

Mr. Hanusiak stated that, in the past, this has been looked at under the definition of parking lot and provisions. Mr. Hanusiak indicated that there is a specific definition for parking lot which would not restrict the location of pumps and storage tanks on an operation. Councillor Wiseman suggested that we have this section more clearly addressed.

Councillor Wiseman made reference to Section (1), I-3 Uses Permitted stating that greenhouses and nurseries would use up a substantial amount of water. Councillor Wiseman explained that Page 1 on the Staff Report states that "permitted land uses have been limited to those activities which are not considered to be heavy water users or major producers of waste water. Mr. Hanusiak stated that, if Council feels it to be appropriate, activity can be removed from the By-law this evening but recommended, however, that it be included.

SPEAKERS IN FAVOUR

None.

SPEAKERS IN OPPOSITION

None.

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

"THAT By-Law No. 24 be amended to include the I-3 (Light Industrial) Zone."
Motion Carried.

APPLICATION NUMBER RA-24-55-83-14

Members of Council received copies of a single sheet showing a conceptual layout of the Cobequid Park. Pictures were circulated of the property.

Mr. Hanusiak advised that the application is by Adventure Investments Limited to rezone the lands of Industrial Machinery Limited, located off the Cobequid Road at Windsor Junction as per the limits of the R-1 (Single Family Dwelling) Zone, C-2 (General Business) Zone, and I-3 (Light Industrial) Zone, identified in figure No. 2 of the staff report.

Mr. Hanusiak reviewed the staff report and recommended approval of the rezoning.

QUESTIONS FROM COUNCIL

Councillor Poirier made reference to Page 5 of the Staff Report where it states that "The applicants are aware that the proposed development may be affected by the eventual adoption of the municipal planning strategy and land use by-law for District 14. Mr. Hanusiak advised that they have worked in conjunction with the District 14 PPC and are

fully aware that there could be moderate changes to the I-3 Zone. On a general basis they have no objections to it.

Councillor Snow inquired if there was a buffer zone between the C-2 and Three Mile Lake making reference to the plan. Mr. Hanusiak advised that the buffer zone is not being considered in the rezoning simply because it comes in with the R-1 Zone. He further stated that both the developer and the department realize that, as subdivision approval comes forward for the entire project, there would be a definite question of buffering and our first priority is to protect the water courses.

SPEAKERS IN FAVOUR OF APPLICATION NUMBER RA-24-55-83-14

Mr. Fred Clark (lawyer for the Cobequid Park Ltd. partnership), Mr. Ross Pearson (General Partner of the Cobequid Park Ltd. Partnership), and Mr. George Russel (Planner for the Cobequid Park) indicated their desire to speak in favour of the application.

Mr. Russel reviewed the layout of the Park which he feels will achieve the highest and best use of the land. Mr. Pearson reviewed the work that his people had done with the Riverlake residents and with the government agencies in preparation for this rezoning application.

Mr. Russel pointed out that there is a buffer sone next to Three Mile Lake.

Mr. Russel reviewed the main topics that they have addressed in many discussions that they have had with the residents of the area and with the various statutory agencies. The main point is that they are trying to utilize a site that will create a large well planned community someday. He explained that they are talking about providing living accommodations for the people in the area, places for people to work, for commercial facilities, and open space and recreational facilities.

The uniqueness of the site is in its size. Mr. Russel went on to state that it is also unique in its location. Mr. Russel outlined points contained within the staff report.

QUESTIONS FROM COUNCIL

Councillor Snow inquired if there would be public access to Perry Lake. Mr. Russel advised that they are proposing two points of public access which mainly follow the existing water courses at each end of the Lake.

Mr. Ross Pearson gave a review of events that happended over the past six years. In 1981, at a July Public Hearing, Council approved the idea of an industrial PUD Application for 175 acres and they approved it in principle subject to an environmental control council hearing. In January 1982, the Environmental Control Council approved the proposal. In July 1983, the new Council requested a new public hearing. In September 1983, a new public hearing was held but the new Council overturned the previous Council's decision and did not approve the PUD application. In December 1983, the Riverlake Residents

Association had an application before Council to zone the land for park land and recreational use and Council turned this application down.

Mr. Pearson explained that now they have property in which 600 feet of it is zoned R-1 and the rest is unzoned general building and the rules and regulations suggest that he cannot develop a housing lot unless he is within 600 feet of a public highway. Mr. Pearson explained that his public highway is very close to the railway crossing and in an undesirable part of their property. It is zoned R-1 but who wants a residential house between a railway track and a four lane freeway. He explained that it's just not the highest and best use of the property. Mr. Pearson indicated that Mr. Russel was called upon and created a plan for the property.

Mr. Pearson indicated that they feel there is a demand for more residential land in that area because of the Pratt and Whitney announcement. The balance of the property or the business portion, Mr. Pearson stated, represents about 23 percent of the total. It does not front any of the lakes and realizes that it is an environmentally sensitive area and they have tried to take into account all of those considerations.

Mr. Pearson advised that he had met with the President of the Riverlake Residents Association in February 1984. Out of discussions with him, Mr. Pearson indicated that what evolved is what we have before Council today.

Mr. Pearson noted that they have agreed to a monitoring board. The Minister of Environment formed the monitoring board appointing a member from the Riverlake Residents Association which is David MacLean and also a space is left on that board for a new tenant.

Mr. Pearson advised that they had met with the Planning Participation Committee for District 14 so that they would not be in conflict with their ideas and purposes. The letter from the chairman indicates that they are not in conflict and their intent is very similar.

Mr. Pearson stated that they have sought a lot of cooperation and requested Council's favourable cooperation as well.

QUESTIONS FROM COUNCIL

Councillor DeRoche, in looking at the future land use plan for the park, inquired if there is intended to be separate road directly into the industrial phase of the development or will it be a continued common usage. Mr. Russel advised that there will be one road and are not anticipating a mixture of residential driveways on one side of the street and industrial driveways on the other.

SPEAKER IN FAVOUR

Mr. Paul Pettipas, developer of Fall River Village, indicated his desire to speak in favour of the application.

Mr. Pettipas advised that his subdivision abutts this property in a large part. Mr. Pettipas stated that he has cooperated and will cooperate with the applicants. He explained that this plan can only better service the area noting that people are looking for good land and for lake frontage. Mr. Pettipas advised that there is a market for the land the applicant has.

Looking it over as a neighbour, Mr. Pettipas felt that it is good planning and will work.

QUESTIONS FROM COUNCIL

Councillor Snow inquired if a road is foreseen, at any time in the future, coming through this park and coming out Blue Hill Road. Mr. Pettipas pointed out that Blue Hill Road has a terrible entrance as it comes onto the Windsor Junction Road. Mr. Pettipas stated that he would envision more that this road would go through Fall River Village, therefore, it would give people an opportunity to go out the Windsor Junction Road.

SPEAKER IN FAVOUR

Mr. William Coulter indicated his desire to speak in favour of the application. Mr. Coulter indicated that he is employed with Nova Scotia Environment and is Chairman of the monitoring board that has been established to lodge the development of this project.

Mr. Coulter stated that the board has met and, from that meeting, sees its mandate as one to prevent environmental problems through early involvement in the project while it is still in a planning stage. Mr. Coulter indicated that they have a mechanism that can look at the problems as they occur and do an analysis of those problems with the support of the Department of Environment and its facilities and will ensure, in as far as possible, that those types of occurrences will not happen again in the future.

He advised that the board has agreed to expand its membership. It is more than just a member of the residential community of this development. They are also looking for most likely a member of the business sector of the development.

Mr. Coulter advised that the board will be investigating various mechanisms open to it with regard to ensuring environmental protection.

QUESTIONS FROM COUNCIL

Councillor Snow inquired if it would be possible to acquire a copy of the terms of reference of this monitoring board, a list of its members, and a copy of all the minutes. Mr. Coulter indicated that that would be no problem. He explained that they have yet to finalize terms of reference.

Councillor DeRoche inquired if he sees the monitoring board to serve as an advisor to the owners as to acceptability of tenants in the

industrial park. Mr. Coulter could not respond with regard to the acceptability of tenants but stated that they would be looking at the types of industry that would locate there.

SPEAKER IN FAVOUR

Mr. Steve Boyce, representing the Riverlake Residents Association, indicated his desire to speak in favour of the application. He stated that he is the chairman of planning and development.

Mr. Boyce advised that there have been numerous meetings and negotiations on-going with regard to this development. He stated that negotiations have been on-going and the residents do not see any serious problems at this point. Mr. Boyce explained that they are satisfied that the monitoring board in place will take care of most of their concerns.

Mr. Boyce advised that a vote was taken and the executive unanimously supported this proposal.

SPEAKERS IN OPPOSITION

None.

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

"THAT Application Ra-24-55-83-14 be approved."
Motion Carried.

ADJOURNMENT

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

"THAT this public hearing be adjourned."
Motion Carried.

PUBLIC HEARING

JULY 23, 1985

PRESENT WERE: Warden Arthur MacKenzie, Chairman
Deputy Warden Walker
Councillor Poirier
Councillor Baker
Councillor Deveaux
Councillor DeRoche
Councillor Adams
Councillor Gaetz
Councillor Bayers
Councillor Reid
Councillor Lichter
Councillor Snow
Councillor McInroy
Councillor MacDonald
Councillor Wiseman
Councillor Mont

ALSO PRESENT: Mr. G. J. Kelly
Ms. Valerie Spencer, Manager of the Policy Division
Mr. R. Cragg, Municipal Solicitor

SECRETARY: Rosemary MacNeil

CALL TO ORDER

Warden MacKenzie called the meeting to order at 7:00 p.m. with the Lord's Prayer.

ROLL CALL

Mr. Kelly called the Roll.

APPOINTMENT OF RECORDING SECRETARY

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

"THAT Rosemary MacNeil be appointed as Recording Secretary."
Motion Carried.

AMENDMENT TO THE SUBDIVISION BY-LAW

Ms. Spencer reviewed the staff report outlining proposed amendments to the Subdivision By-Law.

Ms. Spencer advised that the Planning Advisory Committee, after hearing submissions and spending much time discussing the Subdivision By-law, recommended to Council that one amendment should be undertaken regardless of a lack of provincial perscription for amendments.

The Planning Advisory Committee recommended and Council accepted the idea of proceeding to amend our own Subdivision By-law in anticipation of having the provincial regulations amended. Ms. Spencer went on to advise that, in anticipation of the Minister of Municipal Affairs agreement, indeed this should be done. She stated that this would be before the Minister for his approval prior to his perscription and at that point he will make his own choices as to the way to proceed.

In drafting the amendment, Ms. Spencer indicated that County Planning Staff contacted Staff of the Department of Municipal Affairs. Previously there had been some difficulties in trying to determine a proper wording and there were some provincial directives as to how Subdivision By-laws should read. Ms. Spencer stated that the wording before Council has been provided by the Department of Municipal Affairs.

This particular amendment is one which was also identified by Municipal Affairs because a number of surveyors, a number of residents, and a number of Councils had identified it as a problem.

The amendment permits two actions as stated by Ms. Spencer. Firstly, lot consolidation can be accomplished without a survey of the total parcel. Secondly, the land which is to be added can be taken from a parcel which does not meet the by-law's frontage requirements. Ms. Spencer explained that Section 9.4, subsections (a,b,c) of the Staff Report show that there are various types of lines and certificates which the surveyor is required to attach to the plan which clearly show which portions have been surveyed, particularly the common and new boundary, and which portions are not surveyed but do accurately represent the lot which is being created.

With respect to the section portion of the amendment, Ms. Spencer stated that it permits the addition of land to an existing parcel notwithstanding that the land which is left behind, after the subdivision, may not meet all of our requirements. She went on to state that in the past they have had difficulties with adding land to existing lots because the land which was left behind would not have the new frontage requirements. The Department of Municipal Affairs have had representation on this and they have now set up a system which allows land to be added to an existing lot if the area of what is left behind is adequate. In short, it has a potential of meeting Department of Health regulations in the future if anyone wished to use it and, with respect to the frontage, either it does indeed meet our requirements or the frontage is not changing or there have been past arrangements made for a right-of-way to get to the rear parcel of land or there are new arrangements made for an actual easement shown in a deed to provide continuing access to the parcel behind.

QUESTIONS FROM COUNCIL

None.

SPEAKER IN FAVOUR OF THE AMENDMENTS

Mr. Maurice Comeau, resident of White's Lake, indicated his desire to speak in favour of the amendments.

Mr. Comeau stated that presently he is trying to acquire a piece of property behind his house which is slowly being made into a pit. He indicated that he is trying to conserve the land behind his house and the only way he can conserve the land is to buy it. Mr. Comeau advised that the owner of the piece of property is willing to sell him the land but his frontage on the Highway 333 is less than a 100 feet which is the by-law requirement.

Mr. Comeau advised that he has received correspondence from the County which states that the proposal division does not meet the requirements of the Subdivision By-law in the areas which are being debated tonight. He indicated that, if the amendment is adopted, he will be able to buy this piece of land.

QUESTIONS FROM COUNCIL

None.

SPEAKER IN OPPOSITION TO THE AMENDMENTS

None.

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

"THAT the amendment to the Subdivision By-Law as outlined in the Staff Report be approved."
Motion Carried Unanimously.

ADJOURNMENT

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

"THAT the Public Hearing adjourn."
Motion Carried.

MINUTES & REPORTS

OF THE

THIRD YEAR MEETINGS

OF THE

FORTY - FIRST COUNCIL

OF THE

MUNICIPALITY OF THE COUNTY OF HALIFAX

AUGUST COUNCIL SESSION

TUESDAY, AUGUST 6 and 20, 1985

&

PUBLIC HEARINGS

AUGUST 12 and 26, 1985

August Council Session - 1985

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Motion - Sidewalk Construction Eastern Passage/Cole Harbour --	20-21
Motion - Sidewalk Construction Fall River -----	21
Motion - Traffic Concerns, Prospect Road -----	22
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Parkland Dedication -----	6
Sidewalk Construction - Eastern Passage/Cole Harbour -----	20-21
Sidewalk Construction - Fall River -----	21
Urban Services Committee Report -----	10
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Undersized Lot - Approval -----	12

COUNCIL SESSION

AUGUST 6, 1985

PRESENT WERE: Warden MacKenzie, Chairman
Deputy Warden Walker
Councillor Poirier
Councillor Baker
Councillor DeRoche
Councillor Adams
Councillor Gaetz
Councillor Bayers
Councillor Reid
Councillor Snow
Councillor Margeson
Councillor MacKay
Councillor McInroy
Councillor MacDonald
Councillor Wiseman
Councillor Mont

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

SECRETARY: Margaret MacDonell

CALL TO ORDER

Warden MacKenzie called the meeting to order at 6:00 p.m. with the Lord's Prayer.

ROLL CALL

Mr. Kelly called the Roll.

APPOINTMENT OF RECORDING SECRETARY

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

"THAT Margaret MacDonell be appointed as Recording Secretary."
Motion Carried.

PRESENTATION - MISS NATALIE MACLEAN

Councillor MacKay introduced Miss Natalie MacLean, graduate of Sackville High School, who will be attending Mt. St. Vincent University. Councillor MacKay highlighted a few of the most highest honors that Miss MacLean has won.

Warden MacKenzie presented Miss MacLean with the Canada Day Award which was recently announced by the Honourable Brian Mulroney.

APPROVAL OF MINUTES

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

"THAT the minutes of June 24, 1985 Public Hearing be approved as circulated."
Motion Carried.

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

"THAT the minutes of July 8, 1985 Public Hearing be approved as circulated."
Motion Carried.

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

"THAT the minutes of July 22, 1985 Public Hearing be approved as circulated."
Motion Carried.

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

"THAT the minutes of June 18, 1985 Council Session be approved as circulated."
Motion Carried.

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

"THAT the minutes of July 2, 1985 Council Session be approved as circulated."
Motion Carried.

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

"THAT the minutes of July 8, 1985 Committee of the Whole be approved as circulated."
Motion Carried.

AGENDA ITEMS

Councillor Reid - Report of the Forestry Protection Committee
Undersized Lot, Audrey Ashley Subdivision

Councillor Baker - Senior Citizens

Councillor MacDonald - Municipal Holiday, Natal Day

LETTERS AND CORRESPONDENCE

Mr. Kelly advised that a letter had been received from the Assistant Superintendent for CN Rail in response to our correspondence inquiring as to safety measures in place on CN Rail in respect of persons walking on or crossing the railway right-of-way.

Councillor Margeson suggested that a copy of this letter be sent to the Road Master, Mr. McLaughlin.

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

"THAT this letter of correspondence be accepted and a copy of the correspondence be forwarded to CN, Kentville."
Motion Carried.

Mr. Kelly advised that the second item of correspondence was received from the Parliamentary Secretary to the Minister of Transport acknowledging a copy of our letter which was sent to the Federal Minister of Transport the Honourable Mazankowski.

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

"THAT this item of correspondence be accepted."
Motion Carried.

Mr. Kelly indicated that a letter had been received from the Secretary Treasurer for the North Preston Medical Childcare Society expressing their appreciation for the grant of five thousand dollars (\$5,000) for the North Preston Medical Child Care Center. This letter was circulated to Council members for their information.

The Council Agenda included a memorandum from Councillor Margeson with respect to the Federation of Canadian Municipalities 48th Annual Conference, June 2nd - 6th, 1985, Calgary, Alberta.

Warden MacKenzie advised that he will be sending a copy of this report to the FCM Office.

REPORT OF THE PLANNING ADVISORY COMMITTEE

RA-EP/CB-29-85-06. Amendment to the Cow Bay/Eastern Passage Land Use By-Law. Lands of William Neiforth, Eastern Passage.

Mr. Kelly read the report.

Councillor DeRoche, having discussed this matter with Councillor Deveaux, suggested that the date September 9, 1985 in number one of the report be replaced with September 23, 1985 and the date September 23, 1985 in number two of the report be replaced with September 9, 1985.

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

"THAT the Rezoning Application No. RA-EP/CB-29-85-06 be approved and a public hearing be held September 9, 1985 at 7:00 p.m."
Motion Carried.

Development Agreement No. DA-SA-19-85-19, DA-SA-20-85-19, DA-SA-21-85-19, DA-SA-22-85-19, DA-SA-23-85-19, DA-SA-24-85-19. Five Point Development Company Limited, Lower Sackville.

Mr. Kelly read the report.

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

"THAT Development Agreements as indicated be approved and a public hearing be held September 9, 1985 at 7:00 p.m."
Motion Carried.

Rezoning Application No. RA-SA-47-85-20. Lands of Henry B. Kuryluk, Lower Sackville

Mr. Kelly read the report advising that attached to the Supplementary Agenda is a report from the Chief Building Inspector with regard to the Kuryluk Property, Cornwall Street, Lower Sackville.

Councillor Wiseman advised that the existing apartment located on the Kuryluk property was built in 1973. At the time of the Municipal Development Plan process, Councillor Wiseman advised that it was not recognized as being a two family dwelling and it was the intention through the process that anything that was an existing R-2 or an existing two family dwelling would be recognized as such in the zoning. Councillor Wiseman stated that this was missed at the time and it was her understanding that there would be no objection to having this zoned properly as R-2.

It was discovered that it was R-1 when the owner applied for a building permit to extend the basement apartment. Councillor Wiseman circulated pictures of the property and supported the rezoning.

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

"THAT Rezoning Application No. RA-SA-47-85-20 be approved and a public hearing be held September 9, 1985 at 7:00 p.m."
Motion Carried.

Proposed Amendment to the Planned Unit Development Agreement - Forest Hills Phase 8, Minor Variance.

Mr. Kelly read the report.

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

"THAT the request by the Department of Housing for a minor variance be approved."
Motion Carried.

Lawrencetown Municipal Planning Strategy Process

Mr. Kelly read the report advising that on April 16, 1985, Council passed the following resolution: Subject to full cost recovery from the Department of Municipal Affairs, the Council is willing to undertake the preparation of a Municipal Planning Strategy for the Lawrencetown Area.

The report indicated that the County has now received confirmation from the Minister of Municipal Affairs stating that the Province will reimburse the Municipality for all reasonable costs incurred in the preparation of the Lawrencetown Area Municipal Planning Strategy and Land Use By-Law.

Plan Amendment-Eastern Passage/Cow Bay, Greenridge Mobile Home Park

Mr. Kelly read the report.

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

"THAT the proposed amendment to the Eastern Passage/Cow Bay municipal planning strategy be approved and a public hearing be held September 23, 1985 at 7:00 p.m."
Motion Carried.

Subdivision Application No. F-491-85-04. Approval of Lots AA and AB, James Ryan Subdivision through the Undersized Lot Legislation

Mr. Kelly read the report.

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

"THAT Subdivision Application No. F-491-85-04 be approved and a public hearing be held September 3, 1985 at 7:00 p.m."
Motion Carried.

Annexed Lands, Bayers Lake (Proposed Zoning Changes)

Mr. Kelly read the report.

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

"THAT Council appeals the decision of Halifax City Council made on July 25, 1985 to amend the Zoning By-law by rezoning certain lands from Watershed (W) Zone to General Industrial (I-3)Zone."

Councillor MacKay suggested that Mr. Pugsley in conjunction with Mr. Cragg appeal the proposed zoning by-law. It was agreed that this would be discussed at a later point in time.

Motion Carried Unanimously.

Parkland Dedication

Mr. Kelly read the report.

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

"THAT Chestnut Realty Ltd. Cole Harbour, Parcels P-3A & P-3B and Gorham Properties Limited, Parcel CE-3, Churchill Estates being donated to the Municipality under the provisions of the Planning Act be accepted as parkland."
Motion Carried.

BUILDING INSPECTORS REPORT, SUPPLEMENTARY AGENDA

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

"THAT lesser side yard clearance of 2', property located at West Dover, Applicant Don Publicover be approved."
Motion Carried.

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

"THAT lesser side yard clearance of 4', property located at Ridge Ave., Waverley, Applicant James Haight be approved."
Motion Carried.

APPEAL OF MINOR VARIANCE, SUPPLEMENTARY AGENDA

Mr. Kelly read the report stating that an appeal respecting refusal of the issuance of a minor variance has been received from Ira Hartlen, 953 Old Sackville Road, Lower Sackville.

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

"THAT the appeal be heard at the September 3, 1985 Session at 7:00 p.m."
Motion Carried.

REPORT OF THE EXECUTIVE COMMITTEE

Request for District Capital Grant, District 3

Mr. Kelly read the report.

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

"THAT a District Capital Grant, District 3, in the amount of \$500 for improvements to County owned parkland property, Lake of the Woods Subdivision be approved."
Motion Carried.

Request for District Capital Grant, District 18

Mr. Kelly read the report.

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

"THAT a District Capital Grant, District 18, in the amount of \$2,000 for the purpose of purchasing one lawnmower-tractor be approved."

Motion Carried.

Request for District Capital Grant, District 19

Mr. Kelly read the report.

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

"THAT a District Capital Grant, District 19, in the amount of \$1,000 for the purchase of gymnastic equipment for Taisco Gymnastic Club, Sackville be approved."

Motion Carried.

Request for District Capital Grant, District 20

Mr. Kelly read the report.

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

"THAT a District Capital Grant, District 20, in the amount of \$1,027.50 for improvements to ballfields at the Leslie Thomas and Gertrude Parker School Playgrounds be approved."

Motion Carried.

Request for District Capital Grant, District 16, 19, and 20

Mr. Kelly read the report.

Councillor Margeson pointed out that the purpose of the grant is to complete a cabin for the Sespenaak District Council at the Boys Scout Regional Camp, Miller's Lake.

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

"THAT a District Capital Grant in the amount of \$500 for each of the Districts - 16, 19 and 20 for the purpose of completing a cabin for the Sespenaak District Council at the Boys Scout Regional Camp, Miller's Laker be approved."

Motion Carried.

Request for Loan, District 10 East Volunteer Fire Department

Mr. Kelly read the report.

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

"THAT a loan to the District 10 East Volunteer Fire Department in the amount of \$25,000 for the purchase of equipment for one of their existing fire vehicles be approved."
Motion Carried.

It was stated that the loan is to be repaid over a 10 year period with principle and interest with Council reserving the right to levy an area rate in default of repayment.

Request for a General Parkland Grant

Mr. Kelly read the report.

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

"THAT a General Parkland Grant in the amount of \$10,000 for improvements to the Kinsmen Park, Sackville be approved."
Motion Carried.

Purchasing Policy - Ocean View Manor

Mr. Kelly read the report noting that Mr. John Morrison, Administer for the Ocean View Manor was in attendance to address any questions regarding the purchasing policy for Ocean View Manor.

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

"THAT the Purchasing Policy for Ocean View Manor be approved."
Motion Carried.

SUPPLEMENTARY EXECUTIVE COMMITTEE REPORT

Request for District Capital Grant

Mr. Kelly read the request.

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

"THAT a District Capital Grant, District 3, in the amount of \$500 for Sheldrake Lake Homeowners' Association be approved."
Motion Carried.

Request for District Capital Grant - District 5

Mr. Kelly read the report.

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

"THAT a District Capital Grant, District 5, in the amount of \$,2500 for improvements to the playground at Sambro School be approved."
Motion Carried.

Request for District Capital Grant - District 9

Mr. Kelly read the request.

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

"THAT a District Capital Grant, District 9, in the amount of \$2,500 for the Chezzetcook Volunteer Fire Department be approved."
Motion Carried.

Request for District Capital Grant - District 9

Mr. Kelly read the report.

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

"THAT a District Capital Grant, District 9, in the amount of \$2,500 for the Lawrencetown Fire Department be approved."
Motion Carried.

Department of Housing, Family Housing Units

Councillor McInroy declared conflict of interest.

Mr. Kelly read the report.

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

"THAT Council endorse the construction of four (4) family housing units in North Preston and two (2) family units in Cherry Brook as recommended by the Department of Housing."
Motion Carried.

Councillor Gaetz expressed concern with regard to an elderly couple in his District who are in need of housing. It was agreed that Staff would follow up on this concern.

Annexations

Mr. Kelly read the report.

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

"THAT the Nova Scotia Provincial Government be requested to place a moratorium on annexations and/or incorporations involving areas within Halifax County Municipality."
Motion Carried.

Councillor MacKay advised that sometime ago the Province established a task force comprised of members of the Provincial Government and the Union of NS Municipalities. He suggested that we see where the task force is and if they will be tabling a report.

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

"THAT a letter be sent to the Premier asking for the status of the task force on Municipal Government in Nova Scotia."
Motion Carried.

REPORT OF THE URBAN SERVICES COMMITTEE

Mr. Kelly read the report advising that the Urban Services Committee received and discussed the report on the Westphal, Cole Harbour, Eastern Passage pollution control study.

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

"THAT Council accept the report on the pollution control study and that the accounts with respect to the study be paid and that information sessions be held in the areas effected."
Motion Carried.

APPOINTMENT OF DELEGATES TO THE U.N.S.M. CONFERENCE

A memorandum from the Union of Nova Scotia Municipalities respecting the Eightieth Annual Conference of the Union of Nova Scotia Municipalities was attached to the agenda.

The Conference is to be held at the Nova Scotian Hotel from Wednesday, September 11th to Saturday noon, September 14th.

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

"THAT the Warden be authorized to select the delegates to the Union of Nova Scotia Municipalities."
Motion Carried.

Councillor Margeson requested that Staff determine whether or not there is an application for what has been achieved in the way of placing facilities for people who are disabled to utilize municipal facilities and structures. Mr. Meech indicated that an award had been given out for actions that had been taken by particular municipalities related to the handicapped or disabled because of the year of the disabled. Mr. Meech agreed to look into this matter.

REPORT OF THE FIRE SERVICES CO-ORDINATOR

Attached to the Supplementary Agenda was a memorandum from the Fire Services Co-ordinator, Kevin Tobin. A list was also attached from the Nova Scotia Fire Fighters School indicating the various Halifax County Fire Departments that had participated in various courses offered by the school.

Mr. Kelly advised that this item was deferred from the last Council Session due to Council's request for additional information before giving consideration to approving or not approving the original Recommendation #6 in the Fire Advisory Report respecting the training allowance.

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

"THAT the request for a special fund in the amount of \$10,800 for the purpose of paying each of the 36 departments to send two fire fighters to attend Basic Fire Fighting, Parts A, B and C, and two Officers to Basic Junior Officers Training which are offered at the Nova Scotia Fire Fighters School be denied."
Motion Carried.

RESOLUTION, RE AGREEMENT FOR CONSTRUCTION OF THE AEROTECH PARK INTERCHANGE

Members of Council received correspondence from the Department of Transportation dated July 19, 1985 with respect to the agreement for construction of the Aerotech Park Interchange, Highway 102, Halifax County, NS. Council members also received a copy of the resolution which they require.

A letter dated August 2, 1985 from the Department of Transportation was circulated. The correspondence was with respect to tenders which have been issued and the cost of the highway interchange was outlined.

Councillor MacKay inquired as to why this resolution is before Council. Mr. Meech advised that Council is being requested to approve the resolution that would give effect to the agreement between the Municipality and the Department of Transportation for them to proceed with the design and the construction of the interchange.

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

"THAT the Warden and Municipal Clerk be authorized to sign the agreement with the Department of Transportation for construction of the Aerotech Park Interchange, Highway 102, Halifax Co., N.S., dated the 8th day of July, A.D., 1985."
Motion Carried.

FEES - 1985 MUNICIPAL ELECTION

Mr. Kelly outlined the report advising that Council is requested to establish fees for Deputy Returning Officers, Poll Clerks, and Property Rentals for the 1985 Municipal Election.

Mr. Kelly outlined recommended fees as follows: Deputy Returning Officer, \$105; Poll Clerk, \$75; and Building Rental, \$55 (one booth) \$10 (each additional booth).

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

"THAT the fees for Deputy Returning Officers, Poll Clerks, and Property Rentals for the 1985 Municipal Election be approved as outlined in the report."
Motion Carried.

AGENDA ITEMS

Report of the Forestry Protection Committee - Councillor Ried

Councillor Reid tabled the "Report and Recommendations of the Forestry Protection Committee" to be discussed at the August 20, 1985 Council Session.

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

"THAT this report be received."
Motion Carried.

Undersized Lot, Audrey Ashley Subdivision - Councillor Reid.

Councillor Reid advised that copies of a Staff Report have been circulated to all members of Council. The report is a request for approval of Lot A3-A and A3-B of the Audrey Ashley Subdivision, Lantz, through the "Undersized Lot Legislation" (An Act Relating to the Municipality of the County of Halifax, Chapter 107 of the Acts of 1966.)

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

"THAT Lot A3-A and A3-B of the Audrey Ashley Subdivision, Lantz, through the 'Undersized Lot Legislation' be approved."
Motion Carried.

It was noted that a public hearing date will be set at the next Council Session.

Senior Citizens - Councillor Baker

Councillor Baker expressed concern with regard to the senior citizens home in Herring Cove.

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

"THAT an up-date report on the senior citizen housing in Herring Cove be requested."
Motion Carried.

Policy Respecting Natal Day Closing - Councillor MacDonald

Councillor MacDonald inquired what the policy was for the County with respect to the County closing on Halifax Natal Day. Mr. Meech advised that it is not officially a civic holiday in Halifax County. However, the Municipal offices are closed due to the fact that we are located within the City of Halifax.

Councillor MacDonald indicated that he has talked to residents who have expressed their interest in establishing a civic holiday on the first Monday of August to coincide with the Halifax Dartmouth Natal Day.

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

"THAT this matter be referred to the Executive Committee for their review and a report be brought back to Council."

Councillor MacDonald suggested that we review the by-laws for the NS Provincial Government and also the New Brunswick Provincial Government. Councillor MacDonald pointed out that the Provincial Government and the Province of New Brunswick have established by-laws with respect to this matter.

Motion Carried.

ADDITIONS OF ITEMS TO THE AUGUST 20, 1985 COUNCIL SESSION

CP Direct Flights Halifax to Amsterdam - Councillor MacKay

Parking - Councillor Margeson

Unightly Premises - Councillor Snow

APPOINTMENT OF DELEGATES TO THE 80TH ANNUAL CONFERENCE U.N.S.M.

Warden MacKenzie submitted the names of the voting delegates with the alternates to the Union of Nova Scotia Municipalities being held September 11th, 1985 to September 14th, 1985.

The following is a list of the names submitted:

Voting Delegate, Warden MacKenzie	Alternate, Councillor MacKay
Voting Delegate, Councillor Bayers	Alternate, Councillor Lichter
Voting Delegate, Councillor DeRoche	Alternate, Councillor Larsen
Voting Delegate, Councillor Snow	Alternate, Councillor Mont
Voting Delegate, Councillor Deveaux	Alternate, Councillor Eisenhauer

It was moved by Warden MacKenzie, seconded by Councillor McInroy:

"THAT the above delegates be appointed to attend the 80th Annual Conference of the Union of Nova Scotia Municipalities."
Motion Carried.

ADJOURNMENT

There being no further business, the meeting adjourned.

PUBLIC HEARING

AUGUST 12, 1985

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

ALSO PRESENT: Mr. G. J. Kelly, Municipal Clerk
Mr. R. Cragg, Municipal Solicitor
Mr. M. Hanusiak, Planner

SECRETARY: Margaret MacDonell

CALL TO ORDER

Warden MacKenzie called the meeting to order at 7:00 p.m. with the Lord's Prayer.

ROLL CALL

Mr. Kelly called the Roll.

APPOINTMENT OF RECORDING SECRETARY

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

"THAT Margaret MacDonell be appointed as Recording Secretary."
Motion Carried.

APPLICATION NUMBER RA-CH/W-20-85-21

Mr. Hanusiak advised that the application is for the rezoning of Lot S1 of the Ira S. Settle Subdivision located at 1172 Cole Harbour Road, Cole Harbour. The rezoning is from R-1 (Single Unit Dwelling) Zone to C-2 (General Business) Zone.

Mr. Hanusiak stated that this application was advertised in accordance with the provisions of the Planning Act. With regard to correspondence, Council members received a letter from the Honourable David Nantes regarding this application.

Mr. Hanusiak gave a lot description indicating that the property is approximately 15,000 square feet. It was noted that the property is a corner lot fronting on the Cole Harbour Road and running back on Ashgrove Avenue. The topographic and physical features of the property are noted on page one of the staff report.

In terms of the application's conformity with the intent of the planning strategy for the Cole Harbour/Westphal area, Mr. Hanusiak advised that the property itself is in the "Community Commercial" designation as defined under the generalized future land use plan. In that regard, it was noted that the zoning of the property to commercial is seen by Staff as being in conformity with the intent of the Plan in terms of the applicant's ability to meet other standards noted in the plan, specifically vehicular entrance to a collector type of road as well as servicing as met by virtue of the site's frontage on the Cole Harbour Road. If the property is zoned to C-2, the C-2 Zone allows existing single family dwellings as a permitted land use. In that regard, the zoning is not seen as being premature in the sense that it would reduce this particular land use to a non-conformity use of land.

As a final note, Mr. Hanusiak stated that Staff undertook a theoretical exercise if the property was to be converted and it was found that the property can be converted to a commercial activity in accordance with the by-law regulations regarding setbacks, parking, etc.

Based on those points, Staff recommends approval of the application.

At this time, Mr. Kelly read the letter dated August 12, 1985 to the Warden and Members of Council from the Honourable David Nantes with regard to the application.

QUESTIONS FROM COUNCIL

Warden MacKenzie inquired if the property would have an access to the Cole Harbour Road as well as Ashgrove Avenue. Mr. Hanusiak advised that, at the present time, the existing entrance to the property is on the Cole Harbour Road. He explained that there is no driveway existing on Ashgrove now and could not really determine now what the future holds as far as a subordinate type of driveway being located on Ashgrove Avenue.

Councillor MacKay made reference to the Honourable David Nantes statement "due to the description provided in the newspaper advertisement, adjacent area residents are not aware that this re-zoning is to be considered" inquiring if the statement was accurate.

Mr. Hanusiak read the advertisement indicating that the advertisement was more than in compliance with the Planning Act requirements regarding a reasonable indication and identification of the property.

SPEAKERS IN FAVOUR OF THE APPLICATION

None.

SPEAKERS IN OPPOSITION TO THE APPLICATION

None.

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

"THAT the rezoning of Lot S1 of the Ira S. Settle Subdivision located at 1172 Cole Harbour Road, Cole Harbour, from R-1 (Single Unit Dwelling) Zone to C-2 (General Business) Zone be approved."

Councillor McInroy stated that he did not have any difficulty with the property being zoned for commercial use, but expressed concern, having gone through an experience on Hugh Allen Drive, to the County approving what it is presented with and the Department of Transportation, for example, approves within their guidelines what they have been requested to do and nobody addresses a particular issue that is very sensitive. Councillor McInroy inquired how access from other than Cole Harbour Road to the site could be accommodated. It was Councillor McInroy's opinion that everything other than a single family house should be developed under contract. He advised that Councillor Mont has also expressed the concern that he would not like to see an access directly from Ashgrove Avenue and does have some concern as to what is going on the lot. Mr. Birch advised that Staff are examining the question of access along Cole Harbour Road and this will be before Council in the future.

Councillor DeRoche stated that he was also contacted by Councillor Mont who indicated that he would be unable to be present and requested that he convey a couple of thoughts on behalf of himself and people in his area who contacted him. Councillor DeRoche advised that the people who contacted Councillor Mont live along Ashgrove Avenue. He noted that their main concern is that they have no way of knowing what type of commercial undertaking will go on that property. Councillor DeRoche went on to state that the point of main concern to them is the point of egress from that property onto Ashgrove Avenue. The people in the area want to be assured that they are not going to be subjected to unnecessary vehicular traffic or that their children are going to be subjected to heavy traffic going on to or coming off that particular lot. Mr. Hanusiak stated that Staff cannot rezone a property with some stated condition going along with it. He advised that he did not feel it appropriate at this time to try and discuss the merits and demerits of an access point on there because of the fact that there are about three hundred (300) feet of C-2 Zoning on Ashgrove Drive now on the opposite side of the street. He indicated that anything that could be said regarding the subject property may prejudice those properties.

Motion Carried Unanimously.

APPLICATION NUMBER DA-SA-29-85-16

Mr. Hanusiak presented the application advising that it is regarding a proposed development agreement between the Municipality of the County of Halifax and Douglas and Karen Bruce for the construction of a single unit dwelling on Lot 13, of the subdivision of the lands of Hardwick Properties Limited (Riverside Estates), located on Halimark Avenue at Lower Sackville.

Mr. Hanusiak stated that the Application was advertised in accordance with the provisions of the Planning Act and no correspondence has been received either in favour of or opposed to the Application.

Mr. Hanusiak advised that this matter came before Council as an emergency item about a month ago. At that time, Mr. Hanusiak stated that the Bruce family had bought the property and had committed themselves to development by a specific period of time. They were unaware at the time that the property required a development agreement and in that regard the public hearing was set. Staff had no difficulty at that time recommending approval of the application. Mr. Hanusiak went on to state that, since this application has come before County Council, the Bruces' have relocated the lot. He noted that the development agreement will be changed back to Hardwick Properties Limited at such time the deeds have gone through the Registry and show that the property is now resting with the new property owner.

Mr. Hanusiak went on to outline the topographic profile of the property and recommended approval of the application.

QUESTIONS FROM COUNCIL

Councillor DeRoche inquired when the relocation of the applicants on a different property took place. Mr. Hanusiak advised that the relocation took place approximately a week to a week and a half after this matter was advertised in the paper. He explained that the day the matter went to Council was the day Staff first learned of the problem and were able to take a look at the property. After that, Mr. Hanusiak stated, because the Bruces were committed to a development and signed contracts for its construction, Mr. Redden who is the principal developer of Riverside Estates worked out an arrangement.

Councillor DeRoche inquired how many of these developments were negotiated or discussed with Hardwick Properties Limited. Mr. Hanusiak advised that this is the first one. He explained that originally Mr. Redden had met with the Department and it was indicated to him that, if these lots were to be so close as to warrant agreements, he should look at readjusting the entire subdivision, bring the lots back away from the River, create a buffer strip, and in the process of doing that forego the requirements. Since this came to light, it appears that perhaps four or five of those lots are still within the 100 feet. It was Mr. Hanusiak's opinion that at the time the matter was discussed with him, he was working with fairly rough plans regarding the actual location of the River. When the matter went to his surveyors, it became far more accurate.

SPEAKERS IN FAVOUR OF THE APPLICATION

None.

SPEAKERS IN OPPOSITION TO THE APPLICATION

None.

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

"THAT Application Number DA-SA-29-85-16 be approved."
Motion Carried.

ADJOURNMENT

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

"THAT the Public Hearing adjourn."
Motion Carried.

COUNCIL SESSION

AUGUST 20, 1985

PRESENT WERE: Warden MacKenzie, Chairman
Deputy Warden Walker
Councillor Poirier
Councillor Baker
Councillor Larsen
Councillor Gaudet
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. R. Cragg, Municipal Solicitor
Mr. G. J. Kelly, Municipal Clerk

SECRETARY: Virginia Veinot

CALL TO ORDER

Warden MacKenzie called the meeting to order at 6:05 p.m. with the Lord's Prayer.

ROLL CALL

Mr. Kelly called the Roll.

APPOINTMENT OF RECORDING SECRETARY

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

"THAT Virginia Veinot be appointed as Recording Secretary."
Motion Carried.

APPROVAL OF MINUTES - JULY 16, 1985 - COUNCIL SESSION & JULY 23, 1985
- PUBLIC HEARING

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

"THAT the minutes of the July 16, 1985 Council Session be approved as circulated."
Motion Carried.

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

"THAT the minutes of the July 23, 1985 Public Hearing be approved as circulated."
Motion Carried.

AGENDA ITEMS (A) COUNCILLOR GAETZ - NEWSPAPER ARTICLE RE ANNEXATION
OF COLE HARBOUR TO THE CITY OF DARTMOUTH

Councillor Gaetz requested that Council discuss the recent article which appeared in the Chronicle Herald containing comments made by the Hon. David Nantes with respect to annexation of Cole Harbour to the City of Dartmouth.

It was agreed that this item be added to the agenda.

LETTERS AND CORRESPONDENCE (A) FIRE STATION RELOCATION

Mr. Kelly reviewed a letter addressed to the Warden and Members of Council from K. R. Meech, Chief Administrative Officer respecting fire station relocation. This letter advised that Council in October, 1983, had approved a Fire Station Location Study for the communities of Beaver Bank-Sackville in co-operation with the Sackville Advisory Board and the respective Fire Departments. This study was concluded and tabled June, 1984, with one of the principle recommendations relative to Sackville being to relocate the Main Station to a site on the corner of Glendale and Metropolitan Avenue presently in the ownership of the Department of Housing. The report was tabled with the Sackville Advisory Board and the community which resulted in a commitment to proceed with the development of preliminary plans for the proposed relocation and to negotiate with the Department of Housing to acquire the site.

The letter further stated that the Department of Housing recently agreed to convey to the Municipality for the sum of \$1.00 the subject site for the purpose of locating the main fire station when final approval has been granted by the community.

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

"THAT the offer of the Nova Scotia Department of Housing to convey to the Municipality for the sum of \$1.00 the subject site for the purpose of community use be accepted."
Motion Carried.

APPEAL OF MINOR VARIANCE - IRA HARTLEN, 953 OLD SACKVILLE ROAD, LOWER SACKVILLE - 7:00 p.m.

Mr. Kelly advised that this appeal will be heard at the September 3, 1985 Council Session.

PUBLIC HEARING - UNDERSIZED LOT LEGISLATION, JAMES RYAN, LOWER PROSPECT - 7:00 p.m.

Mr. Kelly advised that this public hearing is scheduled for the September 3, 1985 Council Session.

PLANNING ADVISORY COMMITTEE REPORT

RA-SA-32-85-19. THREE STAR DEVELOPMENTS LTD. SACKVILLE LAND USE BY-LAW AMENDMENT.

This report advised that the Planning Advisory Committee at the August 12th meeting reviewed the request by Three Star Developments to amend the Sackville Land Use By-Law by rezoning Lots TS1 and TS2 locating on Highway No. 1 in Lower Sackville from R-1 to R-4. The purpose of the request is to construct two apartment buildings.

It was the recommendation of the Planning Advisory Committee that this application be approved and a public hearing be set with the suggested date being October 7, 1985 at 7:00 p.m.

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

"THAT a public hearing be held on October 7, 1985 with respect to the request by Three Star Developments to amend the Sackville Land Use By-Law by rezoning Lots TS1 and TS2, Highway No. 1, Lower Sackville from R-1 to R-4 for the purpose of constructing two apartment buildings."
Motion Carried.

DIRECTOR OF DEVELOPMENT REPORT

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

"THAT the Report of the Director of Development be received."
Motion Carried.

SUPPLEMENTARY AGENDA

Council agreed to deal with the Supplementary Agenda.

SUPPLEMENTARY REPORT - PLANNING ADVISORY COMMITTEE

1. PROPOSED AMENDMENT TO THE COLE HARBOUR/WESTPHAL LAND USE BY-LAW RE: MULTIPLE UNIT DWELLING STANDARDS

It was the recommendation of the Planning Advisory Committee that Council amend the Cole Harbour/Westphal Land Use By-Law to require that multiple unit dwellings constructed within a C-2 (General Business) Zone conform to the standards of a R-4 (Multiple Unit Dwelling) Zone.

The Committee suggested that the public hearing be held on October 7, 1985 at 7:00 p.m.

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

"THAT a public hearing be held on October 7, 1985 at 7:00 p.m. re proposed amendment to the Cole Harbour-Westphal Land Use By-Law re: multiple unit dwelling standards."
Motion Carried.

2. DEVELOPMENT AGREEMENT NO. DA-SA-25-85-16 OAKDENE ESTATES LIMITED
LOCATED ON SACKVILLE DRIVE

After reviewing an application by Oakdene Estates Limited to enter into a development agreement with the Municipality for the purposes of constructing a parking lot and loading space on Lot R-2AYB of the Subdivision of O.E.L. and Lands of Oakdene Estates Limited on Sackville Drive, the Planning Advisory Committee recommended that this development agreement be approved. The suggested date for the public hearing was October 21, 1985 at 7:00 p.m.

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

"THAT a public hearing be held on October 21, 1985 at 7:00 p.m. re Development Agreement No. DA-SA-25-85-16, Oakdene Estates Limited, Sackville Drive."
Motion Carried.

3. UNDERSIZED LOT - ASHLEY, APPLICATION NO. P-586-85-13

At the August 7, 1985 Council Session Council indicated its intent to set a public hearing for subdivision application no. P-586-85-13 to be approved under the Undersized Lot Legislation.

The Planning Advisory Committee recommended that the public hearing be held approximately three weeks after final survey information has been received and that the application be processed as expeditiously as possible and that staff be instructed to advertise for a public hearing during a regular Council Session. The Committee also recommended that the advertisement fee of \$500.00 be waived in this instance.

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

"THAT the recommendation of the Planning Advisory Committee be approved and that a public hearing re Application No. P-586-85-13, be advertised during a regular Council with the \$500.00 advertisement fee being waived in this instance."
Motion Carried.

BUILDING INSPECTORS REPORT RE: LESSER SIDE YARD CLEARANCE

A report was received from the Assistant Chief Building Inspector recommending approval for a lesser side yard clearance of 20 feet. The property in question is owned by Richard Bowness and is located at 114 Dempster Crescent, Lake Echo. The purpose of this request is to place the garage in a suitable position.