

meeting with the Minister concerning annexations and incorporations. He was informed that the Warden had spoken with both the Minister and the Deputy Minister on this matter and the matter of the letter would be looked into.

Warden Lawrence informed the Council that the Chairman of the Committee concerned with the Farmer's Market development has resigned. At present a meeting is being set up to fill this position. Councillor Gaetz stated that the vendors in his area did not wish the Market to be placed where it is proposed. Warden Lawrence noted that no decision on the location would be reached until the City of Halifax had given some indication as to whether they wished the Market to be in that location or not.

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

"THAT the minutes of the September 22, 1980 Public Hearing be approved."
Motion Carried.

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

"THAT the Letters and Correspondence be received."
Motion Carried.

Mr. Meech outlined the Letters and Correspondence. The first was with respect to the construction of the Post Office in Sackville. Mr. Kelly informed the Council that no response had been received on this letter.

The next letter concerned the follow up letter to the Minister of Fisheries concerning the construction of a fishway in the Ruth Fall Dam. Mr. Kelly informed the Council that no response had been received in connection with this letter.

The next letter concerned the appointments to the Dartmouth General Hospital Board. It was agreed that this matter would be deferred until the next Council Session.

The next letter was a letter of appreciation from the Committee on Transport to the Municipality for their cooperation and hospitality shown them on their visit to the Maritimes.

The next letter was from the Special Task Force on Storm Drainage. This was a request for a meeting with the Halifax County Council to discuss the progress of the Task Force.

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

"THAT a special meeting of Council be held on December 1, 1980 at 7:00 p.m. for the meeting with the Special Task Force on Storm Drainage."
Motion Carried.

The next letter dealt with the request for a Need and Demand Study in

Sheet Harbour. The letter informed the Council that the waiting list for Senior Citizens Housing in Sheet Harbour is not sufficient to consider construction of housing units at this time. Councillor MacKenzie noted that this was not a true picture of the situation and that he would further investigate the matter himself.

The next letter was in respect to the request of Council that the Minister make a change to the Subdivision Regulations. The Minister replied that he felt the request to be premature and the change could not be made at the present time. He also indicated that this change might result in a change to the Halifax Dartmouth Regional Development Plan when at present a review of this is being undertaken. He also stated that it was his feeling that the change in numbers of lots should be deferred until the MDP process has been completed.

Councillor Lichter voiced some dissatisfaction with this reply while Councillor Topple and Councillor Stewart stated that they were satisfied with this reply from the Minister.

The next letter concerned the increased cost sharing for Social Assistance programmes.

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

"THAT the Planning Advisory Committee report be received."
Motion Carried.

The first item on the Planning Advisory Committee report was a recommendation to Council that the Building By-Law be amended to include the current National Building Code.

There was lengthy discussion with a number of the Councillors voicing concern over the decrease in standards in some areas. The main areas of concern seemed to be studs required on exterior and interior walls and fire protection for which they felt the standards had been decreased and should not have been.

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

"THAT the Building By-Law be amended to include the 1980 National Building Code and any subsequent amendments or codes."
Motion Carried.

There was further discussion on the matter with Councillors voicing a number of concerns with the decrease in standards. It was suggested that the 2x3 studs be excluded and that 2x4 studs be used as the standard in the County. It was pointed out that due to insulation regulations that 2x3 would be insufficient in any case. It was also pointed out that any portion of the Code could be deleted but that it could not be amended.

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

"THAT the section referring to 2x3 studs in the National Building Code be deleted."
(See Motion to Defer.)

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

"THAT this item be deferred until the next Council session at which time staff will bring back a report dealing with the concerns of the Councillors which have been voiced."
Motion Defeated.

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

"THAT the propoer authority be written expressing the concerns of Council with respect to the reduction of quality and fire safety features in the 1980 National Building Code and further that in the future it is hoped that when the economics of building are considered parallel with safety and durability that economics not be the deciding factor."
Motion Carried.

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

"THAT the report of the Municipal Development Plan Committee be received."
Motion Carried.

Councillor McCabe then asked permission of Council to speak on an item which was a concern of his.

Council agreed to hear Councillor McCabe.

Councillor McCabe stated that he believed that the amount of money which can be spent on improvements to the home before a building permit has to be obtained should be increased from \$1,500.00 to \$3,000.00. He stated that he felt this only reasonable as this had not been changed in quite some time and the fact that building supplies had risen drastically.

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

"THAT this matter be referred to the Building Inpection Department for report to be presented to Council at a later date."
Motion Carried.

Warden Lawrence then introduced the Supplementary Report of the Municipal Development Plan Committee. This report dealt with payment of Committee members, this includes the members of the PAC, the urban Councillors involved, and the Chairman of the Public Participation Groups.

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

"THAT all members of the Municipal Development Plan Committee be paid for Meetings attended by the Committee as a whole."
Motion Defeated.

There was lengthy discussion on the matter with a number of Councillors voicing varying concerns and opinions. Councillor Wiseman stated that she felt that she was of the opinion that all members of the MDP Committee should be paid. She stated that contrary to what was felt by some members of the MDP Committee that it was her feeling that the Chairmen of the Public Participation Groups should be paid members. She indicated that she believed that these individuals were extremely important to the process as they brought the feeling of the community to the process and were responsible for a number of extremely crucial tasks. A number of the Councillors voiced the opinion that the Public Participation Chairmen were not a part of the standing Committee, served on the MDP Committee in a privileged role and did not expect remuneration as they had become a member of the Public Participation Group on a volunteer basis. Other Councillors felt it would be unfair to the Public Participation Chairmen to not receive remuneration while Councillors attending the same meeting were paid. It was suggested that if the Public Participation Chairman were paid that it might cause some resentment among the Public Participation Group. Certain of the Councillors felt that if the Public Participation Chairmen were not to be paid no one should be paid.

There was some confusion as to the motion, a number of Councillors stated that they had believed that the motion referred to only the Public Participation Chairman.

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

"THAT the matter of Committee Pay for the MDP Committee be referred to the Policy Committee for report back to Council."
Motion Carried.

It was moved by Councillor MacKay:

"THAT Council Adjourn for supper."
Motion Carried.

It was moved by Councillor MacKay, seconded by Deputy Warden Poirier:

"THAT the Policy Committee report be received."
Motion Carried.

The first item in the Policy Committee report concerned the Administration. The Policy Committee has discussed this matter and approved a three member sub-committee of the Policy Committee made up of Councillors Lois Wiseman, Phil Eisenhauer, and Ron Walker.

Warden Lawrence indicated that this item was for information only.

The next item dealt with the Committee Structure. The Policy Committee discussed the matter thoroughly and arrived at the following

recommendations to hopefully be approved by Council. Firstly, that the Department Heads report directly to Council at the second session rather than to the Management Committee as is the practice at present and that this procedure be evaluated after a three month period. It was also agreed that the Chief Administrative Officer and the Deputy Municipal Clerk should both be present at the Management and Policy meetings as this would serve to keep lines of communication open. It was also agreed that as far as the Chairmanship of the Policy and Management Committees that the Warden and Deputy Warden should retain this.

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

"THAT the recommendations of the Policy Committee concerning the Committee Structure be approved."
Motion Carried.

Councillor Deveaux voiced his disappointment with the recommendations of the Policy Committee stating that it was his belief that these recommendations would do nothing to alleviate the problems occurring at present. He stated that he felt that having the Department Heads report to Council would only serve to lengthen the Council session and further aggravate the problem. He also indicated that it was his estimation that virtually nothing had been done to solve the problems presently occurring.

Councillor Gaetz voiced his disagreement with the Warden and Deputy Warden remaining as Chairmen of the Policy and Management Committee stating that he felt that other Councillors should be given the opportunity to Chair the meeting.

The next item was the Proposed Conflict of Interest Bill. This was a request to Council that they reiterate their agreement with the Conflict of Interest Bill. Councillor Deveaux stated that he was not familiar with this bill and would like an opportunity to review it.

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

"THAT reiteration of agreement to the Conflict of Interest Bill be deferred until the next Council session."
Motion Carried.

Warden Lawrence then introduced Mr. Gallagher's report concerning Fire Hydrants in Sackville. She stated that it appeared that everything that is logical and feasible is being done to maintain the fire hydrants in Sackville.

Councillor MacDonald asked what the expected completion date was on the work being done to solve the problems experienced with the fire hydrants at Sackville High School.

Mr. Gallagher stated that the expected completion date was the end of November.

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

"THAT further discussion on fire hydrants be deferred until the next Council session."

Motion Carried.

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

"THAT the Management Committee Report be received."

Motion Carried.

The first item on the Management Committee Report dealt with the review of the 1980 expenditures to September 30, 1980 of the Department of Social Services and proposed adjustment in scales. These proposed adjustments would result in an 8 percent increase in food allowance, a dollar per month increase in clothing, and a 5 percent increase in shelter.

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

"THAT the proposed adjustment in Social Assistance scales be approved effective December 1, 1980."

Motion Carried.

The next item dealt with the acquisition of recreation land in Beaver Bank.

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

"THAT approval of the purchase of the recreation land for the Beaver Bank area be approved and further that an amount of \$6,300 be taken from the general parklands account, an amount of \$2,400 from District 15 parkland account and further that the grant of \$2,000 provided from the Lake District Recreation Association be used for the development of the lands."

Motion Carried.

There was discussion on the meaning of a letter of credit. Mr. Birch informed the Committee that a letter of credit was insured by the bank. If the developer wished to renew the letter of credit a new letter of credit must be issued before the old one would be handed over. He assured Council that if the money were needed it could be obtained and if the developer should go out of business the money would not be lost as it is insured by the Bank.

The next item concerned a request for \$300 to cover the cost of office supplies from the Sackville River Advisory Board.

It was moved by Councillor McCabe, seconded by Councillor MacKay;

"THAT approval of a grant of \$300 to the Sackville River Advisory Board to cover administration costs of the Board."

Motion Carried.

There was lengthy discussion on this with many Councillors voicing concern on future requests for money. It was also noted that other community groups might expect the same consideration with respect to funding. Councillor Wiseman pointed out that this was a minimal amount of money and that the Sackville River Advisory Board did provide a very important service to the County. Councillor MacKay pointed out that a number of extremely qualified people were members of this Board and if the County had to employ such expertise it would cost a great deal more than \$300. It was suggested that office costs for the Sackville River Advisory Board might be reduced if they were to use the Municipal Office facilities. Councillor Wiseman indicated that this would serve no purpose as gas costs could be quite a sum.

The next item concerned the signing of a Housing Authority Agreement for Senior Citizens' Housing in Musquodoboit Harbour.

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

"THAT the agreements be approved and signed by the Municipality in order to transfer the ownership of the Senior Citizens' Housing Units at Musquodoboit Harbour to the Housing Authority."
Motion Carried.

The next item dealt with the letter from the City of North York, Toronto concerning their grant to the Terry Fox Marathon of Hope Fund.

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

"THAT a grant of \$500 to be given to the Terry Fox Marathon of Hope Fund."
Motion Defeated.

There was lengthy discussion on this item. Many Councillors voiced the opinion that to give a grant of such a small amount would be ridiculous. It was noted that this sum was to be only a token. Many Councillors also stated that as there were many organizations requesting donations at this time and many of the people in the County had already donated to the Terry Fox Fund it seemed unfair to pledge their tax dollars to this fund.

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

"THAT the grant be increased to \$800 and that each Councillor donate one Committee Pay rather than this sum coming from the General Tax Rate."

Motion Carried.

The next item dealt with the Construction of Frenchman's Road. Mr. Meech outlined the report stating that this was cost shared with the Canadian Transport Commission, Canadian National Railway, the Department of Transportation and the Municipality. The reason for the involvement of the Transport Commission and CNR is due to the fact that approaches

to the railroad are involved.

There was some concern over the legality of the petition signed by the residents of that area and the percentage that they were to pay.

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

"THAT further discussion on the Construction of Frenchman's Road be deferred until the next Council Session in order that a further investigation can be done on the legality of the petition signed by the residents of the area."
Motion Carried.

The next item dealt with the improvements to the County property. These being: The resurfacing of the parking lot and the draining and filling of the front pond. There was some question as to the reason for filling the front pond. Mr. Gallagher stated that the pond was unsightly and structurally unsound.

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

"THAT the improvements to the County property be carried out."
Motion Carried.

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

"THAT the Supplementary Report of Management be recieved."
Motion Carried.

The Supplementary report of Management dealt with the matter of a \$15,000 grant to the Lakeside-Beechville Community Recreation Association.

Deputy Warden Poirier gave a brief history on the recreation lands developed by the Lakeside-Beechville Community Recreation Association. She stated that these lands were adjacent to the Elementary School located in Lakeside. She stated that the school had no playfield and this land was used for the school children. She indicated the location with the use of a map and outlined the work that had been done to the land as well as what was planned. She requested support for the approval of this grant.

A number of Councillors voiced support in principle, but had some concern over where the funds were to be taken from.

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

"THAT approval for the grant of \$15,000 to be given to the Lakeside-Beechville Community Recreation Association be granted."
Motion Carried.

Warden Lawrence introduced the matter of Water Service in Waverley.

Mr. Meech outlined the report stating that it was recommended that the

temporary borrowings for this project be approved.

There were a number of questions for Mr. Gallagher concerning this matter. Firstly, Mr. Gallagher was questioned as to whether or not the residents who had indicated they would hook up were legally bound to do so. Solicitor Cragg replied that there was no legal bonding but a very definite moral one. Mr. Gallagher was then questioned as to whether fire protection would be provided. Mr. Gallagher stated that the residents of the area thought that potable water would be sufficient for the present. He was then questioned as to the effect this would have on the on-site sewage disposal systems serving the various households. Mr. Gallagher replied that he felt this would have no effect. Councillor Benjamin pointed out that should problems occur the Board of Health would be responsible for seeing that these were corrected. He also pointed out that an on-site sewage disposal system is never guaranteed to work.

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

"THAT approval for temporary borrowing of 3.64 million to permit proceeding with the design and calling of tenders for the installation of the water service in Waverley, subject to cost sharing by the Province be given."

Motion Carried.

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

"THAT the report concerning the Centennial Elementary, Sackville Heights, and William Ross School Additions be received."

Motion Carried.

Mr. Meech outlined the report stating that the schools upon being removed from the moratorium would be recommended for temporary borrowings. However, some confusion concerning information had been holding this up but this is being reviewed and corrected by Mr. Al Casey, Assistant Superintendent.

Councillor Tople voiced concern over the fact that the information had not yet been received by the Department of Education. Mr. Kelly replied that it was his understanding that the information had been supplied.

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

"THAT the school board contact the Department of Education and ascertain exactly what information is needed."

Motion Carried.

A number of Councillors voiced the opinion that a lack of communication appeared to be the problem.

It was agreed by Council that the remainder of the agenda would be brought forward to the next Council Session. It was also suggested that the deferred items appear first on the November 18, 1980 agenda.

Solicitor Cragg stated that this would require a motion of Council with two-thirds support.

It was moved by Councillor Smith:

"THAT Council adjourn."
Motion Carried.

COUNCIL SESSION

NOVEMBER 18, 1980

PRESENT WERE: Warden Lawrence
Councillor Williams
Deputy Warden Poirier
Councillor Baker
Councillor Deveaux
Councillor Stewart
Councillor Topple
Councillor Adams
Councillor Gaetz
Councillor Wiseman
Councillor Smith
Councillor MacKenzie
Councillor McCabe
Councillor Lichter
Councillor Benjamin
Councillor Margeson
Councillor MacKay
Councillor Eisenhauer
Councillor MacDonald

ALSO PRESENT: G.J. Kelly
K.R. Meech

SECRETARY: Sherryll Hussey

Warden Lawrence called Council to order with the Lord's Prayer at 2:00 p.m. and Council adjourned at 9:40.

Council was held at Cole Harbour High School, Cole Harbour as part of the Centennial Celebrations.

Mr. Kelly called the roll.

It was moved by Councillor Smith, seconded by Deputy Warden Poirier:

"THAT the minutes of the October 7, 1980, Regular Session be approved."
Motion Carried.

Warden Lawrence then welcomed the people in the audience and informed the audience that this Council Session was part of the Centennial Year Celebrations.

She then recognized Former Warden Ira Settle, Percy Baker Administrator of the Halifax County Rehabilitation Center and Judy McMullen Research Assistant in the Urban Study.

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

"That Sherryll Hussey be appointed recording secretary."
Motion Carried.

Warden Lawrence then introduced the Letters and Correspondence.

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

"THAT the Letters and Correspondence be received."
Motion Carried.

The first letter dealt with a grant of \$15,000.00 received from the Province to aid in the funding of the Industrial Promotion Officer. It stated that this grant would be for the fiscal year of the Province. Mr. Meech stated that it was his belief that once the fiscal year of the Province had ended another application for funding could be made.

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

"THAT a letter of appreciation be forwarded to the Province with regards to the \$15,000.00 grant."
Motion Carried.

The second letter dealt with Senior Citizens Housing, Waverley Fall River Area. This was an information item.

The next letter was a thank-you from former Councillor Curren for the presentation made to him by the Municipal Council on his departure from Council.

The next letter dealt with Mr. Mason's administration of the United Way Campaign. He stated that to date \$2,600.00 had been received in donations. He informed the Council that any member of Council wishing to make a donation could make it through him.

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

"THAT a letter of commendation be forwarded to Mr. Mason expressing the appreciation of Council for a job well done."
Motion Carried.

The next letter concerned a Regional Council Meeting to be held by the Town of Bedford to discuss Regional Transit. Councillors voiced concern over the purpose of the meeting stating that they would not be in favor of this meeting if recommendations were to follow out of the meeting. Warden Lawrence stated that she believed that this meeting was for discussion and general consensus purposes.

She indicated that Mr. Kelly should be informed of the number of Councillors wishing to attend.

The next item concerned the changes to the Pension Plan. The item concerns the proposed changes to the plan and recommended that if an Advisory Committee were to be set up that it include past and present employees.

The next letter referred to the next meeting of DIAL to be held at the Halifax Council Chambers on November 24, 1980 at 7:00 p.m.

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

"THAT Councillor Wiseman be nominated the representative of

County Council on DIAL."
Motion Carried.

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

"THAT nominations cease."
Motion Carried.

The next item dealt with was the Community Services Contribution Program. In a telegram to the Union of Nova Scotia Municipalities, Paul Cosgrove, Minister responsible for Central Mortgage and Housing Corporation informed that the Government of Canada has decided to terminate the Community Services Contribution Program at the end of the year to aid in federal fiscal restraint.

A number of Councillors voiced concern over this termination stating that they feared that the projects presently in operation would be affected. They also voiced concern over the development of the Lake Major Plan stating that funding for water and sewer was an essential part of the plan.

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

"THAT a letter be sent to the Minister responsible for Central Mortgage and Housing Corporation, Paul Cosgrove requesting that the decision to terminate the Community Services Contribution Program be reconsidered and rescinded and further that a copy of this letter be sent to the following: the Minister of Municipal Affairs, the Union of Nova Scotia Municipalities, the Federation of Canadian Municipalities, the Regional Conference of FCM."
Motion Carried.

Warden Lawrence then called for nominations for Deputy Warden. Councillor Wiseman nominated Councillor Stewart giving background to his work since being in Council and previous to this. Deputy Warden Poirier nominated Councillor Deveaux outlining his background in community service and on Council.

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

"THAT nominations cease."
Motion Carried.

A vote by secret ballot was then taken. Councillor Stewart received 9 votes to his favor while Councillor Deveaux received 10 votes to his favor thus becoming the new Deputy Warden.

Deputy Warden Deveaux then made an acceptance speech stating that this was an honor and that he would do his best to serve the Municipality in the best interests. He voiced his appreciation for his supporters and for the fine work done by Deputy Warden Poirier in her year as Deputy Warden.

Councillor Stewart congratulated Deputy Warden Deveaux and asked the

support of the entire Council in the election of Eugene Deveaux as Deputy Warden.

Warden Lawrence then introduced the matter of the Nominating Committee. She requested that the list of Committees be distributed and that Solicitor Cragg explain the duties.

Mr. Cragg informed the Council that the Nominating Committee shall convene immediately upon appointment, shall prepare the list of Committee members, and report to Council at this Council Session or a subsequent session.

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

"THAT Warden Lawrence appoint the Nominating Committee at this time."

Motion Carried.

The members of the Nominating Committee are as follows:

Councillor Benjamin, Councillor MacKenzie, Councillor MacKay, Councillor Stewart and Councillor Walker who is not present.

It was suggested that any Councillors wishing to change the Committee they are presently on should inform the Nominating Committee. Mr. Cragg stated that this would not be conforming to the By-Law as it states the Nominating Committee shall convene immediately.

The next item dealt with was the award of Accreditation for three years of the Halifax County Rehabilitation Centre. Mr. Baker, present at the Council Session, voiced his pleasure over the accreditation of the Rehab Centre considering the past bad record of the facility.

The Warden then introduced the Uncompleted Items from the November 4, 1980 Council Session.

The first item, Amendment to the Animals By-Law, was deferred until the Solicitor was present at the proceedings.

The next items dealt with additions to the Agenda of November 4, 1980. The first was an addition by Councillor Topple concerning the By-Law Enforcement Officer. Councillor Topple voiced the opinion that the By-Laws were not being enforced. He stated that he felt that if they were not going to be enforced, they should be eliminated.

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

"THAT the Policy Committee look into the possibility of the By-Law Enforcement Officer being granted authority to enforce the By-Laws to the fullest extent, including laying charges."

Motion Carried.

Solicitor Cragg pointed out that presently the County Constable was

allowed only to enforce the law in matters concerned with the civil law. For example, the processing of summonses.

The next item dealt with remuneration of Fire Fighters. Councillor Adams stated that membership of the Fire Department in District 8 felt that remuneration should be forthcoming as they performed above and beyond the call of duty.

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

"THAT this matter be referred to the Fire Advisory Board for consideration and recommendation to Council."

Motion Carried.

Councillor Poirier stated that she had a similar situation in her area. Deputy Warden Deveaux suggested that consultation be carried on between the Fire Fighters Association.

The next topic discussed was Councillor Topple's concern with regards to area rates.

Councillor Topple stated that he was greatly concerned with the levying of school area rates. He stated that he felt they were getting out of hand and that a review of the procedure for levying area rates in school districts should be carried out. Warden Lawrence stated that at present there was a sub committee of the Policy Committee appointed to review the levying of area rates in general.

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

"THAT the matter of a review of school area rates be referred to the Area Rate Sub Committee."

Motion Carried.

Councillor Williams commented that this concern over School Area Rates should be included in the brief to the finance Committee. The Council agreed with this. There was lengthy discussion on the authority of School Trustees to levy an area rate. Solicitor Cragg stated that the Trustees had no such power, they could merely suggest that an area rate be levied. Council is the only body authorized to levy an area rate.

The next item dealt with was the item added to the Agenda by Councillor MacKay, namely By-Law. Councillor MacKay stated that this matter had already been dealt with.

Councillor MacKay also indicated that the item referred to as Fire Hydrants had also been dealt with. He indicated that a meeting had been set up between the Sackville Fire Department and the Engineering staff to answer many questions on policy and procedure.

Councillor MacKay indicated he had another topic he wished to discuss. Council agreed to discuss the topic. Councillor MacKay voiced his concern over the lack of RCMP officers in the Bedford Sackville area. He stated that there was not enough manpower in the area to give police

protection. He stated that with regard to the Municipal By-Laws the RCMP did not have the time to enforce these and therefore many violations were being overlooked. It was agreed by Council that this was a serious situation.

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

"THAT a letter be forwarded to the appropriate officials requesting that the Sackville/Bedford branch of the RCMP be enlarged to facilitate adequate police Protection."
See motion to amend.

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

"THAT the motion be amended to read: "THAT a letter be forwarded to the appropriate officials requesting the enlargement of all RCMP branches to facilitate adequate police protection."
Motion Carried.

Deputy Warden Deveaux suggested that the motion put forward by Councillor MacKay be left as it is and that if action is taken on this motion then the concerns of the rest of the County could be dealt with. He stated that he felt that this was detrimental to the impact of the original motion.

Councillor Topple suggested that the motion should include a section dealing with concern over the inadequacy of penalties handed down by the judicial system. Councillor Topple pointed out that a lack of magistrates and judges was also a problem. Cases are not heard quickly and judgements are not made speedily. He suggested that this also be incorporated in the motion.

Deputy Warden Deveaux pointed out that these further amendments would serve only as further detriments to the impact of the original motion.

It was pointed out that the comments made concerning the RCMP were not meant as criticism of the force but rather a concern that the RCMP detachments in the County did not have sufficient manpower.

The next item dealt with was the appointment of the representatives of the Municipal County to the Dartmouth General Hospital Board.

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

"THAT Councillor Wiseman and Councillor Benjamin be reappointed as the representatives of the Municipality to the Dartmouth General Hospital Board."
Motion Carried.

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

"THAT nominations cease."
Motion Carried.

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

"THAT the matter of police protection and associated judiciary problems be referred to the Policy Committee for discussion and report back to Council."

Motion Carried.

Councillor Lichter stated that he had a matter which he wished to speak on. It was agreed by Council to hear Councillor Lichter.

Councillor Lichter stated that at present the boundaries of Meagher's Grant with regard to police protection were such that this community was split between Dartmouth and Stewiacke in police protection.

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

"THAT the RCMP be requested to investigate the possibility of having the Meagher's Grant Community served entirely by the Stewiacke RCMP detachment."

Motion Carried.

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

"THAT the School Board be requested to conform with the Education Act with regard to the various School Districts submitting budgets to Council for approval."

Motion Carried.

Mr. Cragg outlined the relevant sections for the Animals By-Law for Council. The amendments to the By-Law included; problems experienced with cats, an increase of fines to \$100.00.

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

"THAT the draft Animals By-Law amendments be referred to Policy for discussion and recommendation to Council."

Motion Carried.

Councillors outlined problems occurring with cats in their areas.

The Nominating Committee then gave their report. Councillor Benjamin stated that it had been a privilege to work with the other members of the Committee and that few changes except the Deputy Warden had been made.

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

"THAT this slate of Committee membership be approved."

Motion Carried.

There was further discussion on the various Boards which had different length of terms.

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

"THAT Mr. Harpell Power be reappointed to the Board of Management, Rehabilitation Center for a term of two years."
Motion Carried.

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

"THAT nominations cease."
Motion Carried.

The next item dealt with was the proposed Conflict of Interest Bill. Deputy Warden Deveaux stated that he had requested that this item be deferred as he could not remember having received it. However, he had received it since the last Council Session but did not have sufficient time to study the matter. Due to the time limit he indicated that he would be willing to approve the Bill.

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

"THAT the Proposed Conflict of Interest Bill be approved by Council."
Motion Carried.

There were questions directed to Solicitor Cragg concerning the Conflict of Interest Bill.

The matter of Fire Hydrants in Sackville had been dealt with previously.

The next item dealt with was the Construction of Frenchmen's Road. Councillor Lichter voiced concern over the origination of this agreement and also over the recoverage of funds granted to do this work.

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

"THAT the Warden and Mr. Meech be authorized to sign Construction Agreement No. 6-S dated the 17th day of October, A.D., 1980 concerning the construction of Frenchman's Road."
Motion Carried.

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

"THAT the Policy Committee report be received."
Motion Carried.

The first item dealt with was the Appointment to the Sackville River Advisory Board.

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

"THAT Councillor Bill MacDonald be appointed to the Sackville River Advisory Board."
Motion Carried.

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

"THAT nominations cease."
Motion Carried.

The next item dealt with was Dog License fees.

There was lengthy discussion on this matter with Councillors voicing the opinion that the \$10.00 across the board fee was unfair to those people who took care of their dogs. It was also suggested that the fines for dog license violators be increased.

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

"THAT this matter be referred back to Policy Committee with consideration given to the comments made and the possible increase in fines."
Motion Carried.

The next item dealt with was Surplus School Properties.

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

"THAT the Minister of Municipal Affairs be requested to approve the Municipality entering into a five year contract at One Dollar per year with the following groups: Maxwell School - Maxwell Community Recreation Association; Lucasville School - Wallace Lucas Community Centre; Lower Tantallon School - St. Margaret's Church; and Glen Haven School - District Council, the Boy Scouts of Canada who have made proposals for the leasing of Surplus Schools."
Motion Carried.

There was discussion on the confusion with regard to information on the Centennial, Sackville Heights, and Williams Ross Schools. The Councillors voiced concern over this mix-up and stated that communication between the Department of Education and the School Board should be improved.

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

"THAT a request be made to the School Board that correspondence between the Department of Education and the School Board with reference to capital requests be made available to the Municipal Council."
Motion Carried.

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

"THAT the Management Committee Report be received."
Motion Carried.

The first item dealt with was the Grant to the Black Cultural Society.

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

"THAT approval be given for a grant of \$50,000.00 to the Black Cultural Society."
See Motion to Amend.

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

THAT the motion be amended to read: "THAT approval be given for the grant of \$50,000.00 to the Black Cultural Society and that consideration of tax exemption be given when appropriate."
Motion Carried.

Miss Ross voiced appreciation for Councils' generosity.

The next item dealt with was the Funding of School - Bond Market.

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

"THAT the motion of the Management Committee concerning the proposed plan to fund 8 million dollars of the current school debt through the bank over a five year period be approved."
Motion Carried.

The next item concerned the proposed changes to the County Pension Plan.

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

"THAT the Changes to the County Pension Plan be approved."
Motion Carried.

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

"THAT approval in principle be given to the establishment of a Pension Plan Advisory Committee to included both past and present employees of the Municipality of the County of Halifax."
Motion Carried.

It was moved by Councillor Stewart, seconded by Councillor MacDonald:

"THAT the Nova Scotia Housing Commission be requested to carry out a need and demand study for the Cole Harbour-Forest Hills area with respect to Senior Citizens Housing."
Motion Carried.

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

"THAT approval be given to provide a tax reduction from the Commercial to the Residential Tax Rate for the Windsor Junction Community Hall."
Motion Carried.

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

"THAT approval be given to the signing of the designation agreement by the Municipality of the County of Halifax."
Motion Carried.

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

"THAT the Supplementary Report of Policy be received."
Motion Carried.

The first item to be discussed was the Committee Pay for the MDP Committee. There was lengthy discussion concerning this matter with the Councillors voicing a number of opinions. Many of the Councillors felt that the entire Committee should be paid while others felt that the Public Participation Chairman should receive no remuneration.

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

"THAT with regard to the MDP Committee Pay that all Councillors including the members of PAC and Urban Councillors and the two non-Council members of PAC be paid."
See motion to amend.

It was moved by Councillor Wiseman, seconded by Councillor Adams:

"THAT the motion be amended to read: "THAT with regard to the MDP Committee Pay that all members of the Committee be paid, including all Councillors, the two non-Council members of PAC and the Public Participation Chairmen."
Motion Carried.

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

"THAT the review of the Special Rural Task Force report be deferred until November 24, 1980 at which time Councillors will remain after the Public Hearing scheduled for that evening to discuss this matter."
Motion Carried.

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

"THAT the Supplementary Report of Management be received."
Motion Carried.

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

"THAT approval be given for authorization for an application to the Nova Scotia Board of Public Utilities for approval of an interim water rate to be levied by the Municipality of the County of Halifax for the service provided to residents of Maplewood Subdivision, Timberlea."
Motion Carried.

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

"THAT the report of the Planning Advisory Committee be received."

Motion Carried.

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

"THAT a Public Hearing be held on December 15, 1980 re Rezoning Application #19-80 - Murray and Jane Latter, Request to rezone Lot B of the Charlemay Subdivision located at 388 Cobequid Road Lower Sackville from R-1 to C-1. District 20."

Motion Carried.

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

"THAT approval be given to the following application for lesser setbacks: 1) Application by D.H. Urquhart Architects Ltd. for a lesser setback of 20' 2) Application by Robert McConnell for a lesser setback of 15' and 24'."

Motion Carried.

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

"THAT the report on Infiltration/Inflow Reduction Program be received."

Motion Carried.

Mr. Gallagher stated that the program was in the preliminary stages and that he felt that work should be speeded up. He stated that work on this should begin immediately to solve these problems.

Mr. Gallagher also indicated that a consultant should be employed to study the situation and make recommendations. He also informed the Council that application had been made to the Province for financial assistance.

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

"THAT this matter be referred to the Management Committee to study and report back to Council including the costs involved."
Motion Withdrawn.

Councillor Margeson suggested that this could be handled by a group of Engineering Students rather than a consultant. Mr. Meech pointed out that the study of this would be quite complex and would necessitate full time work.

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

"THAT Council endorse in principle the Infiltration Inflow Reduction Program and that the matter be referred to Management for Study."
Motion Carried.

The next item to be dealt with the Anti-Dumping By-Law.

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

"THAT the amendments to the Anti-Dumping By-Law be approved."
Motion Carried.

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

"THAT the Management Committee consider the possibility of a
Public Relations Campaign with respect to the Anti-Dumping
By-Law."
Motion Carried.

Warden Lawrence reminded the Council of the upcoming Centennial Dinner
and Dance.

Councillor Smith requested a follow up on the Liquor Licensing
Plebiscite request for the next session.

Councillor Eisenhauer requested that the topics Taxi Meters and
Additional Property for the Hammonds Plain School be on the next
session's agenda.

Councillor Stewart stated that he would like to see the Sidewalk
Maintenance proposal on the next Council agenda.

Councillor Adams requested that the topics of Arsenic Contamination and
Trichinosis be placed on the next Council Agenda.

Councillor MacDonald requested an update on Policing of Mobile Parks
and Street Lights for the next Session.

Councillor Baker requested that Senior Citizens - Herring Cove be
placed on the Agenda for next Council Session.

It was moved by Councillor Deveaux:

"THAT Council Adjourn."
Motion Carried.

MINUTES & REPORTS

of the

SECOND YEAR MEETINGS

of the

FORTIETH COUNCIL

of the

MUNICIPALITY OF THE COUNTY OF HALIFAX

DECEMBER COUNCIL SESSION

Tuesday, December 2 and 16, 1980

&

PUBLIC HEARING December 15, 1980

PUBLIC HEARING

DECEMBER 15, 1980

PRESENT WERE: Warden Lawrence Councillor Smith
 Deputy Warden Deveaux Councillor MacKenzie
 Councillor Baker Councillor Wiseman
 Councillor Poirier Councillor Lichter
 Councillor Williams Councillor Margeson
 Councillor Stewart Councillor MacKay
 Councillor Topple Councillor Eisenhauer
 Councillor Adams Councillor MacDonald
 Councillor Gaetz

ALSO PRESENT: Mr. G. J. Kelly, Municipal Clerk
 Mr. Robert Cragg, Municipal Solicitor
 Ms. Dorothy Smith, Planning Staff,
 Mr. Robert Gough, Director of Development

SECRETARY: Sherryll Hussey

Deputy Warden Deveaux brought the meeting to order at 7:00 p.m. and Mr. Kelly called the roll.

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

"THAT Miss Sherryll Hussey be appointed Recording Secretary."
Motion Carried.

Ms. Smith: Application No. 19-80. Request by Murray & Jane Latter, Request to Rezone Lot B of the Charlemay Subdivision, located at 388 Cobequid Road, Lower Sackville, Halifax County, from R-1 (Residential Single Family Dwelling Zone) to C-1 (Commercial Local Business Zone). District 20.

Ms. Smith pointed out on a sketch, the land use, which is predominantly single family dwelling, and the zoning in the immediate area of the property. She stated there is also a welding shop, a shed and a couple of camper trailers and a mobile home used by the Highways Department as a field office. The property in question has a single family dwelling located on it. The property is 63,908 square feet with approximately 199.95 feet of frontage on the Cobequid Road. The property slopes down toward the highway. The request is for C-1 (Commercial Local Business Zone) in order to permit the applicants to use the basement of their house for a telephone answering service and taxi dispatch office. The applicants have also stated that they intend to use the property for a dispatch office only and that taxis will not be parked there. However, it is noted that the Chief Building Inspector has recently prosecuted successfully, the applicants for operating this particular business from this location without having a zoning change.

Ms. Smith: In 1977 this property was involved in a zoning application under the name of Mr. Ben Haché and the request was at that time very similar. Mr. Haché asked for C-1 zoning in order to permit him to operate a day care centre and a taxi dispatch office from this property. Council at that time rejected the application. The Department of Transportation note that this is a sharp corner and they would have some concern in terms of getting a safe entrance onto the Cobequid Road if the driveway was ever moved. The site distance is very limited. The Department of Municipal Affairs have no objection to this particular rezoning but state that if an application is made for Regional Development Permit for other commercial uses, a permit would not be granted because the property is not serviced with Municipal Sewer. The Planning Department is recommending rejection of this application for the following reasons: 1) The 1977 application was rejected largely because this is a request for C-1 zoning and if it is successful, we do not have control as to the type of use that will go on the property. Although the applicants have indicated that they only intend to use the property for a taxi dispatch office, as you all know, if rezoning is successful there are a broad range of commercial uses that the property could be used for. Given the situation of the sharp corner at the driveway, this may create traffic hazards. 2) To a large degree, this is a spot rezoning application and given the type of proposed use and the fact that it requires a very small area from which to operate, it is possible for the applicants to locate in already-zoned commercial space somewhere else, for instance, along Highway No. 1 in Sackville which has extensive commercial zoning. There is approximately 522 acres of commercial zoning along Highway No. 1, 230 acres is presently unoccupied and another 54 acres is occupied by single family dwellings, so there is approximately 300 acres of vacant or usable commercial land on this strip in Sackville that is already zoned and it appears to be reasonable to think that there may be somewhere along that strip that the applicant could find a small office to locate this business from as opposed to rezoning this property. 3) In terms of the proposed use, a taxi dispatch office, and only that, may not create problems in this area, however, as I said before we cannot control that and we would be concerned about what could happen there otherwise. Given this situation, Council may wish to reconsider this application at a later time, once the Municipal Development Plan is completed and we are able to do Contract Zoning or some other form of amendment that could accommodate this particular kind of use. At the moment, we do not recommend a rezoning to commercial. Mr. Latter's application was accompanied by a petition that contained 27 signatures of residents living along the Cobequid Road, not just specifically on this site but up and down both sides of the Cobequid Road. We also have two letters of objection on this application. One from Mr. B.L. Crandall who is President of the Birch Grove Improvement Association (Ms. Smith pointed out the location of the Birch Gove Subdivision), and one from George Menzies who also objects to this lot being rezoned. Ms. Smith read both letters to Council. Any questions?

Councillor Gaetz asked where the School Bus Garage was to be located and Ms. Smith stated that she did not know. Ms. Smith again pointed out the location of the few commercial businesses in the area and explained that one, the welding shop, was in existence before zoning

went in Sackville. There is a vacant warehouse which is zoned C-1. This area is zoned commercial but it is not serviced for central sewer and water. There is a small shed that is C-2 zoning.

Councillor Baker asked for clarification in the intended use of the property in question. Deputy Warden Deveaux and Ms. Smith both replied that the reason for the rezoning given in the application request is for dispatch only and not for a taxi stand and Ms. Smith emphasized that this could not be controlled if the zoning was changed.

Councillor Poirier: Was the C-2 something that was applied for and then no commercial put on it?

Ms. Smith: Yes that is correct. The C-2 zoning went through in 1978, possibly as early as 1976.

Councillor Poirier: Is this application from the same people who applied in 1977?

Ms. Smith: Yes, it was Satellite Taxi who was involved in the original application with Mr. Haché. The application was turned down and they went ahead and are operating there anyway.

IN FAVOUR:

Jane Latter, 388 Cobequid Road, Lower Sackville: Mr. Menzies stated in his letter that at times there are 9 cars parked in my yard. Mr. Menzies usually has about 5 or 6 cars parked in his yard at all times and I'm afraid that if we do go out of business, there are 100 people employed by Satellite Taxi that will go on welfare because they won't be driving a cab if we do go out of business. Mr. Menzies's letter is incorrect.

Councillor Poirier: Did you say 100 people are employed?

Mrs. Latter: I have 50 cars, 4 dispatchers and almost every car has a second driver because a man can't work 24 hours a day. I'm afraid we will go out of business if we don't get this rezoning because our aerial is in one of the highest points in the Sackville area and if it's moved down to the highway, we won't be able to communicate with our business in Halifax, Dartmouth and the airport. The business in the Sackville Bedford area alone does not maintain these cars. We have been living and operating there for 3½ years.

In response to questions by Councillor Margeson, Mrs. Latter stated that the radio reception was very good with the aerial in its present location. With regard to traffic, she stated that there is always a lot of traffic in the summer and the only pedestrians are the children from Birch Grove Subdivision who go to the store on the corner of the Collector Road and Cobequid Road. She asked if Council was concerned about these children walking along this road, then why didn't Council contract with Satellite to take these children to school as has happened with Diamond taxi where the buses don't serve the area. Satellite has not applied for this business. The road is a good road,

but there is no sidewalk along it. The exit is not a blind exit, you can see both sides when you come out of the driveway. I occasionally drive a cab and I have no trouble making the left-hand turn onto my driveway.

Councillor Eisenhauer asked where the School Bus Garage is and Mrs. Latter stated that she thought it was located about $\frac{1}{2}$ a mile down from her house. Councillor Eisenhauer asked her how long they had been operating from the present location. She thought it was about a year, possibly less, and she stated that they did not own the property in 1977 when the original application was processed.

Councillor Williams asked where Satellite paid rent. Mrs. Latter replied that they pay rent in Bedford, at the Dominion Store, and at Towers.

Councillor Benjamin asked if there would be a difficulty, if the Cobequid Road was enlarged by adding an additional lane, in turning into the dispatch office. Mrs. Latter stated that she would probably see no great difference. If you have to make a left turn off any main road there can be a problem. Mrs. Latter stated that she had no intentions of leaving the property but she could not predict what might happen in the future. She stated that she would like to move to the top of the hill on Cobequid Road.

There being no further questions, Mrs. Latter stepped down.

Richard Scanlon, 260 Park Lane, Lower Sackville: In answer to Councillor Eisenhauer's question, the garage is just up above Birch Grove on the right hand side. Mr. Scanlon read two letters; one from Air Page Communications, which stated that the base station site at 388 Cobequid Road is far superior to any location on Main Street due to the higher ground elevation; and one from MT&T Mobile Communications which said the present site is advantageous due to its high location and they would not recommend relocating to Main Street. Mr. Scanlon stated that he had been driving taxi for Satellite for 2 years and that if they folded he would be out of a job. He spoke about his family commitments and stated that he needed his job as taxi driver. He stated that he could not see any reason for not locating at the present site.

Councillor Eisenhauer asked what was the background to the receipt of those two letters? Why were they written? but Mr. Scanlon did not know but stated that Mr. Latter would probably answer the question.

There being no further questions, Mr. Scanlon stepped down.

Murray Latter, owner of Satellite Taxi, 388 Cobequid Road: When I first went to see Ms. Smith about having the dispatch office in my basement, she said that I wanted to rezone from R-1 to C-1. I have since heard that possibly an R-4 would have done the same job. I understand an R-4 will allow you to have an office in your dwelling. I don't know if this is true or not. Anyway, I took around a petition to 21 people on Cobequid Road, which 19 signed for the rezoning, one wanted to think about it and one said no because she used the other

company. I canvassed 7 people on Birch Grove, five of them signed and one refused and one other wanted to think about it. I had canvassed one on Maple Grove and two on Sandra Drive who signed for the rezoning application. The main reason for wanting to stay there is the radio antenna location. In the letter from MT&T they sent a map of the graduates of the different heights and we're approximately 100 feet above the main road which makes a big difference on the antenna. If I was located on the main road my antenna would have to be up 150 feet in order to get the reception that I'm getting now. I think that would be an eyesore and I doubt if I could get permission to locate such an antenna on the main road. I understand Halifax County doesn't have Contract Zoning as such, but I wondered how far away is the possibility of Halifax County getting this zoning?

Deputy Warden Deveaux: Legally, we cannot Contract Zone at this time but we are in the process of drawing up a Municipal Development Plan and we hope that we may be able to implement this zoning when the Plan is finished, but this won't be for at least another year. A City Charter is different from ours and that's why Dartmouth has different rules.

Mr. Latter: Is there any way we can get a deferral on this for a year?

Deputy Warden Deveaux: This can be looked at later on in the evening. It is up to Council, whatever decision is made.

Mr. Latter: We do not want to have taxis parked on the property. This is our home, I'm proud of it and it is more of a nuisance to me than to my neighbours if there are taxis parked there. We formed a committee last week with 5 taxi drivers on it and this is one of the rules that we are putting out, that there be no taxis parked up at 388 Cobequid Road for any reason. If anybody is caught driving in there, they will be dismissed.

Councillor Eisenhauer asked Mr. Latter what question was asked on the petition which was circulated. Mr. Latter quoted the petition which he asked people to read before signing: "I am in favour of an operation of a business known as Satellite Taxi at 388 Cobequid Road. It is my feeling that the business can be conducted in such a way to maintain current property values and continue to contribute to the social fabric of the community. I understand Satellite Taxi will continue to operate as a family business using the basement area as an answering service dispatch office."

Councillor Eisenhauer asked if Mr. Latter had the letter which had originated the two replies to which Mr. Scanlon had referred (Air Page & MT&T). Mr. Latter replied that he had not written to them but had phoned due to the lack of time involved. Mr. Latter stated that he had asked both companies that if it came to be that he was forced to go down on the main road, would he still be able to reach his cars in Halifax, Dartmouth and the Airport and they said they couldn't give a direct answer on it but that he certainly wouldn't have the coverage that he presently has due to the lower elevation. Mr. Latter stated that from past experience, when they were located at the Blackburn

building, they could reach high points in Halifax such as Citadel Hill, the bridges, they could communicate with the drivers, but once the taxis were downtown they could not reach them. Satellite has a lot of business which stems from Halifax because the rates are a little cheaper but if the dispatcher cannot contact the drivers, the cars come back empty and another car must be sent in. The people will put up with this for so long but then they call a Halifax cab because they can't afford to waste the time waiting for a car to come back into the city.

Councillor Wiseman: Mr. Latter mentioned the possibility of deferral until the MDP is in place. This is something that I have discussed with several people and it is my information at this point, that this would be entirely feasible. We could defer your application until the MDP was in place and then handle the situation with Contract Zoning. If I can get support from Council for that perhaps we'll be able to negotiate it.

Councillor Smith: Mr. Latter you mentioned that you had a group of taxi drivers and that you were going to draw up an agreement stating that no taxi drivers would be allowed in the yard and that if they appeared they would be dismissed. This appears to be extreme measures. What prompted this? You may need a taxi if your personal cars are out and someone takes sick in your home...

Mr. Latter: This was overstressed. The point I was trying to make is that sometimes they just drop in to say hello to the dispatcher, but if they have no business being in there, unless they are bringing dinner or coffee or something to the dispatcher or picking up somebody at the house, that's a "no-no".

Councillor Topple: I would like to have the Solicitor's comments on the possibility of deferral until the MDP is in place. I wonder if Mr. Latter understands that if that were to happen, he could not operate his dispatch office there until such time as the MDP did come in, if in fact, Contract Zoning was accepted at that time. There is the possibility that if you do operate you can be prosecuted under the present zoning that is there. I think this is something members should consider if they put you in that position.

Mr. Latter: Is there no way the County Council can give me permission to operate the dispatch office? I have a radio operating there now because I had no other choice at the time. I had been given a month's notice to move from my last location and I either had to give it up or take a chance and put it in my home, which I did. At that time, I saw Mr. Hefler to inform him of my plans and to Ms. Smith who told me what I needed. The process took me longer than what Mr. Hefler thought I should have taken and so Mr. Hefler proceeded to prosecute. I had no other choice than to admit that I was wrong in what I did. I understand that I am operating illegally.

Councillor Topple stressed that Mr. Latter might be in a more precarious position if this matter was deferred.

Councillor Benjamin: Mr. Latter, you have indicated that none of your taxis would be coming into your office on a regular basis, but it is inconceivable to me that taxis will not have occasion to visit the dispatch office. What happens if I leave my gloves in a car? Where do you leave those? Do they take them to the base office or would the owner come to the driver with another vehicle? I to feel that you're misleading Council, and I feel you are by saying that it will not be used greater than an average residence. Is it not conceivable that cars will come to a dispatch office for various reasons, collect a pay cheque, etc.?

Mr. Latter: They don't collect pay cheques. It would be pretty hard for me to make a broad statement and say that there would be nobody there, but it's going to be cut down to a bare minimum. I do have a road boss who handles most of the business on the road. We have stands located in the Bedford Sackville area and any lost articles or complaints or anything like that is looked after by him, not by me at the office. He drives a cab himself and is all over the area and the drivers go to him at whatever stand he is at. All business pertaining to the drivers is handled by him.

Councillor Benjamin asked if he had ever considered making application to put the antenna on the water tower. Mr. Latter replied that this is an expensive proposition, which would take a relay system requiring a heated shack and another transmitter to pick up the radio waves and convert them into another frequency and then transmit them. It is too far away for Satellite to run a cable that far but it would be an ideal location. Small companies share frequencies which cuts the costs. Satellite is too large to do this and we cannot afford to put this type of system in ourselves with 45 to 50 cars.

Councillor MacDonald asked the Solicitor what the implications would be for Mr. Latter if he continued to operate illegally.

Solicitor Cragg replied the initial fine which was ordered was \$100.00 which is the minimum fine. The fine can go as high as \$1000.00. He stated that Mr. Latter could be subject to prosecution at any time if he continues the use which he is presently carrying out on the premises regardless of the decision of Council tonight, assuming, of course, that he has not won approval.

Councillor Eisenhauer: The constitution which you spoke of earlier, is it one the drivers are preparing or you are preparing?

Mr. Latter: We had a general meeting at one of the drivers' homes recently and at this meeting we decided to form a committee to deal with complaints and whatnot and to draw up some taxi laws for the drivers to go by, such as cleanliness, etc.

Councillor Eisenhauer: How many parking spaces would you have to be able to use at the Blackburn property?

Mr. Latter: There is a road that cuts through from the No. 1 Highway to the Old Sackville Road where we park. It is unposted, the drivers

are in the cars so the cars are not left unattended and sometimes we have as many as 8 cars parked there. This is a feeder stand for Bedford Town Centre, Downsview, etc. These cars cover the surrounding areas and transport people from bus stops to other destinations where the bus does not run.

Councillor Eisenhauer asked the Solicitor if this business could be operated in an R-4 Zone.

Solicitor Cragg suggested that this was not the case. The allowable uses in the Zoning By-Law listed under R-4 generally tend to be of a consistent nature and of a localized neighbourhood use or benefit. He did not think this proposed use could be one that would be accepted within a very localized area. An office building is the closest in the R-4 Zone which approaches the use proposed by Mr. Latter.

Councillor Margeson asked how far from the highway was the house located and Mr. Latter replied it was about 100 feet or more from the road. The front yard is open with a drop off approximately 10 to 12 feet from the road. The land comes up and then it flattens out behind the house. In response to further questions from Councillor Margeson, Mr. Latter stated that there is no problem with vision from the driveway to the road. Mr. Latter stated that there has never been an accident, to his knowledge, coming in to or going out of his property. Mr. Latter stated that they had lived there for about 2 years and would like to reside there permanently. He stated that he would not want a taxi office, where anybody could be coming or going and hanging around at any time, located in his home. He has had as many as 1100 calls in a night and he wouldn't want people coming to his home for taxis. He merely wanted to use a portion of his home for a 24 hour dispatch operation, using 3 different dispatch persons.

Councillor Margeson: If we rezone this to C-1 tonight, you will be able to carry on your operations. If we go to R-4, then this wouldn't meet the regulations, R-2 and R-1 don't meet the regulations. Therefore you are well advised to go in C-1, so I would ask the support of Council to get this going so that you will be able to continue in your operation.

There being no further questions, Mr. Latter stepped down.

Gary Betts, 26 Nictaux, Lower Sackville: I have been driving with Satellite Taxi for not quite a year and I have two cars worth approximately \$12,000. If Mr. Latter goes out of business, I go out of business. If I have to sell these cars and equipment, I will only get half value. I own a home in Sackville and I can't afford to go out of business. I can't see why Mr. Latter can't get C-1, there are other places in that area that are zoned C-1. One is right straight across the street. If Mr. Latter's business poses a traffic problem, why wouldn't the other one have a traffic problem? It's on the very same corner and you also have a property there that is also zoned C-1, although there is nothing on it yet, but there could be something on it in the future. There is no reason why you can't build there, it's already zoned C-1. The welding place across the street, if you come up