

Councillor Walker felt that were directing ourself to Sackville and Sackville is only the tip of the iceberg. If Sackville segregates from the County, it would not be long before Cole Harbour looks seriously at it. Then Timberlea and Lakeside because they are into the development stage now. You have all these rural areas that are basically dominating these urban areas. We have to start representing the people of Halifax County because we're the government elected to represent this County and if the Sackville area is not satisfied with the way we govern we should be looking at some way to accomodate them. We're trying to deal with just one area instead of trying to deal with the Municipal Unit as a whole.

The Henson Report made some good suggestions. We should be looking at some type of regional organization within ourselves and we can do that with Sackville, Cole Harbour and all the areas within the County of Halifax without any difficulty at all. We should be putting a format forward, we shouldn't be going to Sackville and saying tell us what you want, how you want it and when you want to do it. We have the infrastructure in place, all we have to do is utilize it. We have one of the best infrastructures throughout this whole province and we can supply services to Sackville, Cole Harbour but are not utilizing these services properly. We, as a Municipal Council, have to go to Sackville, Cole Harbour and areas that are considering separating from us and advise them of the added services, instead of saying we're going to have a planning committee to represent Halifax County. If Sackville has some concerns about it, we should put a Planning Commission in Sackville and that way we can accommodate them accordingly. The costs are minimal and the factors are there. They want them. Cole Harbour feel the same way. They don't like the Councillor from Hubbards making the decisions. There is no reason why we can't form a Planning Committee in Cole Harbour and one in Sackville. We should accommodate these people and start making things happen rather than playing around with these figures and worrying about whether Dave Nantes wants Cole Harbour to separate or not or if the member in Sackville wants to. Let us make those decisions. The majority of the people of Sackville just want representation and to ensure that they get fair ball and fair representation.

Councillor Eisenhower stated that the Henson College Study could be summarized by stating that Sackville should remain with the County of Halifax for both the interests of the County and for Sackville. It always says there should be some negotiations take place between Sackville and the County of Halifax. First we have to find somebody to negotiate with. We have to determine if they are going to become a Council or a town and they will have to elect somebody to negotiate who is going to be able to assess the willingness and the ability. That cost is a question down the road for any elected representative that happens to be duly elected at that point in time. There is no essential change or cost implications to Sackville except we do agree that we should expand the Municipal Act to deal with the problems that are being experienced in our urban society: policing, speed zones, traffic lights, dogs, cats, etc., so they can expand over and above the restrictions that are currently in the Municipal Act and

if we can convince the people that the structure is right and then have the County and the Municipal Unit discuss it with the Province to get agreement to make a new act not a town, or city, or village but something to be newly created as other large cities across North America agree to do that, and no one suffers financially and everyone financially gains. The needs of everyone can then be satisfied by the elected majority of the local area. The biggest problem is that we're trying to put too much into it. We should have a fine-tuned presentation when we have a public meeting and not try to implicate a lot of things that are not in the report. We should also go to any other unit that may be considering separating. It is more expensive to go on your own - we don't need a study to find that out.

Councillor MacDonald felt we have to wait for the report to get the true facts and figures of what we can do or can't do and deal with it then, and see what is going to be best for Sackville and the County.

Mr. Meech pointed out with regard to the initiative to have a session with the Sackville/Beaver Bank Advisory Board, we met with them in October, 1986, and one of the things which was concluded is that the County would pursue some discussions with Henson College. This then developed into a formalized study with the concurrence of the Board. There was also an indication that following completion of the report there would be a follow-up meeting with the Sackville/ Beaver Bank Advisory Board and that's what is being suggested. Also, at the time the Henson College Report was officially tabled with Council and during discussion, it was unanimously concluded that a public meeting of Council be held in Sackville to gain some public reaction to the report and recommendations.

There are different ways to look at the issue. The approach of Henson College was to try to approach the issue from something beyond dollars and cents, recognizing that dollars and cents at some point are going to become a very important consideration. If, in fact, you agree that there needs to be some structural changes to accommodate an urbanized community within our structure (such as Sackville) then there has to be some detailed negotiations. We could have the Henson College people there to explain to the public the contents of their report. We could then have questions and answers and have the full Council membership there to hear observations and questions from the community of Sackville.

Councillor Merrigan, Walker and MacDonald all expressed the opinion that something positive should be done. Councillor MacDonald acknowledged that the Councillors in Sackville have been criticized for not doing their job. He felt that there are many problems relating to the large size of the County - many that can't be handled effectively.

The Warden disagreed with Councillor MacDonald. He felt the County has done a fair amount for the Community of Sackville and other areas. We are providing some services in those areas that are not being provided in other municipal units in the Metropolitan area and it's costing money, and at the same time the residents are faced with a favorable tax rate.

The Warden also pointed out that we are following the direction of Council by contacting the Board in that area and agreeing to meet with them.

Councillor Reid understood from a discussion at the Executive Committee that Halifax County had something to offer the people of Sackville. This has to be developed and put together to present to the people and make it saleable and favorable. This committee would try to point out the good points of the County of Halifax to the people of Sackville and what we have heard for the last year and a half or so are negatives towards the County of Halifax from a certain group of people within the Community of Sackville and we felt that it was about time that someone else tried to show the good points.

Councillor Deveau advised that if the committee is set up, part of their job will be to come up with some figures as to what the financial impact will be on the remainder of the Municipality. If this is not the case he sees no sense in setting up the committee. The major concern is what its going to cost the taxpayers in the long run. He suggested once this is known he thought a plebiscite should be taken and allow Sackville to decide on their own what they want to do.

Mr. Meech advised clarification should now be given as to who is going to appoint the committee.

Councillor MacKay advised when this was discussed at the Executive Committee there had been a recommendation that there should be members comprised of that committee that would represent not just urban areas but the rural areas. He felt that the representatives of the community of Sackville and Beaver Bank should be involved in the committee as well as a representative of the Cole Harbour, Eastern Passage, Beechville/Lakeside/Timberlea areas. This would give a good cross section of opinion and a good cross section of abilities and experience.

The Deputy Warden felt that it defeats the purpose if you make the committee almost as large as Council. He suggested the four councillors from Beaver Bank and Sackville, representatives from the Rural Services Committee, the Warden and may be a representative from the Urban Services Committee which has to report back to Council before any decisions are finalized.

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

"THAT the Warden appoint a Committee to formulate a policy or direction to deal with the issues respecting Sackville and Beaver Bank with the membership of the Committee to be determined by the Warden and not to exceed seven in number."

MOTION CARRIED.

Requests for GrantsA) District Capital Grant & General County Parkland Grant, District #2

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

"THAT approval be given to a District Capital Grant, District 2, in the amount of \$762.50 and a General County Parkland Grant in the amount of \$762.50 to extend fencing at the Timberlea Junior High School sportsfield."
MOTION CARRIED.

B) District Capital Grant, District 10

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

"THAT approval be given to a District Capital Grant, District 10, in the amount of \$1,000.00 to install a septic tank at the East Jeddore ball field, County owned property."
MOTION CARRIED.

C) District Capital Grant, District 14, 15 & 16

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

"THAT approval be given to District Capital Grants for District 14 and 15 in the amount of \$500.00 each and District 16 in the amount of \$1,000.00."
MOTION CARRIED.

D) District Capital Grant, District 15

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

"THAT approval be given for a District Capital Grant, District 15 in the amount of \$2,000 for renovations and improvements to the Beaver Bank Fire Hall."
MOTION CARRIED.

E) District Capital Grant, District 15

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

"THAT approval be given for a District Capital Grant, District 15 in the amount of \$6,000 for the purchase of Beaver Bank Transit Bus."
MOTION CARRIED.

F) District Capital Grant, District 16

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

"THAT approval be given for a District Capital Grant, District 16 in the amount of \$2,394 for fencing walkways."
MOTION CARRIED.

G) District Capital Grant, District 17

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

"THAT approval be given for a District Capital Grant, District 17 in the amount of \$2,650 for fencing walkways.

MOTION CARRIED.

H) General County Parkland Grant, District 20

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

"THAT approval be given for a General County Parkland Grant, District 20 in the amount of \$33,000 for work at the First Lake Drive ballfield."

MOTION CARRIED.

I) District Capital Grant, District 19

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

"THAT approval be given for a District Capital Grant, District 19 in the amount of \$1,688.60 for completion of renovations to Springfield Lake Recreation Centre rewiring."

MOTION CARRIED.

J) District Parkland Grant, and General County Parkland Grant, District 4

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

"THAT approval be given for a District Parkland Grant, District 4 in the amount of \$500 and a General County Parkland Grant, District 4 in the amount of \$500 for upgrading of existing facilities at White Rock Park Beach."

MOTION CARRIED.

K) District Capital Grant, and General Parkland Grant District 2

It was moved by Councilor Rawding, seconded by Councillor Fralick:

"THAT approval be given for a District Capital Grant, District 2 in the amount of \$3,675 and a General Parkland Grant, District 2 in the amount of \$3,675 for the Community of Beechville for playground, basketball court and picnic area."

MOTION CARRIED.

L) District Parkland Grant, and General Parkland Grant, District 14

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

"THAT approval be given for a District Parkland Grant, District 14 in the amount of \$2,650 and a General Parkland Grant, District 14 in the amount of \$2,650 for Grand Lake Village, Wellington playground tot lot."

MOTION CARRIED.

Funding, re Proposed Computerized Data Base

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

"THAT Council approve the funding for the proposed computerized property data base on a five (5) year lease and that a steering committee be set up to monitor the progress of the property data base system with the membership as noted in the report."

MOTION CARRIED.

Councillor Rawding stressed the major expenditure and also stressed the fact that we should be extremely careful in the development of a software package.

CITIZENSHIP COURT

Warden MacKenzie advised Council that on September 9, 1987 from 2:00 p.m. to 4:00 p.m. Citizenship Court will be held in the Council Chambers. As well Judge Gillis will require the use of the Councillors' Lounge.

NOISE COMPLAINT, J. B.'S CABARET - COUNCILLOR MACKAY

Councillor MacKay advised that residents in the area of J. B.'s Cabaret have been in contact with him with respect to complaints regarding noise.

Mr. Cragg advised that we are able to prosecute under By-Law # 8. He pointed out that anyone can lay charges under this by-law. If we have a firm commitment from certain residents with believable evidence, a charge can then be laid.

It was pointed out by Mr. Cragg that the R.C.M.P. are able to enforce our By-Laws and can lay charges.

Councillor MacKay pointed out that residents have had experienced difficulty in getting the R.C.M.P. to respond to their complaints.

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

"THAT copies of the pertinent sections of the By-Law be forwarded to the Sackville Detachment of the R.C.M.P. and brought to their attention."

MOTION CARRIED.

It was pointed out that the owners of J.B.'s Cabaret appear to have taken some steps to correct the noise problem.

TRANSPORTATION - COUNCILLOR C. BAKER

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

"THAT a committee of Council be formed to meet with the Premier and M.L.A., Gerry Lawrence, to discuss transportation."

MOTION CARRIED.

ATLANTIC WINTER FAIR

Councillor P. Baker advised that he would like to be kept better informed with respect to the subject of the Atlantic Winter Fair site.

Mr. Meech advised that a report had been tabled at a previous Executive Committee meeting dealing with the Atlantic Winter Fair site on the subject of tax exemption and will be discussed at a future meeting of the Committee at which time Councillor P. Baker will be invited to attend. He further advised that a copy of the report will be made available to Councillor Baker.

It was pointed out that issues approved at the Executive Committee are then forwarded to Council for their approval.

SCHOOL BUS SERVICE TO VOCATIONAL SCHOOLS - COUNCILLOR WALKER

Councillor Walker questioned the lack of school bus service to vocational schools for students located in Halifax County attending vocational schools in Halifax and Dartmouth. He pointed out that bus service is provided to students attending the Lunenburg Vocational School located in Bridgewater and residents in his area are questioning the lack of such service in their area.

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

"THAT a letter be forwarded to the Minister Responsible for Vocational and Technical Training to determine how bus service to vocational schools is handled."

MOTION CARRIED.

TRANSIT - COUNCILLOR RAWDING

Councillor Rawding pointed out that on Thursday evening a motion was made by Alderman Flynn stating that he was not prepared to fund Route 21 and 86 (Beechville-Lakeside-Timberlea and Bedford-Dartmouth-Sackville run).

Councillor Rawding wondered what has happened to the benefits of mutual cooperation and cost sharing. Services such as these two routes save on parking and as well services the Halifax Industrial Park, etc.

It was further pointed out that many residents have made plans based on the provision of such a service commencing in November.

It was moved by Councillor Rawding, seconded by Councillor Deveau:

"THAT a letter be written to Metropolitan Authority and that a strong stand be taken indicating that we wish this route to be implemented as approved by Metro Transit and the municipal units."

MOTION CARRIED.

It was pointed out that this letter should be delivered prior to Tuesday of next week.

ADDITION OF ITEMS TO THE SEPTEMBER 15, 1987 COUNCIL SESSION

Councillor Snow - Transportation

Councillor Merrigan and Councillor MacKay - Criteria re Site Standards Committee (D.O.T.) Re Approvals for Building Permits

Councillor Randall - Communications

JOINT URBAN AND RURAL SERVICES COMMITTEE MEETING

It was pointed out that a Joint Urban and Rural Services Committee meeting is scheduled for Tuesday, September 9, 1987 at 6:00 p.m.

ADJOURNMENT

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

"THAT the meeting adjourn."
MOTION CARRIED.

There being no further business, the meeting adjourned at 8:55 p.m.

COUNCIL SESSION

SEPTEMBER 15, 1987

PRESENT WERE: Warden MacKenzie
 Councillor Walker
 Councillor Rawding
 Councillor Fralick
 Councillor P. Baker
 Councillor C. Baker
 Councillor Deveau
 Councillor DeRoche
 Councillor Adams
 Councillor Randall
 Councillor Bayers
 Councillor Reid
 Councillor Lichter
 Councillor Snow
 Councillor Merrigan
 Councillor MacKay
 Councillor MacInroy
 Councillor Eisenhower
 Councillor Wiseman

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

SECRETARY: Margo Murphy

Warden MacKenzie called the Council Session to order at 6:15 p.m. with the Lord's Prayer.

Mr. Kelly called the Roll.

It was moved by Councillor Rawding, seconded by Councillor Deveau:

"THAT Margo Murphy be appointed Recording Secretary."
MOTION CARRIED

APPROVAL OF MINUTES

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

"THAT the Minutes of the Council Session held on August 18, 1987, be approved as circulated."
MOTION CARRIED

EMERGENCY AGENDA ITEMS

Council asked that the following items be considered on tonight's Agenda:

1. J.B.'s Cabaret, Lower Sackville
2. Crosswalk - Old Sackville Rd.
3. Crosswalk on Flying Cloud Drive.

PRESENTATION -- ORENDA CANOE CLUB

Warden MacKenzie welcomed the Coach and members of the Orenda Canoe Club, Lake Echo, and congratulated them on the honour they had brought back to their community and Halifax County by winning the Canadian Canoe Championships. Councillor Adams then made a presentation to them on behalf of the County of Halifax, and wished them success in their future endeavours. Recipients of the plaque were: Tony Hall, Coach, and members Kim Bayne, Rob Hudson and Kelly Warner.

UNITED WAY CAMPAIGN PRESENTATION

The Warden introduced Don Farmer and Gerry Clarke of the United Way Campaign to members of Council. Mr. Farmer then proceeded with the presentation he and Mr. Clarke had prepared, outlining the objectives of the Campaign over the next five years. They are trying to increase support by way of payroll-deduction contributions, which was the main thrust of their presentation.

LETTERS AND CORRESPONDENCE

Warden MacKenzie called upon Mr. Kelly to present the correspondence to Council.

Sheet Harbour Ground Search & Rescue

Mr. Kelly read a letter dated August 28, 1987, from Michael Coady, Director, Sheet Harbour Ground Search & Rescue, thanking the Municipality for the capital grant of \$2,000.

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

"THAT this item of correspondence be accepted."
MOTION CARRIED

Department of Transportation

Mr. Kelly read a letter dated August 21, 1987 from the Honourable Guy J. LeBlanc, Minister of Transportation, regarding street paving in the Beaverbank area.

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

"THAT this item of correspondence be accepted."
MOTION CARRIED

Department of Transportation

Mr. Kelly read a letter dated August 24, 1987, from the Honourable Guy J. LeBlanc, Minister of Transportation, regarding the Department's study respecting pedestrian safety on the Highway No. 7 - Little Salmon River area.

"It was moved by Councillor DeRoche, seconded by Councillor Rawding that this item of correspondence be received."
MOTION CARRIED

Councillor DeRoche asked if further correspondence regarding this matter had been received. Warden MacKenzie indicated a letter had been received from the Minister of Transportation dated September 9, 1987. Mr. Kelly read the letter which mentioned the following three items as possible ways of improving safety along the section of highway on Trunk 7, between the Home for Colored Children and Cherry Brook Road:

1. The reduction of speed limits.
2. The installation of traffic control signals.
3. The installation of pedestrian-actuated flashing lights to the existing crosswalk signs.

The Minister indicated that the department would be installing flashing lights which are actuated by pedestrians about to use the crosswalk, to the existing crosswalk, to be installed as soon as they have been acquired by the department.

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

"THAT this item of correspondence be received."
MOTION CARRIED

Department of Transportation

Mr. Kelly read a letter from the Minister of Transportation dated August 24, 1987, regarding the installation of a flashing light at the intersection of the Prospect and Terence Bay Roads.

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

"THAT this item of correspondence be received."
MOTION CARRIED

Halifax Herald Apology

Mr. Kelly was asked if a letter had been written to the Halifax Herald requesting an apology regarding their front-page story on illiteracy. Mr. Kelly advised that another letter had gone to the Halifax Herald regarding this matter.

URBAN SERVICES COMMITTEE REPORT

Mr. Kelly read the September 15, 1987, report of the Urban Services Committee.

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

"THAT Council approve the transfer of \$8,200 of capital funds to the Collins Park water system and that the new rate structure be set at \$39.73 per quarter base charge and 29 cents per cubic meter consumptions charge."

MOTION CARRIED

"It was moved by Councillor MacInroy, seconded by Councillor DeRoche:

"THAT Council approve an increase in the water rate for the North Preston water system to \$37.60 per quarter to cover the anticipated excess expenditure over revenue, and further to have the existing deficit absorbed in the North Preston Capital Works."

MOTION CARRIED.

Beechville-Lakeside-Timberlea

Councillor Rawding raised a question on the status of services to the Beechville-Lakeside-Timberlea area. The Warden informed him that he had been in contact with the Chairman of the Metropolitan Authority regarding this matter.

SUPPLEMENTARY REPORT OF THE PLANNING ADVISORY COMMITTEE

1. Application No. DA-SA-04-87-17 -- Development Agreement - William J. Casavechia for a Garden and Market Centre, Caldwell Road, Cole Harbour:

It was moved by Councillor Lichter and seconded by Councillor McInroy:

"THAT the Development Agreement be approved incorporating the following changes:

- a) Clause 3 - to ensure that the building not exceed one storey in height;
- b) Clause 11 - to restrict the signage for the building to 33 feet.

The date for the Public Hearing is set for October 26, 1987, at 7:00 p.m."

MOTION CARRIED

2. Application No. PA-CH/W-03-87 -- Amendment to the Cole Harbour/Westphal M.P.S. - Options for Dealing with Non-Residential Properties - Richardson Drive/Salmon River Drive

It was moved by Councillor Lichter and seconded by Councillor Deveau:

"THAT the Salmon River Drive/Richardson Drive area be included within the Cole Harbour/Westphal Municipal Planning Strategy. Also, that the I-1 zone proposed for the non-residential properties (taxidermist and bakery) be instituted, and that commercial development be considered, by Development Agreement, on Lot X-2 of the lands of Mr. Jack Way. The Public Hearing is scheduled for October 26, 1987, at 7:00 p.m."

MOTION CARRIED.

3. Subdivision By-Law and Building By-Law Amendments - Districts 15, 18 & 19 Plan

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

"THAT the amendments to the Subdivision by-law and Building by-law be approved and a Public Hearing will be scheduled for October 26, 1987, at 7:00 p.m."

MOTION CARRIED.

BUILDING INSPECTORS' REPORT

Robert C. McConnell

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

"THAT approval be given for a lesser setback of 10'. Lot 1, Springfield Lake, Sackville. Applicant Robert C. McConnell."

MOTION CARRIED.

Pat Dunphy

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

"THAT approval be given for a lesser side yard clearance of 1', property of Fitzgerald Circle, Queensland. Applicant Pat Dunphy."

MOTION CARRIED

SUPPLEMENTARY EXECUTIVE COMMITTEE REPORTRequest for Grants

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

"THAT a District Capital Grant in the amount of \$12,000 be approved for the purchase of communications equipment, Terence Bay Fire Department."

MOTION CARRIED

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

"THAT a District Capital Grant, District 17, in the amount of \$1,886.44 for walkway improvements, be approved."

MOTION CARRIED

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

"THAT a District Capital Grant, District 13, in the amount of \$5,000 for construction of a sub-station at Elderbanks, Meagher's Grant Volunteer Fire Department, be approved."

MOTION CARRIED.

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

"THAT a District Capital Grant, District 8, in the amount of \$5,000; District Parkland Grant, District 9, in the amount of \$5,000; and a General County Parkland Grant in the amount of \$5,000 toward the cost of constructing two (2) tennis courts at Porters' Lake, be approved."

MOTION CARRIED

REQUEST FOR LOAN - MUSQUODOBOIT HARBOUR VOLUNTEER FIRE DEPARTMENT

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

"THAT Council approve a loan for the Musquodoboit Harbour Volunteer Fire Department in the amount of \$15,000 for improvements to the Fire Hall. The loan will be advanced over a ten (10) year period of principal and interest with Council reserving the right to levy an area rate in default of principal and/or interest repayment."

MOTION CARRIED

PERMIT FEES

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

"THAT Council approve a grant equal to the cost of permit fees associated with the construction of St. Margaret's Bay Arena and Cole Harbour Place."

MOTION CARRIED

OLYMPIC CELEBRATION - 1988

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

"THAT Council approve funding in the amount of \$1,000 for each of the four proposed official Olympic Torch Relay Stops in Halifax County - Sheet Harbour, Musquodoboit Harbour, Cole Harbour and Waverley."

MOTION CARRIED

BY-LAW AMENDMENTS

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

"THAT Council approve an amendment to By-Law No. 40 a By-Law Respecting the Regulations and Control of the Removal and Movement of Topsoil and Earth and the Alternation of the Grade of Land to include District 8 in the by-law and further to delete District 7A and add District 21 and also By-law No. 41, A By-Law Respecting Gravel Pits and Excavations to delete District 7A and add District 21."

MOTION CARRIED

HALIFAX COUNTY BOARD OF HEALTH

The Halifax County Board of Health received reports from the Department of Health concerning an inspection of the Sewage Treatment Plant serving the Timberlea Trailer Court and an inspection of the sewage disposal system serving the properties at 1839 and 1841 St. Margaret's Bay Road. The reports advise that the sewage disposal facilities on all three properties are malfunctioning and therefore cause a potential health hazard in the area.

Central water and sewer services have been available in the area for approximately two years and the Board of Health feels that these properties should be connected to the central sewage system as soon as possible.

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

"THAT Council pass a resolution under the Sewer Connection By-Law ordering the owner to construct, at his own expense, a drain therefrom and connect the same with the sewer line."

MOTION CARRIED

METROPOLITAN AUTHORITY REPORT

Due to Councillor MacDonald's absence from the meeting, this item was deferred.

TRANSPORTATION

Councillor Snow requested that this item be deleted from the Agenda.

COMMUNICATIONS

Councillor Randall outlined several areas where he felt communications could be improved. The Warden agreed that public relations is very important.

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

"THAT the Executive Committee review the area of communications and report back to Council with some suggestions on how we might improve communications with the people in the county we serve."
MOTION CARRIED

JOINT TRANSPORTATION COMMITTEE REPORT ON THE DEPARTMENT OF TRANSPORTATION'S CRITERIA RE DRIVEWAYS

There was considerable discussion on the matter of driveway/access and it was decided that the Province did not seem to have a clear policy regarding this. Mr. Meech suggested that Council might want to have a small delegation of Council members meet with the Minister of Transportation to discuss access.

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

"THAT Council table this report and in the meantime request the Department of Transportation to provide a copy of their policy regarding driveway access."
MOTION CARRIED.

CROSSWALK -- FLYING CLOUD DRIVE

On behalf of Deputy Warden Mont, Councillor McInroy presented a petition from the residents of the Cranberry Housing Co-op, with a request for a crosswalk on Flying Cloud Drive.

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

"THAT Council request the Department of Transportation to install a crosswalk on Flying Cloud Drive."
MOTION CARRIED

J.B.'S CABARET

Councillor MacKay advised Council of the noise problems being experienced by the residents in the area of J.B.'s Cabaret, and the on-going efforts he has been making to have the RCMP assist in correcting the situation. County Solicitor Cragg advised he had written to Staff Sgt. Smith of the RCMP.

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

"THAT County Solicitor Mr. Cragg write to the owners of J.B.'s Cabaret regarding the noise problems."

MOTION CARRIED

CROSSWALK - OLD SACKVILLE ROAD ROAD AND RIVERSIDE ESTATES

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

"THAT the Department of Transportation be asked to install a crosswalk on The Old Sackville Road at Riverside Estates."

MOTION CARRIED

EASEMENT -- VILLAGE ROAD TO CHURCHILL ESTATES

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

"THAT the School Board be requested to look into the safety of children crossing from Village Road to Churchill Estates. Area residents requested an easement be provided between Village Road at Churchill Estates."

MOTION CARRIED

AGENDA ITEMS -- OCTOBER 6, 1987 -- COUNCIL SESSION

The following items were added to the October 6, 1987 Session:

1. District 1 - Councillor Walker
3. Beaverbank Road - Councillor Merrigan
4. Signage - Councillor Snow

IN-CAMERA

Request for Extension of Service Under Retirement Policy - Pauline Hamilton

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

"THAT Council go in-camera."

MOTION CARRIED

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

"THAT the request for extension of service be referred to the Chief Administrative Officer for decision in accordance with the policies and practices established by the Municipality relative to retirement."

ADJOURNMENT

There being no further business, Council adjourned at 9:10 p.m.

JOINT URBAN/RURAL SERVICES MEETING

SEPTEMBER 8, 1987

PRESENT WERE: Warden MacKenzie
Councillor Walker
Councillor Rawding
Councillor Fralick
Councillor P. Baker
Councillor C. Baker
Councillor Deveau
Councillor DeRoche
Councillor Adams
Councillor Randall
Councillor Bayers
Councillor Reid
Councillor Lichter
Councillor Snow
Councillor Merrigan
Councillor McInroy
Councillor Eisenhower
Councillor MacDonald
Deputy Warden Mont, Chairman

ALSO PRESENT: Mr. K. R. Meech, Chief Administrative Officer
Mr. John Sheppard, Storm Drainage Engineer
Mr. D. D. Reinhardt, Deputy Municipal Clerk
Mr. E. Wdowiak, Director of Engineering & Works
Ms. V. Spencer, Director of Planning & Development
Mr. Ted Tam, Assistant Director of Engineering & Works
Ms. Sharon Bond, Senior Planner

SECRETARY: Jeanette MacKay

The Deputy Warden called the meeting to order at 6:15 p.m. advising the intention of the meeting is to review the preliminary report put together by Porter Dillon entitled "Storm Water Policy & Implementation Study".

The Deputy Warden introduced Hugh Porter, Porter Dillon Limited, and Mr. Bruce Preeper who has been retained by Porter Dillon to act as legal advisor on this project. The Deputy Warden advised that they will be making a presentation and would like some feedback from Councillors.

Mr. Sheppard outlined the background on the project advising that in 1982 County Council adopted documents prepared by the Halifax County Storm Drainage Task Force entitled: Recommendations and Storm Water Policies; and Design Criteria Manual. The latter deals primarily with

technical types of aspects of Storm Drainage. The policy manual deals with policies on a whole range of storm drainage issues and is meant to be used as a guideline by the County in dealing with proposals and maintenance. Some of the policies are basically a statement of fact; some are used primarily in house and others are more direct and involved; for example dealing with water courses - this type of policy requires backup in the sense of by-laws or regulations to enable the County to have control over and protection of water courses. This is the kind of work that Porter Dillon is doing on this project. There are other policies that are basically dependent upon financing. There is a provision for a storm drainage master plan. Basically it says that its the intent to form a drainage master plan - plans will be prepared on a priority basis of the related magnitude of the existing drainage problems and in rapidly urbanizing areas. Mechanisms will be developed in conjunction with the Province to fund the preparation of drainage master plans. To date we don't have any drainage master plans in the County, its a policy that depends on financing so there isn't much that can be done about implementing this policy.

Mr. Sheppard advised Porter Dillon reviewed the 24 policies in detail and feel they are adequate with a few minor modifications. He also indicated that when the work on this project started they formed a Steering Committee consisting of Valerie Spencer, Ted Tam, John Sheppard, two representatives of Municipal Affairs, Dave Darrow and Jack Leedham. They have met on a regular basis and have been there to provide guidance and direction to Mr. Porter and his associates. In July, Mr. Porter made a presentation to the Urban Services Committee and at that time the primary intention was to deal with cost sharing and funding; a scheme to finance major storm drainage works in the County. The upshot of the meeting was that feedback was given from the committee. Porter Dillon subsequently have modified their documents and we will be proceeding on the basis of that feedback from the committee.

To date the work that Porter Dillon has done has been to review the existing policies and with the help of Bruce Preeper they have developed a private members bill, a vehicle by which we propose to get the authority from the province to create by-laws and regulations and the other forms of control that he will discuss in more detail. It is a first draft and it has been reviewed only by the Steering Committee and a copy has been sent to Municipal Affairs for feedback. The private members bill will give us the ability to come up with whatever regulations or by-laws we need to implement the 24 policies. Mr. Porter's presentation will bring you up to date in terms of what we have done. Were looking for feedback from Council and if you feel we are not headed in the right direction, or a different drift to this thing altogether then tonight is the night that we would like to hear that from you.

He pointed out that the documents which Council are in possession of were prepared by Porter Dillon to make a presentation to the Urban Services Committee and our work to date has primarily focused on that. These are the areas where most of the storm drainage problems occur and it is these areas that we are primarily interested in. As Mr. Porter goes through his presentation he will indicate to you the direction that we feel the rural areas should go in terms of these different problems that we are going to be addressing.

Mr. Sheppard suggested that we leave all the questions until the end of the presentation.

Mr. Porter began his presentation with a few general comments as far as the overall progress of the study is concerned. He indicated that they have not done anything with regard to the administration aspect. Therefore additional loads have been imposed on county staff. We have not identified as yet what the additional administrative load would be if we implement storm water policies and programs, however, they did give it some thought.

The major criteria of our objective for this study was to look at a system that would be administratively simplistic as possible and we feel we can accomplish this to a certain degree.

He pointed out that they have made a very strong attempt to try to appreciate and understand the nature of the problems within the Municipality relative to storm water and what the practical solution might be. They have also tried to identify some of the constraints which may be present in executing any or all of our recommendations. The steering committee have had several trips to the problem areas and also the opportunity to take one trip with the Councillors. They have talked with people and agencies such as Department of Transportation and Department of Environment.

He indicated that he would be using an overhead projector to try to briefly summarize the major questions, the major elements, and some of the approaches and solutions to them.

Mr. Preeper outlined the major problems as follows:

1. Multi-jurisdictional involvement in Storm Water Management including amongst others the Municipality, Department of Transportation and the Department of the Environment. This results in:
 - a) Different objectives and values;
 - b) Piecemeal maintenance and budgeting;
 - c) Confusion in public mind as to who to call for assistance;
 - d) Lack of effective long range planning;
 - e) Prolonged response to problems, emergencies, and approval process;
 - f) Lack of clear direction on ownership and consequent responsibility for facilities.

2. Significant expenditures made on correcting drainage problems, both major and minor such as the Atral Drive Project (\$1,000,000) and the Colby Village Project to minor problems such as the Matador Court situation.
3. Increasing levels of public frustration when expectation of purchasing a new house in an urban area free of drainage and flooding problems is not met.
4. Increasing amount of time devoted by both elected officials and staff to correcting drainage problems in relatively new subdivisions.
5. Limited storm water control possible under existing subdivision by-laws.
6. No effective stormwater control over development not involving subdivision.
7. No control over proper execution of finished lot grades - a critical element in ensuring the reduction of drainage problems.
8. No effective long range stormwater planning incorporating elements such as stormwater master drainage plans, capital and operating budgets.
9. Lack of cost sharing mechanisms between developers and the Municipality to optimize the costs of stormwater management and permit orderly development to take place.

Funding and Cost Implications

1. To ensure comprehensive stormwater management the following elements all having financial implications for the developer, builder, howeowner, and the Municipality are involved:
 - a) Cost sharing for new development
 - b) correcting existing drainage problems
 - c) Replacement of stormwater infrastructure
 - d) Ongoing maintenance
 - e) Formulation of Master Drainage Plans
 - f) Ongoing Administration
2. One time Charge (Development Charge)
 - A. Objectives:
 - a. To ensure implementation of the most cost effective stormwater systems.
 - b. To encourage orderly and cost effective development.
 - c. To compensate Developers for stormwater infrastructure installed to accommodate drainage generated outside a specific development but within a common drainage basin.

- d. To provide more consistent costs for stormwater infrastructure between all serviced areas within the Municipality.
- e. To provide a continuing opportunity for smaller scale Developers to participate.

B. Method

- a. Municipality to provide "Bridge financing" for portion of major stormwater infrastructure. The financing level could approach \$900,000 annually. Major components would include oversize pipes, detention ponds and upgrading of downstream infrastructure.
- b. Municipality recovers financing costs by applying a two stage development charge. The first stage development charge would apply to all subdivided lots. Preliminary analysis indicates a charge ranging between \$600 to \$1,200 per lot created. As soon as the lot is subdivided a base charge would be applied.
- c. For all other types of development other than one and two unit residential dwellings, a second stage Development Charge would apply based on lot area, amount of impervious surface and runoff concentration using one and two unit dwellings as the base for comparison and determination of charge.

3. Ongoing Charge (Service Charge)

A. Objectives

- (a) To provide funding to carry out functions of correcting existing drainage problems, replacement of stormwater infrastructure, maintenance, formulation of Drainage Master Plans and administration on an ongoing basis in most efficient manner.
- (b) To secure funding to supply the above activities in a fair and equitable manner throughout the serviced area of the Municipality.
- (c) To impose a level of charge or payment which will not detract from the Municipality's competitive advantage in attracting development.

B. METHOD

- (a) Municipality to apply Service Charge to all property owners within the serviced areas to fund the functions identified in 3A(a).
- (b) The Service Charge should be based upon full recovery of all costs associated with these functions.

- (c) As these functions tend to benefit all property owners within the serviced area, the Charge should be applied through the Environmental rate.
- (d) For purposes of illustration the annual charge to a one unit dwelling owner with an assured value of \$75,000 would be \$40. When the Charge is applied to other properties such as commercial and industrial, the level of this Charge will be reduced.

LOT GRADING AND DRAINAGE

1. Situation

- (a) Lot Grading and Drainage is the most significant storm drainage problem in the Municipality.
- (b) Subdivision by-laws, development and building permits do not adequately address the situation.
- (c) Several participants are involved in this activity including landowners, subdivision developers, builders, purchasers, the Municipality and the Department of Transportation.
- (d) No assumption of ongoing responsibility by the participants throughout the total process and especially between the subdivision developer and builder.
- (e) Certain developers with comprehensive interests have in place their own control systems respecting lot grading and drainage from the initial subdivision stage through to building of structure, final lot grading and landscaping.
- (f) At the present time the Municipality has no control over lot grading and drainage.

2. PROCEDURE

- A. The following controls are recommended for the serviced area:

Grading and Drainage Control Functions and Execution

- 1. Overall Drainage Plan - Licensed Engineer for developer as part of Subdivision Application. Currently required.
- 2. S a Drainage Plan - Licensed Engineer for Developer as part of Subdivision Application. Currently required where enforceable.
- 3. Lot Grading and Drainage Plan - Formulated and certified by Licenced Engineer, Architect or Surveyor for Builder. Compliance with Item 2 at time of Development Permit Application and before Preliminary Building Per it issued. New requirement.

4. Certification of Building Location on Lot and Footing Elevation - Licensed Surveyor on behalf of Builder at time of Application for Building Permit. Confirms intent of Item 3. Most elements currently required by Municipality and lending institutions.
 5. Certification of Top Basement Wall Elevation - Licensed Surveyor or Licensed Engineer on behalf of Builder at time of Application for Building Permit. Confirms intent of Item 3. New requirement.
 6. Certification of Final Lot Grades and Drainage - Certified by Licensed Engineer, Architect or Surveyor at time of Application for Occupancy Permit or Release of Bond. New requirement.
- B. The proposed lot grading and drainage controls will result in increased costs to the land developer and/or builder which will be passed on to the purchaser. It is anticipated that these costs will range between \$500 and \$700 for a single family dwelling of which \$350 to \$550 will be newly incurred costs.
- C. Administrative costs to the Municipality will also increase under the proposed controls but for cost reasons and a desire to minimize the time required for appropriate certification by licensed technical person is recommended - (This is for urban areas, not rural).

Floodplains and Watercourses

1. The primary jurisdiction over watercourses rests with the Department of Environment as related to the stream bed.
2. The Planning Act provides the Municipality with the power to control and prohibit the erection of structures within a floodplain and within a specified distance of a watercourse.
3. The current practice of infilling along watercourses and floodplains within the Municipality is creating situations leading to flooding and property damage in terms of major storm events and reduction of the natural carrying of streams for stormwater. This situation is well illustrated in the case of the Little Sackville River.
4. The Management objectives regarding watercourses under the Department of the Environment appears to differ from those of the Municipality in terms of capacity for carrying stormwater.
5. It is recommended that the Municipality seek authority to control the cutting of trees, movement of topsoil, gravel and alternation of grade within floodplains. Continued participation under the Canada-Nova Scotia Flood Drainage Reduction Program is recommended.

6. The floodplains associated with major rivers will be delineated over time through formulation of Drainage Master Plans and the Flood Reduction Program.

AREAS OUTSIDE THE SERVICED BOUNDARIES

A Greater degree of problems occur in serviced areas due to the density of development.

1. The following comments are in the form of observations without recommendations at this stage of the study for the non-serviced areas of the Municipality.
2. No significant subdivision or development control procedures as related to stormwater management exist within the non-serviced areas of the Municipality.
3. A distinction can be made between three development forms within the Municipality that is urban, suburban, and rural. The distinction can be made in terms of density and form of development.
4. Lot sizes are basically determined by criteria established by Department of Health and due to less than optimum conditions in most part of the Municipality for on-site sewage systems, lots tend to be relatively large (20,000 sq. feet to 200,000 sq. feet). Consequently lot grading and drainage controls do not appear necessary. However there may be some exceptions to this.
5. As available frontage along existing road is utilized in rural areas, the frequency of new subdivision roads being constructed will increase often immediately behind existing development.
6. This situation potentially impacts on existing development as related to stormwater runoff and potable water supplies.
7. Larger scale development in rural areas such as industrial, commercial, and institutional may require stormwater controls.

Bruce Preeper then advised of the process and procedure he used to draft the by-law as proposed. As of August 5th representatives from Municipal Affairs have the draft and we are waiting for comments.

Comments From Councillors

Councillor Lither questioned why they were asking for a drainage plan in a rural area. He stated that according to the Subdivision By-law, the County has no authority.

John Sheppard clarified that he was talking about storm drainage master plan. Under the present subdivision by-law there is no authority for the County to require drainage plans as far as the subdivision process. He also pointed out and discussed it with Rural Services Committee before that our review of storm drainage plans in the rural areas is not as a service by the Municipality or the Dept. of Transportation. They are fully within their rights to ask for a drainage plan and they see fit to and they recognize the importance of it and for that reason we reviewed storm drainage plans for the rural areas and regardless of what is decided by County Council or by Rural Services there will continue to be a requirement for drainage plans by the Department of Transportation in the rural areas. We may want to use that again.

Mr. Sheppard explained that the Sheet Harbour situation is a prime example of why a drainage plan is needed even in the rural areas. There was a similar situation in Lake Echo where if we had not asked for a drainage plan we would have had a similar if not worst experience then in Sheet Harbour. If the Municipality or the Department of Transportation does not have the right to ask for these drainage plans, new developments are going to go ahead and people are going to divert water and create all kinds of problems for the people who live there.

He indicated that he will be recommending that the Subdivision by-law should be changed so that we do have the right to ask for a storm drainage plan because at the moment the system is very confusing for the developer and also the Department of Transportation and the County.

Councillor Lichter advised that there would be increased costs involved. Councillor Lichter also indicated that just because you get a certified engineer to design the work there is no guarantee that it will work.

Mr. Sheppard advised that even though engineers do the design work that is not a guarantee but your odds are better of getting a successful job if it is done by a storm drainage engineer and also if an engineer does it and does it wrong, we would have less chance of being liable for the work being done incorrectly.

Councillor Licther advised that the Rural Services Committee will be looking at it in the future.

Councillor Colin Baker: Municipality has no authority what grades we should have.

John Shepard: Under the Municipal Planning Act there is no allowance for the County or any Municipality in the Province to have any control over alteration of grades or change of grades or setting of grades. Even though we have the subdivider or developer who comes in and goes through the normal subdivision process and he builds the streets and roads etc. we have no right or authority at the moment to control what he does with the house on the lot nor do we have the

authority to tell him what grades he should build. We are looking for the authority under Mr. Preeper's draft of the private members bill to have control over that kind of thing and then come up with the appropriate by-law, regulation or control to get controls but we have to have the right to do it first.

Mr. Preeper advised that the Province has as of 1983 when they put in their authority to do a municipal development strategy dealing with storm water management and erosion control. They did put in some minimal provision that can be carried out in the Land Use By-law dealing with altering of land level not related to flood plains. The provisions that are related to flood plains and to development are entirely different which is why we scrapped the whole thing and put it in one file but there is now some general authority that can be put in the Land Use By-law dealing with altering of land levels generally but its not related to anything.

Councillor Deveaux supported this and hoped that it would be implemented as soon as possible. He indicated it may cost the taxpayers a few dollars but it is worth it in the long run.

Warden MacKenzie commended the efforts that John Sheppard was putting into the Storm Water Policy and after traveling around to the urban areas with him he recognized some of the problems that he was facing and thanked him for helping with the situation in Sheet Harbour. He supported it 100%.

John Sheppard indicated there were six items on that particular page and the only one that were recommending be implemented for the rural areas is Item #1. Numbers 2 - 6 are all part of the lot grading process which we are recommending only in the urban areas. When Porter Dillon put this together they concentrated mainly on the urban areas but there was never any intention to have anything relative to lot grading and drainage to apply to the rural areas.

The subdivision grading and drainage plan is the first step in the lot grading process and we are not recommending that we need it for the rural areas.

The discussion ended with concern being raised over the costs for professional people required to meet the requirements as outlined in the proposed by-law.

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

"THAT the meeting ajourn."
MOTION CARRIED.

PUBLIC HEARING

MUNICIPAL PLANNING STRATEGY AND LAND-USE BY-LAW
FOR PLANNING DISTRICTS 15, 18 AND 19

SEPTEMBER 14, 1987

PRESENT WERE: Warden MacKenzie
 Councillor Rawding
 Councillor Fralick
 Councillor P. Baker
 Councillor C. Baker
 Councillor Deveau
 Councillor DeRoche
 Councillor Randall
 Councillor Bayers
 Councillor Reid
 Councillor Lichter
 Councillor Snow
 Councillor Snow
 Councillor Merrigan
 Councillor MacKay
 Councillor McInroy
 Councillor Eisenhauer
 Councillor MacDonald
 Councillor Wiseman
 Deputy Warden Mont

ALSO PRESENT: Mr. Bill Butler, Manager, Policy Division
 Mr. R. G. Cragg, Municipal Solicitor
 Mr. G. J. Kelly, Municipal Clerk
 Ms. Joan MacKinnon, Senior Planner, Policy Division
 Mr. K. R. Meech, Chief Administrative Officer

SECRETARY: Mrs. Margo Murphy

Warden MacKenzie called the meeting to order at 7:10 p.m., with the Lord's Prayer.

Mr. Kelly called the roll.

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

"THAT Margo Murphy be appointed Recording Secretary."
MOTION CARRIED

INTRODUCTION

The Warden welcomed everyone to the Council Chamber to hear the presentation and possible adoption of a Municipal Planning Strategy and Land-Use By-Law for Planning Districts 15, 18 and 19. He introduced the Chairmen of the Public Participation Committees in the three districts: Mr. Ken Cuning, Mr. Delphis Roy, and Mr. Richard Pentland.

The Warden indicated that members of Council had had an opportunity to review this document at a Committee of the Whole Meeting held on August 19, 1987, and that there would be no formal staff presentation of the document this evening, other than a few amendments which will be brought forward before going into the process.

The Warden stated that all those who wished to speak in support of the Plan and By-Law should come forward first. He advised that he would subsequently be calling upon all those who wished to speak in opposition to the Plan and By-Law. Following the public submissions, the Warden advised he would be asking the direction of Council with respect to dealing with the public requests and comments heard this evening.

Ms. Joan MacKinnon of the Department of Planning and Development presented a report entitled "Recommendations re: Corrections - Municipal Planning Strategy and Land Use By-Law for Planning Districts 15, 18 and 19", dated September 14, 1987. She outlined the recommendations in detail.

SPEAKERS IN FAVOUR:

The Warden then called on people who wished to speak in favour of the plan.

1. Mr. Delphis Roy, Chairman, PPC, District 15
2. Mr. Richard Pentland, Chairman, PPC, District 19
3. Mr. Ken Cunning, Chairman, PPC, District 18
4. Mr. Stanley Havill - Mr. Havill spoke in favour of the Development Agreement and the good job the County has done in assuring that people who choose another form of housing; i.e., mobile homes, will not be subject to prejudice, by including this type of housing in the Plan. He also asked that people keep an open mind when it comes to mobile homes.
5. Mr. David Barrett, Beaver Bank - Mr. Barrett spoke in favour of the Plan and praised county staff member, Joan MacKinnon, Senior Planner, who worked very hard over the past four years, working with the people to bring the Plan together. Mr. Barrett requested a number of changes in the proposed zoning. These requests are included in his letter to the Municipality, dated August 31, 1987, and two letters dated September 11, 1987.

SPEAKERS IN OPPOSITION:

There being no one else wishing to speak in favour of the Plan, the Warden asked that if anyone in the gallery wished to speak in opposition of the Plan, would they please come forward.

1. Mr. James Fifield, Patton Road - Mr. Fifield requested a change to the proposed zoning of his property to MU-2 in order to continue his business. He had a petition from his neighbours saying that they are in favour of this change. He said he would like to increase his building size by 800 sq.ft., as he is a carpenter and would like to build some cabinets and furniture in this expanded building.
2. Mr. Dewitt Dargie, Little Springfield Lake, Upper Sackville - Mr. Dargie requested a zoning change on his two parcels of land. One portion is proposed to be zoned as MU-2 and the other 11-acre portion is proposed to be zoned R-1. He said that he didn't understand the reason for the difference in this zoning. He wanted the whole lot zoned to MU-2, or at least have the 11-acre portion zoned to R6, which would allow multi-family housing to be built in the future.
3. Mr. Barry Zwicker, Hammonds Plains Road at Stillwater Lake - Mr. Zwicker presented four requests for amendments, including:
 - a) Schools - Mr. Zwicker felt the policy gives the School Board a gentle nudge in preparing for school capacity for the future, and he would like to see it give the School Board a 'hard push'. The two schools that he is concerned about are Tantallon and Hammonds Plains. He said the plan suggests a new junior high school to relieve some of the problems in that area, but it also comments that the elementary schools of Tantallon and Hammonds Plains have adequate capacity for today's enrolment plus a moderate growth. Mr. Zwicker felt that this was under-estimating things and he would like to see the plan recommend something be done about elementary school capacity in that area. He also suggested that the School Board locate schools central to the catchment area instead of off in a corner. He was critical of the location of the Tantallon Elementary School with respect to the fact that it is in the corner of its catchment area. Children who live less than two miles away must go to another school, but other children from as far as 10 miles away, go to Tantallon Elementary. He felt this caused a lot of problems such as: additional bussing costs, additional time for the children on the bus, etc. He underlined his feeling that the school capacity in the area is not adequate and felt that the Plan should be altered to state that view.
 - b) Transportation - Mr. Zwicker felt that the Hammonds Plains Road is a very heavily-travelled highway, primarily trucks travelling along the South Shore of Nova Scotia, out of the Province, or to Burnside, which use the Hammonds Plains Road as a short-cut from the 103 Highway to the Bi-Centennial Highway. Mr. Zwicker is concerned about the recommendation in the Plan to propose, as an intermediate solution, the

so-called 'Hammonds Plains By-Pass'. He feels what is needed is a Halifax By-Pass, not a Hammonds Plains By-Pass, because this traffic is by-passing Halifax. His suggestion would be a link from the 103 Highway to the 101 Highway, which the Plan also refers to as a long-range solution, but why build two roads, when one road would adequately solve the problem. He felt that a 103-101 Link could be constructed at the same cost as a Hammonds Plains By-Pass, and would accomplish the short-range and the long-range solutions. It would also improve access to Burnside, because once trucks go through the Hammonds Plains Road and get on the Bicentennial Highway, they then have to go through Bedford and up the Magazine Hill to get into Burnside. They would also be able to stay on a Series-100 highway, if there was a 103-101 Link. He would like to see the Plan suggest at least a feasibility study be done by Transportation to see if it wouldn't be better to go for the long-range solution and forget about the intermediate solution.

- c) Property Re-Zoning - Mr. Zwicker has a 10-acre parcel of woodland next door to the IMP Plant which he has requested to be zoned Industrial. The intended use would be of a small, light-assembly type of industry. The result of this change would be an enlargement of the current IMP lot, presently zoned Industrial.
- d) Stillwater Lake - Mr. Zwicker and the other residents around Stillwater Lake are very concerned that it doesn't become another Springfield Lake. He said a lot of people drink the water out of Stillwater Lake, it is very clean, many people fish there and it's a great place for recreation. Residents would like to see it preserved as much as possible and he didn't feel it has been adequately protected by the measures taken in the report. One side of the lake has been changed to an R-6 zone, there has been nothing done on the other side of the lake, and he would like to see some recommendations that would encourage the preservation of Stillwater Lake. He felt that because there is a lot of development in the area, it is very vulnerable.

Mr. Zwicker added that he found that the plan was very difficult to understand and thought that it was quite hard for the ordinary land-owner to follow.

Councillor MacKay asked for clarification of the zoning on the other side of Stillwater Lake. It was pointed out that the back portion of the lake is zoned MU-1, and the other section, which has no zoning at present, is in District 3.

- 4. Mr. Maynard Grove, Beaver Bank - Mr. Grove's request for a change in zoning to his property is included in his letter to Mr. Kelly, dated September 14, 1987, which has been circulated to Council. It was pointed out that Mr. Grove wants the zoning changed on the Manflower Avenue property owned by Maynard and Frieda Grove, from R1 to MU. He and his wife currently operate a business, The Woodlands Press, from this location. His concern was that while