

Mr. Meech indicated that it could go back to the Policy Committee with the direction that Council wishes to retain the Committee Structure presently in existence. He also felt they should review whether there is a requirement for such a high number of elected officials on the Advisory Bodies of Fire Advisory and Heritage Advisory.

Councillor MacDonald questioned whether Council could even consider the Committee of the Whole Structure, in view of the 6% and 5% wage restraints, presently in place.

Mr. Meech advised that if Council was looking at a huge change than this would have to be investigated further. However, he agreed that with the recent ruling and previous rulings Council would probably be restricted by the 5% and 6% restraints. He also advised that the Board was only in effect until December 31, 1983 and the Government has made no indication of what it is going to do after that.

Councillor MacDonald advised that the Cities of Halifax and Dartmouth had Committee of the Whole Meeting Structures which seemed to work well. However, he questioned whether this structure would work as well with the Municipality of the County of Halifax because of its Rural and Urban natures. He advised that when he first came to Council he remembered a great deal of arguing between the Rural and Urban area representatives. This continued until the Urban Study and subsequent establishment of the Urban Services Committee and now the Rural Committee, established in the last few months.

Councillor Margeson indicated his opinion that all which would really be required is Council and the two Committees; Urban and Rural.

Warden MacKenzie advised, that from listening to Council over the past several hours, it was apparent to him that Council wished to retain the present Committee Structure and to make an attempt to streamline it.

Councillor Wiseman indicated her opposition to Councillor Margeson's suggestion regarding having only two Committees; Urban and Rural. She also felt this would be extremely divisive of Council. She felt that the Committees of Council, knew themselves how to best streamline their workload and she felt they should undertake this task.

Subsequent to further brief discussion,

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

"THAT it be recommended to Council that the present Committee Structure be retained and further that the streamlining of this structure be referred to the Policy Committee to address the concerns brought forward this evening."
Motion Carried.

Subsequent to the passing of the above motion, Warden MacKenzie advised that there was an item of some urgency which should be discussed In-Camera.

Council agreed to go In-Camera.

ADJOURNMENT

There being no further business, the Committee of the Whole meeting adjourned at approximately 9:30 P.M.

November Council Session 1983

I _ N _ D _ E _ X

Chief Building Inspectors Report -----	12
Councillor's Salaries -----	30-31
Curfew By-Law -----	36-37
Contaminated Well -----	37
Deputy Warden - Election -----	2-3
District Capital Grant -----	9-11
Director of Development Report -----	27
Expropriation of Land, Christie's Road -----	14
Guarantee Resolution -----	29-30
Industrial Park - Prospect -----	22-24
L.W.F. Fire Department - Loan -----	20-21
Motion - Appointment of Recording Secretary -----	1 & 17
Motion - Election of Deputy Warden -----	2-3
Motion - Nominating Committee -----	3 & 14
Motion - Undersized Lot Hearing -----	4-5
Motion - Letters & Correspondence -----	5 & 21
Motion - Dartmouth General Hospital -----	5
Motion - Extension of Water Services -----	6
Motion - Policy Committee Report -----	9
Motion - District Capital Grant -----	9-11
Motion - Parkland Funds -----	11
Motion - Arsenic Removal Units -----	11
Motion - Public Hearing re Scotia Agencies Ltd. -----	11-12
Motion - Chief Building Inspector's Report -----	12
Motion - Pedestrian and School Crosswalks -----	13
Motion - Expropriation of Land, Christie's Road -----	14
Motion - Bus Routes to Parking Lots -----	14-15
Motion - Door to Door Mail Delivery -----	15 & 37
Motion - North Preston Water System -----	15
Motion - Adjournment -----	16 & 38
Motion - Approval of Minutes -----	18
Motion - Management Committee Report -----	19
Motion Tidewater Construction Co. Ltd. -----	19
Motion - Loan re Terence Bay Fire Department -----	19-20
Motion - Loan re L.W.F. Fire Department -----	20-21
Motion - Industrial Park - Prospect -----	22-24
Motion - Planning Advisory Committee -----	24-25
Motion - Amendment to Zoning By-Law #24 -----	25-27
Motion - Rezoning Application -----	27
Motion - Director of Development Report -----	27
Motion - Water Utility Rate Study -----	28-29
Motion - Guarantee Resolution -----	29-30
Motion - Councillor's Salaries -----	30-31
Motion - Musquodoboit Valley High School -----	31-32
Motion - Seminar, Budgetary Process -----	32-33

Index
November Council Session
Page 2

Motion - Metropolitan Authority Report -----	33-35
Motion - Sidewalk Maintenance Agreement -----	36
Motion - Curfew By-Law -----	36-37
Motion - Contaminated Well -----	37
North Preston Water System -----	15
Policy Committee Report -----	9
Planning Advisory Committee -----	24-25
Scotia Agencies Ltd. - Public Hearing -----	11-12
Sidewalk Maintenance Agreement -----	36
Tidewater Construction Co. Ltd. -----	19
Terence Bay Fire Dept. - Loan -----	19-20
Undersized Lot - Hearing -----	4-5
Water Utility Rate Study -----	28-29

REGULAR COUNCIL SESSION

NOVEMBER 1, 1983

PRESENT WERE: Warden MacKenzie, Chairman
Deputy Warden Margeson
Councillor Walker
Councillor Poirier
Councillor Larsen
Councillor Gaudet
Councillor Deveaux
Councillor DeRoche
Councillor Adams
Councillor Gaetz
Councillor Bayers
Councillor Reid
Councillor Lichter
Councillor Snow
Councillor MacKay
Councillor McInroy
Councillor Eisenhauer
Councillor MacDonald
Councillor Wiseman
Councillor Mont

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

SECRETARY: Christine E. Simmons

OPENING OF COUNCIL - THE LORD'S PRAYER

Warden MacKenzie brought the Regular Council Session to order at 6:12 P.M. with The Lord's Prayer.

ROLL CALL

Mr. Kelly then called the Roll.

APPOINTMENT OF RECORDING SECRETARY

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

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

PRESENTATION TO HERRING COVE AND DISTRICT FIRE DEPARTMENT

Fire Chief Bob Moody and Deputy Fire Chief Tom Gallagher were presented with a County Plaque in recognition of winning the annual Fire Insurance Bureau of Canada Award, for the Herring Cove and District Volunteer Fire Department. As he presented the Fire Chief with the County Plaque, Councillor Baker advised that this was the second consecutive year in which the award was won by this Fire Department.

The Fire Chief and Deputy Fire Chief were congratulated by the Warden and Council members on this achievement.

Fire Chief Bob Moody thanked Council for this recognition on behalf of the Department's forty volunteer firemen and advised that without the co-operation of the Municipality and their Councillor, they would not have been able to achieve their high goals.

ANNOUNCEMENT

Warden MacKenzie introduced to Council, members of the First Beaverbank Pathfinders, present this evening to learn about Municipal Government as well as three Boy Scouts from the Second Beaverbank Troup who were working toward the highest award in the Boy Scouts. Warden MacKenzie also introduced to Council the Boy Scout's and Pathfinders' Leaders who had accompanied them to the Council Chambers.

ELECTION OF DEPUTY WARDEN

It was moved by Councillor DeRoche, seconded by Councillor Larsen:

"THAT Councillor Wayne Adams be nominated for Deputy Warden of the Municipality of the County of Halifax."

Councillor DeRoche spoke briefly on behalf of his nominee outlining the many accomplishments of Councillor Adams.

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

"THAT Councillor Bill MacDonald be nominated for Deputy Warden of the Municipality of the County of Halifax."

Councillor MacKay also spoke on behalf of his nominee referring to Councillor MacDonald's leadership abilities.

It was moved by Councillor Larsen, seconded by Councillor Gaudet:

"THAT nominations cease."
Motion Carried.

Mr. Kelly distributed ballots to the Council members and subsequently gathered the ballots in the ballot box.

Warden MacKenzie requested that Councillors DeRoche and MacKay come forward to oversee the counting of the ballots.

Subsequent to counting of the ballots, Councillor Adams was declared the new Deputy Warden winning with a vote of 11 to 9.

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

"THAT the Vote to elect the Deputy Warden be unanimous."
Motion Carried.

Councillor Adams thanked all Councillors for their support in his election as Deputy Warden for the year 1983 to 1984.

Warden MacKenzie also congratulated the new Deputy Warden and advised he was looking forward to working closely with him in the year ahead. As well, Warden MacKenzie indicated his appreciation for the fine job done by the outgoing Deputy Warden Margeson.

This sentiment was shared by all Council Members.

Councillor Margeson then thanked Council for its encouragement and support during the year 1982 to 1983.

Deputy Warden Adams then introduced to Council Mr. Howard Barton, his Campaign Manager, who was present in the Council Chambers.

NOMINATING COMMITTEE

Warden MacKenzie advised that the Report of the Nominating Committee, although not on the agenda, should be dealt with. He advised that the members of the Nominating Committee were: Councillor MacKay, Chairman, Councillor McInroy, Councillor Walker, Councillor Baker and Councillor Deveaux.

Solicitor Cragg advised that the Nominating Committee is not to be appointed until the second November Meeting and should convene as soon as possible thereafter and nominate members to the appropriate Committees. However, since the Nominating Committee was already appointed last year and was to remain for the three-year Council term, and also since there was some concern regarding who would chair the upcoming Management Committee Meeting, the following motion was proposed:

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

"THAT the 1982 Nominating Committee be re-confirmed for 1983."
Motion Carried.

Warden MacKenzie requested that the Nominating Committee retire and bring back a report to Council this evening.

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

"THAT there be a 10-minute recess."
Motion Carried.

EMERGENCY AGENDA ITEMS

Warden MacKenzie questioned whether Councillors had any items of an emergency nature which they would like to have added to this evening's Council Agenda. The following item was added to the agenda by Councillor Wiseman:

- On-Street Parking -

PUBLIC HEARING

Warden MacKenzie advised that the Public Hearing had been accidentally left off the agenda; however, it had been advertised in the news media.

Undersized Lot Legislation, Lot Approval - Application No. F-604-83-3Staff Report

Mr. Bob Gough, Director of Development, approached Council to present information relative to Application No. F-604-83-03, final approval of Lot R-2 and R-1 as one Lot R, Undersized Lot Legislation, Subdivision of Lands of Douglas (Joe) Robinson and Harris Boutlier, French Village.

Mr. Gough advised that Lot R would have a total frontage of 25 feet; however Lot R and the remnant house lot each have an area in excess of 32,000 square feet. Mr. Robinson advised that his property may not be developed under the existing regulations which require 75 feet of public road frontage. He has further indicated that he is unable to acquire additional frontage from a neighbour because of title complications. This subdivision, if approved, would enable Mr. Robinson to subdivide a parcel from his holdings for a single unit dwelling while leaving his existing dwelling for another family member.

This request was first viewed by the Planning Advisory Committee in the form of a preliminary submission. This assessment resulted in a motion recommending that a subsequent final application be reviewed by Council through the Undersized Lot Legislation. In response to this motion, the above mentioned application was submitted on July 26, 1983 and subsequently recommended to Council.

Mr. Gough advised that the Department of Transportation, Department of Health and the Department of Municipal Affairs have advised that the subdivision meets their requirements. He also referred to a letter from the Municipal Solicitor, which stated that this application appears to meet the intent of the legislation.

Questions From Council

None.

Speakers in Favour of Application

None.

Speakers in Opposition to Application

None.

Motion and Discussion of Council

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

"THAT Application No. F-604-83-03, for final approval of Lot R-2 and R-1 as one Lot R, Subdivision of lands of Douglas (Joe) Robinson and Harris Boutlier, French Village, be approved by Council under the Undersized Lot Legislation."
Motion Carried.

LETTERS AND CORRESPONDENCE

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

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

Letter From the Dartmouth General Hospital

A letter from the Dartmouth General Hospital was contained in the Council Agenda which advised that the Municipality's nominees to the Board of the Hospital, Deputy Warden Adams and Councillor DeRoche have completed their terms on the Board and are now eligible for re-appointment. This letter requested that Council either re-appoint the above-mentioned Board Members or appoint new members.

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

"THAT Deputy Warden Adams and Councillor DeRoche be nominated for re-appointment to the Board of the Dartmouth General Hospital."

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

"THAT Nominations Cease."
Motion Carried.

Deputy Warden Adams and Councillor DeRoche were, therefore, reappointed to the Board of the Dartmouth General Hospital.

Letter From the Herring Cove and District Volunteer Fire Department

A letter was received from the Herring Cove and District Volunteer Fire Department which thanked Council for its recent support with regard to its Dry Fire Hydrant System.

This letter was for Council's information only.

Letter From Musquodoboit Valley Bicentennial Committee

This letter advised that the Bicentennial Committee of the Musquodoboit Valley, in co-operation with the Recreation Department of the Municipality, had established two tourist bureaux in the Musquodoboit Valley as a special project for the Bicentennial year.

It also advised that the bureaux were a great success partly due to the Bicentennial Celebrations. However, the letter also suggested that a bureau of a permanent nature would be welcome in the Musquodoboit Valley and would be a definite asset. The writer of the letter, Ms.

Claire Castle, indicated that a bureau should be established next year and the results of the two summers can be considered in making a decision for a permanent facility in the area. She indicated that she will be making a report to Council detailing the results of this past summer, in the near future, with a request that the Recreation Department may be able to assist the Committee again.

This letter was also for Council's information.

MANAGEMENT COMMITTEE REPORT

Warden MacKenzie advised, that as there was only one item on the Management Committee Report, a motion to receive the report was unnecessary.

Extension of Water Services

Mr. Meech outlined this item, advising:

"The Management Committee reviewed possible extension of water services to serve Lakeview Drive, Sucker Brook Road and Birch Grove Subdivision.

The Committee was informed that the original amount approved for funding the installation of services in Waverley was \$4,900,000. The actual funding requirement for installing these services was approximately \$500,000. less than the approved amount.

It is now intended to use this amount of \$500,000. to extend water service to the above noted areas provided the Province will cost share in this amount.

The Management Committee recommend to Council that water service be extended to Lakeview Drive, Sucker Brook Road and Birch Grove Subdivision subject to receiving Provincial cost sharing."

Subsequent to brief discussion,

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

"THAT Council approve extension of water services to Lakeview Drive, Sucker Brook Road and Birch Grove Subdivision, subject to receiving Provincial cost sharing."
Motion Carried.

LEISURE BUDDY PROGRAM - COUNCILLOR DEROCHE

At the last Council Session, Councillor DeRoche had requested that this item be added to this evening's agenda.

Mr. Markesino, Co-ordinator of Recreation, Mrs. Debbie Bauld, and Miss Chris Grbac of the Recreation Department, joined Council to make a presentation relative to the Leisure Buddy Program.

Mrs. Bauld read to Council, the following report:

"The idea of providing recreation to the disabled residents of Halifax County was first put into action in 1978 when the Halifax County Recreation Department hired six individuals on a federal government grant to conduct a survey to:

- (1) locate individuals with disabilities;
- (2) identify the recreational needs and the barriers of participation.

As a result of the survey, approximately one thousand individuals with disabilities were identified. It was at this time, that the need for one-to-one support was determined.

In 1981, funding was provided by a second federal grant for several months to implement a Leisure Buddy Program. This program provides individuals who have a disability with a volunteer on a friendship basis. The two are paired according to shared age, sex, leisure interests and home location. Having a "buddy" promotes integration among the disabled in the communities of Halifax County as well as provides them with the recreation that they are entitled to. During the time allotted by this grant, community contacts were made, several volunteers were recruited and trained, and approximately five matches were made.

In 1982, additional federal funds were granted for three staff people to expand the Leisure Buddy Program. Each person was allotted a region of the County, based on the regions directed by the regional supervisors. Posters and brochures were printed and distributed throughout the entire County. A slide show was compiled by staff and numerous presentations were made to groups and organizations throughout the County, in an effort to recruit volunteers.

In the summer of 1982, a barbeque gathering was organized for all participants, an event which was well attended and enjoyable for all. During that year, forty-one matches were made, an increase of 800% from the previous year. The majority of active volunteers (67%) were recruited from displays (posters and pamphlets) and from group presentations. Only 7.5% were referred from the Volunteer Bureau.

During that year the Leisure Buddy Program became very well known. Numerous agencies in other parts of the Province began requesting information about the program. Consequently, in 1983, still another federal grant was approved to hire one staff person to compile a manual entitled "How to Start a Leisure Buddy Program".

The program became a role model for such organizations as Mental Health Halifax, the City of Halifax and Metropolitan Group Homes Association.

In addition to compiling the manual, this one staff person attempted to maintain and expand the Leisure Buddy Program by continuing to recruit, screen, train and interview participants and follow up matches with on-going support and supervision. During that time period on this grant, six new matches were made.

This last federal program has brought the program to the present. The 1983-1984 federal grant programs state in their guidelines that applicants must create "new" jobs. Grant programs may not be continued from year to year. The Recreation Department has, therefore, exhausted grant funding.

Of the disabled living in private homes who have already expressed an interest in the programs, 58% have not been matched and 26% were matched at one time but lost their buddy due to a lack of support during a dormant period between grant funding. There are also hundreds of other people living in institutions like the Halifax County Rehabilitation Centre in Cole Harbour or Beaverbank Villa who would benefit from the services this program offers.

Even if the Department was somehow able to secure grant funding again this year, the break between funding does not allow for continuity of the program. It is difficult to keep volunteers for a reasonable length of time, because they lack support during gaps in the service delivery. It is also difficult to promise disabled individuals a volunteer if the program is unstable. Staff will quickly overturn because of a lack of security, low funding and the frustration of unemployed time intervals.

For these reasons, the Recreation Department is seeking permanent funds through the municipality's budget. It is hoped to hire one staff person, a "Leisure Facilitator", to co-ordinate the Leisure Buddy Program (70% of work hours) and facilitate other opportunities for the disabled population of Halifax County (30% of work hours).

The Recreation Department will hire this person as a Leisure Facilitator, rather than a Leisure Buddy Co-ordinator, because staff involved in our Leisure Buddy Program have always taken on added responsibilities relating to the recreational needs of the disabled, in addition to their Leisure Buddy responsibilities. Some of these responsibilities are as follows:

1. Serve as a resource leader for Youth Leadership Camps for sessions about recreation and disabled people.
2. Acting as a consultant to community groups and industries regarding accessibility of facilities.
3. Setting up upgrading programs for people who lack the skills to participate in recreational programs.
4. Conducting training for playground leaders regarding adaptive programs for disabled children.
5. Serving as a liason for the County of Halifax to advocacy associations.

It is the Recreation Department's responsibility to continually improve the quality of leisure services for all persons in Halifax County. Since one in seven people has a disability, the Leisure Buddy Program is an effective way for a Municipal Recreation Department to ensure that disabled individuals have the opportunity to participate in community recreation programs.

The Department urges you to favourably consider the proposal for a "Leisure Facilitator" and ensure that this program as well as others will become an on-going part of the Municipality's service delivery."

Mrs. Bauld was questioned briefly by Council with regard to the above report.

Miss Grbac then presented Council with a comprehensive slide show which depicted volunteers in various stages of their training as well as several matches, which she described in full detail. These slides indicated the success and importance of the Leisure Buddy Program.

Council discussed this Program at length and it was determined that the Program was of value to the Municipality. Council was not, however satisfied with the term "Leisure Facilitator".

Councillor Lichter questioned whether Council was being requested to make a decision relative to the program tonight, or being given the presentation, to be knowledgeable on the program when the budgeting process begins.

The presentation was for Council's information only.

Warden MacKenzie congratulated Recreation Staff on the Program, subsequent to which Mr. Markesino, Mrs. Bauld and Miss Grbac retired from the Council Chambers.

Mr. Meech advised that Mr. Markesino would be attending the next Management Committee Meeting to address the Program in the interim between December and Budgeting Time.

POLICY COMMITTEE REPORT AND SUPPLEMENTARY AGENDA

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

"THAT the Policy Committee Report and the Supplementary Agenda be received."

Motion Carried.

Requests For District Capital Grants - Districts 7, 17 and 21

Mr. Kelly outlined this item from the Policy Committee Report advising: "The Policy Committee received a request submitted by each of the Councillors for Districts 7, 17 and 21 for a District Capital Grant of \$1,000 from each District for the Cole Harbour Westphal Area Fire Department for installation of underground gasoline storage tank and pumps enabling bulk purchase of gasoline for fire vehicle use."

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

"THAT Council approve the allocation of a District Capital Grant of \$1,000 from each of Districts 7, 17 and 21, for the Cole Harbour Westphal and Area Fire Department."

Motion Carried.

Request for District Capital Grant - District 11

Mr. Kelly also reviewed this item from the Policy Committee Report, advising: "The Policy Committee received a request for a District Capital Grant from District 11 in the amount of \$2,200. for the Tangier and Area Volunteer Fire Department to cover repairs to the Fire Hall."

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

"THAT Council approve the allocation of a District No. 11 Capital Grant in the amount of \$2,200 for the Tangier and Area Volunteer Fire Department."

Motion Carried.

Request for District Capital Grant - District No. 17

The Report of the Policy Committee indicated: "The Policy Committee received a request for a District Capital Grant, District 17, in the amount of \$1,300 for the installation of chain link fencing at a walkway located in Cole Harbour."

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

"THAT Council approve the allocation of a District No. 17 Capital Grant in the amount of \$1,300 for the installation of a chain link fence at a walkway in Cole Harbour."

Motion Carried.

Request for District Capital Grant - District No. 9

Mr. Kelly advised: "The Policy Committee received a request for a District Capital Grant, District No. 9 in the amount of \$1,500 for the Lawrencetown Volunteer Fire Department for landscaping and improvements to grounds around the Fire Hall on Crowell Road and new substation on Highway No. 207."

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

"THAT Council approve the allocation of a District No. 9 Capital Grant in the amount of \$1,500. for the Lawrencetown Volunteer Fire Department." Motion Carried.

Request for District Capital Grant - District No. 9

Mr. Kelly advised: "The Policy Committee received a District Capital Grant, District No. 9 in the amount of \$1,485. for the Chezzetcook Volunteer Fire Department for capital improvements to fire hall parking lot."

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

"THAT Council approve the allocation of a District No. 9 Capital Grant in the amount of \$1,485. for the Chezzetcook Volunteer Fire Department." Motion Carried.

Request for District Capital Grant - District No. 8

Mr. Kelly reviewed this item from the Policy Committee Report, which advised: "The Policy Committee received a request for a District Capital Grant, District No. 8 in the amount of \$3,700 to expand and improve the landscape and play area facility of the County owned Norwood Ball Park, Lake Echo."

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

"THAT Council approve the allocation of a District No. 8 Capital Grant in the amount of \$3,700. for improvements to the Norwood Ball Park, Lake Echo."

Motion Carried.

Request for Funds - County General Parkland Fund and District No. 9 Parkland Funds

Mr. Kelly advised: "The Policy Committee received a request for a County General Parkland Fund of \$2,000 and a District No. 9 Parkland Fund of \$500 to cover estimated costs of upgrading the Nathan Smith Park, Chezzetcook."

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

"THAT Council approve the allocation of General Parkland Funds in the amount of \$2,000 and District No. 9 Parkland Funds in the amount of \$500, to cover the cost of upgrading the Nathan Smith Park, Chezzetcook."

Motion Carried.

Policy Committee Review - Arsenic Removal Units

Mr. Kelly advised that in the Supplementary Agenda, circulated to Council, was a Policy Committee Review of the Arsenic Filter Unit and an attached memo from Mr. Ed Wdowiak of Engineering and Works, relative to the unit. He advised that the purpose of the report, at this time, was to table it with Council and discuss it at a later date.

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

"THAT the Policy Committee Report regarding the Arsenic Filter Unit be tabled with Council and discussed at a later date."

Motion Carried.

SUPPLEMENTARY PLANNING ADVISORY COMMITTEE REPORT

Mr. Meech outlined this item from the Planning Advisory Committee Report which advised relative to Scotia Agencies Limited, Glendale Avenue and Cobequid Road, Sackville:

"At the October 31, 1983 meeting of the Planning Advisory Committee, it was brought to the attention of the Committee that the above property should have been zoned C-2 (General Business) Zone through the Municipal Development Plan process. Inadvertently, because of the way the development of the land appears relative to property boundaries, it was not done so.

Therefore, the Committee recommends that this property be zoned to C-2 (General Business) Zone and that the adjacent property owned by the Nova Scotia Housing Commission be zoned to P1 (Open Space) Zone from C-2 (General Business) Zone."

He also noted that the Planning Advisory Committee had recommended November 28, 1983 at 7:00 p.m. as the date for the Public Hearing.

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

"THAT a Public Hearing be held, November 28, 1983 at 7:00 P.M. to deal with rezoning application No. RA-SA-47-83-20."
Motion Carried.

BUILDING INSPECTORS REPORT

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

"THAT the Building Inspectors Report, Re: Lesser Setbacks, be received by Municipal Council."
Motion Carried.

Lesser Setbacks

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

"THAT application for lesser setback of 15', Lot 11, Candy Mountain Road, Minesville, Applicant Joseph Forest, be approved by Municipal Council."
Motion Carried.

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

"THAT application for lesser setback of 24', Lot 2, Earl Crowell Subdivision, Porter's Lake, Applicant Charles Jewett, be approved by Municipal Council." Motion Carried.

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

"THAT application for lesser setback of 25', Lot 83-1, lands of Reginald Gillie, East Quoddy, applicant Reginald Gillie, be approved by Municipal Council." Motion Carried.

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

"THAT application for lesser setback of 15', Lot A-1, Palmer Road, Waverley, Applicant Launa Lunn, be approved by Municipal Council."
Motion Carried.

REQUESTS FOR ESTABLISHMENT OF PEDESTRIAN CROSSWALKS

Mr. Kelly referred Council to two memos in the Supplementary Agenda from Bill Keenan, with respect to the following:

1. Request For Establishment of a Pedestrian Crosswalk, Circassion Drive at Ellerslie Crescent, Cole Harbour;

This memo advised: "Councillor McInroy has requested that a pedestrian crosswalk be established in Cole Harbour in the vicinity of the intersection of Circassion Drive and Ellerslie Crescent. This crosswalk is required to allow pedestrian traffic to cross Circassion Drive where two sections of new sidewalk have been constructed on the opposite sides of Circassion Drive."

Attached to the memo were copies of a resolution requesting the Department of Transportation to establish a pedestrian crosswalk at the above-mentioned location. Mr. Keenan requested that Council approve the resolution.

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

"THAT the Municipality of the County of Halifax do hereby request that the Department of Transportation of the Province of Nova Scotia establish, with all due speed and dispatch, a pedestrian crosswalk in the vicinity of the intersection of Circassion Drive and Ellerslie Crescent in Cole Harbour, in the County of Halifax, in the Province of Nova Scotia."
Motion Carried.

2. Request For Establishment of a School Crosswalk, John Stewart Drive, Cole Harbour.

This memo advised: "Councillor Mont has requested that a school crosswalk be established in the vicinity of the Colonel John Stewart School on John Stewart Drive in Cole Harbour."

Attached to the memo were copies of a resolution requesting the Department of Transportation to establish a school crosswalk at the above-mentioned location. Mr. Keenan requested that Council approve the resolution.

It was moved by Councillor Mont, seconded by Councillor DeRoche:

"THAT the Municipality of the County of Halifax do hereby request that the Department of Transportation of the Province of Nova Scotia establish, with all due speed and dispatch, a school crosswalk in the vicinity of the Colonel John Stewart School on John Stewart Drive in Cole Harbour in the County of Halifax, in the Province of Nova Scotia." Motion Carried.

ADDITION TO AGENDA

Mr. Kelly advised that there was an additional item of some urgency just received today and not added to the Supplementary Agenda.

Council agreed to deal with the item.

Expropriation of Land, Christies Road - Boutlier's Point

Mr. Kelly advised that the Solicitor has provided the Municipality with the appropriate documentation for the expropriation of lands on Christies Road in order to facilitate the takeover of this road and subsequent up-grading by the Department of Transportation.

Mr. Kelly also advised that earlier in the year, there was a resolution to instruct the Municipality, through the Municipal Solicitor, to carry out the necessary expropriation procedures. It was the opinion of the Solicitor that there should be a resolution of Council to finalize the expropriation.

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

"BE IT RESOLVED THAT the Municipality of the County of Halifax approves the expropriation of certain lands of Rodger and Betty Christie and Veejay Holdings Limited, Boutlier's Point more particularly described in Schedule "A" for each property for the purpose of acquiring a road right-of-way in order to upgrade and improve Christie's Road in Boutlier's Point in the County of Halifax."

Motion Carried.

REPORT OF THE NOMINATING COMMITTEE

Councillor MacKay, Chairman of the Nominating Committee, advised Council that it was the understanding of the Committee that Boards and Committees are functioning quite well at the present time and members are satisfied with the positions they occupy at the present time. Therefore, he presented the following motion for Council's consideration:

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

"THAT the membership of Committees and Boards remain as in place in the 1983 year with the exception that Deputy Warden Adams be removed from Planning Advisory Committee and be placed on the Management Committee, as Chairman, and also on the Policy Committee; Councillor Margeson be removed from the Management Committee and retain his position on the Policy Committee and further that Councillor Snow be removed from the Policy Committee and be placed on the Planning Advisory Committee." Motion Carried.

It was understood by the Council, and was the intent of the Nominating Committee, that these positions become effective as of this date.

BUS ROUTES TO PARKING LOTS OUTSIDE CITY - COUNCILLOR EISENHAUER

Councillor Eisenhauer indicated that due to a lack of parking in the Cities of Halifax and Dartmouth, alternate parking should be found outside the Cities and people should be bused from these locations to the downtown area.

Discussion on this item, resulted in the following:

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

"THAT the Municipality request the Metropolitan Authority and-or the Metropolitan Transit Commission to investigate the feasibility of establishing parking lots outside Cities with bus service into the shopping and employment centres of the Cities."
Motion Carried.

DOOR TO DOOR MAIL DELIVERY, EASTERN PASSAGE - COUNCILLOR DEVEAUX

Councillor Deveaux advised that two to three years ago a request had gone from Council to the Postal Authorities for investigation into the feasibility of door to door mail service in Eastern Passage. He advised that at that time, the density of the population did not warrant it; however, he indicated that the population has increased in the area now and he wished a second request to go the Postal Authorities.

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

"THAT a letter go to the General Manager of Postal Operations for the Atlantic Region, requesting that every effort be made to implement door to door mail delivery in the more densely populated areas of Eastern Passage and further that copies of the letter go to The Honourable Mike Forrestal and The Honourable David Nantes."
Motion Carried.

NORTH PRESTON WATER SYSTEM - DEPUTY WARDEN ADAMS

In response to a request made by Deputy Warden Adams at the previous Council Session, a Report had been distributed to Council relative to the breakdown of the North Preston Water System which occurred for several days at the end of September.

The Deputy Warden advised that the Report appeared quite comprehensive; he suggested that it be tabled and discussed at a subsequent Council Session.

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

"THAT the Report relative to the North Preston Water System be tabled and discussed at a subsequent Council Session."
Motion Carried.

ADDITION TO AGENDA - COUNCILLOR WISEMAN

Councillor Wiseman had previously indicated that she would like to discuss On-Street Parking, as an emergency item.

Councillor Wiseman advised that recently in Sackville there have been problems experienced relative to on-street parking. One instance in particular, experienced by one resident, is that a large oil truck is consistently parked in front of his home. This resident is concerned with not being able to see around the truck, with children walking out in front of it onto the street and other traffic not seeing them in time to stop and as well he is concerned with the danger due to the fact that it is an oil truck. However, she advised that this is only one of the problems experienced with heavy trucks parked on residential streets.

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

"THAT a letter be directed to the Minister of the Department of Transportation, requesting enabling legislation to permit Municipalities to control on-street parking."
Motion Defeated.

The above motion was defeated subsequent to lengthy discussion in Council during which Councillor McInroy indicated his concern relative to policing this responsibility. As well, Councillor DeRoche advised that he could not support a motion that would infringe on the rights of commercial vehicles to park on any County property.

ADDITIONS TO NEXT COUNCIL AGENDA

There were no items to be added to the next Council Agenda.

ADJOURNMENT

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

"THAT the Regular Council Session adjourn."
Motion Carried.

Therefore, there being no further business, the Regular Council Session adjourned at 9:00 p.m.

REGULAR COUNCIL SESSION

NOVEMBER 15, 1983

PRESENT WERE: Warden MacKenzie, Chairman
Deputy Warden Adams
Councillor Walker
Councillor Larsen
Councillor Gaudet
Councillor Baker
Councillor Deveaux
Councillor DeRoche
Councillor Gaetz
Councillor Bayers
Councillor Reid
Councillor Lichter
Councillor Snow
Councillor Margeson
Councillor MacKay
Councillor McInroy
Councillor Eisenhauer
Councillor MacDonald
Councillor Wiseman
Councillor Mont

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

SECRETARY: Christine E. Simmons

OPENING OF COUNCIL - THE LORD'S PRAYER

Warden MacKenzie brought the Regular Council Session to order at 6:10 P.M. with The Lord's Prayer.

ROLL CALL

Mr. Kelly then called the Roll.

APPOINTMENT OF RECORDING SECRETARY

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

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

ADDITION TO AGENDA - UNITED WAY AWARDS

Warden MacKenzie introduced to Council, Mr. Gwyn-Timothy of the United Way Campaign and Mr. Percy Fawson, the Municipality's United Way Officer. Mr. Gwyn-Timothy was present this evening to present United Way Gold and Silver Awards to several of the Municipality's Department Heads for outstanding contributions to the United Way from their employees in 1983.

To accept the awards on behalf of their Departments were: Mr. Ed Mason from the Department of Social Services; Mr. Keith Birch from the Department of Planning and Development; Mr. Lorne Denny from the Industrial Commission and Mr. Fawson from the Executive Office.

The awards were:

1. Social Services - Gold Award;
2. Planning - Silver Award;
3. Industrial Commission - Gold Award; and
4. Executive Office - Gold Award.

Warden MacKenzie provided Council with the following dollar figures compared between 1982 and 1983:

	1982	1983
Municipal Administration Building	\$ 2,453.00	\$ 5,624.08
Rehabilitation Centre	402.00	1,869.00
Oceanview Manor	77.00	641.50
Total	<u>\$ 2,932.00</u>	<u>\$ 8,134.58</u>

The Warden advised that this represented a 277% increase in 1983 over the 1982 contribution.

APPROVAL OF MINUTES

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

"THAT the Minutes of the August 22, 1983 Public Hearing, Cobequid Industrial Park, be approved."
Motion Carried.

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

"THAT the Minutes of the September 1, 1983 Public Hearing, Cobequid Industrial Park, be approved as amended."
Motion Carried.

It was moved by Councillor DeRoche, seconded by Councillor Larsen:

"THAT the Minutes of the September 9, 1983 Public Hearing, Cobequid Industrial Park, be approved as amended."
Motion Carried.

AGENDA ITEMS

Warden MacKenzie questioned whether any members of Council had any items of an emergency nature which they would like to have added to this evening's Council agenda. The following items were added to the agenda:

1. Industrial Park, Prospect - Councillor Gaudet;
2. Curfew By-Law - Councillor Wiseman;
3. Door to Door Postal Service, Herring Cove - Councillor Baker;
4. Magazine Article - Councillor Deveaux; and
5. Contaminated Wells, Ross Road - Councillor DeRoche.

MANAGEMENT COMMITTEE REPORT

Warden MacKenzie requested that the Management Committee Report be received at this time, in order to deal with an item, relative to the Waverley area and for which several Waverley residents were in attendance.

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

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

Permit Applications - Tidewater Construction Company Limited, Waverley

Mr. Kelly read from the Management Committee Report, the following:

"The Management Committee received a report from the Director of Engineering and Works respecting applications by Tidewater Construction Company Limited for permits under the "Topsoil By-Law", the "Excavation By-Law", and the "Blasting and Dangerous Materials By-Law" for proposed Quarry operations in the Waverley area. (Copy attached to agenda). The Management Committee recommend to Council for approval the issuance of permits under the three By-Laws to Tidewater construction Company Limited in accordance with the conditions outlined in the report."

Solicitor Cragg, however, indicated his legal opinion, subsequent to perusing the three By-Laws, that it is the Director of Engineering and Works who makes the decision relative to the issuance of the permits, although he can make a recommendation to Management Committee relative to the issuance of the Blasting Permit. Management Committee can then make a final decision relative to the Blasting Permit. It was the opinion of Mr. Cragg that the Council itself has no jurisdiction in the issuance of these Permits.

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

"THAT the issue relative to the issuance of the Permits to Tidewater Construction Company Limited under By-Laws No. 40, 41 and 42, be deleted from the Council agenda."
Motion Carried.

Request for Additional Loan - Terence Bay Fire Department

Mr. Kelly reviewed this item from the Management Committee Report, advising:

"The Management Committee received a request for an additional loan in the amount of \$40,000. from the Terence Bay Fire Department to complete their new fire-community hall. The Committee met with Councillor Gaudet and Fire Chief Avery to discuss this request.

Earlier in the year Council approved loans for this project totalling \$68,000. However, unforeseen costs since the original estimates were obtained have been encountered resulting in this loan request. The fire department has indicated their ability to raise a substantial part of the total loan through fund raising sources and the availability of the new facility will benefit their fund raising projects.

The Management Committee recommend to Council for approval an additional loan in the amount of \$40,000. to the Terence Bay Fire Department for completion of the fire-community hall. The loan will be repaid under a ten year term of principal and interest with the provision that Council reserves the right to levy an area rate in default of payment of principal or interest."

It was moved by Councillor Gaudet, seconded by Councillor Snow:

"THAT Council approve the advancement of a loan in the amount of \$40,000 to the Terence Bay Fire Department for completion of the fire-community hall to be repaid over a ten-year repayment term of principal and interest with the provision that Council reserves the right to levy an area rate in default of principal and-or interest."

Motion Carried.

The above motion was carried subsequent to Councillor Gaudet indicating to Council, the urgency of completing the fire department building; he also advised that it would be preferred that the loan not be repaid on the area rate but it is felt that fund raised monies will be sufficient to repay the loan. Councillor Gaudet advised that the community had been extremely successful in the past, raising funds without the benefit of the hall and it was expected that they would be even more successful when the Hall is completed.

He indicated his intent to keep the area rate for fire services as low as possible.

Request for Loan - LWF Volunteer Fire Department

Mr. Kelly outlined this item from the Management Committee Report, advising:

"The Management Committee received a request for a loan in the amount of \$72,000 from the Lakeview, Windsor Junction, Fall River Volunteer Fire Department for the purchase of a new fire vehicle.

The Management Committee recommend to Council for approval a loan in the amount of \$72,000 to the Lakeview, Windsor Junction, Fall River Volunteer Fire Department to be repaid on a ten year repayment term of

principal and interest and further the Municipality reserves the right to levy an area rate in default of payment of principal and/or interest."

Subsequent to brief discussion,

It was moved by Councillor Snow, seconded by Councillor DeRoche:

"THAT Council approve the advancement of a loan in the amount of \$72,000 to the Lakeview, Windsor Junction, Fall River Volunteer Fire Department to be repaid on a ten year repayment term of principal and interest and further that the Municipality reserve the right to levy an area rate in default of payment of principal and-or interest."

Motion Carried.

LETTERS AND CORRESPONDENCE

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

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

Letter From Department of Development

The above-mentioned letter from the Honourable Roland J. Thornhill was in response to the Municipality's letter of October 19, 1983, regarding Council's resolution pertaining to the development of McNab's and Lawlor's Islands.

Mr. Thornhill agreed that these islands can be developed for various parks usages and pointed out that Parks Canada are part owners of the islands and that these Provincial and Federal Government Departments will be working together to ensure that this valueable heritage is preserved."

This letter was for information only.

Councillor Deveaux, who had initiated the original motion, advised that he was aware at that time that Parks Canada and the Province were doing some work on the islands over the past few years, particularly in the summer.

However, he advised it was unfortunate that major development would not be taking place for a number of years. It was Councillor Deveaux's hope that the development, as proposed approximately 10 years ago, would soon be realized by all Government Departments working together toward this goal.

Letter From the Office of the Minister of State of International Trade

The above letter from the Office of the Honourable Gerald Regan, acknowledged a copy of the Municipality's letter with respect to Development of McNab's and Lawlor's Islands.

This letter was also for Council's information only.

SUMMARY OF MEETING, RE: PROPOSED OFFSHORE INDUSTRIAL PARK - PROSPECT

Mr. Kelly read from the agenda, the following summary of the recent meeting held in Prospect, relative to the proposed Offshore Industrial Park:

"The meeting of November 2, 1983 at 7:00 P.M. was called by Councillor Gaudet in his capacity as representative for the district on short notice by means of advertisements placed in the area. In attendance were the Warden, the Hon. G. Lawrence, M.L.A., Councillor Gaudet, Ken Meech, and Keith Birch. In addition Messrs. McGavney and Hemming, representatives of McDann Enterprises were also present.

Members of the Planning and Development Staff took minutes, which are available for perusal upon request.

The meeting was chaired by Councillor Gaudet and consisted of information being presented to the audience of approximately 168 people and then a question and answer period from the audience, most of which was directed at the proponents.

General concerns raised by the public can be summarized as follows:

1. lack of notice of the proposal.
2. lack of specifics about the development creating an inability to adequately respond.
3. Probability of high impact on:
 - (a) Environmentally sensitive coastal heath lands.
 - (b) Restricted and navigably dangerous waters.
 - (c) Southerly prevailing winds hold pollution from spills along the coast.
 - (d) Destruction of the view of Kelly's Point from Prospect Village.
4. Impact of heavy traffic on the substandard Prospect Bay Road, plus interference with tourist traffic in the summer months.
5. No regard by County Council to previous expression of concerns of area residents raised over previous municipal development plan proposals.

The meeting concluded at 10:30 p.m., prior to which time, Warden MacKenzie undertook to bring the matter to County Council's attention on November 15, 1983."

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

"THAT Council hold a Public Hearing to consider the rezoning of the Prospect Peninsula from an unzoned status to R-2, with the sole exception of the corner lot of the Southwest Side of Seligs Road fronting on the Prospect Road to be zoned C-1; also covering those lands south from the northern boundary of Indian Point Road to Indian Point and South to the end of the Village of Prospect including the Islands in and around the Village of Prospect; also ~~Presently zoning for the area with~~ ^{the exception of four sites which are} ~~presently commercial by use.~~"

Councillor Gaudet then advised that, in support of the motion, he has a Petition No. 1, signed by the residents of Prospect Village and Prospect Bay. The results of this Petition were: nine "no signatures", 3.81% of the population, five "against" the rezoning, 2.12% of the population, eighteen "missed", 7.63% of the population and, 204 "In favour" of the rezoning, which represents 86.44% of the population.

The Councillor also had a Petition No. 2 signed by residents of Brennan Road, Pinedale Park and areas fronting on the Prospect Bay. The results of this Petition were 87.5% "in support" of the rezoning, 0.28% "in opposition" to the rezoning, 5.28% "uncommitted" and 6.94% who were "impossible to contact".

Councillor Gaudet then spoke with regard to Bill No. 76, The Planning Act. He outlined the following purposes of this Act which was passed June 1, 1983, as follows:

1. To identify and protect Provincial interests and use;
2. Development and subdivision of land by adopting and administering provincial land-use policies and regulations and subdivision regulations;
3. To enable Municipalities to assume the primary authority for planning within their jurisdictions by adopting Municipal Planning Strategies, Land-Use By-Laws and Subdivision By-Laws;
4. To establish a process of consultation, ensuring the public's right of access to information and participation in policy formulation;
5. In setting of regulations, strategies and by-laws, a public right to be heard before decisions are made under the Planning Act; and,
6. To administer the Act fairly, reasonably and efficiently so that sound development may be encouraged.

The Councillor then advised that the Province has to appoint, through the Minister: (1) a Provincial Director of Planning, and (2) One or more Provincial Development Officers.

Councillor Gaudet advised that there were two persons from the Prospect area in the Gallery who would like to address Council briefly relative to the proposed Development. However, Council did not unanimously agree to hear the two persons, which would be required in order to hear these representatives of the district.

It was determined that these persons could address Council, if a resolution were passed, authorizing them to do so. However, it was first necessary to dispose of the motion presently on the floor.

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

"THAT the present resolution on the floor be deferred until another motion is put on the floor and disposed of."
Motion Carried.

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

"THAT the two representatives from the Prospect area be permitted to address Council briefly."
Motion Defeated.

This motion was defeated as it was the concern of Council, that it would be entering into a mini-public hearing without advertisement and if one side could be heard, both sides should be heard. Council felt, and Councillor Lichter in particular, that both sides could be heard at the Public Hearing when the issue is properly addressed.

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

"THAT the previous motion, to hold a Public Hearing be brought back to the floor."
Motion Carried.

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

"THAT Council hold a Public Hearing to consider the rezoning of the Prospect Peninsula from an unzoned status to R-2, with the sole exception of the corner lot of the Southwest side of Seligs Road fronting on the Prospect Road to be zoned C-1; also covering those lands south from the northern boundary of Indian Point Road to Indian Point and South to the end of the Village including the Islands in and around the Village of Prospect; also F-1 zoning for the area with the exception of four sites which are presently commercial by use."
Motion Carried.

Prior to the passing of the above motion, Councillor Lichter indicated his opposition to it, based on the fact that every other rezoning request, has had to go through Staff and the Planning Advisory Committee for research and recommendation prior to coming to Council.

However, subsequent to discussion and debate in Council, the resolution was carried.

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

"THAT the Public Hearing to consider rezoning in Prospect be held January 23, 1984 at 7:00 P.M. in the Municipal Council Chambers."
Motion Carried.

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

"THAT there be a five-minutes recess."
Motion Carried.

PLANNING ADVISORY COMMITTEE REPORT

It was moved by Councillor DeRoche, seconded by Councillor Larsen:

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

Amendment to Zoning By-Law No. 24

Mr. Meech outlined this item, from the Agenda advising:

"At the November 7, 1983 meeting of the Planning Advisory Committee, the Committee discussed the possibility of initiating a new zone, to be identified as "R-5" (Rural Residential) Zone.

A resolution was passed at that time, recommending that Council hold a Public Hearing to consider approval of the amendment."

The amendment, he advised, was attached to the PAC Report as appendix "C". This amendment was for the establishment of an R-5, Rural Residential Zone; the suggested date for the Public Hearing was December 12, 1983 at 7:00 P.M.

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

"THAT Council hold a Public Hearing December 12, 1983 at 7:00 p.m. in the Municipal Council Chambers, to consider amending the zoning by-law no. 24 to establish an R-5 (Rural Residential) Zone."

In an attempt to make Council aware of how Appendix "C" had originated, Councillor Lichter advised that negotiations took place between the residents of the Glen Margaret area and Planning Staff; he advised that there was some difficulty in coming to agreement. Finally agreement was reached on appendix "C". Staff had tried to be fair to everyone concerned by trying to permit the existing uses in the area, which was appendix "B". However, Staff developed appendix "C" in case appendix "B" was not agreed on.

He advised that the difference between Appendix "B" and Appendix "C" is that under Appendix "C", if considered and approved by Council, the Ocean Farmers Fish Plant could be built providing that the Municipal Board and the Supreme Court Hearings result in approval of the Operation.

However, the Plant would become a non-conforming use; if it were not in operation for a period of six months or if 75% of it burns down, it cannot be rebuilt or reopen its doors. He felt this was an unfair approach to a situation where an Industry, particularly of this type which, depending on marketing conditions, could go out of business for a period of six months or more. He advised that the fishing industry in Nova Scotia is particularly insecure due to market conditions.

Councillor Lichter was not in agreement that this Fish Plant be put into a non-conforming status. He felt that Appendix "C" was authorizing Council to do something more restrictive, with regard to the Fish Plant, than the Municipal Board or the Supreme Court would do, if both of these superior bodies were to authorize that the Plant go ahead.

Councillor Lichter then advised that Appendix "B" did permit the Fish Plant but did not permit it to increase its size by any more than 10%. This, he advised, was the basic and most important difference between Appendix "B" and Appendix "C".

Councillor Lichter advised that he saw both the proposed amendment to the zoning by-law and the subsequent rezoning application as an attempt to restrict development in the Municipality. He advised that a history of this in the Municipality is giving Developers the message not to attempt to develop in the Municipality.

Councillor Larsen indicated his difficulty with Appendix "B", is that it would permit all R-1, all R-2, all existing Mobile Homes, all Commercial Uses, all agricultural, all fishery and all forestry uses which is the same as general, which is what the land is zoned now. He also advised, that presently under the By-Law agricultural, fishery and forestry uses are not identified properly but are broad enough, to permit both a small wood lot or a pulp and paper mill, or a small fish store or a fish processing plant. He felt that these items should be defined more stringently because the residents in the district have a concern relative to Plants and Industries.

He felt that the R-5 Zoning, indicated in Appendix "C" meets the requirements and intent of the people of the district.

Councillor Mont indicated his understanding that if Appendix "C" is approved by Council, the Fish Plant would be permitted to operate as a non-conforming use. Solicitor Cragg agreed with this statement advising that as long as provision 83 of the Planning Act is adhered to, the Operation would be able to continue on as a non-conforming use.

However, Councillor Lichter, was opposed to the non-conforming status of the Fish Plant.

Councillor Deveaux questioned Solicitor Cragg as to what would happen if item one of the PAC report, the Amendment to the Zoning By-Law were not approved, as it relates to item two of the PAC report, the residents' rezoning application.

Solicitor Cragg advised that if item one were dealt with by Council negatively, then item two would not proceed.

Mr. Birch advised Council, that the resident's application is for an R-1 zone; he indicated that the reason for the R-5 is that it would include existing commercial uses in the area, which is the essential difference between the application as made and the application forwarded to the Committee. Also, in response to questioning relative to what to advertise in view of the fact that the Committee did not recommend to Council the exact application of the residents, Mr. Birch and Mr. Cragg advised that it could be advertised with the changes because the residents had given their consent to the amendments.

Mr. Birch also advised that both the application as submitted and the application as amended would make the Fish Plant non-conforming.

Subsequent to further discussion, the question was called on the motion.

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

"THAT Council hold a Public Hearing, December 12, 1983 at 7:00 P.M. in the Municipal Council Chambers, to consider amending the Zoning By-law no. 24, to establish an R-5 (Rural Residential) Zone."

Motion Carried.

Rezoning Application No. RA-24-36-83-03

Mr. Kelly outlined this item from the PAC Report, advising:

"On November 7, 1983, the Committee met with the residents of Glen Margaret to discuss rezoning lands at Glen Margaret from an unzoned and G (General Building) Zone status to R-5 (Rural Residential) Zone. Upon conclusion of discussion, a resolution was passed recommending the following:

That Council hold a public hearing to consider approval of the rezoning application as requested by the residents of Glen Margaret. A suggested date for the public hearing is December 12, 1983 at 7:00 P.M."

Subsequent to brief discussion:

It was moved by Councillor Larsen, seconded by Councillor DeRoche:

"THAT Council hold a Public Hearing, December 12, 1983 at 7:00 P.M. in the Municipal Council Chambers, to consider rezoning application no. RA-24-36-83-03."

Motion Carried.

It was moved by Councillor Larsen, seconded by Councillor Gaudet:

"THAT the Advertising Fee of \$300.00 be waived for the above-mentioned Public Hearing."

Motion Defeated.

Councillor Larsen indicated that it was intention to set a precedent in waiving the advertising fee for the Glen Margaret residents, in order to encourage residents to take a more active role in initiating rezoning. However, it was the majority concensus of Council that it was unwise to set this precedent.

REPORT OF THE DIRECTOR OF DEVELOPMENT

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

"THAT the Report of the Director of Development be received by Council."

Motion Carried.