

# Pat King Appraisals

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July 28, 1986

Mr. Guy Harrington  
Five Points Development  
900 Windmill Road  
Dartmouth, Nova Scotia  
B3B 1P7

RE: Sunnyvale Subdivision, Lower Sackville

Dear Sir;

Further to our telephone conversation of Friday July 25, 1986 at which time you indicated to me the owners of the Sunnyvale Subdivision were giving consideration to the development of the Phase III, to include a mixture of single family and semi-detached homes.

You further indicated to me there has been some concern raised as to the detrimental effect development of semi-detached homes will have on existing and proposed single family residential development within the same subdivision.

According to your directions Five Points Development are planning to construct semi-detached dwellings on Sunnyvale Court only and all other development within this phase of the subdivision will be single family residential.

Having reviewed the subdivision plan and the type of development that has previously been constructed in Phases I and II of the subdivision, we feel that development of Sunnyvale Court only, to good quality semi-detached residences will not adversely affect other single family development within the area.

The present layout of the subdivision will allow such development in Sunnyvale Court to be somewhat of a pocket development and no proposed extensions to this subdivision will utilize Sunnyvale Court as an entrance way.

Various subdivisions developed in the Lower Sackville area in recent years have combined a mixture of single detached and semi-detached housing

with good market results. Some of these subdivisions include;

Bridlewood Subdivision: This subdivision undertaken by Carriageway Homes Inc. is believed to have been started in the later part of 1983 and comprises a mixture of good average class single family residences and good class semi-detached residences both for sale and rental. We have conducted various appraisals in this subdivision on both the semi-detached units and the single detached units and it is our opinion that single family residential development in this subdivision has not suffered any adverse marketing problems or loss of value. New construction in this subdivision has enjoyed good marketability and sales have continued to be brisk.

Millwood Subdivision: This Nova Scotia Housing Commission Land Assembly Subdivision is located adjacent to the subject Sunnyvale Subdivision. This plan development comprises approximately 75 - 80% single family residential lots and the balance 20% to be semi-detached residential development. This subdivision has enjoyed what we considered to be reasonably good market acceptance and sales of single family residential homes, enjoy good market ability and exhibit increasing sale prices. Purchasers of single family lots in this subdivision are fully aware of the existence of the semi-detached type building lots and this does not seem to have a significantly deterred their desires to build in this subdivision. We have preformed many appraisals of single family residential homes both new and existing in this subdivision and have detected no locational obsolescences of any kind due to the existence of semi-detached residential lots in the subdivision.

Judy Avenue/Denneb  
Crescent Area

This existing area of Lower Sackville comprises a mixture of single family homes and semi-detached homes, with most of the semi-detached homes located along the Judy Avenue area and a significant number on Denneb Crescent. The quality of the single family residences here are considered to be above average and somewhat better than typical single family development for the Lower Sackville area. Considerable two storey, one and a half storey, split level, and Cape Cod residences of recent construction are located here. At the time of construction of these homes various semi-detached residences where in existence. This market activity

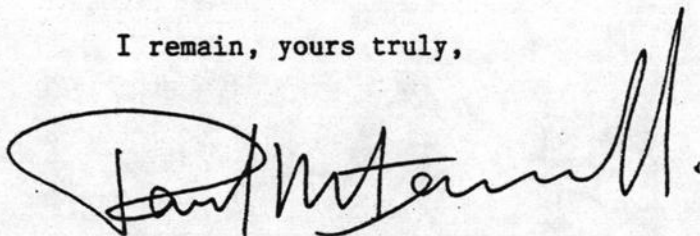
is considered to lead one to a conclusion that no locational obsolescence was caused in the area by the existence of semi-detached homes. In fact it is interesting to note that development in the immediate area did consist of above average quality and class single family residential development. The Judy Avenue/Denneb Crescent Area is adjacent to the subject subdivision of Sunnyvale.

Our experience in Lower Sackville leads us to the conclusion that development of good class semi-detached housing in an area of predominantly single family residences will not have a depreciating effect on the single family residences in the area. Construction of good class single family residences is currently under way in the Bridlewood Subdivision and the Millwood Subdivision at this time indicating that no depreciating market factors are in evidence in these subdivisions.

In my opinion development of good class semi-detached homes in an area of single family homes in the Lower Sackville area will not adversely affect values in the area. The proposed development of Sunnyvale Crescent to semi-detached housing will not adversely affect the marketability or value of subsequent single family dwellings to be built in the subject subdivision.

I trust this information is satisfactory for your requirements.

I remain, yours truly,

A handwritten signature in black ink, appearing to read "Paul M. Fennell". The signature is fluid and cursive, with a large initial "P" and "M".

Paul M. Fennell, C.R.A.  
Appraiser..

PMF/sek

*John K. Walker Appraisal Services Ltd.*

REAL ESTATE APPRAISERS AND CONSULTANTS

111 ILSLEY AVENUE, SUITE 201  
DARTMOUTH, NOVA SCOTIA  
B3B 1S8

July 28, 1986

Pat King Ltd.  
546 Sackville Drive  
Lower Sackville, N.S.  
B4C 2S2

Attention: Guy Harrington

Dear Sir:

RE: Sunnyvale Estates  
Phase III  
Lower Sackville, Halifax Co., N.S.

In accordance with our discussions with Five Point Development Company, we have visited the above noted subdivision and have reviewed the Sunnyvale Court location relative to Hillside Crescent and the balance of the Phase II development in an effort to determine whether we feel that there would be any adverse effects created through the R-2 zoning on Sunnyvale Court.

The overall Sunnyvale Estates development runs from the Beaverbank Road through to the Sackville River and abutts on the Sackville Estates Mobile Home Park across the river. The existing Phase II development has limited exposure to the Mobile Home Park and due to the layout of the streets under construction plus the topography of the land, will have absolutely no visual exposure to the proposed Sunnyvale Court which is expected to be zoned R-2 and developed with semi-detached housing.

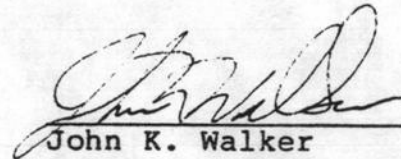
Taking into consideration the physical separation by roads plus the topographical separation created by the hillside between the proposed R-2 zoned portion of the development and the existing Phase II development it is our feeling that development of Sunnyvale Court with semi-detached housing would have absolutely no detrimental influence on the Phase II development.

We feel that this opinion is reinforced by exposure of the Phase II development to the mobile home park which does not appear to be having major adverse affects on existing development. It is our opinion that the relationship of the properties to the mobile homes potentially could have a far greater detrimental influence than construction of semi-detached housing could ever be expected to have on property values and therefore we do not see how construction of semi-detached housing could possibly have any adverse affect on exising residential values in Phase II.

We hope that these comments are of some use in your deliberations and if you should require any further information regarding this development, please do not hesitate to contact us.

Yours very truly,

JOHN K. WALKER APPRAISAL  
SERVICES LTD.



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John K. Walker  
A.A.C.I., F.R.I.

MINUTES & REPORTS

OF THE

FIRST YEAR MEETINGS

OF THE

FORTY - SECOND COUNCIL

OF THE

MUNICIPALITY OF THE COUNTY OF HALIFAX

AUGUST COUNCIL SESSION

TUESDAY, AUGUST 5 and 19, 1986

&

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AUGUST 11 and 25, 1986

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COUNCIL SESSION

AUGUST 5, 1986

PRESENT WERE: Warden MacKenzie  
Councillor Walker  
Councillor Poirier  
Councillor Fralick  
Councillor P. Baker  
Councillor C. Baker  
Councillor Deveaux  
Councillor DeRoche  
Councillor Randall  
Councillor Reid  
Councillor Lichter  
Councillor Snow  
Councillor Merrigan  
Councillor MacKay  
Councillor McInroy  
Councillor MacDonald  
Deputy Warden Wiseman  
Councillor Mont

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

SECRETARY: Glenda Higgins

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Warden MacKenzie called the meeting to order with the Lord's Prayer at 6:10 p.m.

Mr. Kelly called the Roll.

APPOINTMENT OF RECORDING SECRETARY

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

"THAT Glenda Higgins be appointed as Recording Secretary."  
MOTION CARRIED

APPROVAL OF MINUTES

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

"THAT the minutes of the Public Hearings, July 7, 1986 be approved as circulated."  
MOTION CARRIED

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

"THAT the minutes of the Regular Session of Council, July 8, 1986 be approved as circulated."

MOTION CARRIED

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

"THAT the minutes of the Public Hearings, July 14, 1986 be approved as circulated."

MOTION CARRIED

AGENDA ITEMS

Councillor MacKay - Sackville Downs  
Councillor Reid - Development Process  
Councillor P. Baker - Power's Road, Terence Bay  
Councillor Deveaux - Cats  
                                  - Trail Bikes  
Warden MacKenzie - Order in Council

LETTERS AND CORRESPONDENCE

Nova Scotia Lottery Commission

Mr. Kelly informed this letter from the Honourable Greg Kerr was in response to Council's correspondence of June 18 concerning the possibility of implementing a lottery in Halifax County. The letter informed the request is in contravention of the Nova Scotia Lottery Commission policy.

Councillor C. Baker questioned the amount spent in comparison to the amount brought in. He stated there may be some money from the Lottery Commission left which could be passed onto the Municipality.

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

"THAT this item of correspondence be received."

MOTION CARRIED

Collins House, Canadian Association for the Mentally Retarded, and Ecology Action Centre

Mr. Kelly advised these three letters are acknowledging receipt of 1986 grants.

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

"THAT these three items of correspondence be received."

MOTION CARRIED

PLANNING ADVISORY COMMITTEE REPORT

File Nos. SB-01-86, ZA-SA-03-86, ZA-CH/W-04-86, ZA-EP/CB-05-86, ZA-T/L/B-06-86, and ZA-LM-07-86

Mr. Kelly advised the background information relative to these applications are identified in the report, and he outlined the recommendation of the Planning Advisory Committee.

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

"THAT the staff report respecting these applications be approved, and that a public hearing be held on September 22, 1986 at 7 p.m."  
MOTION CARRIED

Application No. DA-SA-11-86-19 - Development Agreement - Robert and Daisy Freeman, Residential Care Facility, Sackville Road, Lower Sackville

Mr. Kelly identified the application and outlined the report and recommendation of the Planning Advisory Committee.

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

"That Application No. DA-SA-11-86-19 be approved and that a public hearing be held on September 8, 1986 at 7 p.m."  
MOTION CARRIED

Application No. DA-SA-12-86-20 - Development Agreement - East Coast Properties Limited and Oakwood Securities, Lot T.C.-2D of the Lands of the Sackville Town Centre Ltd., Lower Sackville

Councillor MacKay declared a conflict of interest.

Mr. Kelly outlined the application and the report.

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

"THAT Application No. DA-SA-12-86-20 be approved and that a public hearing be held on September 8, 1986 at 7 p.m."  
MOTION CARRIED

Application No. PA-EP-11-85 Plan Amendments - Eastern Passage - Two Units on a Lot

Mr. Kelly outlined the Planning Advisory Committee report respecting this application.

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

"THAT the amendments outlined in the staff report dated October 21, 1985 be approved and that a public hearing be held on September 22, 1986 at 7 p.m."  
MOTION CARRIED

EXECUTIVE COMMITTEE REPORT

Conveyance of Parcel A - All Hallows Drive

Mr. Kelly read the report and recommendation of the Executive Committee.

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

"THAT Council approve of the conveyance of Parcel A - All Hallows Drive, White's Lake from the Municipality of Halifax County to Mr. Laurie Stewart for a purchase price of \$3,000."

MOTION CARRIED

Property Exchange between the Municipality and the Harrietsfield Fire Department

Mr. Kelly asked that this matter be deferred, as noted in a memorandum included with the agenda, until further information can be obtained from the School Board.

Members of Council agreed to defer this matter to the next Council Session.

Requests for District Capital Grant, District 2, District Parkland Grant, District 2, and General Parkland Grant

Mr. Kelly outlined the requests and the purpose of the requests.

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

"THAT Council approve a District Capital Grant, District 2 in the amount of \$1,112.50; a District Parkland Grant, District 2 in the amount of \$1,837.50; and a General County Parkland Grant in the amount of \$2,950 for improvements to a community playground, Beechville."

MOTION CARRIED

Request for District Capital Grant, District 9

Mr. Kelly read the report.

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

"THAT approval be granted for a District Capital Grant, District 9 in the amount of \$2,000 for the Chezzetcook Volunteer Fire Department."

MOTION CARRIED

Requests for District Parkland Fund, District 14

Mr. Kelly read the report.

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

"THAT Council approval a District Parkland Grant, District 14 in the amount of \$638.20 for Oldfield School Property and also a District Parkland Grant, District 14 in the amount of \$2,000 for improvements to beach property, Silverside Subdivision."

MOTION CARRIED

Tax Write Off for Land Title Clarification

Mr. Kelly read the report from the Executive Committee.

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

"THAT the outstanding taxes on property assessed to the Estate of Eleanor Mae Johnson, Cherry Brook, be written off in order that a Certificate of Title can be granted under the Land Titles Clarification Act."

Councillor Deveaux asked if the purpose of this action is to allow somebody to make claim to the land. He asked Mr. Cragg to elaborate on what takes place in such an instance. Mr. Cragg informed when title of a property is unclear and the property is situated in an area designated under the Act, application can be made for Certificate of Title, which places title by virtue of a document filed at the Registry in the applicant's name. Mr. Cragg informed this can be done at the conclusion of a hearing in court or the investigation held by a Commissioner of the Supreme Court. Mr. Cragg informed this can only be done subject to any leans, mortgages, etc. being discharged, or if the holders consent in writing. In this instance, the Act provides that a municipality, upon an application after the certificate has been issued, may in its discretion discharge wholly or in part that lean. However, there is no obligation or mandatory onus on the Municipality to respond to the request.

Councillor Deveaux asked if it has been determined that the persons who are responsible for paying taxes, could not. Mr. Kelly advised the family are unable to pay the property taxes at this point in time.

Warden MacKenzie noted this has been a tax account charged to these people over the years, but they have not been paying. Therefore, forgiveness of the tax account is being requested.

Councillor Deveaux stated it was his understanding back taxes could not be paid except for the current year. Mr. Kelly informed that would be for relief from payment of taxes where the current year's taxes are considered. However, this matters deals with the Land Titles Clarification Act.

Councillor DeRoche asked if it is not correct that if these taxes remain against the property, clearance of title will not be possible under the Land Title Clarification Act. Mr. Cragg informed any encumbrance other than a municipal lean, taxes, betterment charges, etc. must be discharged or the holder of same consent in writing before

the certificate could be issued; however, the certificate can be issued with outstanding taxes.

Councillor DeRoche next asked if an area must first be designated before this Act can apply. Mr. Cragg informed that is correct, and he stated the Cherry Brook area has been designated.

Councillor DeRoche stated he is acquainted with the individuals who are claiming ownership for the property, and there has been question of ownership for some time. He continued the property has been held in the name of the male member of the family's deceased mother, and it is under that aspect the taxes have been accumulating. He stated the individual has been receiving social assistance on a partial, continuing basis because he is partially disabled, as well as ill-educated and unable to earn what is considered to be a reasonable living. He concluded this clarification would serve a very useful purpose.

Councillor Mont asked what prompted the request for clarification of title. He stated it has been his experience as a solicitor that when somebody wants to clarify a title, it is because they want to do something with the land. He suggested if the land is going to be resold, the County should not be forgiving taxes. Councillor DeRoche informed he did not know whether or not the entire property would be up for sale, but there is sufficient land involved that it is possible to sell a parcel of the land, and the family would still have a home in which to bring up their children. He felt it is not the owners intention to move from the area because they have always lived there, and by virtue of his earning capacity, it would be inconceivable for him to purchase another property.

Councillor Mont asked the size of the property in question. Councillor DeRoche advised the approximate total area involved would be two acres. He clarified the location of the property is towards the junction of the Riley Road the Lake Loon Road, as they are known.

Warden MacKenzie asked if Councillor DeRoche felt the funds from selling a portion of the land would be used for upgrading the home. Councillor DeRoche stated it would be advisable, however, he did not have a chance to look into the matter, and there are questions that still have to be answered.

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

"THAT the matter of Tax Write Off for Land Title Clarification be deferred to the next Council Session in order for Councillor DeRoche to obtain more information respecting this matter."

Mr. Kelly informed this is the continuation of a program which was implemented approximately 20 years ago whereby several properties in the North Preston area without titles were surveyed through the Department of Lands and Forests and deeds issued. This was only

for properties in a designated area.

MOTION CARRIED

REQUEST TO PURCHASE A PORTION OF LAND - AUTOPORT

Mr. Kelly read the report from E.A. Brine, Property Management Supervisor. He added there has been discussion with the School Board respecting this matter.

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

"THAT the Municipality convey a portion of land on the southern side of Clarence Park School in Eastern Passage to Autoport for \$3,000 subject to the School Board declaring this portion of property surplus."

Mr. Meech informed the School Board has not officially dealt with this, although there has been discussion at the staff level. However, it is subject to the School Board itself dealing with the issue and declaring this property surplus. He continued this is a matter of urgency, so it was placed on the agenda assuming the School Board will be prepared to declared this small portion of land surplus. However, if the School Board determined they were not prepared to do this, the transaction could not take place.

Councillor Deveaux clarified the Clarence Park School is not being used as a school, but for storage purposes and repairing school equipment; however, it is still School Board property.

Mr. Meech pointed out there has been concern about this posing a problem with respect to the driveway depending on the excavation done on the parcel of land in question. He advised there was communication from Autoport addressed to Mr. Brine indicating if there is a need to build a wall, Autoport guarantees they would be prepared to build the wall. Mr. Meech added Mr. Brine and School Board staff do not believe building the wall will be necessary because it is not the intention of Autoport to do any excavation work on the site. The conveyance is to give them the ability to relocate their boundary line and fence.

Warden MacKenzie noted this is a major new facility for Autoport in Eastern Passage, and they do plan to tear down the old structure that is presently there.

MOTION CARRIED

PROPOSED VOCATIONAL SCHOOL LAND SITE, SACKVILLE

Mr. Kelly went over the staff report from Mr. Markesino, Director of Parks and Recreation, advising of his recommendation and Mr. Meech's comments.

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

"THAT Council accept the proposal from the Province with the conditions as included in the Order of Council dated July 22, 1986 and further that staff be authorized to draft the necessary arrangements with the Province and the Community organization."  
MOTION CARRIED

RESOLUTION, HALIFAX COUNTY-BEDFORD DISTRICT SCHOOL BOARD

Mr. Kelly outlined a letter from Mrs. Ruby Hefler, Executive Assistance/Secretary to the Board for the District School Board. The letter requested the Municipality to consider a request to obtain land for a Primary to grade nine school in the Acadia Catchment area at the earliest possible convenience.

Deputy Warden Wiseman stated there has been much concern with regard to the site for Acadia School. She informed the School Board has sought an option with the individuals who own the property to retain it until the Department of Education makes a commitment to build the school. She continued at a recent School Board meetings there were three motions defeated. A motion to reconsider a primary to grade nine school was put forward for the meeting of October 15, at which time this will be discussed again. Deputy Warden Wiseman informed the School Board may support this on October 15, although there are great concerns about losing this parcel of land.

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

"THAT this matter be referred to the Executive Committee for advice and recommendation."

Councillor DeRoche asked if the intent of referral to the Executive Committee is so the Committee can consider exercising its option on the properties that have been the subject of conversation for some time. Deputy Warden Wiseman clarified this would be one of the alternatives to be considered.

Councillor MacKay felt there would be two alternatives available to Council. The first, the preferred position, would be to try to obtain an extension on the options until final determination by the School Board is made. He continued if this is not the case, a proper report would have to be obtained from Mr. Brine as to the agreed upon option price on one parcel of land forming 3.1 acres and the Municipality also has a right of first refusal on another parcel of land comprising four acres for a total of 7.1 acres. He stated there would have to be an estimate on that one because it is to settle an estate. Councillor MacKay stated if the Municipality were not able to extend the option, a price would have to be brought to Council for a final determination.



Mr. Meech added another consideration is the right to first refusal and an option agreement for a combined total acreage of 7.1 acres, based on the assumption that a primary to grade six school would be built. However, if it is decided to build a primary to grade nine school, it would be necessary to obtain additional acreage over and above those two options in order to meet the minimum criteria for a primary to grade nine school.

Councillor MacKay was of the understanding the requirements for a primary to grade nine school is approximately ten acres, and primary to grade six school requires approximately five acres. He noted the Cavalier Drive Extension School (a primary to grade nine school) is on a parcel of land approximately seven acres in size, and it appears to be of sufficient size in a highly developed urban area. He felt Acadia School, if it were a primary to grade nine school, would not exceed the size of Cavalier Drive. He concluded the 7.1 acres would be of sufficient size to accomodate such a facility and the estimated classrooms.

#### MOTION CARRIED

#### C.P. ALLEN SPORTS FIELD

Mr. Kelly advised earlier in the year an application was made for funding for upgrading of this sports field at an estimated cost of \$45,000. He stated the County approved this request in the amount of \$10,000. The project was to be cost-shared between the Town of Bedford, the School Board, and the Province. As indicated in the report, the lower of two tenders received leaving a shortfall of \$8,450. Mr. Kelly continued that the Province has been asked to fund \$3,000 with the balance of \$5,450 to be cost-shared with Bedford, the School Board and the Municipality in amount of approximately \$2,000 each.

Warden MacKenzie expressed concern that the available funds for this project were made known through the press, and when tenders were called figures above that amount were received. He also stated that the School Board has approached the Honourable Ken Streach about this. Mr. Kelly informed no formal approval has been given to date.

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

"THAT \$2,000 be allocated towards the upgrading of C.P. Allen Sports Field subject to approval of the Provincial share."

Councillor DeRoche commented the original estimate was \$45,000 including a running track which has subsequently been removed. Yet, the tenders are received at approximately \$12,000 higher.

Councillor DeRoche stated the motion is conveying a figure of \$2,000. He stated he would be much more comfortable if the motion were to read the Municipality cost-share in conjunction with the School Board and the Town of Bedford in proportion to the increased costs. He stated as it

presently reads, the Municipality is putting in \$2,000, leaving \$3,450 to be cost-shared between the School Board and the Town of Bedford. This would allow the Town of Bedford and the School Board to pay less towards this project. Mr. Meech clarified that the intent is to provide the sum as indicated - using approximately \$2,000 proposing that the Province will be asked to put in one-third of the total cost and the remaining two-thirds would be shared between the Town of Bedford, the School Board and the Municipality.

MOTION CARRIED

#### HERITAGE PROPERTY HEARING

Mr. Kelly read the report of the Heritage Advisory Committee with respect to lands owned by Canadian Industries Ltd. He identified the lands in question on a map. Mr. Kelly advised the Heritage Advisory Committee is recommending to Council that the Municipality designate and have registered as a Municipal Heritage Property only a portion of the land holding which contains an old stone building which has been used in the past for storage purposes.

Mr. Peter MacDonough was in attendance to represent Canadian Industries Limited. He stated one property in question contains an old stone building and is used by CIL for the storage of files. The second property is approximately 25 acres in size, along the shore of Lake William. Mr. MacDonough informed this application is not being made by CIL. They have owned this land for some time now, and throughout that time they have been a responsible, taxpaying corporate member of Halifax County. They are not overjoyed at the prospect of having a large portion of their land and building designated as heritage with the resulting complications it could cause in future planning. However, in the spirit of compromise, CIL has reluctantly agreed to the heritage designation of the old stone building if Council feels it is wise and if Council is prepared to accept the responsibility of such a designation. Mr. MacDonough informed the old stone building and the area immediately surrounding contain two steel buildings used to store detonator caps. CIL is very concerned that a heritage designation on the old stone building will have the effect of making the general public curious about what has been designated as historic. Mr. MacDonough expressed concern about the people being attracted by that designation and wanting to look at it. The storage of explosives is covered in Canada by the Federal Explosives Act, containing all safety requirements. Section 18 makes it an offense for unauthorized people to be in or about a building used for the storage of explosives. CIL has posted no trespassing/danger/explosives, etc. signs on the property as per the Act. Mr. MacDonough reiterated that CIL will very reluctantly agree to the designation of the old stone building, if Council feels it is wise to do so. However, it is a situation that should be very carefully considered because of the requirements of the Federal Explosives Act. Mr. MacDonough stated the buildings containing the detonator caps are very close to the lands in question, and there

is no possible way CIL can supervise the 25 acres of woodland proposed to be designated as historical. They are concerned about the public safety and feel there is nothing on the 25 acres of any historical merit. Mr. MacDonough was of the understanding there is an old foundation on one location of the 25 acres, but that is all. He stated CIL officials quite strongly object to the designation of the 25 acre site because to do so would have three effects. First, it would be dangerous to the public. People would be wondering through the 25 acres looking for this old foundation, and it is quite possible they could stumble onto the area containing the detonator caps. Second, it seems the request for 25 acres is excessive by far because there is only one old foundation on the entire 25 acre parcel. He questioned the need of designating 25 acres of taxpayers land to preserve one old foundation. Third, the foundation has deteriorated to the point where it is now a pile of rocks, which is not of any historical interest to the general public. Mr. MacDonough concluded that CIL will reluctantly agree to the designation of the old building, if Council feels it is appropriate, but they must register their strong objections to the designation of the 25 acre site.

Warden MacKenzie pointed out that Louisburg was once a pile of rubble, but today it is a widely known historical park.

Councillor DeRoche clarified this application is not being brought forward by CIL, and CIL opposes it. He then asked by what means this designation is brought before Council. Mr. Kelly advised this matter has come to Council as a recommendation from the Heritage Advisory Committee.

Councillor MacKay asked if the company would reluctantly agree to the designation of the old stone building, would there be access from the public highway or would it be land-locked. Mr. MacDonough informed the public would have to cross CIL lands until they came across the old stone building. This would be crossing an explosive area site, which is a violation of the Explosives Act.

Councillor P. Baker asked if the 25 acre parcel is now supervised. Mr. MacDonough advised it is not used by the company for any particular purpose; it is simply woodland. The old stone building is being used for storage of files, and the two detonator cap buildings are nearby. Therefore, people are around that area, but not the entire 25 acres. Councillor P. Baker asked if dynamite was ever stored in the old buildings on the proposed designated site. Mr. MacDonough suggested it could have been in the distant past, but not today. Councillor P. Baker informed he is a member of the Heritage Advisory Committee, and from discussion about this matter, he has mixed feelings about the situation. He informed he had heard nitroglycerine had been stored there in the past, but a spark today could still set it off. Mr. MacDonough informed such an accident took place in the early 1900's on the other side of the road, and is not the subject of this hearing. He informed the only reason he could see for designating this property as historic is due to a pile of rubble contained within the 25 acres having some connection with the old Acadia Powder Works.

Councillor Deveaux asked if the buildings containing the detonator caps are protected by a fence. Mr. MacDonough stated there is no fence, but they are protected by no trespassing signs, and they are built to comply with all the requirements of Section 18 of the Explosives Act. It is a legal storage area.

Councillor Snow stated the last time Council met with representatives of CIL, there was assurance of no danger in the area. He stated there are people all around the area, but he has not seen any danger and keep out signs, although there are no trespassing signs. Councillor Snow stated he was also of the understanding after the last meeting there would be much dialogue with CIL through the applicant, Mr. Hartlen, and through the Heritage Advisory Committee. He asked if anyone had talked to CIL about this matter. Mr. MacDonough informed he was not aware of any dialogue, although a professor interested in historical matters wrote a letter to the president of CIL. The company's officials in Toronto then contacted Mr. MacDonough and decided they would compromise with respect to the stone building. The 25 acre parcel is of concern to CIL officials, and Mr. MacDonough was not aware of any dialogue on that particular parcel of land.

Councillor Snow felt CIL would be quite willing to designate this land as historical because it has such a historical significance with the making of gun powder, etc. in the past. Councillor Snow commented that CIL is expressing its objections to this historical designation because of safety precautions involved, yet nothing stops the people from going through the land now. He stated if there is something dangerous there, the people should be made aware of it. Mr. MacDonough responded there is nothing in the 25 acre parcel that could blow up except the two buildings containing the detonator caps. CIL officials do not want to attract people by designating this parcel of land historic. He stated people will be attracted to the land by the designation. CIL also questioned the need for designating 25 acres to protect a small pile of rubble.

Councillor MacDonald questioned the safety of the buildings containing the detonator caps. Mr. MacDonough stated the buildings are quite safe, complying with the Federal Explosives Act, but this Act makes it illegal for people to be wondering in or about the area where explosives are stored. Designating this building as historic will not entitle anybody to view the property. If they do, they will be breaking the law. Councillor MacDonald asked why these buildings should be designated historical if it is against the law to go near them.

Mr. Kelly clarified that the designation is not an invitation to the public to visit the property. If the company wanted to put up no trespassing signs, they could do so, and the public would be obliged to acknowledge them. Mr. MacDonough stated the concern is historic people will want to see what is there and investigate. Councillor P. Baker stated it was his understanding a historic designation was to preserve the old building, so that no demolition or substantial alteration in exterior appearance could be undertaken without approval from Council.

Mr. Kelly pointed out that after the last Council decision on this property, Mr. Reid attended a meeting of the Heritage Advisory Committee and information relative to the committee's recommendation was passed onto Mr. Reid, who indicated the matter would have to be discussed with Company officials in Toronto. Until the committee made this recommendation to Council, there was no response from the company, although Mr. Reid had indicated in a recent telephone conversation the company's position.

Elizabeth Corser, Chairperson, Heritage Advisory Committee, informed the designation of a historical site has nothing to do with public access. The lands will still belong to CIL, and they will retain the right to do with the property as they please. The number of people who will be interested in the property because it is designated historic will not be large. The point of the historical designation is to protect the property and buildings from being demolished or substantially altered before the full potential of the property can be realized.

Councillor Mont expressed support for heritage sites, but he also expressed difficulty with putting this designation on 25 acres of land. He asked if there is just a pile of rocks on the site. Ms. Corser advised she is not familiar with the property, and Mr. Hartlen would be better able to answer such questions. She added the Acadia Powder Company did use most of the site at one time. She advised this application was brought before the Heritage Advisory Committee by Mr. Hartlen.

Councillor Mont asked how the 25 acre parcel of a land was determined to be historical. Ms. Corser advised the Committee was provided with a map of various points of interest as given by Mr. Hartlen.

Councillor DeRoche asked if a heritage oriented request could not be considered comparable to recreation. He suggested the Provincial Planning Act may be ruling legislation should the request be considered recreational. Mr. Cragg stated a designation under the Provincial Act and the By-law pursuant to the Provincial Act simply provides that the Municipality can designate a building or parcel of land as heritage, and the owner is restricted in what can be done with the property. However, he does not have to provide any access to the public. He concluded stating he could not see the quasion between recreation and heritage designations.

Councillor DeRoche noted the owner would be restricted to what he could do with the property should it be designated historical. He stated this relates to the Provincial Planning Act and recreational properties as well. He expressed concern about restricting the owners of the property with compensating them in any way.

Ms. Corser advised if after 12 months the owners and the Heritage Advisory Committee have not come to an agreement on major changes, the owners can go ahead and make the changes. Councillor DeRoche advised there has been any agreement since it last appeared before Council. He expressed concern about the matter dragging on. He also

expressed objection to the Heritage Advisory Committee asking Council to make a decision without any report. He felt Council Members could not make any considered judgement without a report. Ms. Corser responded the information was supplied with the first presentation some months ago. Councillor DeRoche noted the Members of Council have changed since the last presentation.

Councillor Reid advised the Heritage Advisory Committee toured this property when he was a member. At that time, the foundation of the old powder mill was pointed out as well as a system of rock lying canals through the whole area which collected and feed water to the powder mill to provide the necessary power to run the mill. Councillor Reid was of the understanding this was why the large area of land was being considered for historical designation.

After further discussion regarding the need for further information and a site visit,

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

"THAT the matter of designating CIL property at Waverley historic be deferred to the October 7, 1986 Council Session pending a site visit to the property."  
MOTION CARRIED

#### U.N.S.M. ANNUAL CONFERENCE

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

"THAT Warden MacKenzie be authorized to select the delegates to the annual conference of the Union of Nova Scotia Municipalities."  
MOTION CARRIED

#### REPORT, COLE HARBOUR PLACE

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

"THAT Option 2 as per the staff report be pursued on the understanding that no financial commitment would be entered into by the Municipality until the Federal and Provincial Governments make their first payment for the project; and that the amortization of the \$1,500,000 debt, if incurred, over a 20 year term be reconsidered."

Councillor McInroy stated in conversation with Mr. Meech he was of the understanding this option contained a condition that ownership of Cole Harbour Place is to vest entirely in the Westphal/Cole Harbour and Area Service Commission. Councillor McInroy expressed objection to that. He stated there is a need for flexibility. The Westphal/Cole Harbour Service Commission is not undertaking the project. Mr. Meech responded the concern has been the question of annexation after the Municipality has commitment itself to the responsibility of repaying a \$1,500,000

debt in lieu of 20,000 square feet of office space. He stated this is the reason for suggesting Option 2 because the Westphal/Cole Harbour Service Commission would directly borrow the money, and the Municipality would guarantee it and agree to pay a sum equivalent to the annual repayment of the debt. Concern has been that any liability outstanding would be assumed by the annexing authority. It appears based on past situations that if annexation does take place it would probably be determined by the Board that the assets and liabilities of the Service Commission would be assumed by the City of Dartmouth. He stated the same situation would prevail for assets and liabilities in the ownership of the Municipality. Mr. Meech added there would probably have to be an operating or lease arrangement between the Municipality and the Cole Harbour/Westphal Foundation. He expressed concern about the possibility of such an agreement placing in the Municipality in some jeopardy in that the Board may determine Cole Harbour Place to be a facility not under the control of the Municipality, although it would be in the name of the Municipality. He concluded that there should be assurance from a legal point of view that the same considerations would apply so the Board would clearly find Cole Harbour Place to be an asset of Halifax County and the resulting liability to be assumed by the annexing authority.

Councillor McInroy expressed agreement with the intent of trying to ensure the liability is assumed in the event of annexation. However, he expressed concern about giving a financial commitment to one group when another has requested such a commitment first. The Service Commission is not the coordinator of the project, so it would make sense to have the Municipality retain ownership.

Councillor Lichter withdrew his original resolution, which was deferred at an earlier Session of Council in order to deal with the motion on the floor. Councillor Lichter noted the option on the floor stated the Municipality owns approximately 24.2 acres of adjoining lands. He asked how much of that land will be used by the foundation for this purpose. Mr. Meech replied this information was not immediately available. He stated the lands in question were conveyed from the Department of Housing as part of the Forest Hills Development. Councillor Lichter expressed concern that the Foundation did not request that any lands be transferred to them for Cole Harbour Place. If the Foundation is going to own the building, they also have to own the land on which it is situated. He expressed interest in the appraised value of the land, the size of the lands, etc. because it should be considered a contribution of the Municipality to the project in addition to any amount of money that may be donated.

Mr. Meech informed under the present plan policies and designation in the area, all the land in question is designated as open space and parkland.

Councillor DeRoche informed the property to be used for the construction of the complex has been designated as the site of Scotia Stadium. None of the "commons area" where the playgrounds or the abutting property owned by the Municipality will be used for this complex. Councillor DeRoche concluded only that portion of the

property which has already been designated in an Act of the Legislature and conveyed by the Housing Commission for construction of a recreational complex, where Scotia Stadium now sits. He questioned whether or not Scotia Stadium was in the Municipality's name, because he thought it had been conveyed to the Commission. However, there is approximately 4.5 acres which was designated for the recreational complex when it was conveyed from the Housing Commission through the Service Commission and/or Municipality in 1974.

After further discussion about the site of the proposed complex and the lands involved, it was determined the owner of the land and the structure should be one and the same.

Councillor Lichter expressed concern about clause 3 of option, whereby the Municipality would be paying the rental fee for office space that would not be available for several years. Mr. Meech agreed, and stated the reasoning behind clause 3 was because it was felt to be the best way to provide protection as related to annexation. However, the Municipality would be prepared to advance the \$1,500,000 toward the project and take responsibility for the repayment provided there is no annexation or incorporation. Councillor Lichter next expressed concern about the linguistics included in option 2, more particularly the words "all likelihood" and "likely". He asked Mr. Cragg if this indicates difficulty in knowing what the Municipal Board will determine. Mr. Cragg informed when he prepared the report it was based on his inability to determine how the Municipal Board would decide this matter as a portion of a larger annexation. He stated he has been before the Municipal Board enough to know he should not try to pre-judge them on every issue. Therefore, the report was worded as he felt the asset would transfer, but by virtue of the language in the Act, could not be so sure the debt would be, thus Option 2. Mr. Cragg concluded he felt the debt would be lifted as well as any guarantees, although it cannot be for certain.

Councillor Lichter next advised with regard to clause 5, Option 4 he was speaking of a ten year amortization period, although this option indicates that would have a greater initial impact on the tax rate. Councillor Lichter felt paying more interest over a longer period of time would be taking more from the taxpayers in the long run. Mr. Meech responded the reasoning behind the 20 year amortization period is because the facility will have a life much greater than the amortization period, and it is suggested the liability should be more closely matched to the life of the asset so the taxpayers benefitting 15 years later would also be paying some of the cost toward it.

Councillor Walker expressed objection to the Municipality supporting the facility in Cole Harbour. He stated other such requests will come from other areas of the County if this precedent is set. He stated requests from his district have not been brought forward previously because he felt they would not be supported by Halifax County Council, but if Cole Harbour Place is supported, he will bring such requests from his district, looking for support.



Councillor Poirier expressed agreement with the comments made by Councillor Walker, stating the taxpayers cannot allow the Municipality to put these amounts of money into any of the Municipal districts, although the efforts of the Cole Harbour group are respected. However, this would be a wonderful facility for Cole Harbour, and she did not feel the City of Dartmouth would contribute \$1.5 million towards this recreational facility. The western Councillors have told people with requests for rinks it is not the policy of Halifax County to give money to recreation groups. She expressed agreement with this policy because there are other priorities in Halifax County at the present time. She continued that there has been talk of a swimming pool in Sackville and a complex in Waverley, and Councillors from those areas will support this project because they will want support for their projects in the near future. Councillor Poirier stated if her district were next, she would still take the stand that these costs cannot be taken from the general rate for Halifax County. She also felt the residents do not expect this from Halifax County Council. She stated if this project is supported, other such projects will be supported, and it would become a Halifax County policy to support such recreational facilities. Councillor Poirier concluded she is opposed to the motion because community groups should try to provide such facilities for themselves.

Councillor Deveaux also expressed agreement with Councillor Walker and Councillor Poirier. He felt the \$1.5 million figure is deceiving because Halifax County would really be paying the \$1.5 million plus interest over the ten year period. He stated the point is not whether or not Halifax County will get their money back in the event of annexation, but it is that the money must be put up over the next ten years. He stated he cannot commit his residents to such a project. Other priorities should be dealt with before this money is spent. He concluded he is not opposed to the project, but the line must be drawn somewhere. He felt supporting this project would be spending \$1.5 million to duplicate services already available in some manner.

Councillor Mont stated this project was already approved in principal, and this discussion is only to work out the details. Also at budget time a large amount of money was set aside for a library in Cole Harbour, so that money will be put towards this project. Space in Cole Harbour is presently being leased, and it is the understanding that Cole Harbour Place will provide space for the satellite office system for which money would be spent anyway. Councillor Mont stated priorities have been set in Cole Harbour, and many Eastern Passage residents presently use facilities in Cole Harbour. He stated this facility will benefit many people, and it is a priority for urban areas and in the next few years will provide better services to the rural areas. Recreation is a service that should be provided by Municipal government. This is not a question of trying to buy people's support, but one of responding to the needs of urban areas. He concluded the needs in urban areas may be different than the needs in rural areas, but Cole Harbour Place is a need in Cole Harbour, and if the County cannot respond to urban needs, the people will have to go with the unit that can supply those needs.

Councillor Walker pointed out that rural Councillors do not oppose these services, but they should be financed by the requesting groups and areas. If Cole Harbour wants these services better, they should do so, but they should not expect the entire County to pay for them.

Councillor Mont stated in addition to paying as citizens of the County, residents of Cole Harbour will also be paying as citizens of Cole Harbour through area rates, although he has always been opposed to area rates. He concluded the argument that this is for recreational facilities is not legitimate because it could be used for all services.

Councillor DeRoche stated Cole Harbour Place as a recreational complex is going to go ahead, and this discussion is to determine whether or not the Municipality will be accommodated in the complex by virtue of the library and office space. The money is an advance against rent for that accommodation. If the County establishes itself in the Cole Harbour area, and has to pay to going rate per square foot, the Municipality will be paying considerably more than the \$1.5 million. He stated Cole Harbour Place will be built as a recreational facility with Federal and Provincial money, if procured, and the residents have already established themselves as being capable of providing for themselves for recreational facilities.

Councillor MacDonald expressed understanding of rural Councillors not being receptive of large projects, but in urban areas there is such a need because there is no place to go and nothing to do for many people. Recreation is one of the most important aspects of the community. He felt this facility will give people a place to go and something to do which will cut down on the large amount of vandalism and crime in the larger, urban areas. He concluded that if the Municipality is going to survive, things must be considered as a unit, and not at each individual area. This project is also supported by Provincial and Federal funding, and there will be a return from this facility in the form of office and library space. The money should be put into the areas where it is needed, and Halifax County Council should not turn its back to this project.

Councillor Lichter stated on June 17 he was prepared to support the motion he put on the floor; however, there have been some difficulties found with it. He stated he cannot support the motion presently on the floor until there is more information available about the land. Councillor Lichter commented in his recommendation, Option 4 of the report, he included Clauses C, F, and G, which are not part of the motion on the floor. Councillor Lichter felt it was Mr. Meech's and Mr. Cragg's intent to include these in the recommendation on the floor. Councillor Lichter outlined the clauses and the need for them to be included in the recommendation. He asked if these clauses would be included in the recommendation. He also pointed out that Councillor McInroy had a very important question concerning the Cole Harbour Foundation and the Cole Harbour/Westphal Service Commission. He concluded these questions should be clarified before any decision is made. He also stated it is not rural Councillors in opposition to the project.

Councillor Mont agreed Clauses C, F, and G should be included in the present resolution. He agreed to amend the motion to include those Clauses because he felt this was part of the deal from the beginning. He continued it was his understanding that the land for this project would only be that on which Scotia Stadium is currently situated. He stated there could also be a provision in the motion that if additional lands were required it would first have to be approved by Halifax County Council. However, at the present time, only the land occupied by Scotia Stadium would be used for Cole Harbour Place. Councillor Mont agreed that Councillor McInroy's point is legitimate. He did not know if the land should be in the name of the County of the Cole Harbour/Westphal Service Commission. He felt this matter should be determined amongst Mr. Meech and Mr. Cragg so long as the Municipality is protected to ensure if there is annexation or incorporation, the citizens of the remainder of the County will be fully protected. He felt the land on which Scotia Stadium now sits in owned by the Cole Harbour/Westphal Service Commission.

Councillor Mont and Councillor C. Baker agreed to amend the motion to read:

"THAT Option 2 as per the staff report be pursued on the understanding that no financial commitments would be entered into by the Municipality until the Federal and Provincial Governments make their first payment for the project; that the amortization of the \$1,500,000 debt, if incurred, over a 20 year term be reconsidered; that the County pay the Foundation the \$1.5 million on the date the Federal and Provincial Governments make their first payment for the project; that the 10,000 square foot library will be built as per the County only when the Provincial Government agrees to cost-share the annual operating cost; that the 10,000 square feet of office space will be built in Cole Harbour Place in one location; and that Mr. Meech and Mr. Cragg determine who will maintain ownership of the facility in order to best protect the residents of Halifax County."

Mr. Meech stated he was always of the understanding that the project was dependent on a Provincial commitment, but a Federal commitment was not necessary because that funding was only related to one part of the facility. Therefore, he questioned the need for making the project subject to a commitment by both the Provincial and Federal Governments. Councillor Mont agreed the Federal funding was directly related to the theatre aspect of the project, and if Federal funding were not approved, the theatre would not be built.

Councillor Walker asked to have a recorded vote when this motion is voted on.

Councillor P. Baker stated before this session of Council he would have supported the project because it is a good facility, but now he will be faced with a group looking for \$1 million for an addition to the Atlantic Winter Fair site for ice skating. He questioned how he could support this proposal, and then go back to the group from his area saying it is not the policy of Halifax County Council to support recreational funding.

Councillor Merrigan asked why the funded payment method is not used to protect against a bigger principal debt in the future. Mr. Meech informed that is not the accepted way municipalities in the Province of Nova Scotia amortize long-term debt. He stated it is usually done by serial debentures, and all municipalities are required to do long-term borrowing through the Municipal Finance Corporation. Councillor Merrigan felt paying a smaller payment now with less principal reduction would be beneficial in the case of annexation to Dartmouth. In that way, the larger payments would be left to the end by which time Dartmouth may have taken it over. Mr. Meech informed if the motion is agreed to there is nothing to restrict staff from following up on this type of amortization to determine if it can be done.

Councillor C. Baker stated that he has had to say no to different areas of his district for water and sewer recently, so now he does not know if he could support Cole Harbour Place.

Councillor McInroy stated if anywhere in Halifax County somebody proposes to put up a building, and the Municipality can contribute in lieu of rent on the basis of a library, a Recreation Department, a Social Services Department, etc. he would support it. He stated the purpose of the project is to pay the money upfront to help build Cole Harbour Place on the condition there is office space and a library made available for Halifax County for no rent. He stated it is much different than somebody wanting to build a hockey rink in another area of the County.

Councillor Poirier stated all Councillors were elected to represent their residents to the best of their ability, and one of the main matters is spending public money. She stated if Cole Harbour Place is approved, it will be spending public money, and there will be other such requests in the future. She concluded if the motion on the floor is passed, Halifax County Council cannot say no to other such requests.

Councillor Snow did not feel that if Cole Harbour annexes to Dartmouth, they will not cut the residents of Halifax County off. He agreed with Councillor MacDonald in that recreation is vital to the well-being of the residents, and there has to be as much as can be supported. He concluded the facilities are needed no matter where they are built.

MOTION CARRIED

YES - 12

NO - 6

Councillor Walker - No  
 Councillor Fralick - No  
 Councillor C. Baker - No  
 Councillor DeRoche - Yes  
 Warden MacKenzie - Yes  
 Councillor Lichter - Yes  
 Councillor Merrigan - Yes  
 Councillor McInroy - Yes  
 Deputy Warden Wiseman - Yes

Councillor Poirier - No  
 Councillor P. Baker - No  
 Councillor Deveaux - No  
 Councillor Randall - Yes  
 Councillor Reid - Yes  
 Councillor Snow - Yes  
 Councillor MacKay - Yes  
 Councillor MacDonald - Yes  
 Councillor Mont - Yes

COUNCILLOR SNOW - HOLLAND ROAD SCHOOL

Councillor Snow informed there has been difficulty in finding out the status of the Holland Road School.

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

"THAT a letter be sent to the Minister of Education, a copy be sent to the Government Services Minister, asking for a full update on the Holland Road School."

MOTION CARRIED

COUNCILLOR SNOW - DEPARTMENT OF TRANSPORTATION

Councillor Snow informed this matter has been taken care of.

AGENDA ITEMSCouncillor MacKay - Sackville Downs

Councillor MacKay informed the community of Sackville was very fortunate to have Sackville Downs built, which has until recently fostered well and provided the livelihood for many people. It has also provided an economic boost for the community and the entire County. It is difficult to put a dollar value on the facility because it has grown to such an intense industry. Councillor MacKay continued that last week a group of local business leaders in the community of Sackville, other interested parties, and the local horsemen began looking for other resources to try to study the whole situation. As early as 3:30 this afternoon, everyone was led to believe by the owners of the facility that it has not been sold and is still able to be purchased. Representatives of the group have approached the Provincial government to try to do whatever is possible with the limited resources available to save Sackville Downs.

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

"THAT the Municipality of Halifax County fully support an attempt by a group of local businessmen and horsemen from the Sackville area to purchase Sackville Downs Limited and continue to operate it as a horse racing facility and to request the Premier of Nova Scotia, the Honourable John Buchanan, to provide financial assistance in the form of loans and/or grants to enable this group to save a most valuable facility which is not only a focal point but one of the largest employers in our Municipality if not the Province. If this facility is allowed to close, it will bring devastating results on the local economy with many individuals suffering greatly and further that the Municipality lend whatever assistance possible to bring this matter to a successful conclusion."

Councillor MacKay noted he is not asking the Municipality for any financial position, but to lend whatever resources possible in the negotiations between the interested group of people from the community and the Province.

Councillor MacDonald asked Council to support the motion because Sackville Downs has made Sackville. He felt the community was originally built around the racetrack. He stated the facility is important because of the jobs it provides to many residents, as well as being a benefit to the rest of the County. He stated part-time people who work there are in the range of 100 and it puts much money into the community.

Councillor MacKay asked that the resolution be forwarded to the Province by courier early on Wednesday, August 6, 1986.

Warden MacKenzie stated this is a recreation facility in the midst of a major metropolitan area, and he felt all Councillors should support it in whatever means possible. He informed he had received a number of calls from concerned people - those who work there, those who deal directly with Sackville Downs, etc.

Councillor Lichter expressed difficulty with the wording of the motion respecting "loan and/or grant". He felt this wording urges the Provincial government to assist a group of people by acquiring a piece of property, which utilizes taxpayers money. He felt the Province knows what is best for them, and specifying the nature of assistance to the Provincial government should not be done.

Councillor MacKay and Councillor MacDonald agreed to amend the motion to read:

"THAT the Municipality of Halifax County fully support an attempt by a group of local businessmen and horsemen from the Sackville area to purchase Sackville Downs Limited and continue to operate it as a horse racing facility and to request the Premier of Nova Scotia, the Honourable John Buchanan, to provide WHATEVER ASSISTANCE POSSIBLE to save a most valuable facility which is not only a focal point but one of the largest employers in our Municipality if not the Province. If this facility is allowed to close, it will bring devastating results on the local economy with many individuals suffering greatly and further that the Municipality lend whatever assistance possible to bring this matter to a successful conclusion."

Councillor MacKay stated the most important part of the motion is that the Province have many available resources - financial or otherwise - and all avenues should be explored to save this facility. He agreed with Warden MacKenzie that this is a valuable recreational facility, however, he did not consider it a recreation, but more of an industry because it employs so many people.

Councillor Lichter expressed appreciation to Councillor MacKay for making the amendment, but he also felt the reference to "this particular group" should also be deleted from the motion because it should not be material which group will operate the facility. It is

important that the facility will be operated, and the jobs will not be lost. He stated should anybody else be interested in operating the facility, they too should be negotiating with the Provincial government, and the government should be doing everything possible to make sure the facility remains open, but no particular group should be supported.

MOTION CARRIED

Councillor Reid - Development Process

Councillor Reid informed within the past month he has had a fair number of people approach him about the long wait for a building permit after submitting subdivision plans and a building permit application. Upon checking with the planning department on August 1, Councillor Reid was told the Department were processing applications received on July 15, meaning a two and one-half week hold-up on the Development Division, and when they go to the other levels of government for comment, they are held up again.

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

"THAT the Acting Director of Development immediately hire the necessary staff on a part-time basis to speed the process of subdivision applications and to clear the backlog of applications."

Councillor Deveaux asked if part-time help would alleviate the problem. Mr. Meech informed there have been a large amount of applications received recently. However, one of the problems with part-time employees is finding appropriate people with some background willing to work part-time. There is also a training period required in terms of the processing of applications. Therefore, hiring a part-time employee for this purpose may not be the answer.

MOTION CARRIED

Councillor P. Baker - Power's Road

Councillor P. Baker informed Power's Road runs off the Terence Bay Road. The poles servicing Power's Road run through the woods, and it is very difficult for the Nova Scotia Power Corporation to service these poles, especially during the winter when there are many power outages. The people are looking to have the rear end of Power's Road serviced by the Terence Bay Road for easier access.

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

"THAT the Nova Scotia Power Corporation be requested to service the Power's Road in District 4 with poles from the Terence Bay Road rather than All Hallow's Drive."

MOTION CARRIED