

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

"THAT Council approve the 1982 Garbage Collection Contracts as submitted by the Engineering and Works Dept."  
Motion Carried.

Site for the Halifax County Annual Winter Carnival

Mr. Meech outlined the Report included in the agenda, advising that the Management Committee had discussed with Mr. Markesino, Co-ordinator of Recreation, the site for the 1982 Halifax County Winter Carnival. Subsequent to this discussion, the Management Committee recommended that the 1982 Winter Carnival be held in Cole Harbour.

A report on available facilities at Cole Harbour was attached for Council's information. (Please refer to this report for any additional information).

Subsequent to brief discussion of this item:

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

"THAT the 1982 Halifax County Winter Carnival be held in Cole Harbour."  
Motion Carried.

Temporary Borrowing Resolutions

The following Temporary Borrowing Resolutions were received and reviewed by the Committee:

81-3	Sheet Harbour School Addition	\$900,000	
	Humber Park Addition	<u>400,000</u>	total \$1,300,000.
78-3	Construction Water Booster, Rockmanor Drive		total \$ 33,378.55
79-3	Install Water Mains, Clearview Drive	\$ 13,449.86	Installation
	Installation Water, Greenwood Drive	<u>21,725.03</u>	total \$ 35,174.89

The Management Committee recommended that Council approve the above-noted Temporary Borrowing Resolutions.

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

"THAT Temporary Borrowing Resolutions, #'s 81-3, 78-3, and 79-3, as specified, be approved by Municipal Council."  
Motion Carried.

POLICY COMMITTEE REPORT

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

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

Heritage Property By-Law

Mr. Meech outlined this item of the Report, explaining that subsequent to meeting with Mr. Cragg, Municipal Solicitor, to discuss the Heritage Committee By-Law, the Policy Committee recommended its approval by Municipal Council. (Please see copy of By-Law attached to agenda for any necessary clarification).

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

"THAT the Heritage Property By-Law be approved by Municipal Council."  
Motion Carried.

Subsequent to the passing of the motion Councillor Wiseman initiated some discussion in regard to the proposed membership of the Heritage Committee, resulting in the following:

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

"THAT the Heritage Committee consist of two Council members and four Non-Council Members; one representing each school subsystem."  
Motion Carried.

Councillor Smith questioned whether this Committee would be a paid Committee of Council or would be a voluntary Committee. The Councillor was advised by Warden Lawrence that it would be a paid Committee as all other Committees of Council.

Councillor's Pension Plans

Mr. Meech advised that the Policy Committee discussed possible pension plan benefits for Councillors and in particular, the buy-back option for years of service which is available to officials of the City of Halifax and Provincial MLAs.

He advised that the Policy Committee had recommended that Council be requested whether it wishes an optional pension plan for Councillors to be investigated and if so, that this investigation be carried out by the Pension Advisory Task Force.

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

"THAT three Non-Council members form a Committee to discuss and make recommendations on Councillor's salaries and pension plan."  
Motion Defeated.

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

"THAT Council refer the issue of an Optional Pension Plan for Councillors to the Pension Advisory Task Force for investigation and recommendation back to Council."  
Motion Carried.

Councillor Smith requested that the Policy Committee be advised to look into the issue of an increase in Councillor's remuneration.

Warden Lawrence advised that the matter is now being investigated by the Policy Committee.

#### URBAN SERVICES REPORT

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

"THAT the Urban Services Report be Received."  
Motion Carried.

#### Information Items

Mr. Meech outlined this section of the Urban Services Report advising: "The Committee has authorized a recommendation and proposal from staff to proceed with a public tender call for the plowing and salting of sidewalk installations in various parts of the Municipality. The tender call makes provision for receipt of tenders by December 2nd which will be reviewed by staff and then presented to the Urban Services Committee for final approval.

It is clearly understood and accepted that any cost associated with the program of maintenance is a charge to be recovered by area rate from those particular districts receiving the service."

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

"THAT information item #1 be amended to read "...which will be reviewed by staff and then presented to Council for final approval."  
Motion Carried.

Councillor Baker advised that he did not want snow removal of his sidewalks this year, as his District was unable, as yet, to pay for this service. He advised that in his district alternate arrangements would be made, ie. residents to take care of thier own sidewalk frontage, etc.

Mr. Meech outlined the second information item, advising: "As a result of a report and recommendation from staff, the Urban Services Committee has given approval to a policy that all new installations for water meters, in particular, as it relates to the communities of Lakeside, Beechville, Timberlea and Waverley, have a metric measurement and additionally, installed with the remote readers as explained in the



attached staff report. On the suggestion that we embark on a policy of conversion of existing meters over a five to eight year period, the subject has been placed in abeyance until further financial information is provided to the Committee. Again, this is a particular program that cost associated with the provision of meters and conversion will be directly charged to the water utility with its recovery from the individual water users.

Councillor MacKenzie requested whether this information had gone through the Policy or Management Committees and was advised by the Warden that all costs associated with these "information" items would be picked up by an area rate for the districts involved and therefore there was no need for the items to go through any other Committee of Council.

#### Recommendations of the Urban Services Committee

Mr. Meech outlined this item to Council, advising: "It is recommended that the study and work program identified as Infiltration-Inflow Reduction Program be approved by Council at an estimated cost of \$220,000. with the understanding that financing of the aforementioned cost will be on the following basis:

Department of the Environment	20% =	\$44,000.
N.S.H.C.	50% of balance =	\$88,000.
Municipality	50% of balance =	\$88,000."

Mr. Meech further advised that "the \$88,000 expenditure which will represent the contribution from the Municipality is to be charged directly to the sewer maintenance operations, thereby will be recovered in the form of an area rate to the users of the sewer program. In accord with the decision previously taken by Council, the consulting firm of Interprovincial Engineering Ltd. has been retained to conduct the work program relative to this subject."

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

"THAT the Study and Work Program identified as Infiltration-Inflow Reduction Program be approved by Council at an estimated cost of \$220,000. with the understanding that 20% of the total cost will be picked up by the Dept. of the Environment (\$44,000), 50% of the remaining balance be picked up by the N.S.H.C. and 50% by the Municipality (\$88,000. each) and that the \$88,000 picked up by the Municipality be charged to the sewer maintenance rate and further that the firm of Interprovincial Engineering Ltd. be retained to conduct the Work Program relative to this Study."

Several Councillors were concerned about the cost involved in this recommendation in light of the fact that many previous studies had been undertaken by the Municipality at a considerable cost, with no remedial action being taken.

However, subsequent to debate on this item:



The motion: moved by Councillor Margeson, seconded by Councillor Gaetz:

"As previously written."  
Motion Carried.

Mr. Meech outlined the second recommendation of the Urban Services Committee, as follows: "It is recommended that an application be authorized to the Board of Public Utilities for a request to increase water rates for the Bedford-Sackville water System (Beechville-Lakeside-Timberlea and Waverley) in accord with the suggested rates contained in the attached information." (Please see attached information for details).

Subsequent to brief discussion of this item:

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

"THAT an application be authorized by Municipal Council to the Board of Public Utilities for a request to increase water rates for the Bedford-Sackville (Beechville-Lakeside-Timberlea and Waverley) water systems."  
Motion Carried.

#### BUILDING INSPECTORS REPORT

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

"THAT the Building Inspectors Report be received and that the application for lesser setback of 25', Lot 79-N, Sackville Development, Lower Sackville, applicant, Nova Scotia Housing Commission, contained therein be approved."  
Motion Carried.

#### ADDITION OF ITEM - SENIOR CITIZENS HOUSING, EASTERN PASSAGE

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

"THAT the Municipality request the Nova Scotia Housing Commission to conduct a Need and Demand Survey regarding the location of a new Senior Citizen's Housing Unit in Eastern Passage."  
Motion Carried.

#### NEW BUSINESS

##### District School Board Status - Warden Lawrence

Warden Lawrence advised Council that a meeting had been held with Officials of the Municipality and of the Town of Bedford, at which neither party agreed to compromise with respect to their position regarding District School Board Status. As a result of this meeting; a meeting has been set up with the Minister of Education, at which Bedford intends to take all members of its Council.

The Warden requested an indication as to the wishes of Municipal Council, in regard to who from the Municipality should attend this meeting.

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

"THAT the Warden, Mr. Meech, Mr. Gillis and Mr. Hanrahann, Superintendent and Chairman (respectively) of the School Board, the Policy Committee and Councillor MacDonald attend the meeting with the Minister of Education and the Council of the Town of Bedford, December 14th at 2:30 P.M."  
Motion Carried.

Councillor Benjamin indicated his desire that Ms. Judy Manchester, the School Board Representative for the C.P. Allen School, also be permitted to attend this meeting; however, this suggestion was not agreed to by Municipal Council.

#### Inflow and Infiltration - Councillor McInroy

Councillor McInroy advised that there were approximately 10 to 12 homes on Astral Drive in Cole Harbour whose Inflow and Infiltration problems were so severe that immediate action to reduce the problem would be warranted. He advised that these people not only had to deal with Storm Water problems, which they did encounter at the slightest rainfall, but also had sewage back-up problems, in their basements. He felt that since the defective sewer system was owned, operated and installed by the Municipality, the Municipality had some responsibility to these people. It was his suggestion that Council authorize the Municipal Engineering Department to install gate valves on the sewer laterals of the 10 to 12 homes on Astral Drive affected by the Sewer Problems, in order to provide some temporary relief during the time when the Inflow and Infiltration Reduction Study is being carried out.

Subsequent to discussion:

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

"THAT the issue of temporary relief to the 10 - 12 homes on Astral Drive, re: storm water and sewer back-up problems, by the installation of gate water valves, be referred to the Management Committee for consideration."  
Motion Carried.

It was agreed that while reviewing this matter, the Management Committee would take into consideration that the gate valves only be installed at the request of the homeowner and with a view to the cost for gate valves being charged to the sewer maintenance rate.

#### Press - Councillor Topple

Councillor Topple expressed his concern over some of the articles he had been reading recently in which Dartmouth City Council appears to be criticizing Municipal Council, especially in regard to storm water problems in the County.

He also voiced his skepticism as to whether the Municipality was receiving accurate reporting.

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

"THAT a letter be directed to the Mayor of the City of Dartmouth suggesting that the Municipality is concerned with the City's criticism of the Municipality, which is being printed by the Press."

Motion Carried.

Ballots - Councillor Margeson:

Councillor Margeson suggested that the ballots which had been filled out today to elect Non-Council Committee members be destroyed. It was confirmed that this had already been done.

ADJOURNMENT

It was moved by Councillor MacDonald:

"THAT the Council Session adjourn."  
Motion Carried.

Therefore, Council adjourned at 8:45 P.M.



REGULAR COUNCIL SESSION

DECEMBER 15, 1981

PRESENT WERE: Warden Lawrence, Chairman  
Councillor Walker  
Councillor Poirier  
Councillor Williams  
Councillor Baker  
Councillor Deveaux  
Councillor McInroy  
Councillor Adams  
Councillor Gaetz  
Councillor Smith  
Councillor MacKenzie  
Councillor McCabe  
Councillor Lichter  
Councillor Benjamin  
Councillor Margeson  
Deputy Warden MacKay  
Councillor Eisenhauer  
Councillor MacDonald  
Councillor Wiseman

ALSO PRESENT: Mr. K. R. Meech, Chief Administrative Officer  
Mr. Robert Cragg, Municipal Solicitor  
Mr. G. J. Kelly, Municipal Clerk

SECRETARY: Christine E. Harvey

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THE LORD'S PRAYER

Warden Lawrence brought the Council Session to order at 2:15 P.M. with The Lord's Prayer.

ROLL CALL

Mr. Kelly then called the Roll.

APPOINTMENT OF RECORDING SECRETARY

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

"THAT Christine E. Harvey be appointed Recording Secretary."  
Motion Carried.

ADDITION TO AGENDA - Warden Lawrence

Warden Lawrence requested whether the Council would take this time to discuss the position of District School Board Status of Bedford and the Municipality. The Council readily agreed to enter into this discussion.

Warden Lawrence then proceeded to update Council on what had taken place at the December 14th, 1981 meeting between the Minister of Education and Representatives from both Councils.

The Warden also presented to Council, a Position Paper in regard to District School Board Status, in which she advised, that: "...Halifax County feels very strongly that it should be granted District School Board Status, with or without the Town of Bedford." (Please refer to the Position Paper for any additional clarification).

Councillor Margeson suggested that the above quote be changed to read as follows: "...Halifax County feels very strongly that it should maintain its present schools and also be granted District School Board Status with or without the Town of Bedford."

Councillor Wiseman also suggested several deletions to the Warden's Position Paper which were taken under advisement.

Lengthy discussion of the subject matter of the December 14th meeting with the Minister and of the Warden's Position Paper, resulted in the following:

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

"THAT Halifax County confirm its previous stand and enter into District School Board Status on its own, without the Town of Bedford."  
Motion Withdrawn.

This motion was withdrawn, as subsequent to discussion by Council, it was revealed that the motion differed from the Municipality's previous stand on the issue of District School Board Status, which was to include the Town of Bedford, as long as the Town was willing.

Subsequently:

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

"THAT the Municipality of the County of Halifax Communicate to the Minister of Education that Halifax County feels very strongly that it should maintain its present schools and be granted District School Board Status with or without the Town of Bedford."  
Motion Carried.

Since it was urgent that this reply be dispatched to the Office of the Minister of Education, the Warden requested that Deputy Warden MacKay temporarily take over the duties of Chairing the meeting.

Deputy Warden MacKay agreed to Chair the Council Session temporarily.

APPROVAL OF MINUTES

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

"THAT the minutes of the December 1, 1981 Council Session be approved."  
Motion Carried.

Councillor Margeson advised that arising out of the minutes of the December 1, 1981 Regular Council Session there was an item in regard to the Media and possible misrepresentation of Council information. Councillor Margeson suggested that Council refer this matter to the Policy Committee to investigate the possibility of appointing someone from Senior Staff or Council to work directly with the Representatives of the media in an effort to improve communications between Council and the Media.

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

"THAT the Policy Committee review and consider the communication needs of Halifax County Council as regards to all types of media coverage."  
Motion Defeated.

The motion was defeated as many Councillors felt that the success of the motion would interfere with Freedom of the Press.

Councillor Margeson defended his motion, advising that all he was suggesting was that some liason person be appointed to make the proper information more easily accessible and available to the media.

Subsequent to the defeat of the motion, Warden Lawrence resumed Chairing the Council Session.

APPOINTMENT OF TWO MEMBERS TO THE BOARD OF THE REHAB CENTRE

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

"THAT former Councillor Archie Fader be nominated for re-appointment to the Board of the Management of the Halifax County Regional Rehabilitation Centre."

Councillor Poirier spoke briefly on behalf of her nominee, advising that he had been on the Board for two years and had proven to be a very valuable member of the Board.



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

"THAT Mr. Harpell Power be nominated for re-appointment to the Board of Management of the Halifax County Regional Rehabilitation Centre."

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

"THAT nominations cease."  
Motion Carried.

As only two members were required and two had been nominated with no need for a ballot vote, it was determined that the two nominees were hereby re-appointed to the Board of Management of the Rehabilitation Centre of Halifax County.

Councillor Poirier took this opportunity to point out that Mr. Harpell Power had a two-year term, but because of the new By-Law, Board Members must be appointed each year.

Councillor Poirier also advised that former Councillor Rick Stewart had been appointed to the Board by the Province of Nova Scotia.

#### APPOINTMENT OF MEMBERS TO THE HERITAGE ADVISORY COMMITTEE

Warden Lawrence advised that the By-Law stated that the Committee would consist of six members, at least two of which would be Councillors; she also advised that a decision had been made at the last Council Session that each of the remaining four would be Non-Council members and would come from each Halifax County School Sub-System area.

#### Nominations for a Non-Council Member Position on the Heritage Advisory Committee, Representing the Five Western Districts of the County

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

"THAT Mr. Gary G. Meade be nominated to serve on the Heritage Advisory Committee of Halifax County."

Councillor Williams spoke on behalf of his nominee, reading to Council an impressive resume sent in to the Warden by Mr. Meade.

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

"THAT nominations cease."  
Motion Carried.

Therefore, it was determined that Mr. Meade would be a member of the Heritage Advisory Committee, representing the five Western Districts.

Nominations for a Non-Council Member Position on the Heritage Advisory Committee, Representing the Sackville School Sub-System Area of Halifax County.

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

"THAT Mr. Robert Harvey be nominated to serve on the Heritage Advisory Committee representing the Sackville School Sub-System Area of Halifax County."

Councillor Wiseman and Deputy Warden MacKay spoke on behalf of their nominee advising that he was the Head of the Science Department at Sackville High School and a member of the Sackville Heritage Society. They also advised that he was a Resident of Sackville and the former President of the Sackville Heritage Society who had worked untiringly for the renovation and restoration of the Fultz House Property.

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

"THAT Mr. Raymond Miller, a resident of Fall River, be nominated for appointment to the Heritage Advisory Committee."

Councillor Benjamin also spoke on behalf of his nominee.

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

"THAT Nominations Cease."  
Motion Carried.

While ballots were being distributed to the Councillors and being gathered in the Ballot Box, Councillor Margeson took this opportunity to remind Council of the Presentation recently given to Council by Students of the Herring Cove Junior High School, in regard to the Historical events and people in their District.

He advised that since the Students presentations had been so informative and represented well in the Minutes of that Council Session, he would like to see copies of that section of the Minutes sent to the Teacher who presided over the presentation that day and to each Student who made presentations. He requested that the same procedure be undertaken for the Herring Cove Fire Department who also made an informative presentation to Council at an earlier Council Session.

Councillor Margeson also suggested that a covering letter of appreciation could be sent to each of these parties, signed by the Warden and Chief Administrative Officer and Councillor of the Area, and be presented to the respective parties by the area Councillor.

This suggestion was agreed to by Council.

Subsequent to the counting of the ballots it was determined that Mr. Robert Harvey of Sackville was elected to the Heritage Advisory Committee, winning by a vote of 10 to 8.

Nominations for a Non-Council Member Position on the Heritage Advisory Committee, Representing the Musquodoboit Harbour, Eastern Shore Area of Halifax County

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

"THAT Mrs. Florence Wilmhurst, Grand Desert, be nominated to serve on the Heritage Advisory Committee of Halifax County."

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

"THAT Nominations Cease."  
Motion Carried.

As there were no further nominations for this position it was determined that Mrs. Florence Wilmhurst would be the Non-Council Representative on the Heritage Advisory Committee for the Musquodoboit Harbour, Eastern Shore Area of Halifax County.

Nominations for Non-Council Member Position on the Heritage Advisory Committee Representing the from the Eastern Suburban School Sub-System Area of Halifax County

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

"THAT the Appointment of a Non-Council Member to the Heritage Advisory Committee from the Eastern Suburban School Sub-System Area, be deferred until the subsequent Regular Council Session, January 5th, 1981."  
Motion Carried.

Therefore, nominations ceased for Non-Council Members to the Heritage Advisory Committee.

Nominations for Two Council Member Positions to the Heritage Advisory Committee

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

"THAT Councillor Wayne Adams be nominated for appointment to the Heritage Advisory Committee of Halifax County."

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

"THAT Councillor Kenneth Margeson be nominated for appointment to the Heritage Advisory Committee of Halifax County."



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

"THAT nominations cease."  
Motion Carried.

It was therefore determined that Councillors Adams and Margeson would be the Council Members appointed to the Halifax County Heritage Advisory Committee.

Subsequent to all above appointments, the five of the total six members of the Heritage Advisory Committee, were as follows:

1. Mr. Gary G. Meade;
2. Mr. Robert Harvey;
3. Mrs. Florence Wilmshurst;
4. Councillor Wayne Adams;
5. Councillor Kenneth Margeson.

#### LETTERS AND CORRESPONDENCE

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

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

#### Correspondence From Deputy Minister of Municipal Affairs

Mr. Meech outlined to Council, this letter which advised of the following policy of Municipal Affairs:

"The Department of Municipal Affairs would, on the request of the Municipality, pay half of the cost of providing a dispenser (without cooling capacity) and one bottle of water a week where an on-site water supply (individual well) is contaminated by minerals. The remaining cost would be absorbed by the Municipality or by the owner through the Municipality, or be shared by them, at the option of the Municipality. The program would apply in each instance, only for a specified period of time, which would be enough to allow for rectification of the problem. The program would be administered by the participating Municipality and would only apply when the area affected is not serviced by a central Municipal Water Supply."

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

"THAT the correspondence from the Deputy Minister of Municipal Affairs regarding the 50% cost-sharing with the Municipality for the supply of Potable Water, be considered by the Policy Committee."  
Motion Carried.

Warden Lawrence briefly up-dated Council on the Session which had been held with Dr. Sheehy, the Minister of the Department of

Health. She advised that there had been an extensive discussion, which resulted in the Municipality undertaking to obtain clarification from Cabinet, of some of the details of how this 50-50 cost-sharing would work. An example of one of the things the Municipality was uncertain about was the statement: "The program would apply in each instance only for a specified period of time, which would be enough to allow for rectification of the problem."

Warden Lawrence further advised she had written one follow-up letter to the Minister the day after the meeting, to which she has not yet received a response. She advised that since it was a health problem, it seemed logical to correspond with the Department of Health although the program would be administered through the Department of Municipal Affairs.

#### Correspondence From Minister of the Department of Transportation

Mr. Meech outlined this letter, which concerned the hazard to traffic on the Prospect Road as a result of low shoulders, where ditching is being carried out. The letter advised that "Staff of the Department are aware of these concerns and I understand are taking steps to correct the problem before winter sets in."

Councillor Williams advised that the ditches were large due to the construction but they were no more hazardous than in any other area and he also advised that there were luminous signs on either side of the road warning of the large ditches.

This letter was included in the agenda for information only.

#### Correspondence from the Mayor of the City of Dartmouth

Mr. Meech also outlined this item which advised of the following resolution at a recent City of Dartmouth Council Session:

"Therefore, be it resolved that Council communicate with the Minister of Municipal Affairs, to the Council of the Municipality of the County of Halifax, and the Dartmouth members of the Government of N. S. (Hon. Roland Thornhill, Hon. Laird Stirling and M.L.A. Richard Weldon) our most strenuous objections to any further expansion in the County of Halifax of the development boundary as established by MAPC and approved by the Councils of the Metropolitan Municipalities and by the Government of Nova Scotia."

This letter was followed by an acknowledgement of receipt of the letter by the Warden of the County of Halifax and as well a Report to Council regarding the above-mentioned resolution from Dartmouth City Council.

#### Discussion of Report to Council - Mr. Birch, Re: City of Dartmouth Council Resolution

Summary of Mr. Birch's Report: "Therefore, I have no alternative but to reiterate my earlier comment that City Council appears confused and that adoption of the sound management practice of consultation would

have avoided this unfortunate situation." (Please see Report for full details and clarification).

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

"THAT the information received in Mr. Birch's Report to Council be forwarded to Dartmouth City Council, along with copies to the Hon. Roland J. Thornhill, the Hon. Laird Stirling and M.L.A. Richard Weldon along with a covering letter."  
Motion Carried.

Prior to the passing of the motion, Councillor Eisenhauer expressed his opinion that the information should be passed along to the two Ministers and the MLA without the necessity of sending the information to the City of Dartmouth Council.

However, several Councillors were opposed to this, including Deputy Warden MacKay who spoke on the issue upholding the position that the information should also be sent to the Council of the City of Dartmouth.

#### Correspondence from the Deputy Minister of Transportation

Mr. Meech outlined this item, which was in reference to the construction of a Department Building at 1109 Cole Harbour Road, Forest Hills.

The letter advised that: "...the Department of Transportation has taken a similar position to that of the County, and on November 5, 1981, Mr. Art Gillespie of Astik Enterprises Ltd. was advised the Department considered the driveway entrance to be undesirable, and would not issue a permit for access from the apartment building to Leacock Court."

This item was included in the agenda for information only and concluded the items of Letters and Correspondence.

At this point in the meeting, Mr. Meech advised that there were a number of letters and items of correspondence contained in the back of the agenda, which Mr. Kelly had written relative to issues which have been brought forward by resolutions of Council; these letters were included for Council's information only.

#### WARDEN'S REPORT

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

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

This Report advised that the Warden attended a Regular Board Meeting of the FCM in Winnipeg, November 27th, preceded by an Atlantic Regional Meeting on November 26th, minutes of which have been distributed. The



Report went on to advise that this had been the Warden's second year on the 50-Member Board of Directors and advised of the other Nova Scotia Board Members and their positions on the Board.

The Report further advised that the major issue of discussion over the past two Annual Conferences was the restructuring of the FCM to make it more relevant and more representative of the interests of its members. To that end a questionnaire would be sent to the Policy Committee for input and referral to Council prior to being returned to the FCM Office in Ottawa. Warden Lawrence advised that she expected this item to initiate lengthy discussion at the Policy Committee level.

The Warden's Report also advised of several staff openings in the FCM Head Office.

In summation, the Warden advised she would be happy to answer any questions relevant to the FCM and that she was bearing in mind the direction given to her by Council last summer regarding a recommendation as to the importance of the County's membership on the FCM.

(Please see Report for further detail.)

There was no discussion of the Report as it was for Council's information only.

#### MEETING WITH DEPARTMENT HEADS

Mr. Meech advised that Mr. Birch and Mr. Wdowiak had been placed on the agenda; Mr. Birch to deal with the issue which had already been dealt with in regard to the resolution of the City of Dartmouth Council and Mr. Wdowiak to deal with the recommendations of the Urban Services Committee relative to Tenders for Sidewalk Snow Plowing in six different areas of the Municipality.

While awaiting completion of the distribution of the Urban Services Report, Councillor Gaetz informed the members of the Urban Services Committee that he had been unable to be present at the Urban Services Committee Meeting of December 14th as he had not received his notice and advised that had he received it he would certainly have been among those members of the Committee in attendance.

#### URBAN SERVICES COMMITTEE REPORT RE: SNOW PLOWING - SIDEWALKS

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

"THAT the Report of the Urban Services Committee and the recommendations contained therein, for award of tenders for sidewalk snowplowing be approved by Municipal Council."  
Motion Carried.

Councillor MacDonald, as Chairman of the Urban Services Committee, explained the procedure by which the Urban Services Committee had arrived at the recommendations in the report, advising that Mr. Wdowiak and Mr. Keenan had attended the Urban Services Committee, with recommendations for award of the tenders. Subsequent to discussion of these tenders, the Committee accepted several of the recommendations and refused several, recommending other alternative contractors for some routes. The results of the recommendations of the Urban Services Committee were that tenders be awarded to the following:

Route # 1 - Eastern Passage	Hodgson Trucking Limited
Route # 2 - Cole Harbour (South)	Hodgson Trucking Limited
Route # 3 - Cole Harbour (North)	Seaport Contractors Ltd.
Route # 4 - Westphal	Seaport Contractors Ltd.
Route # 5 - Sackville (South)	New Life General Contracting
Route # 6 - Sackville (North)	Howard Whitford

Subsequent to Councillor MacDonald's explanation of the Urban Services Recommendations and Council's review of them there was little further comment on the recommendations as it was clarified that the entire cost of the sidewalk plowing, salting and sanding was to be borne on an area rate in the areas to be serviced.

As well, it was pointed out that Councillor Baker, upon his own request, was having his District deleted from the program.

#### REPORT OF THE PLANNING ADVISORY COMMITTEE

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

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

#### Municipal Development Plan - Committee of the Whole Session

Mr. Meech outlined this item to Council and in accordance with the recommendation of the Planning Advisory Committee:

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

"THAT the Committee of the Whole Session of Council to discuss the MDP Plans for Timberlea-Lakeside-Beechville and Sackville be set for January 5, 1982 during the Regular Session of Council to commence at the beginning of that Session."  
Motion Carried.

#### Cobequid Planned Unit Development Agreement

Mr. Meech also outlined this item, advising that at the December 7th, 1981 meeting of the PAC, the Committee discussed the Cobequid Plan-

ned Unit Development Agreement proposal which was referred by Council (in July of 1981) to the minister of Environment, requesting a recommendation from the Environmental Control Council. To date there has been no response from the Minister regardless of two follow-up letters that were sent from the Clerk's Office.

Mr. Meech further explained that the matter has not yet gone to the Environmental Control Council but that the issue still rests with the Minister of the Department of the Environment. It was also clarified that the Minister of the Department of the Environment would not be the same person who was the Minister in July, since the Provincial Elections in October have changed the Representatives.

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

"THAT Council send a letter to the Minister of Environment pointing out that there has been a lengthy delay and requesting the Minister to provide a speedy response to the Municipality's request in regard to the Cobequid Planned Unit Development Agreement."  
Motion Carried.

Councillor Benjamin pointed out that the Municipality has no jurisdiction over this matter; that it is a decision of the Minister as to whether or not it will be referred to the Environmental Control Council.

Approval of Undersized Lot, located on a Curve, Colby Village Subdivision, Cole Harbour

The Planning Advisory Committee Report indicated that: "Lot 1003-A of the Colby Village Subdivision is located on a curve and has less than the required frontage of sixty feet. Lot 1003-A has a frontage of 55.0' and is serviced with Municipal Sewer and Water." (A sketch of the lot was attached to the agenda for Council's information).

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

"THAT undersized Lot 1003-A of the Colby Village Subdivision, be approved by Municipal Council."  
Motion Carried.

REPORT OF THE DIRECTOR OF DEVELOPMENT

Mr. Meech advised that this Report was included in the Agenda for information only.



ADDITION TO AGENDA - Councillor Adams

Councillor Adams distributed to Council, a Report on his recent trip to the 10th Annual Conference of National League of Cities and National Black Caucus of Local Elected Officials in Detroit, Michigan.

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

"THAT Councillors Adams' Report be received."  
Motion Carried.

Please refer to Report for an up-date on Councillor Adams' trip as the Report was not discussed by Council.

REPORT OF THE MANAGEMENT COMMITTEE

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

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

Municipal Council Resolution, Re: Senior Citizen Units, Cole Harbour

Mr. Meech outlined this item to Council which advised that the Management Committee had received a letter from Mr. D. W Kerr, Regional Manager of the Nova Scotia Housing Commission, advising that the Commission is considering the establishment of a fifteen unit Senior Citizens Project in Cole Harbour. The Housing Commission requested that Council provide a resolution supporting the establishment of this Senior Citizens Project in Cole Harbour.

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

"THAT the Municipality of the County of Halifax support the Nova Scotia Housing Commission's establishment of a 15 Unit Senior Citizens Housing Project in Cole Harbour."  
Motion Carried.

Temporary Borrowing Resolutions

Mr. Meech outlined the following temporary borrowing resolutions which had been reviewed by the Management Committee and recommended to Council for approval:

Sewer Projects - \$125,000

Installation of a sewer main, Kings Road, Sackville	\$ 25,000
Installation of sanitary sewers, Harry Hamilton School Area	\$100,000
	<u>\$125,000</u>

Water Projects - \$75,000

Installation of water mains on Connolly Road, Sackville	\$25,000
Takeover and extension of water system, Uplands Park	<u>\$50,000</u>
	<u>\$75,000</u>

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

"THAT the Temporary Borrowing Resolutions in the amount in the amount of \$125,000 for the installation of a sewer main at Kings Road, Sackville (\$25,000) and the installation of sanitary sewers, Harry Hamiltan School Area, Middle Sackville (\$100,000), be approved by Municipal Council."

Motion Carried.

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

"THAT the Temporary Borrowing Resolutions in the amount of \$75,000 for the installation of water mains on Connolly Road, Sackville and (\$25,000) and the takeover and extension of water system, Uplands Park (\$75,000) be approved by by Municipal Council."

Motion Carried.

#### POLICY COMMITTEE REPORT

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

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

#### Solid Waste Management Study, Districts 10, 11, 12 and 13

Mr. Meech advised that this matter was reviewed again by the Policy Committee as directed by Municipal Council. Council had initially raised questions in regard to the following:

1. Guarantee of 100% Cost-Sharing by the Department of Environment for the Study;
2. The appointment of H. J. Porter and Associates without the usual tendering procedure;
3. The reasons why the Metropolitan Authority does not presently take the responsibility for the garbage pick-up and disposal in the above-mentioned Districts.

Mr. Meech advised the Policy Committee that the Municipality was practically assured that the Department of Environment would fund the

study 100%; 50% at the time the study was initiated and the remaining 50% when the recommendations of the study were, at least in part, implemented by the County.

Mr. Meech also advised that H. J. Porter and Associates Ltd. were given the understanding that they would be retained to conduct the study as they had previous experience in this field and some degree of expertise. He advised that the Department of the Environment was also content with this choice of Consultant. He did, however, advise that no guarantee had been given to H. J. Porter, so the Municipality could, if it so desired, put the project out to tender.

In regard to the responsibility of the Metropolitan Authority, it was indicated that it had been the Municipality's wish that these Districts be excluded from the usual collection and disposal of solid waste, as these Districts were so remote.

Subsequent to the above explanation of Council's concerns:

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

"THAT the Municipality make application to the Department of Environment for funding to conduct the Solid Waste Management Study for Districts 10, 11, 12 and 13, at an estimated cost of \$58,000. and further that H. J. Porter and Associates Ltd. be appointed as the consulting engineers for the project."  
Motion Carried.

#### NEW BUSINESS

##### Social Services - Councillor Adams

Councillor Adams requested that the Municipality intervene in a matter which arises Provincially with Social Services; in particular, in regard to an examination of delivery of Social Assistance to Residents in the County of Halifax who receive Provincial Social Assistance. He advised that he had encountered numerous problems during the past year in District 8. The Councillor indicated that he had reason to believe the Municipal Budget in the County of Halifax is being drained as a result of poor Provincial delivery of Social Assistance. He advised that between January and the 21st of November this year 21 Residents of District 8, of which he was aware, had proven their eligibility for Family Benefits from the Province and to date none of these had received these Benefits.

Councillor Adams was concerned that the Municipality was left to pay the cost to these eligible families. He advised that this Provincial neglect had cost the Municipality approximately \$25,000 this year and it had been indicated to him by the County's Department of Social Services that these expenditures cannot be recovered. More importantly he advised that this was money which could not be used for other important expenditures in the County.



As well, he was concerned for the welfare of the Social Assistance recipients who were on waiting lists and those eligible for Family Benefits who are being denied these Benefits. He advised that he had received complaints ranging from unfair treatment to treatment without dignity and respect at the hands of Provincial Social Assistance Officers. These instances have been mainly in the Community of Preston.

The Councillor further advised that he had been speaking to Dalhousie Legal Aid who had echoed these sentiments regarding the treatment of Provincial Social Assistance Recipients.

Councillor Adams requested that Municipal Council call for an end to these practices so that fairness, equality and dignity will be commonplace with the County's Social Assistance Recipients.

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

"THAT Municipal Council correspond with the Minister of Social Services to serve notice of the above-mentioned concerns and to ask for an investigation into these matters with a view to remedial measures."

Motion Carried.

Several Councillors spoke in support of the motion. These included Deputy Warden MacKay, Councillor Deveaux, Councillor Gaetz and Councillor Smith who also expressed concern in regard to the inadequacy of the funds given, to cover day to day expenses and additional expenses which crop up from time to time.

#### Municipal and District Levees

Councillor Deveaux and Deputy Warden MacKay extended invitations to all Council Members to attend New Year's Day Levees in their respective Districts, advising of the locations and times of these Levees.

Warden Lawrence then indicated that the Municipality would have its annual Levee in the Municipal Council Chambers on New Year's Day from 12:30 p.m. to 1:30 p.m. and also extended welcome to everyone in the Chambers.

Councillor Margeson voiced some concern in regard to the cost to the taxpayer for these levees and suggested that some means to recover the expense be sought. However, it was determined that the cost was not that great and it was indicated by Councillor Gaetz and substantiated by Warden Lawrence that all taxpayers are welcome to attend as well. In fact, the levee would be advertised in the Newspaper.

#### Christmas and New Years Wishes

Members of Council exchanged warm wishes for the Christmas and New Year's Season to all present in the Chambers.

Councillor Margeson

Councillor Smith, followed by the remaining Council Members, extended thanks to Councillor Margeson for his gift of honey which he had distributed to all Council members.

ADJOURNMENT

It was moved by Councillor MacKenzie:

"THAT the Council Session adjourn."  
Motion Carried.

Therefore, the Council Session adjourned at 4:30 P.M.

M I N U T E S   &   R E P O R T S

O F T H E

T H I R D   Y E A R   M E E T I N G S

O F T H E

F O R T I E T H   C O U N C I L

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J A N U A R Y   C O U N C I L   S E S S I O N

T U E S D A Y ,   J A N U A R Y   5   a n d   1 9 ,   1 9 8 2



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REGULAR COUNCIL SESSION

JANUARY 5, 1982

PRESENT WERE: Warden Lawrence, Chairman  
Councillor Walker  
Councillor Poirier  
Councillor Williams  
Councillor Baker  
Councillor Deveaux  
Councillor McInroy  
Councillor Topple  
Councillor Adams  
Councillor Gaetz  
Councillor MacKenzie  
Councillor McCabe  
Councillor Lichter  
Councillor Benjamin  
Councillor Margeson  
Deputy Warden MacKay  
Councillor Eisenhauer  
Councillor MacDonald  
Councillor Wiseman

ALSO PRESENT: Mr. K. R. Meech, Chief Administrative Officer  
Mr. G. J. Kelly, Municipal Clerk  
Mr. Robert Cragg, Municipal Solicitor  
Mr. Keith Birch, Chief of Planning & Development  
Mr. Bill Campbell, Policy Planning Division  
Mr. Stefan Fekner, Planner  
Mr. Glen Robertson, Planner  
First Timberlea Scout Troup  
Mr. Rod Lake, Scout Master  
Mr. Ray MacGillvary, Chairman, Beechville-Lakeside-  
Timberlea, Public Participation Committee  
Mr. Paul Hyland, Sackville Public Participation Comm.  
Mr. Dan Eisenhauer, Industrial Machinery Ltd.

SECRETARY: Christine E. Simmons

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OPENING OF COUNCIL - THE LORD'S PRAYER

Warden Lawrence opened the Council Session at 2:05 P.M. with The Lord's Prayer.

ROLL CALL

Mr. Kelly then called the Roll.



APPOINTMENT OF RECORDING SECRETARY

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

"THAT Christine E. Simmons be appointed Recording Secretary."  
Motion Carried.

At this point in the meeting, Warden Lawrence welcomed the members of the 1st Timberlea Scout Troup, and Mr. Rod Lake, their Scout Master.

As well, the Warden welcomed Mr. Ray MacGillvary, Chairman of the Beechville-Lakeside-Timberlea Public Participation Committee and Mr. Paul Hyland, Chairman of the Sackville Public Participation Committee.

APPROVAL OF MINUTES

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

"THAT the minutes of the December 15, 1981 Council Session be approved."  
Motion Carried.

Councillor Margeson referred to an item in the above-mentioned minutes in which the Department of Transportation informed Council that it upheld Council's position in not allowing vehicle access to an apartment building at 1109 Cole Harbour Road from Leacock Court. The Councillor requested that the residents of Leacock Court be notified of this decision.

MUNICIPAL DEVELOPMENT PLANS

Mr. Bill Campbell came forward at this time to outline a Report distributed to Council regarding the Urban Municipal Development Planning Process.

Mr. Campbell advised that in October of 1980, Council adopted a policy paper which approved the Urban Area Planning Process. In the policy paper was a work program identifying November-December 1981 as a target date for completion of the Planning Process.

In 1981 a revised work programme was forwarded to Council where it was indicated that the original work programme would be maintained with an acknowledgement that the final adoption and public hearings would probably run into 1982. Mr. Campbell, however, advised that the public portion of the process has been substantially completed in Sackville and Beechville-Lakeside-Timberlea areas although more meetings will be necessary in the Eastern Passage-Cow Bay and the Cole Harbour-Westphal areas.

Mr. Campbell advised that although his Department and the Public Participation Committees were pleased to forward the final drafts of the Sackville and Beechville-Lakeside-Timberlea Municipal Development Plans and Zoning By-laws, there was still some work to be done on the documents at the Municipal Development Plan Committee level and with staff between the solicitor and the Department of Municipal Affairs before final drafts are ready and notice of Intention to Adopt can be considered.

He advised that today's presentation was intended to brief Council on the process within Sackville and Beechville-Lakeside-Timberlea and obtain Council's agreement to proceed with drafting of the final documents.

Mr. Campbell then outlined the procedure for Council to follow to provide some perspective on the time frame for final presentation to Council, adoption, public hearing, etc. (See Report distributed by Mr. Campbell for this information).

Finally, he indicated that Council was being requested to approve the continued review by the Municipal Development Plan Committee and the authorization for Staff to prepare the final drafts of the plans and zoning By-laws for final submission to Council. He indicated that the time necessary to complete this phase is not known due to involvement of the Department of Municipal Affairs. He did, however, advise that Planning Staff would like to see the final documents before Council in February for the two plan areas. He felt Eastern Passage, Cow Bay, and Cole Harbour-Westphal should be sometime later depending on the dates set for final public meetings.

In response to a question from Councillor Wiseman, Mr. Campbell explained that he did not anticipate the Department of Municipal Affairs to delay the Plans for longer than two months.

#### Beechville-Lakeside-Timberlea

The Draft Municipal Development Plan and the Draft Zoning By-Law for Beechville-Lakeside-Timberlea had been distributed to Council for perusal.

At this point in time, Mr. Ray MacGillvary, Chairman of the Public Participation Committee of Beechville-Lakeside-Timberlea and Mr. Stefan Fekner, Planner, came forward to summarize these reports.

Mr. Ray MacGillvary began by relating the broad activities and workings of the Public Participation Committee and Municipal Planning Staff since the commencement of the Planning exercise in October of 1980. He then advised "major land use planning and zoning are essential today in the context of new municipal water and sewer services and the anticipation of urban growth. The community is in a unique and opportune position. Because municipal service will not become realistic to development until 1983, good land use, planning and zoning can be effected prior to potential major development approaching that of other urban communities within the Metropolitan region. Beechville-Lakeside-Timberlea has the capability of maturing into an urban community with development consistent with broad community objectives.

He then indicated a number of major public concerns which were addressed through the planning process, as follows:

1. Development on municipal services in order to further distribute the cost of providing these services to residents;
2. Prudent development controls in the non-serviced areas so as to prevent repetition of previous experiences with environmental health problems;
3. New stormwater management incentives;
4. The declining population in Beechville and the further instability introduced by industrial encroachment, confusion and land titles, servicing costs and the availability of affordable housing;
5. A commitment to accomodating most commercial and industrial uses along Highway No. 3 but at the same time, not encouraging strip commercial development;
6. Development of a major commercial and community focus;
7. An innovative and flexible mechanism for single mobile home development;
8. Recognition of strong local transportation priorities, particularly development of a second collector street, a truck route designation and other matters;
9. Upgrading the level of recreation, goods and services through the combined efforts of the community and the Municipality;
10. Zoning protection which preserves the quality and character of existing residential areas as futher development occurs.

Mr. Stefan Fekner, commented on the Beechville-Lakeside-Timberlea Development Plan at this time. Due to the complexity of the two documents and the length of the presentation, Mr. Fekner urged that all Councillors peruse through the Newsletter included and also to read the documents. He therefore, confined his own remarks to the basic planning rationale behind the plan and the zoning by-law.

He advised that the planning department was basically talking about the future urban form and development of the three communities which were on the verge of major potential development with the availability of municipal water and sewer services. He pointed out that this water and sewer project is to be completed by 1983 and would cost approximately \$16,000,000 and would be funded through the efforts of the local community and Federal and Provincial Governments.

He advised that land-use planning is governed by the availability of these services and the compact urban form of Beechville-Lakeside-Timberlea. For Councillors unfamiliar with the area he gave a history of development which was very much influenced by Highway #3, alternatively known as St. Margaret's Bay Road. Mr. Fekner went to the land use map and outlined all the areas including the residential designations, the commercial designation, the industrial designation, the resource designation and the conservation designation.

Subsequent to his clarification of the above designations, Mr. Ray MacGi vary outlined the proposed land uses contained in the MDP Plan.



He advised: "The Residential Designation of the Generalized Future Land Use Map is the predominant land use, reflecting both the nature of the services as well as the historical development of the three communities. The designation is shown in yellow on the generalized future land use map. It covers the areas, serviced and unserved, with public road access and certainly with the highest development potential. The primary purpose of the designations is to preserve the existing single family residential environment and its associated park and open space, community facility and small business uses located in a residence. A secondary purpose is the newly created opportunities for some housing mix, including apartments, rowhouses and mobile homes. The Committee has come up with a novel solution to a community demand for mobile homes on single lots a pre-zoned area around the existing Alderwood Mobile Home Park. Finally, the designation also will permit some local commercial uses along Highway 3."

In response to a question from Councillor Walker, Mr. Fekner advised that for an unserved lot a person would require at least 40,000 sq. ft. in a residential designation. He also pointed out on the map, an area in which 80,000 sq. ft. would be required for an unserved lot.

Both Councillors Walker and Williams spoke vehemently in opposition to this requirement. However, Mr. Fekner indicated that in the proposed areas there is a potential with rezoning for a reduction in the lot size of 40,000. He also advised that at the Committee level at which this issue was discussed, there was a strong emphasis from the Committee and it has been verified at the public meeting stages, that the community does require a large lot requirement in the largely undeveloped areas. He also advised that residents and property owners from this area have not objected to the larger lot requirement. He advised, as was previously indicated by the Warden, that the treatment in each of the four Urban Plan areas differs.

Councillor Poirier advised that it was necessary for the major residential growth to occur in the serviced areas, otherwise the cost for the water and sewer servicing would not decrease with population growth.

However, Councillors Williams and Walker felt this was an attempt to force residential growth to occur in the serviced areas. They questioned what was wrong with the 20,000 sq. ft. sized lots as required by the Department of Health.

Mr. MacGillivray, supported by Mr. Bill Campbell, advised that the residents had a good understanding of the problems associated with small lots in that area; this is why the PPC desired lot sizes larger than the 15,000 to 20,000 sq. ft. sized lots required by the Department of Health. They reiterated to Council that this was the people's plan.

"The Commercial Designation looks to future commercial opportunities, given the very minor development to date. The Committee spent a considerable time reviewing existing commercial uses and potential commercial sites. There is a strong community desire to avoid, as much as possible, indiscriminate, strip commercial development. A major

commercial and community core has been identified around an existing shopping centre and which further exhibits certain locational advantages - central location, access to Highway 3, room for expansion and potential for integration with future collector roads and interchanges. Several minor commercial centres have also been designated in order to conveniently serve the dispersed population. The single general business zone permits most commercial uses to grow in an area, currently undercommercialized."

Councillor Lichter advised that during the MDP meetings he had not completely agreed with the large lot requirement in the Beechville-Lakeside-Timberlea area but realizing that it was what the residents of that area desired, he had not argued with it. He also advised, however, that he had requested specific guarantees that other areas would not also be burdened with this large lot requirement.

Councillor Lichter indicated that he had not received the requested guarantee and advised that if such guarantee had not been received by the time of the MDP Public Hearings, it was his opinion that Council would have a moral obligation to vote against the Plans in order to avoid what had taken place at the Regional Development Plan when a precedent had been set.

This issue was discussed for quite some time and it was necessary for Mr. Bill Campbell to provide additional clarification from the Planning Department's and the PPC's point of view.

There was little discussion of the Commercial designation by Council members.

Mr. MacGillvary then went on to outline the Industrial Designation as follows: "The Industrial Designation encourages the majority of light industrial uses to locate within the Lakeside Industrial Park. Another important feature of this designation is the inclusion of general commercial uses, except for shopping centres. The Committee also examined the possibilities of industrial uses outside the Industrial Park and felt generally, that industrial uses may also be permitted in the Resource Designation."

There was also very little discussion of the Industrial Designation.

Mr. MacGillvary outlined the Resource Designation, advising: "The Resource Designation defines areas where minimal development is anticipated south of Highway 103 and north of Fraser Lake Governor Run and Governor Lake. The former lacks access and development; the latter has limited access through private crossings, a dozen or so residences, a salvage yard and a gravel pit operation. The community's strong emphasis on environmental matters has resulted on large lot requirements, subject to potential reduction for residential development. On the other hand, an extensive variety of resource and industrial uses, many representing intensive uses of land, and some residential uses will be permitted - a pro quid quo."