

There was supposed to be investigation as to whether some type of assistance might be offered to those residents through the office of Mr. Howard Crosby, the representative of Halifax West.

Councillor MacKay explained that the Executive Committee were notified that through the RRAP Program we were the recipient of an additional \$50,000 that the County would administer towards correction of those problems. The letter indicated that there might be further assistance that could be forthcoming for that program.

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

"THAT Council write to CMHC explaining the full extent of the problem involved advising them that the \$50,000 that was put into the RRAP Program for special assistance is not adequate to correct the problem and that they give consideration for additional monies after they determine how much it would take to correct the problem."

Motion Carried.

Gardin Property

Councillor MacKay made reference to a public hearing held approximately two weeks ago on plan amendments. He stated that there was a difference of opinion between Mr. Cragg and Mr. Birch on plan amendments whether individual properties could be looked at upon a one on one basis or they had to be looked at collectively in a geographic area because of land use designations. At that point in time, the Kelly application had been referred back to PAC. Councillor MacKay stated that he feels Council did an injustice to the Gardins. Councillor MacKay requested that when PAC is reviewing the whole land use designation that they also look at that sector because some people in that sector expressed that they did not want any apartment buildings and probably would not have any great difference of opinion to commercial if commercial was able to be facilitated and controlled.

ADDITION OF ITEMS TO THE NOVEMBER 19, 1985 COUNCIL SESSION

Councillor MacKay - Sunday and Holiday Closings or Openings
Councillor MacDonald - First Monday in August a Municipal Holiday
Councillor MacDonald - Springfield Lake

NOTICE OF RECONSIDERATION

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

"THAT the item regarding existing garbage contracts be reconsidered."

Motion Defeated.

ADJOURNMENT

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

"THAT Council adjourn."

Motion Carried.

COUNCIL SESSION
NOVEMBER 19, 1985

PRESENT WERE: Warden MacKenzie, Chairman
Deputy Warden Walker
Councillor Poirier
Councillor Fralick
Councillor P. Baker
Councillor C. Baker
Councillor Deveaux
Councillor DeRoche
Councillor Adams
Councillor Randall
Councillor Reid
Councillor Lichter
Councillor Snow
Councillor Merrigan
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: 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 MacDonald:

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

APPROVAL OF MINUTES

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

"THAT the minutes of September 17, 1985 Council Session be approved as circulated."
Motion Carried.

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

"THAT the minutes of October 21, 1985 Public Hearing be approved as circulated."
Motion Carried.

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

"THAT the minutes of October 28, 1985 Public Hearing be approved as circulated."
Motion Carried.

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

"THAT the minutes of October 29, 1985 Public Hearing be approved as circulated."
Motion Carried.

AGENDA ITEMS

Councillor C. Baker - Garbage

Councillor P. Baker - Public Service Commission Lands, Goodwood
- NS Power Corporation

Councillor Lichter - Resurrection

Incamera Item

LETTERS AND CORRESPONDENCE

Mr. Kelly advised that correspondence had been received from the Department of Municipal Affairs. It was pointed out in the letter that the Minister has reconsidered and approved the amendment to the Eastern Passage/Cow Bay Municipal Planning Strategy which was adopted by Council on May 13, 1985.

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

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

REPORT OF THE PLANNING ADVISORY COMMITTEE

Parkland Dedication

Mr. Kelly read the report stating that the Municipal Solicitor recommends that the following parcels of land being donated to the Municipality under the provision of the Planning Act be accepted as parkland by Council.

Councillor McInroy declared conflict of interest.

1) Parkland Walkway WWM-1 Millwood, P1-2 and Parcel P1-1R

Councillor MacDonald expressed concern with regard to the walkway specifications.

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

"THAT this item be deferred until a report is brought back setting out exactly under what conditions the walkway is being made."
Motion Carried.

Councillor MacKay indicated that any walkways that are to be acquired are to be fenced, paved, and landscaped. He noted that Walkway WWM-1 is not cut out of the woods yet. Before it comes back to Council, Councillor MacKay suggested, if it has not been assessed, that it be assessed.

2) R9-1, Phase 9, Forest Hills

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

"THAT R9-1, Phase 9, Forest Hills be accepted."
Motion Carried.

3) Hardwick Properties

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

"THAT the Halifax County Municipality acquire that parkland of Hardwick Properties subject to it being the land that was approved by the subdivision approval stage."
Motion Carried.

4) N.S.H.C. Phase 11A, Park Parcel P-19

Councillor Wiseman indicated that this land is a small piece of land between two groups of homes and felt that it will be more of a headache to the County than anything else.

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

"THAT N.S.H.C. Phase 11A, Park Parcel P-19 be deferred."
Motion Carried.

Councillor DeRoche expressed concern with regard to the process gone through for the parkland acquisition. Councillor DeRoche indicated that he can not recall any of those properties coming before PAC for consideration or recommendation to Council. Councillor DeRoche suggested, if this is a matter that should have endorsement of PAC, than that process be reinstated. Mr. Meech indicated that he would look into this matter to determine what procedure was followed and whether it was in accordance with the policy.

REPORTS OF THE DEVELOPMENT OFFICER

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

"THAT the reports of the Development Officer be received."
Motion Carried.

APPOINTMENTS TO COMMITTEE AND BOARDS - NON-COUNCIL MEMBERS

Planning Advisory Committee

Mr. Kelly advised that the present term of office of committee member Paul Hyland has expired.

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

"THAT Mr. Paul Hyland be nominated to the Planning Advisory Committee for a two year term."

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

"THAT Mr. M. Larsen be nominated to the Planning Advisory Committee for a two year term."

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

"THAT nominations cease."
Motion Carried.

After a ballot was taken, Warden MacKenzie declared Paul Hyland elected to the Planning Advisory Committee for a two year term.

Board of Health

Mr. Kelly advised that the present term of Erma Smith will expire as of December 31, 1985.

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

"THAT Erma Smith be nominated to the Board of Health for a one year term."

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

"THAT Councillor C. Baker be nominated to the Board of Health for a one year term."

There was concern expressed with regard to the membership number on the Board of Health. Mr. Cragg reported that Section 12 of the Health Act states that "in every Municipality there shall be a Board of Health of five members or of such a large number of members as the Council of the Municipality determines by resolution". He further explained that the majority of the members shall be members of the Council that appoints them and the minority of the members shall be members of the Council who are not members of the Council that appoints them.

A number of Councillors expressed difficulty with changing the composition of a committee every time a member of Council is desirous of sitting on a certain committee.

Councillor Fralick and Councillor Walker agreed to withdraw their motion.

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

"THAT nominations cease."
Motion Carried.

Warden MacKenzie declared Erma Smith elected to the Board of Health for a one year term.

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

"THAT Council increase the Board of Health membership by one Council member."
Motion Defeated.

Councillor Walker gave notice of reconsideration.

Heritage Advisory Committee

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

"THAT Elizabeth Corser be appointed to the Heritage Advisory Committee for a period of three years."

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

"THAT nominations cease."
Motion Carried.

Warden MacKenzie declared Elizabeth Corser elected as a board member on the Heritage Advisory Committee for a three year term.

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

"THAT Robert Harvey be nominated to the Heritage Advisory Committee for a three year term."

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

"THAT nominations cease."
Motion Carried.

Warden MacKenzie declared Robert Harvey elected for a three year term to the Heritage Advisory Committee.

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

"THAT Florence Wilmshurst be nominated to the Heritage Advisory Committee for a three year term."

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

"THAT nominations cease."
Motion Carried.

Warden MacKenzie declared Florence Wilmshurst elected for a three year term on the Heritage Advisory Committee.

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

"THAT Melvin Richardson be nominated to the Heritage Advisory Committee for a three year term."

It was moved by Councillor Walker, seconded by Councillor C. Baker:

"THAT nominations cease."
Motion Carried.

Warden MacKenzie declared Melvin Richardson elected for a three year term to the Heritage Advisory Committee.

Industrial Commission

Mr. Kelly advised that there are two vacancies on the Industrial Commission one of which is the representative from the Sackville Advisory Board. Mr. Kelly reported that he had written to the Sackville Advisory Board for their nomination as a member to the Industrial Commission. Mr. Kelly advised that he had received a letter from the Sackville Advisory Board. The letter stated that a motion was approved at a regular meeting of the Sackville Advisory Board nominating Frank Sutherland as the Advisory Board's representative on the Halifax County Industrial Commission.

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

"THAT Frank Sutherland be confirmed as the representative of the Sackville Advisory Board on the Halifax County Industrial Commission for a three year term."
Motion Carried.

HEARING - HERITAGE PROPERTY - 7 P.M.

Mr. Kelly advised that this item refers to one property that has been referred by the Heritage Advisory Committee to be registered as a Heritage Property.

Mr. Kelly advised that the property is the Cole Harbour Meeting House, formerly the United Church Property at Cole Harbour. The application to the Committee was made by the Cole Harbour Rural Heritage Society. They wish to have this particular property because of its significance and historical background to the Community.

Speakers in Favour of this Registration

None.

Speakers in Opposition to the Registration

None.

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

"THAT the Cole Harbour Meeting House be registered as a Heritage Property."
Motion Carried.

MEMORANDUM FROM THE WARDEN RE HOUSING CONCERNS

Members of Council received a memorandum from Warden MacKenzie with respect to Housing concerns as expressed by the Mayors of Cities and Municipalities in this area.

Warden MacKenzie advised that he has had a number of people approach him with respect to the shortage of affordable housing within the metropolitan area and, more particular, within our municipality. Warden MacKenzie stated that he has spoken to people from the Sackville area who have indicated that we have a need for at least thirty units in that area. He went on to state that a number of single family units are beginning to come forward.

The meeting that the Chief Magistrates had was an attempt to try and find a way to acquire funding from our Federal and Provincial counterparts. Through discussions, Warden MacKenzie indicated that it was determined that there is at least a shortage of 1,000 units in the metropolitan area.

Councillor Deveaux agreed that there is a shortage of affordable housing. He suggested that we continue to pressure the upper levels of government to provide funding for affordable type housing.

Councillor Merrigan stated that affordable housing is something we would all like to see and stated that subsidized housing does not always bring affordable housing.

Councillor Merrigan felt that the whole situation with regards to housing should be looked at to determine what can be done to acquire lots and reduce prices so that people can afford to get into housing without subsidizing houses through government grants, municipal grants, etc.

Councillor P. Baker indicated that there is a great need in District 4 for affordable housing and requested that a study be done in this area.

Councillor McInroy declared conflict of interest.

Councillor MacKay expressed concern with regard to seeing people out on the streets or living in "shacks" while at the same time you see people that he would suggest, with their incomes, can afford conventional housing on the free market and living in subsidized housing. Councillor DeRoche suggested that the Warden and his colleagues, representing the Municipal units, bring to the attention of the regulatory bodies that their own criteria is not being evaluated properly and assessment is not being done properly.

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

"THAT Council endorse Warden MacKenzie's involvement with the metropolitan municipal leaders in pursuing affordable housing in the metropolitan area (in particular Halifax County Municipality)."
Motion Carried.

BUILDING INSPECTORS REPORT - LESSER SETBACKS

Mr. Kelly read the report advising that approval is recommended for a lesser setback of 21'. St. Dennis Church Property, East Ship Harbour. Applicant F. H. Webber Construction. The reason for this request is because the existing building is located within the 30' setback of the Building By-law requirements.

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

"THAT lesser setback of 21' be approved."
Motion Carried.

Approval was also recommended for lesser setback of 15'. Property at Hatchet Lake. Applicant James M. Slaunwhite. The reason for this request is because the applicant wishes to have the garage located as close to the road as possible.

It was moved by Councillor C. Baker, seconded by Councillor Snow:

"THAT lesser setback of 15' be approved."
Motion Carried.

Mr. Kelly read the third request for approval of lesser setback of 0'. Property at Coach Avenue, Lake Fletcher. Applicant Schwartzwald Homeowners Association. The reason for this request is because the proposed structure is for a bus shelter and the applicant wishes to have it located as close to the road as possible.

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

"THAT lesser setback of 0' be approved."
Motion Carried.

The report further included a recommendation for approval for lesser setback of 20', property located at Prospect. Applicant L. Ashton. The reason for this request is because of rock obstruction on lot.

It was moved by Councillor C. Baker, seconded by Deputy Warden Wiseman:

"THAT lesser setback of 20' be approved."
Motion Carried.

URBAN SERVICES COMMITTEE REPORT

Mr. Kelly read the report respecting the connection to the Beechville/Lakeside/Timberlea Sewer System by the City of Halifax.

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

"THAT the Municipality not enter into an agreement with the City of Halifax for connection to the Beechville/Lakeside/Timberlea sewer system."
Motion Carried.

APPOINTMENT OF BY-LAW ENFORCEMENT OFFICERS RE DOG CONTROL

Mr. Kelly advised that a request had been received to have two officials of the Dog Control Service appointed as By-Law Enforcement Officers.

Mr. Kelly explained that both Andy Fowler and Michael Proude are employees of the Dog Control Service and it is necessary for their appointment as By-law Enforcement Officers to be approved by Council and ratified by the NS Police Commission.

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

"THAT Andy Fowler and Michael Proude be appointed as By-Law Enforcement Officers for the enforcement of the Municipal Dog By-Law while employed with Imperial Investments Dog Control."

Council requested that they be given the telephone number for Imperial Investments when trying to contact them on nights and on weekends. Mr. Kelly agreed to supply members of Council with this information.

Motion Carried.

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

"THAT Mr. William Mont, President of Imperial Investments and the supervisor for Animal Control, be invited to attend a Session of Council to address questions regarding dog control."

Motion Carried.

A BY-LAW RESPECTING A UNIFORM CLOSING DAY FOR RETAIL BUSINESSES

Councillor Reid declared a conflict of interest.

Members of Council received a draft copy of a by-law respecting a Uniform Closing Day for Retail Businesses as prepared by the Municipal Solicitor and in conformity with some changes by Staff. Mr. Kelly advised that the By-Law has been tabled with Council for their review and consideration.

Mr. Kelly reported that a number of petitions have been received. Mr. Kelly read the petitions in support of uniform closing days as per Bill 70. Warden MacKenzie pointed out that 602 people signed the petitions.

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

"THAT this item be referred to the Executive Committee for their perusal and recommendation."

Motion Carried.

SUPPLEMENTARY REPORT - MUNICIPAL PLAN COMMITTEE

Proposed development by the Department of Housing for Kidstone Lake Land Assembly (650 acre parcel)

Mr. Kelly read the report.

Councillor McInroy declared a conflict of interest.

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

"THAT Council reaffirm the motion of July 16, 1985 (THAT Halifax City Jointly with Halifax County declare a general moratorium on development anywhere untreated sewage is permitted to enter the Harbour) and further, THAT the Minister of Housing be informed of the resolution in view of the Kidston Lake Land Assembly."

Motion Carried.

CIVIC HOLIDAY - COUNCILLOR MACDONALD

Members of Council received copies of a memorandum from Dale Reinhardt with respect to the possibility of the County of Halifax establishing a Civic Holiday to coincide with the Halifax and Dartmouth Natal Days. A letter from Mr. Cragg, Municipal Solicitor, relating to the proposed Civic Holiday was also circulated to members of Council for their information.

Mr. Cragg pointed out that Council could pass a resolution asking residents to adhere to a holiday but there could be special legislation that a Municipal has secured from the Provincial Government which specifically permits declaring an official holiday.

Councillor Eisenhauer suggested that people be encouraged to become involved with Civic activities if the day is declared a holiday for that purpose.

Councillor Eisenhauer also suggested because we do not have legislation granting approval, and we do not have the power to enforce it, that Council remain silent on the issue.

Councillor DeRoche suggested that the motion include that the Municipality of the County of Halifax establish the first Monday in August as a Civic Holiday for its employees.

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

"THAT the first Monday in August be established as a Civic Holiday for its employees and request the co-operation of businesses in closing on that day."

Motion Carried.

Mr. Meech suggested that this item be tabled until he has an opportunity to study the impact of the resolution.

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

"THAT this item be referred back to Staff for further study and a recommendation be brought back to Council."

Motion Carried.

SPRINGFIELD LAKE

Councillor MacDonald advised that a study had been done in the Springfield Lake area. He explained that there are continuing problems occurring in that area as a result of non-functioning septic fields, etc. Councillor MacDonald inquired if a report was being prepared with regard to a proposed capital program. Mr. Meech advised that Staff are in the process of preparing a proposed capital program with the hope of getting Council to finally establish priorities. Mr. Meech suggested that the report will be tabled sometime in December.

Councillor MacDonald requested that Springfield Lake be considered a priority in the list for capital projects.

AGENDA ITEMS

Public Service Lands - Councillor P. Baker

Councillor P. Baker expressed concern with regard to the acquisition of land from the Public Service Commission to the City of Halifax. Councillor P. Baker explained that they have taken in a recreation area that was constructed by the people of Goodwood and the adjoining area. It was noted that the young people have raised somewhere in the vicinity of \$7,000 to \$9,000 for the improvement of that land. Councillor P. Baker explained that they did have verbal permission from the Public Service Commission to use that land for different forms of recreation.

It was moved by Councillor P. Baker, seconded by Councillor Fralick:

"THAT Staff approach the City of Halifax and request them to transfer lands located at Goodwood back to the County of Halifax for \$1."

Motion Carried.

Street Lights - Councillor P. Baker

Councillor P. Baker expressed concern with regard to the replacement of street lights. Councillor Baker indicated that the taxpayers are paying for street lights that are out for periods of time.

Councillor P. Baker requested that the Engineering Department address his concern.

Mr. Meech indicated that there has been representation made to the NS Power Corporation and advised that street lighting is a continuing problem. Mr. Meech suggested that Staff determine what the total situation is across the Municipality and, if we can identify that an "x" number of lights are out at any given time, that we start deducting those amounts from the monthly bill. Mr. Meech advised that the NS Power Corporation does not take the responsibility to go around and check the lighting systems.

Mr. Meech suggested that a survey be done to determine how many lights are out in the total system so that we have some basic facts to put forward to support our case.

Councillor Deveaux felt that we should make an effort to try and have the Power Corporation reinstate the practice they had in the past of having someone check the lights and replacing whatever lights are broken or burnt-out.

Staff agreed to look into the concerns of Council.

Resurrection - Councillor Lichter

Councillor Lichter requested that a meeting be called for the Rural Services Committee on Tuesday, November 27, 1985 at 7:00 p.m. Councillor Lichter advised that there is a need to have this committee resurrected.

ADDITION OF ITEMS TO THE DECEMBER 3, 1985 COUNCIL SESSION

Councillor Snow - RCMP

INCAMERA ITEM

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

"THAT Council go incamera."
Motion Carried.

Council agreed to come out of camera.

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

"THAT Mr. Beazley, Suburban Waste & Disposal Limited, be given a sum of \$10,500 as necessary to complete his contract."

This motion was withdrawn.

It was moved by Councillor Walker, seconded by Councillor C. Baker:

"THAT the figures included in the report presented at the November 5, 1985 Council Session respecting Additional Claim for Garbage Collection be reduced by 50 percent."
Motion Defeated.

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

"THAT Suburban Waste and Disposal be granted a forgivable loan of \$10,500 with the provision that a full assessment and evaluation of the the garbage collection contract be undertaken and that the loan be discharged if determination made that adjustments are warranted and justified."
Motion Carried.

MOTION OF RECONSIDERATION

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

"THAT the motion recommending an increase by one Council member to the Board of Health be reconsidered."
Motion Defeated.

ADJOURNMENT

There being no further business, the meeting adjourned.

COMMITTEE OF THE WHOLE

NOVEMBER 8, 1985

PRESENT WERE: Warden MacKenzie, Chairman
Councillor Poirier
Councillor P. Baker
Councillor Fralick
Councillor C. Baker
Councillor Deveaux
Councillor DeRoche
Councillor Randall
Councillor Bayers
Councillor Reid
Councillor Lichter
Councillor Snow
Councillor Merrigan
Councillor MacKay
Councillor McInroy
Councillor Eisenhower
Councillor MacDonald
Deputy Warden 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

RESOLUTION - AEROTECH BUSINESS PARK PROGRAM

Mr. Meech provided members of Council with copies of a resolution which would commit the Federal Government to provide \$15,000,000 in assistance towards the Aerotech Park.

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

"THAT the Warden and Municipal Clerk be authorized to execute the agreement for the provision of financial assistance from the Government of Canada in the amount of \$15,000,000 towards the infrastructure costs associated with the development of the 'Aerotech Business Park Program' involving the following: Government of Canada (Regional Industrial Expansion), Halifax County Municipality, and the Halifax County Industrial Commission."

Councillor Mont inquired if the agreement has any obligations on the part of Halifax County that Council should be aware of. Mr. Meech advised that the only obligation, which is in accord with what we had originally agreed to, is that it is based on a net capital expenditure

of \$20,000,000 and the Federal Government are providing 75% cost sharing so that we are committed to \$5,000,000 out of the \$20,000,000. Mr. Meech further noted that it is not repayable provided we fulfill what we indicated that we would in terms of putting in the infrastructure in the Aerotech Park.

Motion Carried.

REPORT OF THE NOMINATING COMMITTEE

Councillor Mont, Chairman for the Nominating Committee, presented the report of that Committee. Mr. Kelly distributed copies of the report along with a list for each Councillor of the Committee appointments.

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

"THAT the report of the Nominating Committee be approved."

With respect to the Industrial Commission, Mr. Meech advised that the members would be for three year appointments according to the by-laws. He explained that Councillor MacDonald would be filling the unexpired term of the position previously held by Mr. Barkhouse which would be June of '87.

Councillor P. Baker expressed his disappointment in not being appointed to the Board of Management for the Halifax County Rehabilitation Centre. Councillor P. Baker requested that the minutes of all meetings of the Halifax County Rehabilitation Centre be presented to this Council.

Councillor Mont pointed out that there were other Councillors who requested membership on the Rehab Board as well and not everybody who requested it is on there.

Councillor MacKay indicated that Harold Irving's name be omitted from the Industrial Commission pointing out that his term expired as of August 16, 1985. Mr. Meech advised that a letter has been sent to the Sackville Chamber of Commerce and the Sackville Advisory Board requesting them to make a nomination so that Council can deal with the appointment at the next Council.

Councillor Reid stated that Councillor Bayers is a member of the Rural Services Committee and requested, therefore, that he be added to the Committee list.

Councillor Wiseman pointed out that Judy McMullen is no longer a member on the Regional Library Board and stated that her position has been filled by Jacqueline Cooper.

Councillor Merrigan stated his preference to sit on the Executive Committee rather than the Planning Advisory Committee. Councillor P. Baker agreed to trade his position on the Executive Committee with Councillor Merrigan. Warden MacKenzie advised that Councillor Merrigan

is now a member of the Executive Committee and Councillor P. Baker a member of the Planning Advisory Committee.

Motion Carried.

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

"THAT the two non-council members upon their expiry on the Board of Management for the Halifax County Rehabilitation Center be replaced by two councillors."

Motion Carried.

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

"THAT Councillor Percy Baker be appointed to the Board of Management for the Halifax County Rehabilitation Center."

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

"THAT Councillor DeRoche be appointed to the Board of Management for the Halifax County Rehabilitation Center."

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

"THAT nominations cease."

Motion Carried.

Warden MacKenzie declared Councillor P. Baker and Councillor DeRoche the two new members on the Rehab Board.

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

"THAT a letter be sent to Harpell Power and Archie Fader thanking them for their service on behalf of Halifax County and the Rehabilitation Center and expressing our appreciation."

Motion Carried.

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

"THAT the Solicitor be requested to amend the Urban Services By-Law to provide for the addition of District 14."

Motion Carried.

ADJOURMENT

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

"THAT the Committee of the Whole Council adjourn."

Motion Carried.

PUBLIC HEARING

NOVEMBER 25, 1985

PRESENT WERE: Warden MacKenzie, Chairman
Councillor Walker
Councillor Poirier
Councillor Fralick
Councillor P. Baker
Councillor C. Baker
Councillor Deveaux
Councillor Adams
Councillor Randall
Councillor Bayers
Councillor Reid
Councillor Lichter
Councillor Snow
Councillor MacKay
Councillor McInroy
Councillor Eisenhauer
Councillor MacDonald
Councillor Mont

ALSO PRESENT: Mr. G. J. Kelly, Municipal Clerk
Mr. R. Cragg, Municipal Solicitor
Mr. K. Birch, Director of Planning and Development
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 McInroy, seconded by Councillor Snow:

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

APPLICATION NUMBER RA-SA-44-85-20

Councillor McInroy and Councillor Mont declared a conflict of interest.

Mr. Hanusiak presented the staff report. The application is a request by the Department of Housing to rezone a 5.1 acre parcel of land on Rogers Drive in Lower Sackville from R-5 (Rowhouse Dwelling) Zone to R-1 (Single Unit Dwelling) Zone. The purpose of the rezoning is to provide for the development of approximately seventeen (17) single unit dwellings.

Mr. Hanusiak stated that this application has been advertised in accordance with the Planning Act and, to this date, the Planning Department have received no letters either in favour of or opposed to the proposed application.

Mr. Hanusiak outlined the report and recommended approval of the rezoning.

QUESTIONS FROM COUNCIL

Councillor MacKay suggested that a walkway be reviewed for this property before the subdivision plan receives final subdivision approval.

SPEAKERS IN FAVOUR OF APPLICATION NO. RA-SA-44-85-20

Mr. Terry Drisdelle, Planner for the NS Department of Housing, indicated his desire to speak in favour of the application. Mr. Drisdelle advised that he is prepared to provide any additional information to Council or address any questions concerning the rezoning and development of this particular parcel of land. There were no questions from Council.

SPEAKERS IN OPPOSITION TO APPLICATION NO. RA-SA-44-85-20

None.

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

"THAT Application Number RA-SA-44-85-20 be approved."
Motion Carried Unanimously.

APPLICATION NUMBER RA-TLB-50-85-02

Mr. Hanusiak indicated that this application is a request by Glengarry Developments Limited to rezone a 5.9 acre parcel of land belonging to Glengarry Developments Limited from R-1 (Single Unit Dwelling) Zone to R-2 (Two Unit Dwelling) Zone. Mr. Hanusiak reported that the property in question is located on Fraser Road in Timberlea. The proposed zoning is intended to provide for the development of approximately (20) semi-detached or duplex dwellings.

Mr. Hanusiak stated that this public hearing was advertised in accordance with the provisions of the Planning Act. He pointed out that the Department of Planning and Development have received no correspondence in favour of or opposed to the application.

Mr. Hanusiak outlined the Staff Report and recommended approval of the rezoning.

QUESTIONS FROM COUNCIL

Councillor MacKay inquired if (20) semi-detached units would mean ten (10) lots for a total of twenty (20) units or twenty (20) lots for a total of forty (40) units. Mr. Hanusiak advised that there would be a total of twenty (20) lots so the total density would be forty (40) housing units.

Councillor MacKay further requested if the Subdivision Plan would show access or reserve for access to the east and west sides. Mr. Hanusiak stated that the Department of Transportation have only involved themselves with the access onto Fraser Road. Mr. Hanusiak indicated that it is really under their jurisdiction to dictate whether or not the property goes in as a cul-de-sac or in fact access is reserved to abutting properties.

Councillor Poirier expressed concern with regard to the twenty (20) lots with forty (40) units. She felt the number rather excessive for the area particularly with the railway crossing and the fact that Fraser Road is dead ended. Mr. Hanusiak advised that the impact as they see it now, with this one single development, is not excessive. Councillor Poirier felt that an R-1 Zoning would be more acceptable in this particular area.

Councillor MacDonald inquired if the lands abutting the property are owned by Glengarry Developments Limited. Mr. Hanusiak advised that the Plan of Subdivision does not indicate the lands abutting to be part of Glengarry's landholdings.

SPEAKERS IN FAVOUR OF APPLICATION NUMBER RA-TLB-50-85-02

Mr. Lloyd Caldwell, Director and Shareholder for Glengarry Developments Limited, indicated his desire to speak in favour of the application.

Mr. Caldwell stated that the Applicant has been in the development business since the early 1970's and reported that the developer has established a reputation as a responsible and prudent developer. The decision to make this application for rezoning is the result of expressions of interest on the part of various house builders. With respect to the desirability of making land available for semi-detached housing, Mr. Caldwell pointed out that both the builders and developers are aware of the need to make available to a segment of the home purchasing public, the most economic and most optimum usage of land which they consider, in this case, is a rezoning for R-2 which would permit semi-detached building not only for young families but for those who want to make an investment and have a home and a possible income.

Mr. Caldwell mentioned the fact that Councillors, who are aware of semi-detached housing in other areas of the County, appreciate the fact that the advances both in design and in building construction in recent years are of a substantial order and it can be anticipated that with the development of this area, it will result in an area which will have housing units which will be a credit not only to the development but as well to the Timberlea area as a whole.

Councillor MacDonald inquired as to what price range the units would be in. It was Mr. Caldwell's understanding that a unit, one half of a semi-detached unit, would be selling in the area from \$65,000 to \$75,000. The objective is to produce a housing unit towards the lower limit of current available housing.

SPEAKERS IN OPPOSITION TO APPLICATION RA-TLB-50-85-02

Mr. Bruce Rawding, 77 Charles Street, Timberlea, indicated his desire to speak in opposition to the application of Glengarry Developments Ltd. as presented.

Mr. Rawding read the petition signed by residents of District 2 petitioning Halifax County Council to reject the application by Glengarry Developments Ltd. to rezone approximately six acres of lands owned by Glengarry Developments Ltd. located on Fraser Road at Timberlea. There were approximately two hundred (200) signatures on the petition from residents in the subdivision.

Mr. Rawding reported that the residents in the area were generally unaware and quite shocked to find that there may be duplexes in their backyard or in their home environment. Mr. Rawding expressed concern with regard to the reduction in property values. He also stated that there will be an increased traffic of motor vehicles transportation and increased pedestrian traffic which can sometimes put the two in conflict especially with the location of the school. Thirdly, Mr. Rawding expressed concern with regard to the full capacity of the school.

Mr. Rawding stated that he feels very strongly that there will be a significant change in the complexion of the subdivision at the present time. He felt that the dominant land use would switch to duplex as opposed to R-1. The residents in the area, Mr. Rawding indicated, feels that it would be a dangerous precedent to approve this rezoning for an R-2 area.

Mr. Dave Dellapinna, 94 Fraser Road, indicated his desire to speak in opposition to the application.

Mr. Dellapinna explained that they purchased their property in 1978 and built on the land in 1981-82. Mr. Dellapinna made reference to page two of the staff report where it states "only one or two lots in the proposed development are likely to abut any of these existing lots". He pointed out that several of these proposed lots are going to abut his property.

Mr. Keith Fraser, #3 Kingsmere Court, spoke in opposition to the application.

Mr. Fraser noted that Mr. Caldwell mentioned the triangular piece of property at the top of Mr. Dellapinna's property which he has indicated is crown property. Mr. Fraser advised that he has, in his possession, deeds going back to 1891 which down through his family deeds that property to himself. Mr. Fraser pointed out that it is not clear in his mind that it is crown property.

Mr. Fraser indicated that he was involved in taking the petition around and reported that the people felt very strongly about the proposed development and spoke against it.

Mr. Fraser went on to state that the County has put a lot of thought, effort, and money into coming up with a development plan. The people responsible have decided that this area should be designated R-1. Mr. Fraser inquired why this should be changed. He noted that the people who have lived in this area are there because they want to live in an area of single family homes and are people who appreciate the space surrounding them and want to maintain a certain amount of freedom in their space. The development of R-2 housing, in Mr. Fraser's opinion, would severely fringe on that freedom.

Mr. Malcolm Carmichael, 67 Fraser Road, spoke in opposition to the application.

Mr. Carmichael expressed concern with regard to traffic and the traffic congestion. Mr. Carmichael stated that he is the Secretary of the Trustees for the elementary schools. Mr. Carmichael reported that Glengarry School has very little room for expansion.

Mr. Dave Greenwood, Kingsmere Court, spoke in opposition to the application.

Mr. Greenwood requested that Council seriously consider rejecting the application. Mr. Greenwood indicated that his concerns are the same as the concerns expressed by Mr. Fraser and Mr. Rawding.

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

"THAT Application Number RA-TLB-50-85-02 be rejected."
Motion Carried.

ADJOURNMENT

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

"THAT Council adjourn."
Motion Carried.

November 25, 1985

D16

STAFF REPORT

TO: Planning Advisory Committee
FROM: Dept. of Planning & Development
RE: RA-SA-44-85-20
DATE: August 26, 1985

[Signature]
CHIEF ADMINISTRATIVE OFFICER

[Signature]
DIRECTOR, PLANNING AND DEVELOPMENT

RECOMMENDATION

THAT THE REZONING OF BLOCK MR-2AR OF THE LANDS OF THE NOVA SCOTIA DEPARTMENT OF HOUSING, LOCATED ON ROGERS DRIVE AT LOWER SACKVILLE, FROM R-5 (ROWHOUSE DWELLING) ZONE TO R-1 (SINGLE UNIT DWELLING) ZONE, BE APPROVED BY MUNICIPAL COUNCIL.

GENERAL INFORMATION

An application has been submitted by the Nova Scotia Department of Housing to rezone the lands identified on page 4 of this report, from R-5 (Rowhouse Dwelling) Zone to R-1 (Single Unit Dwelling) Zone. The purpose of the rezoning is to provide for the development of approximately seventeen (17) single unit dwellings.

DESCRIPTION

MPS: Sackville

Area: 224,357 square feet or 5.151 acres.

Features:

- land slopes downwards from the northwest (near Smokey Drive) to the south east (towards the intersection of Rogers Drive and Rankin Drive) with a gradient of approximately 10%;
- heavily covered with a mixture of hard and softwood trees;
- some rock outcropping, but no visible signs of poor or impaired drainage.

Surrounding Uses

and Zoning: As illustrated by Figure No. 2, pg. 4

ANALYSIS

The municipal planning strategy for Sackville designates the lands in question "Urban Residential", and strong support is given to the single unit residential environment. However, it also acknowledges the need for higher density residential development.

Rezoning land from a higher to a lower density residential category could be argued as being contrary to the plan's intention of encouraging a diversity of housing types. In fact, a previous staff report concerning a similar rezoning application expressed concern that rezoning from a higher to a lower density category would not be in the best long-term interests of the community. In that instance, it was felt that the lot in question was well suited for higher density housing.

In this instance, however, the relatively steep slopes and rocky terrain of the property, in conjunction with its location in the midst of a lower density neighbourhood, make the site most appropriate for the single unit housing being proposed.

With respect to the plan's technical requirements for adequate servicing and roads, the Department of Engineering and Works and the Department of Transportation have advised that a proposed subdivision plan for the property conforms to their respective operating policies.

The Halifax County/Bedford District School Board has advised that elementary and junior high students from the development would attend Gertrude Park or Smokey Drive Elementary and Leslie Thomas Junior High School. The Board has further advised that the additional students can be accommodated without fear of overcrowding.

FIGURE NO. 1 - KEY PLAN & DISTRICT PLAN

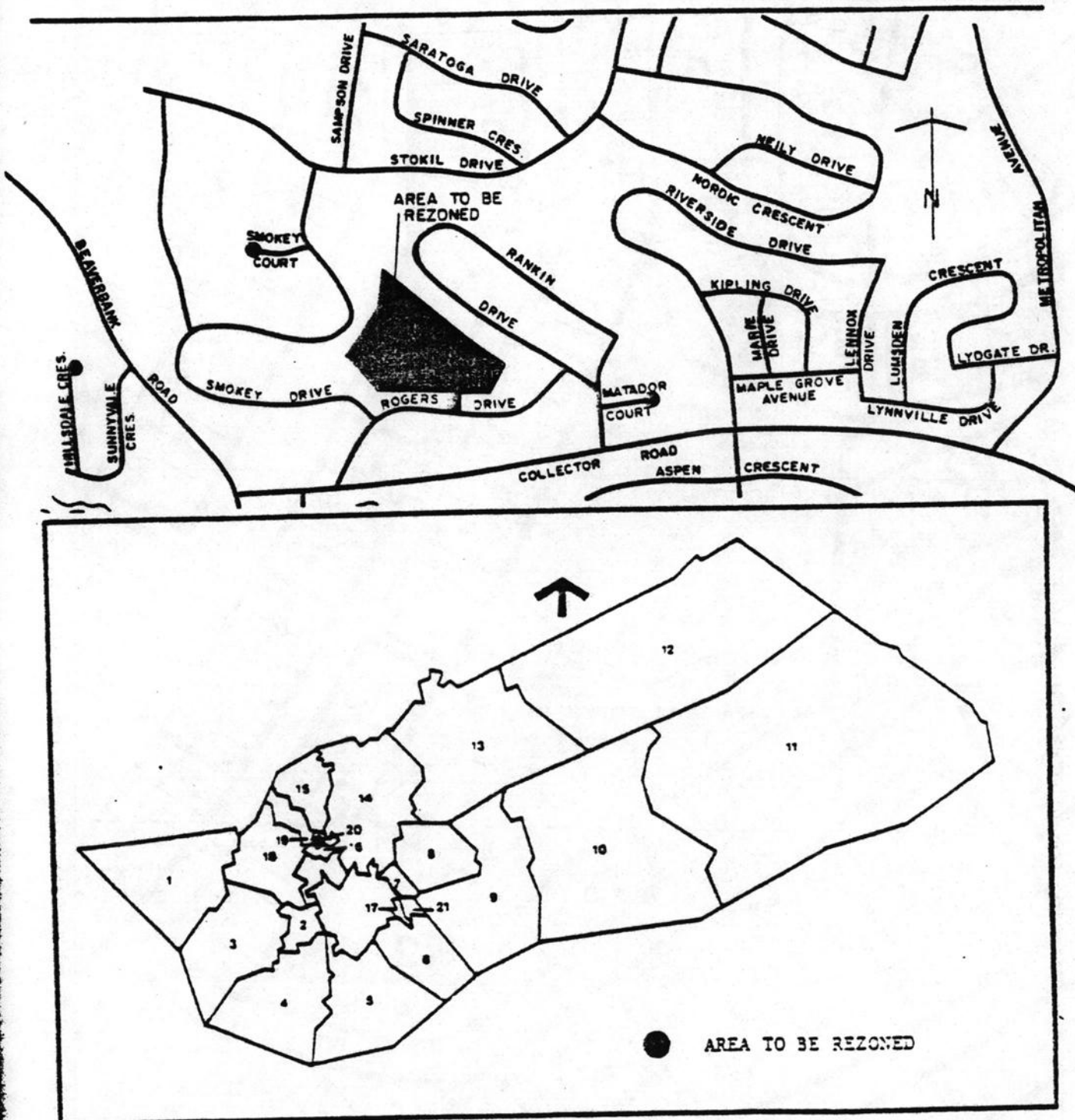
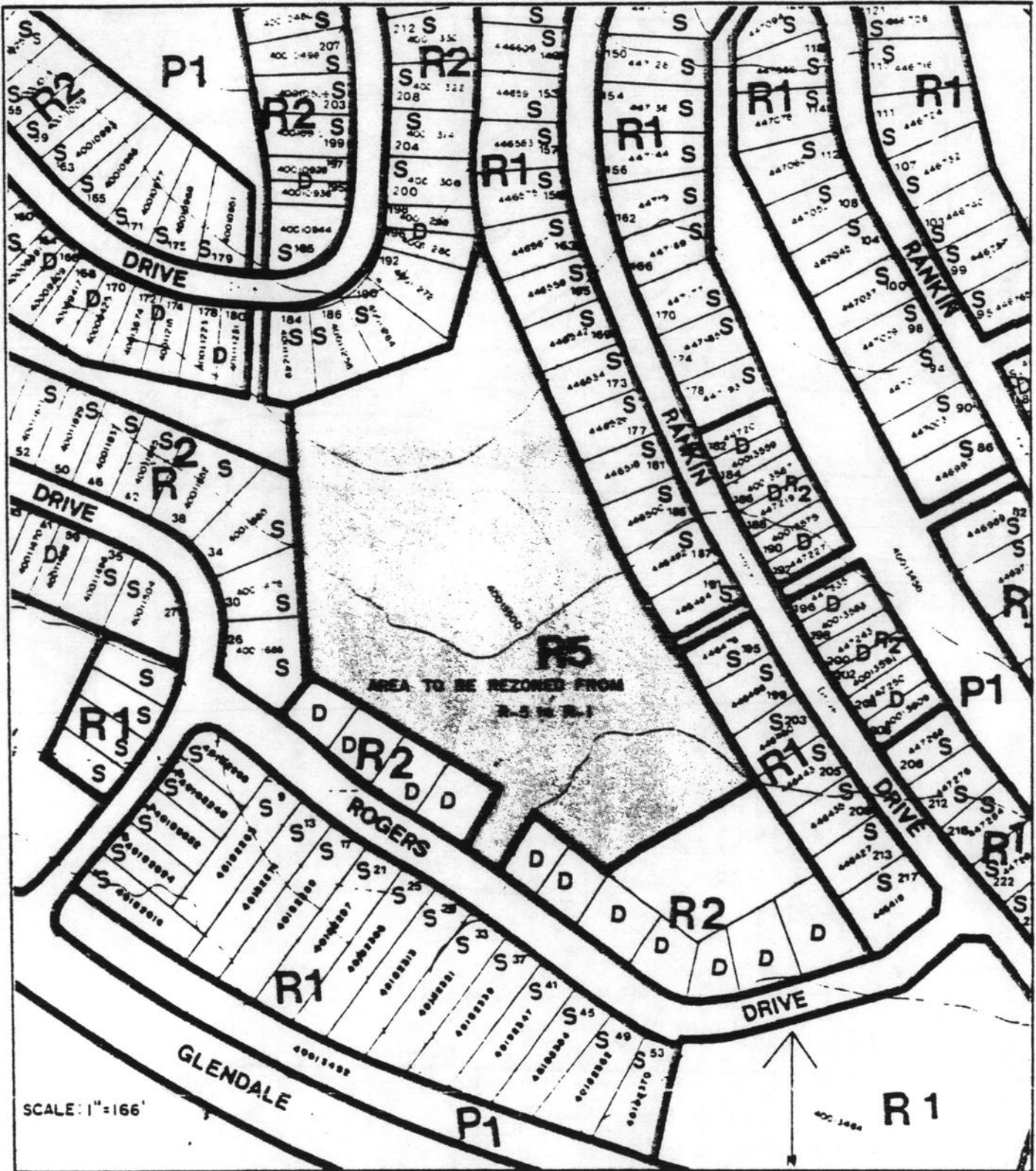


FIGURE NO. 2 - SURROUNDING LAND USES & ZONING



November 25, 1985

D15A

PLANNING AND DEVELOPMENT REPORT

TO: Planning Advisory Committee

[Signature]
C.A.O.

APPLICATION NO.: RA-TLB-50-85-02

DATE: August 26, 1985

[Signature]
DIRECTOR

RECOMMENDATION

THAT THE REZONING OF THE LANDS OF GLENGARRY DEVELOPMENTS LIMITED, LOCATED ON FRASER ROAD IN TIMBERLEA, FROM R-1 (SINGLE UNIT DWELLING) ZONE TO R-2 (TWO UNIT DWELLING) ZONE, BE APPROVED BY MUNICIPAL COUNCIL.

GENERAL INFORMATION

An application has been submitted by Glengarry Developments Limited to rezone the lands identified in Figure No. 2 of this report from R-1 (Single Unit Dwelling) Zone to R-2 (Two Unit Dwelling) Zone. The purpose of the rezoning is to permit construction of approximately twenty (20) semi-detached unit on the vacant site.

LOT DESCRIPTION

Plan Area: Timberlea/Lakeside/Beechville
Area: Approximately 5.9 acres
Dimensions: As illustrated by Figure No. 2 (p.4)
Features: - relatively flat terrain
- no visible signs of poor or impaired drainage
- heavily wooded with a mixture of hard and softwood trees

Surrounding

Uses & Zoning: As illustrated by Figure No. 2 (p.4)

ANALYSIS

The municipal planning strategy for Timberlea/Lakeside/Beechville designates the lands in question "Residential". Within this designation priority has been given to the continued development and protection of the single unit dwelling environment.

However, the planning strategy also recognizes that with the introduction of central services a variety of housing types will be required to meet the future population and economic needs of the community. The strategy provides for the introduction of higher density developments including two unit dwellings, by amendment to the land use by-law.

As shown on Figure No. 2, development along the Fraser Road is primarily single unit with three lots presently under development. Only one or two lots in the proposed development are likely to abut any of these existing lots. The development will create a new portion of the community and therefore satisfies the plan's intent of protecting the scale of existing neighbourhoods

The area to be developed will be serviced with municipal water and sewer facilities and traffic from the proposed development is not felt to be a significant concern. The Department of Transportation supports the proposed road access onto Fraser Road.

In conclusion, the proposed development supports the plan's objectives of encouraging a mixture of housing in a compatible manner with the existing community.

FIGURE 1
KEY PLAN AND DISTRICT PLAN

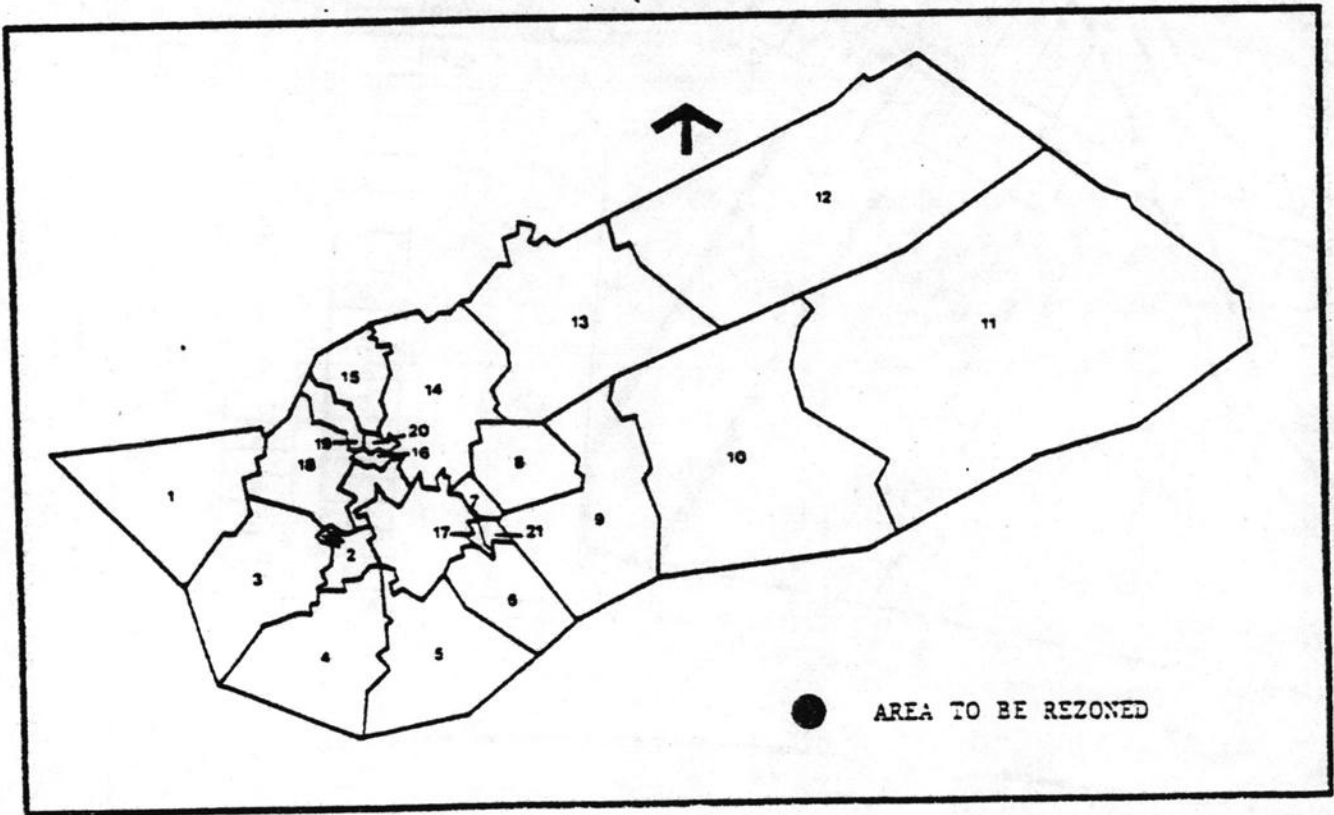
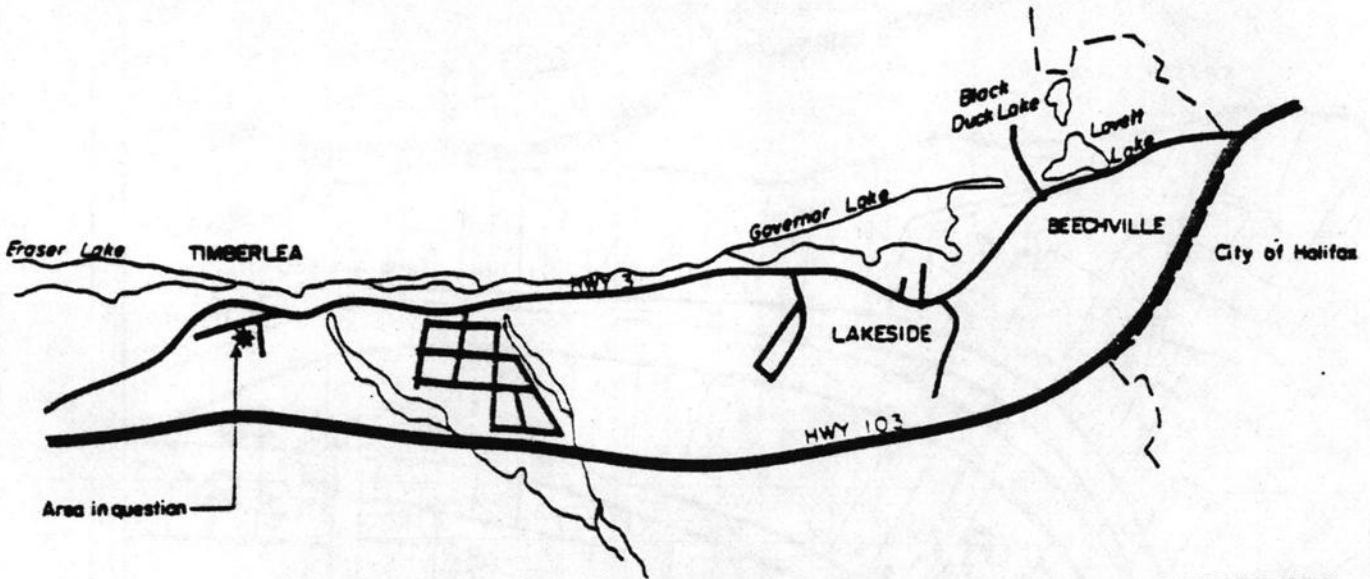
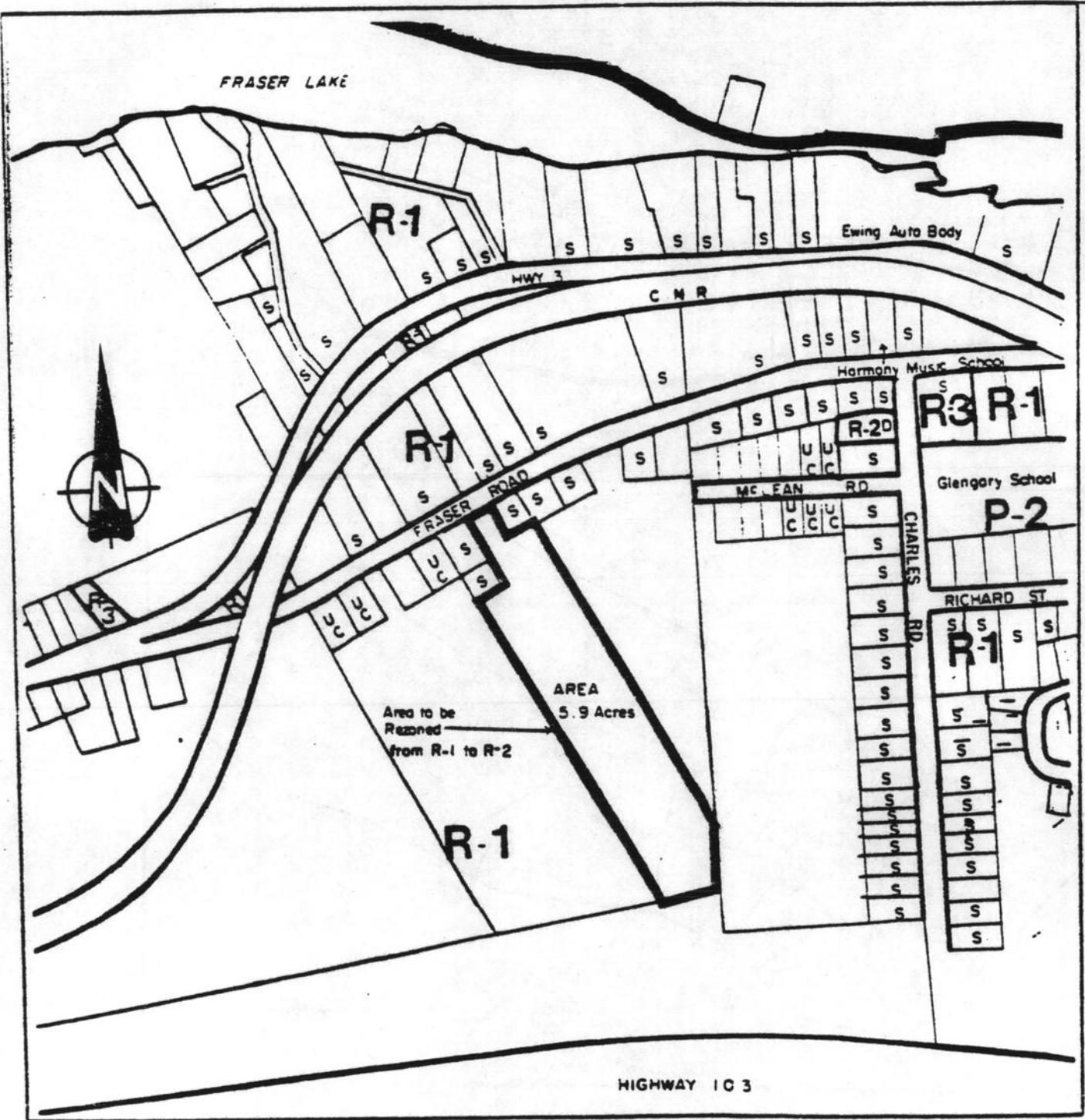


FIGURE 2
SURROUNDING LAND USE AND ZONING



MINUTES & REPORTS
OF THE
FIRST YEAR MEETINGS
OF THE
FORTY - SECOND COUNCIL
OF THE
MUNICIPALITY OF THE COUNTY OF HALIFAX
DECEMBER COUNCIL SESSION
TUESDAY, DECEMBER 3 and 17, 1985
&
PUBLIC HEARINGS
DECEMBER 5 and 9, 1985

I N D E X

Borrowing Resolution -----	17
Committees and Boards By-Law - Amendment -----	16
District Capital Grants -----	4-5 & 15-17
Dartmouth General Hospital -----	6
Forestry Protection Committee Report -----	10
Fire Station - Eastern Passage/Cow Bay Fire Department -----	15
Garbage Collection Contracts -----	9-10
Health and Dental Plan -----	16
Halifax County Industrial Commission -----	17
Loan - Beechville/Lakeside/Timberlea Fire Department -----	17
Motion - Appointment of Recording Secretary -----	1 & 12
Motion - Approval of Minutes -----	2 & 12-13
Motion - Letters and Correspondence -----	2 & 13-14
Motion - Public Hearings -----	2-4 & 14-15
Motion - Lease Agreement, Robb Engineering Ltd. -----	4
Motion - District Capital Grants -----	4-5 & 15-17
Motion - Dartmouth General Hospital -----	6
Motion - Transit, Beaver Bank -----	6
Motion - Parkland Fund Grant -----	8
Motion - Tax Exemption By-Law -----	8
Motion - Parkland Dedication -----	8-9
Motion - Urban Services Committee Report -----	9 & 18
Motion - Garbage Collection Contracts -----	9-10
Motion - Forestry Protection Committee Report -----	10
Motion - Guarantee Resolution, Metropolitan Authority -----	10
Motion - Rural Services Committee Report -----	11
Motion - Adjournment -----	11 & 19
Motion - Plan Amendment, Cole Harbour Road Access -----	14-15
Motion - Fire Station, Eastern Passage/Cow Bay Fire Dept. -----	15
Motion - Health and Dental Plan -----	16
Motion - Committees and Boards By-Law -----	16
Motion - Rehabilitation Centre Lands -----	16
Motion - Borrowing Resolution -----	17
Motion - Loan re Beechville/Lakeside/Timberlea Fire Dept. -----	17
Motion - Halifax County Industrial Commission -----	17
Motion - Sackville Expressway -----	18
Motion - Status Report re Storm Drainage -----	18
Motion - Senior Citizens Housing -----	19
Public Hearings -----	2-4 & 14-15
Parkland Fund Grant -----	8
Parkland Dedication -----	8-9

Robb Engineering Ltd. - Lease Agreement -----	4
Rural Services Committee Report -----	11
Sackville Expressway -----	18
Senior Citizens Housing -----	19
Transit - Beaver Bank -----	6-8
Tax Exemption By-Law -----	8
Urban Services Committee Report -----	9 & 18

COUNCIL SESSION

DECEMBER 3, 1985

PRESENT WERE: Warden MacKenzie, Chairman
Councillor Walker
Councillor Poirier
Councillor Fralick
Councillor P. Baker
Councillor C. Baker
Councillor Deveaux
Councillor Randall
Councillor Bayers
Councillor Reid
Councillor Lichter
Councillor Snow
Councillor Merrigan
Councillor MacKay
Councillor McInroy
Councillor Eisenhower
Councillor MacDonald
Deputy Warden 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 McInroy, seconded by Councillor Walker:

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

APPROVAL OF MINUTES - NOVEMBER 5, 1985 COUNCIL SESSION

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

"THAT the minutes of November 5, 1985 Council be approved as circulated."

Motion Carried.

AGENDA ITEMS

Councillor Poirier - Proposed Transit Service, Timberlea

LETTERS & CORRESPONDENCE

Mr. Kelly advised that one letter of correspondence had been received directed to Halifax County Council. The letter expresses concerns from residents of Cole Harbour respecting safety of children walking from Hugh Allen Drive to Sir Robert Borden Junior High School.

Councillor McInroy advised that the sidewalk for that area remains a priority of his and confirmed that it is also a priority of the MLA for the area. Councillor McInroy also reported that the Municipality did have that investigation carried out in 1983 or in 1984.

Councillor McInroy suggested that we wait the outcome of the budgeting for the Department of Transportation's sidewalk construction in 1986.

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

"THAT this item of correspondence be received."

Motion Carried.

REPORT OF THE PLANNING ADVISORY COMMITTEE

File No's PA-SA-06-85 & ZA-SA-61-85-20 Proposed Amendment to the Municipal Planning Strategy and Land Use By-Law for Sackville (Sackville Town Centre).

Mr. Kelly read the report.

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

"THAT a public hearing be held to amend the Sackville Municipal Planning Strategy to allow the application of a Comprehensive Development District on the land shown on Figure No. 1 of the staff report on January 27, 1986 at 7:00 p.m."

Motion Carried.

Application No. RA-CH/W-33-85-07 Rezoning of Portion of the Lands of Roy Anthony Cooper, Located off the Montague Mines Road at Westphal.

Mr. Kelly read the report.

It was moved by Councillor Snow, seconded by Councillor C. Baker:

"THAT the application be approved and that a public hearing be held January 13, 1986 at 7:00 p.m."
Motion Carried.

SUPPLEMENTARY REPORT OF THE PLANNING ADVISORY COMMITTEE

Plan Amendments to the Municipal Planning Strategy and Land Use By-Law for Sackville (Industrial Park).

Mr. Kelly read the report.

Councillor MacKay reported that at yesterday's PAC meeting there was some question respecting other things that are advertised being approved on the night of the public hearing. Councillor MacKay felt when you are discussing something at a public hearing, you could become more restrictive than what was advertised but could not become less restrictive. Councillor MacKay went on to explain that Mr. Birch, at yesterday's PAC meeting, was of the opinion that as long as the changes that might be made on the night of the public hearing may be minor in nature that they could be approved. Mr. Cragg stated that so long as changes or amendments are of a minor nature and would not be expected to harm the general public, he would suggest that they would be appropriate.

Councillor MacKay suggested that on the night of the public hearing there may be a request to allow a broader range or an increased percentage of floor square foot space or something of that nature than what is advertised. He inquired if it could be considered. Mr. Cragg, in response, advised if Staff think it is of a relatively minor nature, he might not disagree with them. He indicated that it is better to go large than come smaller at the hearing.

Mr. Birch suggested, given the nature of a public hearing, if the changes are of a major nature, there may be someone who may be affected by that change and was unaware that it might occur and, therefore, suggested that it be accomplished by another public hearing.

Councillor Lichter inquired if those Council members sitting on the Industrial Commission would have a right to vote at the public hearing. Mr. Cragg indicated that he does not have any difficulty with members of the Industrial Commission or Councillor voting in public hearings on the matter so long as they are well informed and they are not biased in any way shape or form and as well assuming that the result is one that is going to benefit the public as a whole and not some small insignificant factor of it.

Councillor MacKay stated that he is biased because half the Industrial Park is within his District and he wants to open it up for a broad a range as possible. Councillor MacKay declared a conflict of interest.