that right. Cases such as this should be decided on an individual basis. In this case, I feel if you look at the plans and drive around that area, you have railway tracks, two mobile home sales, and a body shop in the immediate surrounding area. I think a body shop would make much more noise than this one. When you approved the Ross Holdings case on the Bedford Highway, and we appealed Council's decision, Council took the stand there that this was a small man trying to make a living, and we took the stand that this was a small rezoning in what was predominately a residential area. Now, if Council can decide that way over the Ross Holdings situation, I can't see why Council shouldn't be in favour of this one. I think this is a man who is trying to make a living and is in an area of mostly commercial, and the Bedford Council isn't opposed to everything.

Councillor Cosman asked if Mr. Bathurst was speaking on behalf of the Bedford Service Commission, and Mr. Bathurst replied "yes".

Mrs. Wather and Mrs. Simpson who live next to the property said they were not opposed to the rezoning.

The Warden called three times for anyone else who wished to speak in favour of the rezoning. There was no one.

The Warden then asked three times if anyone wished to speak in opposition, and there was no one.

It was moved by Councillor Cosman, seconded by Councillor LaChance, that Application No. 2-79, to rezone Lot 18, St. Paul's Home for Girls Subdivision, Bedford, from R-4 (Residential General Zone) to C-1 (Commercial Local Business Zone) be approved. Motion Carried.

THE MUNICIPALITY OF THE COUNTY OF HALIFAX

PUBLIC HEARING

Tuesday, April 17, 1979

Present Were: Councillor Baker
Councillor Benjamin
Councillor Cosman
Councillor Deveaux
Councillor Eisenhower
Councillor Fader
Deputy Warden Gaetz
Councillor Lachance
Councillor Lawrence
Councillor Lichter
Councillor MacKenzie
Councillor Margeson
Councillor Poirier
Warden Settle
Councillor Smith
Councillor Sutherland
Councillor Topple
Councillor Walker
Councillor Williams
Councillor Wiseman

Warden Settle explained that this public hearing was to discuss the planned unit development of Godfrey Holdings.

Ms. Smith of the Planning Department explained that this is Planned Unit Development Application Number 3-78. The property in question is located on Highway Number 1. The existing zoning on the property now is R-1 and the applicant has entered into an agreement with the County to commence the construction of a Greenhouse Nursery on the property. The application has been advertised as prescribed under the terms of the Planning Act and the Planning Department has not received correspondence either in favour of or opposed to the application. The site is located at the southwestern corner of the intersection of Highway 1 and the Old Windsor Road, Middle Sackville. The site in question is approximately nine and a half acres in area with approximately eleven hundred and ninety-nine feet of frontage on Highway Number 1 and two hundred and twenty-six feet of frontage on the Old Windsor Road. Adjacent land uses are scattered residential. There is only one house close to the property, it borders it at the rear. The rest of the residential uses are some distance away from this property. The proposed use of this lot is to be for a cold frame area, roadside stand and attached greenhouse, a pump house, storage shed, parking lot, et cetera. The application has been forwarded to all the appropriate government departments and authorities such as the Health Department and the Highways Department. Affirmative comments have been received from all these departments and their comments have been incorporated into the agreement. The Planning Department has negotiated with the Applicant and have jointly agreed with the draft agreement and recommends approval.

Warden Settle asked for anyone in the audience in favour of the proposal to come forward and express their views.

Mr. Godfrey came forward and explained the proposed operation. He noted that initially they are a wholesale outfit producing a basic product for our Province and exporting to other Provinces. Since the by-product of their product is the beautification of the landscape it is their intention to transform the Middle Sackville property into a desirable landscape scene which will be an asset to the community.

Councillor Cosman inquired whether they had applied for rezoning or if they had gone to Planned Unit Development and Mr. Godfrey replied that they had originally applied for rezoning and it had been recommended that they go through the Planned Unit Development.

Warden Settle called for any other person from the audience to come forward and speak for the Planned Unit Development. Receiving no response Warden Settle requested speakers against the Planned Unit Development and received no response.

Councillor Cosman requested Council to refer to Article 23 of the Agreement in which it says the County agrees to accept and the Developer agrees to pay to the County the sum of 1700 dollars in lieu of land reserved for a park, playground or public purpose pursuant to Section 16(2) of the PUD By-Law.

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

"THAT Article 23 be deleted from the Agreement and that the rest of the Planned Unit Development be approved."
Motion Carried.

Councillor Lawrence spoke against the motion. She said that this has been discussed many times in Planning Advisory Committee and they have a letter from the Solicitor which says that 10 per cent requirement is part of the PUD By-Law and therefore it applies although this particular use for the property may not be logically one that would be acceptable to the PUD Agreement.

Councillor Eisenhower advised that the area before the development started was an R-1 area. Had the request for commercial gone through there would be no requirement for park land. Being a Planned Unit Development which benefits the area he could not agree with the surcharge.

Ms. Smith replied that because of Regional Development the company could not get the property rezoned and therefore had to go by way of Planned Unit Development.

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

"THAT Council resume with the Regular Session."
Motion Carried.

INDEX

Air Service - Letter - Motion -----20-21

Bedford Highway - Request for stop light and uniform speed limit - Motion -----4

Bedford - Request for a decision re incorporation - Motion -----9

Bond, Alah - Appointment as Municipal Collector - Motion -----10

Bedford - Acceptance of title re lot of land at Shoreview Heights - Motion -----21

Bedford - Sackville - Temporary borrowing re sewer - Resolution -----26-27

Building By-Law - Approval of amendment - Motion -----27

Contracting Zoning and approval of master plans - Legislation - Motion -----4

Chemical Spraying - Letter - Motion -----5

Chief Building Inspector - Approval of report - Motion -----7

Councillors' Room - Mail box - Motion -----8

Cobequid Road Water - Issuing resolution -----13-14

Cole Harbour - Approval of highway agreement re sidewalks - Motion -----15

Central Sewer Lateral Charges - Appeal procedure - Motion -----15-16

Committee Remuneration - Motion -----16

Cow Bay - Appointment of Judy Meisner as dog licenser - Motion -----16

Committee Members Remuneration - Approval - Motion -----23

District # 14 - Re Development - Motion -----19-20

Director of Planning and Development - Approval of report - Motion -----21

District Zoning - Public Hearing - Motion -----27

Enersave Program - Be referred to the Finance and Executive Committee - Motion -----4

East Preston - Surplus school property - Motion -----8

Finance and Executive Committee - Approval of report - Motion -----9

Finance and Executive Committee - Approval of supplementary report - Motion -----16

Finance and Executive Committee - Approval of report re Agenda - Motion -----19

Finance and Executive Committee - Approval of report - Motion -----22-23

Federation of Canadian Municipalities Conference - Appointment of Members - Motion -----25

Gordon Park - Acceptance of lot of land at Sackville - Motion -----21

Hammonds Plains Road Water - Temporary borrowing - Resolution -----10-11

Hammonds Plains Sewer - Temporary borrowing - resolution -----11

Hammonds Plains Water - Issuing resolution -----14-15

Harrietsfield - Acceptance of title re lot of land at Stephen Murphy Subdivision - Motion -----21

Hammonds Plains - Acceptance of title re lot of land at Highland Park - Motion -----22

Ice Clearing - Letter of thanks - Motion -----5

Issuing Resolution - Water transmission mains -----11-12

Issuing Resolution - Cobequid Road water -----13-14

Issuing Resolution - Hammonds Plains water -----14-15

Letter - Of thanks re ice clearing - Motion -----5

Letter - Re chemical spraying - Motion -----5

Letter Carrier Service - Extension - Motion -----7

Letter - Re funding for services, Beechville-Lakeside-Timberlea area - Motion -----9

Letter - Re air service - Motion -----20-21

Law Enforcement Officers - Appointment - Motion -----27

Motion - Appointment of recording secretary -----1&17

Motion - Approval of March 23, 1979 minutes -----1

Motion - Approval of staff report and proposed outline re Municipal Development Plan Committee -----1-2

Motion - Appointment of Steering Committee re Municipal Development Plan -----3

Motion - Review re remuneration for returning officers, revisors and enumerators -----3

Motion - Sprinkler systems re Senior Citizens' Projects -----3

Motion - Re Task Force - Main Street Program -----4

Motion - Legislation re Contract Zoning and approval of master plans -----4

Motion - Request for stop light and uniform speed limit - Bedford Highway -----4

Motion - Request for report on zoning re massage parlors -----4

Motion - Referral of Enersave Program to Finance and Executive Committee -----4

Motion - School Capital Program Committee present a report re Solar Heated Schools -----4

Motion - Request to restock First Lake and Kinsac Long Lake -----4

Motion - Letter of thanks re ice clearing -----5

Motion - Letter re chemical spraying -----5

Motion - Request for financial assistance re small businesses -----5

Motion - Property tax exemption re Volunteer Fire Departments -----5-6

Motion - Request for funding re Sackville River Basin Advisory Board -----6

Motion - Report re Shubenacadie-Stewiacke River Basin Board -----	6
Motion - Letter of appreciation re the report -----	6
Motion - Approval of Chief Building Inspector's report -----	7
Motion - Approval of Warden's Report -----	7
Motion - Approval of Planning Advisory Committee report -----	7
Motion - Public hearing re Maritime Tel & Tel Company Ltd. -----	7
Motion - Extension of letter carrier service -----	7
Motion - Re mail delivery in rural areas -----	7
Motion - Approval of Municipal School Board report -----	7-8
Motion - Surplus school property - East Preston -----	8
Motion - Mail box re Councillors' Room -----	8
Motion - Approval of Public Works Committee report -----	8
Motion - Acceptance of deeds re Maplewood Subdivision Treatment facilities -----	8
Maplewood Subdivision Treatment facilities - acceptance of Deeds - Motion -----	8
Motion - Study re Uplands Park sewer and water system -----	8-9
Motion - Letter re funding for services, Beechville-Lakeside-Timberlea area -----	9
Motion - Approval of Redistribution Committee report -----	9
Motion - Request for a decision re Bedford incorporation -----	9
Motion - Request for action re possible forms of government, Sackville -----	9
Motion - Approval of Finance and Executive Committee report -----	9
Motion - Re membership of the Municipal School Board -----	9
Motion - Opposition to remarks re appointments to local School Boards -----	9
Motion - Request for cost sharing re School Board Committee meetings -----	9-10
Motion - Appointment of Mr. Alan Bond as Municipal Collector -----	10
Motion - Re job positions -----	10
Motion - Approval of highway agreement re sidewalks, Cole Harbour -----	15
Motion - Re public washroom facilities for handicapped people -----	15
Motion - Appeal procedure re Central Sewer Lateral Charges -----	15-16
Motion - Approval of Finance and Executive Committee Supplementary report -----	16
Motion - Approval of Designation Agreements re Senior Citizens -----	16
Motion - Relief of payment of sewer bills -----	16
Motion - Committee remuneration -----	16
Motion - Appointment of Judy Meisner, Cow Bay as Dog Licensor -----	16
Motion - Adjournment -----	16&27
Motion - Approval of March 20 Council Minutes -----	17
Motion - Approval of March 19 Public Hearing Minutes -----	17
Motion - Approval of Steering Committee report -----	17-18
Motion - Report of Schedule of hearing re Municipal Development Plan -----	18-19
Motion - Approval of Finance and Executive Committee report re Agendas -----	19
Motion - Re addition of items to the Agenda -----	19
Motion - Re development in District # 14 -----	19-20
Motion - Approval of Warden's report -----	20
Motion - Letter re air service -----	20-21
Motion - Approval of the Director of Planning and Development report -----	21
Motion - Approval of Planning Advisory Committee report -----	21
Motion - Approval of Planning Advisory Committee Supplementary report -----	21
Motion - Approval of Public Hearing re application # 6-79 -----	21
Motion - Approval of Public Hearing re application # 3-79 and 4-79 -----	21
Motion - Acceptance of title re lot of land at Gordon Park, Sackville -----	21
Motion - Acceptance of title re lot of land at Stephen Murphy Subdivision, Harrietsfield -----	21
Motion - Acceptance of title re lot of land at Shoreview Heights, Bedford -----	21
Motion - Acceptance of title re lot of land at Highland Park, Hammonds Plains -----	22
Motion - Municipal School Board Budget be received -----	22
Motion - Municipal School Board Capital portion be referred to Finance -----	22
Motion - Approval of School Capital Program Committee report -----	22
Motion - Approval of Finance and Executive Committee report -----	22-23
Motion - Approval of Committee members' remuneration -----	23
Motion - Re Councillors' newsletters -----	23-24
Motion - Re application for a drive-in theatre, Westphal -----	24-25
Motion - Report re Municipal Building Board -----	25
Motion - Appointment of members re Federation of Canadian Municipalities Conference -----	25
Motion - Appointment of special Constable -----	27
Motion - Appointment of Law Enforcement Officers -----	27
Motion - Approval of Building By-Law amendment -----	27
Motion - Approval of Public Hearing re amendment to the Zoning By-Law -----	27
Motion - Approval of Public Hearing re district zoning -----	27
Motion - Renewal agreement re union -----	27
Planning Advisory Committee - Approval of report - Motion -----	7
Public Hearing - Maritime Tel & Tel Company Ltd. - Motion -----	7
Public Works Committee - Approval of report - Motion -----	8
Planning Advisory Committee - Approval of report - Motion -----	21
Planning Advisory Committee - Approval of supplementary report - Motion -----	21
Public Hearing - Re application # 6-79 - Motion -----	21
Public Hearing - Re application # 3-79 and 4-79 - Motion -----	21

Public Hearing - Re amendments to the Zoning By-Law - Motion -----	27
Public Hearing - Re district zoning - Motion -----	27
Recording Secretary - Appointment - Motion -----	1&17
Remuneration - Review re returning officers, revisors and enumerators - Motion -----	3
Redistribution Committee - Approval of report - Motion -----	9
Resolution - Temporary borrowing re Hammonds Plains Road water -----	10-11
Resolution - Temporary borrowing re Hammonds Plains sewer -----	11
Resolution - Issuing resolution re water transmission mains -----	11-12
Resolution - Issuing resolution re Cobequid Road water -----	13-14
Resolution - Issuing resolution re Hammonds Plains water -----	14-15
Resolution - Temporary borrowing re school construction -----	25-26
Resolution - Temporary borrowing re sewer, Bedford-Sackville -----	26-27
Steering Committee - Appointment re Municipal Development Plan -----	3
Sprinkler Systems - Re Senior Citizens' Projects - Motion -----	3
School Capital Program Committee - Presentation of report re solar heated schools - Motion -----	4
Small Businesses - Request for financial assistance - Motion -----	5
Sackville River Basin Advisory Board - Request for funding - Motion -----	6
Shubenacadie-Stewiacke River Basin Board - Report - Motion -----	6
Sackville - Request for action re possible forms of government - Motion -----	9
School Boards - Opposition to remarks re appointments - Motion -----	9
School Board Committee Meetings - Request for cost sharing - Motion -----	9-10
Senior Citizens - Approval of designation agreement - Motion -----	16
Sewer Bills - Relief of payment - Motion -----	16
Steering Committee - Approval of report - Motion -----	17-18
Sackville - Acceptance of lot of land at Gordon Park - Motion -----	21
Shoreview Heights - Acceptance of title re lot of land at Bedford - Motion -----	21
School Capital Program Committee - Approval of report - Motion -----	22
School Purposes - Temporary borrowing - Resolution -----	25-26
Special Constable - Appointment - Motion -----	27
Task Force Main Street Program - Motion -----	4
Temporary Borrowing - Re Hammonds Plains Road water - Resolution -----	10-11
Temporary Borrowing - Re Hammonds Plains sewer - Resolution -----	11
Temporary Borrowing - Re school purposes - Resolution -----	25-26
Temporary Borrowing - Re sewer, Bedford-Sackville - Resolution -----	26-27
Uplands Park - Study re sewer and water system - Motion -----	8-9
Union - Renewal agreement - Motion -----	27
Volunteer Fire Department - Property tax exemptions - Motion -----	5-6
Warden's Report - Approval - Motion -----	7
Water Transmission Mains - Issuing resolution -----	11-12
Wheelchair People - Public washroom facilities - Motion -----	15
Warden's Report - Approval - Motion -----	20
Westphal - Re application for a drive-in theatre - Motion -----	24-25
Zoning By-Law - Approval of Public Hearing re amendment - Motion -----	27

THE MUNICIPALITY OF THE COUNTY OF HALIFAX

MINUTES OF APRIL COUNCIL SESSION

Tuesday, April 3rd., 1979

Warden Settle opened the April 3rd meeting at 2 p.m. with the Lord's Prayer followed by Mr. Bensted calling the roll.

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

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

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

"THAT the minutes of March 20, 1979 Council Session be deferred as they have not yet been circulated."
Motion Carried.

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

"THAT the minutes of March 23, 1979 Special Council Session be approved."
Motion Carried.

Councillor Cosman asked if new items may now be added to the Agenda.

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

"THAT Council defer the matter of adding new items to the Agenda until after discussion of the Finance and Executive Committee report."
Motion Carried.

The Clerk advised that the following resolution was deferred from the March 20, 1979 Session:

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

"THAT Council accept the Staff Report and proposed outline procedure with respect to the Municipal Development Plan Committee at the April 17, 1979 Session of Council."
Motion Carried.

An amendment was moved by Councillor Lawrence and seconded by Councillor Deveaux:

"THAT the date in the Motion be altered to April 3, 1979."
Motion Defeated.

Councillor Fader inquired why this should be changed and Councillor Lawrence replied that the gist of this recommendation from Planning Advisory was discussed on April 2nd at the Committee level and the feeling was that perhaps Council should best get on with it. The Committee felt that it was rather important to get the Committee established. If a Committee could be established today that gives them an additional two weeks to begin to start doing the preliminary discussions. It's the staff recommendation that the Planning Advisory Committee plus Councillors for the relevant districts be used or if Council wishes to do it, but however it's done, she thought a decision should be made today to get started.

Councillor McCabe asked if this means a Committee of Council members or if it means non members of Council and Warden Settle replied that the composition of the Committee has not been decided by Council. Councillor McCabe stated that he wouldn't like to see it rushed through today.

Councillor Cosman stated that she would like to see all of Council involved as a Committee of the Whole working on the urban plan so that every member of Council, no matter what district that member comes from, understands every bit of the information that's coming out of each meeting. If the Councillors of the rural areas were not included they would not be completely up to date with what was going on and when it got to Council at the public hearing stage to either accept or reject again a new Municipal Development Plan all Council will be voting on it, not just the urban sector.

Warden Settle suggested that the essence of this amendment is not how it's going to be appointed but when it's going to be appointed.

Councillor Deveaux stated that he thought the Committee has to be appointed regardless how it's done. It has to be appointed and it has no bearing on what future steps will be taken. If a decision is taken to have non Council members on the Committee that portion can be deferred to a future date but he feels it should not be prolonged.

Councillor Williams was under the impression that this was going to be done in two stages, the rural and the urban areas. The two areas differ greatly and there will be a lot of problems in wording of By-Laws if they are to apply to both areas.

Councillor Benjamin thought that Council was not prepared at the moment to discuss the item in detail and should stick to the original motion.

Councillor Margeson felt that all Council should be constantly aware of what's going on.

Councillor Topple stated that he is prepared to make decisions now and Council should get on with appointing the Committee. He wants to see the people well represented on the Committee as well as members of Council.

Councillor Eisenhower said that we would like to know what the make-up of the Committee is to be before they start appointing people to it and agrees that the original motion should stand.

Councillor Deveaux stated that he feels Councillor Cosman's suggestion that Council as a Whole be on the Committee is a good one.

Councillor Fader said that the Councillors today have some good points and the original motion should stand in order to give everyone more time to consider the structure of the Committee.

Councillor Cosman inquired whether there is not an Urban Development Plan and a Rural Development Plan and Mr. Bensted replied that as the situation stands there must be a Municipal Development Plan for the total Municipality at some time and the Minister said he is prepared to look at it in two sections. Councillor Cosman said that when the Municipal Development Plan finally comes before Council each member will have to vote on it and if she has to vote on the urban portion she wants to know what has gone on before and she thinks that rural Councillors should attend the meetings to do with the urban portions so that when they vote they will know what has gone on before. All PAC is suggesting today is that Council get on with the job of the Urban Municipal Development Plan and she can't understand why people feel that the decision should be put off for another two weeks.

Councillor Eisenhower stated that he had done some research with other development plans and how they get passed and it's quite simple. You get approval before it gets to Council for public hearing. He would like to see someone in the forest industry, a member of a merchants' association, someone from Environment and a Police Chief on the Committee with an occasional visit by a policeman. Therefore when it comes to a public hearing, it has been accepted by the community because they have been having their input all along. Councillors should be there to guide. This concept is completely opposite to what the staff report has advised.

Councillor Lawrence said that if the decision is to be put off for two weeks then a lot of thought should be put into the decisions they are going to have to make on the 17th.

Councillor Lichter apologized for being late and was therefore not present to speak about the minutes of the 23rd of March. He said that the reason he supported the motion that acceptance of the report be deferred to the 17th of April is because he thought the planners, by that time, would have come back with some kind of reaction to the specific suggestions made by other Councillors. The minutes don't reflect any of the suggestions except that 90 per cent of the people are "Average Joe's" or some such thing. Perhaps whoever typed up the minutes probably forgot why the statement was made. He said he would definitely like to see, before any final decision is made, the staff prepare a document indicating specific problems faced by the Municipality in the past years. He wants to know and his people want to know. All Councillors, once they receive that document, could share that with their constituents so that they would have a fair idea what the problems were in the past and their desire to get involved in a new Municipal Development Plan would thus be heightened. He feels there should be a desire, first of all, to have people set goals and objectives. The ground must be prepared before anything can be reaped from it. Councillors should meet with their constituents so that they can listen to their problems, as individuals, about all the restrictions that they have lived with for so many years. Once that has been done a commitment must be made that the new Municipal Development Plan is going to address itself not only to the Municipality's problems but the problems of the people who make up that Municipality. Once that commitment has been made to the people, the people are then going to be interested. At that time Council can then make a commitment to have that plan include solutions for the people.

Councillor Wiseman concurred with Councillor Lichter and felt that Councillors should go to the people but felt that Council as a Whole on the Committee would not work as it would be too cumbersome. She agreed that the appointments should be deferred until the 17th.

Councillor Sutherland felt that the Supplementary Report of Planning Advisory has set the seed for thought and was prepared to discuss it and wanted to be sure that the Committee would be established on the 17th.

Council prepared to vote on the amendment to the original motion.

Amendment was defeated.

Original motion was carried.

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

"THAT Council appoint a Steering Committee of 5 members of Council to gather information and submit a report to Council on April 17, 1979 as to the possible make-up of a Municipal Development Planning Committee and to stay in force until Council has made a decision on the membership."
Motion Carried.

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

"THAT the Warden, with the assistance of the Chairman of the Planning Advisory Committee, appoint the members to the Steering Committee during a 5 minute recess."
Motion Carried.

Council recommenced and Mr. Bensted read the names of Councillors appointed to the Steering Committee: Councillors Topple, Lichter, Eisenhauer, Fader and Lachance.

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

"THAT the Steering Committee as appointed by the Warden be approved."
Motion Carried.

Items from the March 20th Agenda which were not completed.

Councillor Wiseman - District Officers - Remuneration re Elections.

Councillor Wiseman advised that after the last election she was speaking with the Returning Officer who advised that she would be interested in doing the same job again but after receiving her pay cheque she changed her mind. With the number of hours she had put in to work she received barely minimum wage. If Council wants a high calibre person to do the job they are going to have to give them a decent wage.

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

"THAT the matter of remuneration for Returning Officers, Revisers and Enumerators and fees paid for Polling Stations be reviewed by the Finance and Executive Committee."
Motion Carried.

Councillor Deveaux - Sprinkler Systems in Senior Citizens' Homes.

- Lot Approval - Serviced Lanes - Unlisted Roads Department of Highways

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

"THAT a letter be sent to the Nova Scotia Housing Commission with a copy to Central Mortgage and Housing Corporation and the Fire Marshal requesting that sprinkler systems be installed in Senior Citizens' Projects."
Motion Carried.

Councillor Deveaux said that his next motion has been on the books for almost a year and it's regarding people who live in lanes and up until now have not been able to have lots approved. A lot of these people are paying sewer costs and cannot get approval to build a house on their lot.

Mr. Bensted stated that this is in the hands of the Department of Municipal Affairs who requested detailed information with respect to the roads involved and the plans of the lots and this material was provided to them. No reply has been received as to what their recommendation may be.

Councillor Wiseman noted that in the Council Agenda and Report for the February 20th Session, there was a letter directed to Mr. Gough of the Planning Department with regard to a Task Force - Main Street Program. Having read it, her feeling is that most of the communities in the Municipality would benefit by it and it stated that the purpose of the program is to provide funding to their property in the older downtown commercial areas of the province. She said she wondered what other members of Council felt about this program and if it would be something that would perhaps come out.

Councillor Cosman stated that her understanding is that individual districts could apply for funding for that program.

Warden Settle said a lot of this has been done through the Boards of Trade and Chambers of Commerce. Those associations have spearheaded any action.

Councillor Wiseman stated that the Province offers 100 per cent of the cost of the labour employed by the municipality in carrying out public works in downtown areas at the minimum wage level, 60 per cent of the cost of capital projects, 75 per cent of the cost of preparing the long term development plan and 30 per cent of the cost of the sandwork on private buildings and there are very valuable amounts. A town with a population of 5000 and up, they would be willing to give \$2400 if the town could come up with \$600 for a design plan for the business area. With all these monies that are available to the communities it should be looked at very seriously.

Councillor Fader suggested that this should be directed to the Planning Advisory Committee and any Councillor interested in that program should work with the Pac and refer this to the Board of Trade or the Chamber of Commerce or any responsible organization within the community.

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

"THAT Planning Advisory Committee be authorized to follow up the Task Force - Main Street Program."
Motion Carried.

Councillor Cosman - Contract Zoning - Massage Parlors

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

"THAT Council seek enabling legislation from the Province to allow this Municipality, if it so wishes, to have the ability to do contract zoning and the ability to approve master plans when submitted to Council."
Motion Carried.

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

"THAT the Department of Highways be requested to have a stop light installed at the intersection of the Bedford Highway and Meadowbrook Drive and that a uniform speed limit of 50 kilometres be posted within the boundaries of District 17."
Motion Carried.

Councillor Benjamin stated that the Department of Highways is at present taking a traffic count at the Meadowbrook intersection. At the termination of this count, the MLA is taking it under advisement.

Councillor Cosman stated that the Department of Highways did a traffic count but they placed the hoses in the wrong place, missing a considerable percentage of the traffic.

Councillor Topple stated that there is a point system with the Department of Highways before you can get traffic lights and it involves ten points before they are warranted. One of the requirements is that you must have some deaths before they are considered. Two deaths in his area and many accidents still doesn't justify traffic lights to the Department.

Councillor Fader acknowledge the presence in the audience of Mr. Meech, the recently appointed Municipal Clerk and Treasurer for the County of Halifax.

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

"THAT the Solicitor look at the City of Halifax's zoning requirements and submit a report back to Council as to whether or not it would be feasible for Halifax County to have that kind of a zone with respect to massage parlors."
Motion Carried.

At this point Deputy Warden Gaetz assumed the Chair.

Councillor Margeson - Conservation of Energy.

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

"THAT the Enersave Program be referred to the Finance and Executive Committee for consideration and report back to Council."
Motion Carried.

Councillor Lachance advised Council that the School Board would be meeting the following day with regard to ways of saving energy in the schools.

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

"THAT the School Capital Building Committee be requested to put together, for discussion purposes only, a proposal for the construction of a solar heated school and to project the savings over a 20 year period in terms of fuel consumption only."
Motion Carried.

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

"THAT the Federal Department of Environment be requested to restock First Lake in Sackville and Kinsac Long Lake."
Motion Carried.

Councillor Poirier asked how energy could be saved by restocking First Lake and Councillor Margeson replied that instead of getting into a car and driving 20 miles to go fishing, you just walk down to the lake.

Councillor Baker advised that because last month was such a cold month the harbours froze over he got in touch with the Department of Transport to break the ice. Their scow was broken down so they sent out the search and rescue, Sambro 707, and broke out Sambro and West Pennant and allowed the fishing boats to get out to the fishing grounds.

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

"THAT a letter of thanks, on behalf of the fishermen of Sambro and West Pennant, be forwarded to the Department of Transport for carrying out the ice clearing operation in those coves."
Motion Carried.

Councillor Topple - Roadside Spraying.

Councillor Topple stated that some time ago Council agreed to write a letter to the Department of Highways and the Provincial Power Corporation regarding spraying along the rights of way and roadsides and at the time they indicated they were going to continue and the spraying was not injurious. Councillor Topple saw a program on television involving a farmer who had to dispose of his cattle, his family took sick and one of his sons died from a form of cancer which was suspected of having been caused by the spraying. The spray used by the Department of Highways and the Power Corporation contains 2-4-D and 2-4-5T which are both injurious chemicals and the effect of them is, in most cases, unknown. He felt that, with the unemployment situation being what it is, perhaps it would be better to have manpower do the work of clearing rather than chemicals.

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

"THAT a strongly worded letter be written to the Department of Highways, the Department of Environment and the Power Corporation requesting that spraying operations along highways and along power lines be discontinued and manpower be used in its place. THAT the Department of Environment be requested to set a Chemical Advisory Panel to hear petitions of briefs with respect to spraying operations."
Motion Carried.

Deputy Warden Gaetz - Small Business.

Deputy Warden Gaetz brought up the subject of grants from the government for small lumbering business. It appears that the larger lumbering companies are receiving the money and the man with the small lumbering business can't get a grant. To have a line surveyed the large business gets 100 per cent of the cost and if they want to put a road in, they get 100 per cent of the cost. An individual can apply to put a road in and get 60 per cent of the cost and if he wants to have a line surveyed, he gets 51 per cent of the cost. He feels it's the big fellows who are well established that the government is handing out grants to and the little man is not being helped at all.

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

"THAT the Department of Development be requested to provide financial assistance to all small businesses where required."
Motion Carried.

Councillor Lawrence - Tax Exemptions - Fire Departments

Councillor Lawrence advised that she was asked to raise this question by one of her two fire departments. She said there was some talk about a year ago about setting up a Fire Advisory Committee and inquired as to what had happened to it and Councillor Lachance said it had been referred to Finance and the report never came back. It has been raised twice but they're still waiting for a report.

Councillor Fader advised that a committee had been appointed and they were supposed to meet with the Halifax County Fire Chiefs and they just had an election and a letter has been written but nothing heard back.

Mr. Bensted stated that the subcommittee had been appointed to meet with the Fire Chiefs' Association but the subcommittee has not yet met with the Association.

Councillor Fader stated that they had a meeting with the Fire Chiefs and shortly after Henry King was released of his duties and since then they have never been able to get together for a meeting. Now they have a new slate of officers so they may be able to meet with them.

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

"THAT the Finance and Executive Committee be requested to review the possibility of property tax exemption for members of Volunteer Fire Departments and the Committee to report to Council in May."
Motion Carried.

Councillor Baker wondered about personnel who are not property owners.

Councillor Benjamin suggested that the subcommittee was simply to try to get a Fire Committee activated. The purpose of the Fire Committee is simply to have uniformity in fire service across the municipality.

Councillor Williams explained that he and Councillor Fader were appointees to the subcommittee and one of the worries was duplication of equipment. Mutual agreement should be formed within the boundaries of the area so that one fire department could help another and it was about this that they were talking about that day. He would like to have the committee meet and find out just what these firemen want.

Councillor Lichter stated that he has met with the fire departments and if the subcommittee is going to meet he would like to have them find out the answers to different questions such as 1. What insurance coverage is there on the vehicles? 2. Who is really qualified to drive a fire vehicle? 3. Is there some kind of insurance on volunteer firemen so that if they cannot earn a living due to an accident while going to a fire or while fighting a fire they should be provided for in some way?

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

"THAT Council adjourn for supper to 6:30."
Motion Defeated.

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

"THAT Council carry on until 7 p.m. and then adjourn."
Motion Defeated.

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

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

Council reconvened at 6:15 p.m. and Mr. Bensted called the roll.

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

"THAT Council request the Department of Environment to procure funding with regard to a Sackville River Basin Advisory Board."
Motion Carried.

Councillor Sutherland requested where monies might be expended and Councillor Cosman replied that in terms of the Dartmouth Lakes Advisory Board money was spent on chemical testing of water, gathering of data, on occasion the hiring of expert opinion and so forth.

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

"THAT the Solicitor be instructed to prepare an amendment to the Committees and Boards By-Law establishing that all Committee and Board meetings be open to members of Council."
Motion Defeated.

There was a great deal of discussion with regard to whether members of Council and press should be allowed to attend committee meetings without an invitation or upon request.

Councillor Benjamin referred Council to the letter from Roger S. Bacon and his remarks concerning the Shubenacadie - Stewiacke River Basin study. He produced a report of this study in the form of 22 volumes, one volume was still to come. With the consent of the members of the study, Councillor Benjamin presented it to the Clerk to be conveyed on to the various bodies and those who wished to be involved.

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

"THAT the Municipal Clerk receive a copy of the first 22 volumes of the Shubenacadie - Stewiacke River Basin Board and that he provide the material to the PAC as well as the new committees as they take over the Municipal Development Plan."
Motion Carried.

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

"THAT a letter of appreciation be written for the tremendous amount of effort that was put into this report."
Motion Carried.

Councillor Cosman stated that there was a gentleman in the gallery awaiting the resolution of the Building Inspector's Report and requested whether Council would consider dealing with the Building Inspector's Report now rather than wait until later.

Agreement of Council.

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

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

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

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

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

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

Councillor Cosman stated that one area that requested letter carrier service was Bedford, which has been under the Federal Restraint Program, and with the two week period of time where the Federal Government is receiving requests for expansion to the letter carrier service, one area she would like included would be Bedford and she's sure that there are other areas which would like to be included.

Councillor Lichter said that although it may not be pertinent he wished to bring forward the fact that Federal Postal Delivery Regulations on Rural Routes indicate that there's no delivery within one quarter mile of a post office. There are a few people in his area who are completely disabled. They are senior citizens and can hardly get out of their homes. He has approached everybody to get delivery to their homes. The car goes right by their houses but there's no way the Post Office will give permission and he wondered if Council could approach the Post Office and ask for some kind of leniency in the cases of disabled senior citizens.

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

"THAT Council set the date of May 1, 1979 at 7:00 p.m. for a public hearing with respect to the Maritime Tel & Tel Company Limited property at the Old Sambro Road - Harrietsfield for the purpose of constructing a switching station in an R-2 (Residential Two Family Dwelling Zone) under Section 72(a) of the Zoning By-Law."
Motion Carried.

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

"THAT Council request the extension of letter carrier service to certain areas of the Municipality to include Bedford, Eastern Passage, Cole Harbour, Cherrybrook, Lake Loon and Lake Echo."
Motion Carried.

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

"THAT a letter be forwarded to the postal authorities requesting some relaxation of the rules with respect to mail delivery in the rural areas to senior citizens and disabled persons within a quarter mile of a post office."
Motion Carried.

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

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

Councillor Sutherland inquired of the disposition of surplus schools.

Mr. Bensted stated that it is procedure to advertise the surplus property. In some cases there have been requests received from communities that the schools be used for community purposes and Finance and Executive usually gives favourable consideration to such use.

Councillor Margeson suggested that the School Board not mail their reports to Councillors, in an effort to save postage, but deliver it by hand instead. Councillor Lachance suggested that perhaps a box with 21 slots could be installed in the Councillors' room and any mail could be dropped in the appropriate slots.

Councillor Lachance read a letter to Council: "A committee has been formed in the East Preston community to give recognition for the contributions made by the Partridge River School. Events are being planned for a weekend in August or thereabouts and we are therefore requesting permission to hold some of the events in the said building. Your approval for such an occasion would be appreciated. For further information, please contact me at Awaiting your reply, Caroline Thomas, Chairperson." Councillor Lachance tabled the letter and asked that it be referred to the Finance and Executive Committee.

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

"THAT the East Preston Ratepayers' Association demonstrate an interest in the surplus Partridge River School."
Motion Carried.

Councillor Lachance pointed out that the school was built in 1946 and it was built to replace a school that was there before that. The property was originally donated by a member of the East Preston community to be used as a school and when the school was first built it was built by the residents of the area and maintained by them until the School Board took it over some time later.

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

"THAT a request be made to Finance and Executive Committee to construct a mail box for Councillors in the Councillors' Room."
Motion Carried."

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

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

Councillor Lawrence asked whether the Municipality is providing a water service for Maplewood Subdivision and the reply was that it was coming from their own water system.

Mr. Bensted said that there are problems within the water system at times.

Councillor Poirier explained the problems of her area in receiving approvals for water and sewer.

Councillor Deveaux said, speaking on the report, the only issue that came before the Committee to begin with was the sewer problem and neither one of these items are going to entail any cost to the Municipality because there was a bond placed in years gone by and whatever work has to be done to bring the system forward, the brunt will be taken from the bond and area rates of the people will look after future costs.

Mr. Bensted stated that the only thing to be dealt with at this time is the sewage and there are negotiations being carried out between the homeowners and the developer with respect to the water system.

Councillor Lichter asked if it was correct that in every single case, the provincial Department of Environment can only enter into agreement with municipal units and if that is the case with the Humber Park Subdivision. If so, if Humber Park goes ahead with the capital projects, that is going to mean they are going to carry the burden of the cost of the study. Therefore this Council some time ago approved the study so that the Department of Environment could go ahead with the study without knowing what it was going to cost.

Mr. Bensted stated that the estimated cost of the study re Humber Park was known. He couldn't provide the figure at this moment but it is available.

Councillor Lichter asked if the figure was a set figure or a time figure and Mr. Bensted replied it would be a set figure based on the estimated cost of the study. The final cost would not be determined until the study was completed.

Councillor Topple asked if the idea of the study wasn't to determine where the responsibilities lay and what was needed and Mr. Bensted said with respect to Humber Park it would be combination of trying to determine the problems and the causes and the remedies. Councillor Topple said he felt that when studies are done there should be a time limit set when a study is done.

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

"THAT Council approve of accepting from the Subdivider and Developer of Maplewood Subdivision in Timberlea for the sum of \$1.00 the Central Disposal System and Treatment Plant and land and easements as required in order for the Municipality to own, operate and maintain this central system serving some 50 existing properties within the Subdivision. This acceptance subject to the Municipality receiving the required deeds and easements from the Developer and duly certified by the Municipal Solicitor."
Motion Carried.

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

"THAT Council authorize an application to the Department of Environment for a study to be carried out with respect to the central water and sewer system at Uplands Park, Hammonds Plains. This study to be funded by the provincial Department of Environment and any subsequent costs re construction and/or the cost of the study to be borne by the Village Commission of Uplands Park."
Motion Carried.

Councillor Lichter suggested that in this resolution some time limit should be indicated and also that it is indicated that there should be no more escalation to the original cost than the cost of inflation. Mr. Bensted replied that all the Municipality is doing is acting as go-between.

Councillor Eisenhauer said he would like to see the motion go through unchanged because the village is under Provincial Charter and he's been attending the meetings with the Village Commissioners and the Solicitors at Municipal Affairs and with Doug Hellyer of the Department of Environment and it has been requested that it come before Council for the resolution to go through to Environment and he would prefer to see the Solicitors and the elected Commissioners of Uplands Park set the guidelines for the study in unison with the County.

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

"THAT a letter be forwarded to the Minister of Municipal Affairs requesting that he make an immediate commitment with respect to funding for servicing the Beechville - Lakeside - Timberlea area to determine as to how this area is to be dealt with under the proposed Municipal Development Plan with a copy to be forwarded to the MLA of the district."
Motion Carried.

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

"THAT the Report of the Redistribution Committee be approved."
Motion Carried.

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

"THAT the Board of Commissioners of Public Utilities be requested to bring down a decision with respect to the application for incorporation of Bedford at the earliest possible date."
Motion Carried.

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

"THAT the provincial government, through the Minister of Municipal Affairs and the Premier be requested to take immediate action with respect to the report of the Commission re possible forms of government for the Sackville district."
Motion Carried.

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

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

Councillor Cosman requested that Items 5 and 6 be dealt with separately.

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

"THAT Items 5 and 6 be dealt with separately."
Motion Carried.

Councillor Lawrence inquired about the appointment of the Municipal Collector and wondered why the position hadn't been advertised within the Staff. Mr. Bensted replied that when a person within the Department is competent to fill the position he is then recommended for appointment to the position. If there is not a competent person within the department then it is advertised or posted.

Councillor Topple asked why the mikes on Councillors' desks had not been installed and Mr. Bensted replied that the control panel for the system has been delayed in shipment.

The Warden called for a vote for the Report of the Finance and Executive Committee to be approved.
Motion Carried.

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

"THAT Council request the Provincial Government to take the necessary action to establish membership of the Municipal School Board to have 12 members effective for the October Election, 1979."
Motion Carried.

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

"THAT Council go on record as opposing the remarks made by the leader of the New Democratic Party in the House of Assembly re appointments to local School Boards."
Motion Carried.

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

"THAT the provincial Department of Education be requested to cost share in the total cost

of School Board Committee meetings with respect to remuneration and expenses of Board members."

Motion Carried.

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

"THAT Mr. Allan Bond be appointed as Municipal Collector effective April 1, 1979."

Motion Carried.

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

"THAT Council establish a policy of posting position of Department Heads within the building as they become vacant."
(See Referral)

There was a great deal of discussion between Councillors with respect to whether positions such as this should be posted or should be filled with competent people from within the specific Department.

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

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

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

"THAT Council approve the following temporary borrowing resolutions:

- 1. Hammonds Plains - \$41,577.68

Municipality of the County of Halifax
Temporary Borrowing Resolution

\$41,577.68

Hammonds Plains Road Water - 76-12

WHEREAS the Municipal Affairs Act provides that the Municipality of the County of Halifax may, subject to the approval of the Minister of Municipal Affairs, borrow for the purpose of constructing, acquiring, altering, extending or improving waterworks or water system for the municipality, or any part thereof, and acquiring or purchasing materials, machinery, implements and plant deemed requisite or advisable therefor or for maintaining such waterworks or water system;

AND WHEREAS the Municipal Affairs Act provides that the Minister of Municipal Affairs may, in his discretion, require before giving approval to a proposed borrowing or the Council may, by resolution, determine that the approval of the voters to any proposed borrowing be obtained;

AND WHEREAS the Minister of Municipal Affairs has not required and the Council has not determined that the approval of the voters be obtained;

BE IT THEREFORE RESOLVED

THAT under the authority of the Municipal Affairs Act the Municipality of the County of Halifax borrow a sum or sums not exceeding Forty-one Thousand Five Hundred Seventy-seven Dollars and Sixty-eight Cents (\$41,577.68) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs;

THAT this sum be borrowed by the issue and sale of debentures of the Municipality to such an amount as the Municipal Council deems necessary;

THAT the issue of the debentures be postponed pursuant to Section 147 of the Municipal Act and that the Municipality borrow from time to time a sum or sums not exceeding Forty-one Thousand Five Hundred Seventy-seven Dollars and Sixty-eight Cents (\$41,577.68) in total from any chartered bank in Canada;

THAT the sum be borrowed from the Bank for a period not exceeding twelve months from the date of the approval of the Minister of Municipal Affairs of this resolution;

THAT the interest payable on the borrowing be paid to the Bank at a rate to be agreed upon; and

THAT the amount borrowed be repaid to the Bank from the proceeds of the debentures when sold.

2. Hammonds Plains Trunk System - \$500,000.00

The Municipality of the County of Halifax
Temporary Borrowing Resolution

\$500,000.00

Hammonds Plains Sewer - 79-2

WHEREAS the Municipal Affairs Act provides that the Municipality of the County of Halifax may, subject to the approval of the Minister of Municipal Affairs, borrow for the purpose of constructing, acquiring, extending and improving public sewers or drains for the municipality, or any part thereof, and acquiring or purchasing materials, machinery, implements or plant deemed requisite or advisable therefor or for maintaining such public sewers or drains; namely, for the provision of a sewer system in the municipality;

AND WHEREAS the Municipal Affairs Act provides that the Minister of Municipal Affairs may, in his discretion, require before giving approval to a proposed borrowing or the Council may, by resolution, determine that the approval of the voters to any proposed borrowing be obtained;

AND WHEREAS the Minister of Municipal Affairs has not required and the Council has not determined that the approval of the voters be obtained;

BE IT THEREFORE RESOLVED

THAT under the authority of the Municipal Affairs Act the Municipality of the County of Halifax borrow a sum or sums not exceeding Five Hundred Thousand Dollars (\$500,000.00) in total for the purpose set out above subject to the approval of the Minister of Municipal Affairs;

THAT this sum be borrowed by the issue and sale of debentures of the Municipality to such an amount as the Municipal Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 147 of the Municipal Act and that the Municipality borrow from time to time a sum or sums not exceeding Five Hundred Thousand Dollars (\$500,000.00) in total from any chartered bank in Canada;

THAT the sum be borrowed from the Bank for a period not exceeding twelve months from the date of the approval of the Minister of Municipal Affairs of this resolution;

THAT the interest payable on the borrowing be paid to the Bank at a rate to be agreed upon; and

THAT the amount borrowed be repaid to the Bank from the proceeds of the debentures when sold."

Motion Carried.

Councillor Cosman asked if this was going to be identified more clearly for permanent purposes and Mr. Bensted replied that Item 2 was for the trunk system which Council agreed to purchase from the provincial Department of Environment that runs from Twin City properties to the Mill Cove plant.

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

"THAT Council approve the following Issuing Resolutions:

The Municipality of the County of Halifax
Issuing Resolution

\$220,361.00

Water Transmission Mains - Phase II - 77-4

WHEREAS the Municipality of the County of Halifax is authorized by law to borrow by the issue and sale of debentures of the Municipality a sum not exceeding Four Hundred Forty-seven Thousand One Hundred Eighty-two Dollars and Fifty-three Cents (\$447,182.53) for the purpose of constructing, acquiring, altering, extending or improving waterworks or water system for the municipality or any part thereof, and acquiring or purchasing materials, machinery, implements and plant deemed requisite;

AND WHEREAS pursuant to a resolution passed by the Council on the 22nd day of November, 1977, the Council postponed the issue of debentures and, with the approval of the Minister of Municipal Affairs dated the 30th day of November, 1977, borrowed from a chartered bank in Canada a sum not exceeding One Million Seventy-five Thousand Dollars (\$1,075,000.00) for the purpose set out above;

AND WHEREAS pursuant to a resolution passed by the Council on the 19th day of September, 1978, and approved by the Minister of Municipal Affairs dated September 21, 1978, the Council deemed it necessary to issue and sell debentures in the total principal amount of Four Million Dollars (\$4,000,000) of which the sum of Four Hundred Fifty Thousand Dollars (\$450,000.00) was applied to the purpose set out above, establishing a balance of Six Hundred Twenty-five Thousand Dollars (\$625,000.00) still authorized to be borrowed for the purpose set out above;

AND WHEREAS pursuant to a resolution passed by the Council on the 3rd day of April, 1979, and approved by the Minister of Municipal Affairs dated April 9th, 1979, the Council deemed it necessary to issue and sell debentures in the total principal amount of One Hundred Seventy-seven Thousand Eight Hundred Seventeen Dollars and Forty-seven Cents (\$177,817.47) establishing a balance of Four Hundred Forty-seven Thousand One Hundred Eighty-two Dollars and Fifty-three Cents (\$447,182.53) still authorized to be borrowed for the purpose set out above;

AND WHEREAS it is now deemed necessary to issue and sell debentures and to repay the bank a portion of the sum so borrowed;

BE IT THEREFORE RESOLVED

THAT one (1) debenture of the Municipality for Two Hundred Twenty Thousand Three Hundred Sixty-one Dollars (\$220,361.00) be accordingly issued and sold;

THAT the debenture be numbered 79-S-1;

THAT the debenture be dated the 1st day of March, 1979;

THAT the debenture be payable as follows:

<u>PAYMENT NO.</u>	<u>DATE DUE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
1	March 1, 1980	\$ 3,969.00	\$ 21,431.48	\$ 25,400.48
2	March 1, 1981	4,355.01	21,045.47	25,400.48
3	March 1, 1982	4,778.56	20,621.92	25,400.48
4	March 1, 1983	5,243.30	20,157.18	25,400.48
5	March 1, 1984	5,753.25	19,647.23	25,400.48
6	March 1, 1985	6,312.79	19,087.69	25,400.48
7	March 1, 1986	6,926.74	18,473.74	25,400.48
8	March 1, 1987	7,600.41	17,800.07	25,400.48
9	March 1, 1988	8,339.60	17,060.88	25,400.48
10	March 1, 1989	9,150.68	16,249.80	25,400.48
11	March 1, 1990	10,040.64	15,359.84	25,400.48
12	March 1, 1991	11,017.15	14,383.33	25,400.48
13	March 1, 1992	12,088.64	13,311.84	25,400.48
14	March 1, 1993	13,264.34	12,136.14	25,400.48
15	March 1, 1994	14,554.38	10,846.10	25,400.48
16	March 1, 1995	15,969.88	9,430.60	25,400.48
17	March 1, 1996	17,523.05	7,877.43	25,400.48
18	March 1, 1997	19,227.28	6,173.20	25,400.48
19	March 1, 1998	21,097.25	4,303.23	25,400.48
20	March 1, 1999	23,149.05	2,251.39	25,400.44
		<u>\$220,361.00</u>	<u>\$287,648.56</u>	<u>\$508,009.56</u>

THAT the principal and interest be payable at any office of the Royal Bank of Canada in Halifax, or at the principal office of the said Bank in any of the cities of Ottawa or Toronto at the option of the holder, the interest to be at the rate of Nine point Five per centum (9.5%) per annum calculated semi-annually not in advance and payable annually, the first to nineteenth inclusive instalments of blended principal and interest to be in the sum of Twenty-five Thousand Four Hundred Dollars and Forty-eight Cents (\$25,400.48) due and payable the first day of March, 1980, and the twentieth or final instalment of blended principal and interest to be in the sum of Twenty-five Thousand Four Hundred Dollars and Forty-four Cents (\$25,400.44) due and payable on the first day of March, 1999;

THAT the Warden of the Municipality do sign the debenture or have it impressed with a printed facsimile of his signature and the Clerk of the Municipality do countersign the said debenture, that they do seal the same with the corporate seal of the Municipality and that the Clerk do sign the interest coupons or if the same are lithographed either sign the same or have them impressed with a facsimile of his signature;

THAT the Clerk be the registrar of the debenture;

THAT the amount borrowed as aforesaid from the bank be repaid to the bank out of the proceeds of the debenture when sold.