

the Plan would allow him to continue his business and expand to the extent that he might like at the present time, it restricts any future plans that he or his children might have for the land in the future. He pointed out that he has other property in the area, and it is zoned MU-1. Councillor DeRoche clarified that Mr. Grove's request was for this specific piece of property, which has been sub-divided away from the larger parcel, to have exactly the same zoning as the larger parcel.

5. Jean Pender, Uplands Park - Mrs. Pender outlined her request for a change to the zoning on her property from MU-1 and MR-1 to R-1. It was pointed out that this long, narrow parcel of land is an extension of Crestfield Drive, in Uplands Park. She wanted it rezoned because she feels that it is a logical extension of the Uplands Park Sub-Division, which is presently zoned as R-1.

As no one else had any presentations to make, the Warden asked Mr. Kelly to read into the record submissions that had been received, as follows:

1. Letters relating to the Sager Property, Stillwater Lake:
 - a) Letters from Mr. and Mrs. Sager
 - b) Letter from Mr. Young
 - c) Letter from Mr. Ratto
 - d) Letter from Mr. and Mrs. Roach

These letters related to the existing patio block and foundation-form rental business owned and operated by the Sager family. This business is conducted on the Stillwater Lake property, and is outlined in detail in the Request for Amendments and recommendations from staff, as circulated to members of Council.

2. Clayton Eisenhauer, Hammonds Plains - Mr. Eisenhauer's request related to the changing of zoning from MR-1 to MU-1, on his property in Hammonds Plains, as outlined in detail in the Request for Amendments and recommendations circulated to members of Council.
3. Nova Scotia Road Builders' Association - This submission asked Council to give consideration to the accommodation of temporary crushing and asphalt plants related to temporary construction use. This request is dealt with in the Staff Recommendations re Written Submissions - Municipal Planning Strategy and Land Use By-Law for Planning Districts 15, 18 and 19, dated September 14, 1987, which was circulated to all members of Council.

Several Councillors asked questions to clarify the requests brought forward in the submissions, which were dealt with by the Planning Staff.

Following considerable discussion, Mr. Butler advised that Staff has prepared recommendations dealing with the written requests received prior to the Public Hearing, and would be prepared to come back to the Hearing, after a short recess, to present recommendations concerning both the verbal submissions and the written submissions.

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

"THAT the Public Hearing recess for approximately thirty minutes in order to allow Planning Staff an opportunity to prepare their final recommendations."

MOTION CARRIED

The Warden called the Public Hearing back to order at 9:50 p.m.

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

"THAT Council approve the Municipal Planning Strategy for Planning Districts 15, 18 and 19, and also approve the Land Use By-Law for Planning Districts 15, 18 and 19."

Mr. Bill Butler, Planning staff was asked by the Warden to review the requested amendments.

- 1. APPLICANT'S NAME: DAVID F. BARRETT, BARRETT LUMBER CO.
DAVID F. BARRETT, BARRETT ENTERPRISES

PROPERTY LOCATION: PARCEL 1: BEAVER BANK/WINDSOR JCT. ROAD
PARCEL 2: NORTH BEAVER BANK
PARCEL 3: HAMMONDS PLAINS

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

"THAT Council approve the request for an amendment from MU-1 to MR-1 for Parcels 1 and 2; and further that Council approve the request for an amendment from MU-1 to MR-1 for approximately 6 acres on the high point of land adjacent to Wallace Hill."

MOTION CARRIED

- 2. APPLICANT'S NAME: DAVID F. BARRETT, BARRETT LUMBER CO.

PROPERTY LOCATION; BEAVER BANK/WINDSOR JCT. ROAD

It was moved by Councillor Colin Baker, seconded by Councillor Eisenhauer:

"THAT Council approve the request for an Amendment from an MU-1 Zone to an R-3 (Mobile Dwelling) Zone."

MOTION CARRIED

3. APPLICANTS' NAMES: MR. & MRS. SAGER, MR. YOUNG, MR. RATTO, MR. & MRS. ROACH

PROPERTY LOCATION: STILLWATER LAKE

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

"THAT the continued operation of the Sager Patio Block and Foundation Form Rental Operation at Stillwater Lake be considered by development agreement which would respond to the concerns of area residents, while enabling Mr. Sager to continue with his business."

"Also, that the Council approve the following Amendment to the Municipal Planning Strategy:

Insert the following immediately before Policy P-27 on page 52:-

'A patio block and foundation form rental business located in Stillwater Lake has been operating for some time in an area which had prior residential zoning. This operation is the object of considerable concern, and objections have been recorded from area residents. Through this planning strategy, it is possible for Council to consider permitting this business, while at the same time establishing a high degree of control over the nature and extent of its operation.'

Insert the following immediately after Policy P-30:

'P-30A Notwithstanding Policy P-28, it shall be the intention of Council to consider permitting a patio block and foundation form rental business on the property of John Sager, LRIS No. 426577, according to the provisions of Section 55, 66 and 67 of the Planning Act. In considering a development agreement, Council shall have regard for the following:

- (a) that the operation shall be confined to the existing structure;
- (b) the establishment of controls on open storage;
- (c) the establishment of controls on the number and type of commercial motor vehicles, as well as the location of parking areas for such vehicles;
- (d) hours of operation;
- (e) signs;
- (f) maintenance of the operation; and
- (g) the provisions of Policy P-122.'

Insert the following to the Implementation Section, immediately after P-121(d)(i):

- (ii) A patio block and foundation form rental operation on the lands of John Sager, LRIS Lot No. 426577, according to Policy P-30A.

Add the following immediately after 3.6(h), page 16:

- (i) A patio block and foundation form rental operation in the Residential Designation on LRIS Lot No. 426577.

Delete the following from Appendix "B":

"Sager's Patio Block and Foundation
Stillwater Lake
426577
Form Rental Operation"
(end of motion)

There was considerable discussion on this matter. The business has been in operation prior to the introduction of residential zoning in 1977, which made the business a legal non-conforming use. The relocation of the business to another lot subsequent to this zoning put the business in violation of the zoning by-law. Mr. Sager has requested that his business be maintained in its present location and that it be recognized as an existing business. Mr. and Mrs. Roach are opposed to the continued operation of this business at its present location unless measures are taken to minimize traffic effects. Mr. Young and Mr. Ratto object to the business at its present location and suggest its relocation to Mr. Sager's residential property, also in the area, as a solution to the problem.

Many questions were raised regarding the current status of the operation. The Solicitor advised that at present, the Sagers' operation is in violation of the zoning regulations and that if a Development Agreement is not reached, the Sagers would be subject to prosecution. At present, there is no agreement, and prosecution is awaiting outcome of the Public Hearing.

It was clarified that listing the business in Appendix 'B' of the Land Use By-law (as the draft plan proposes) gives Mr. Sagers' operation legal status.

MOTION DEFEATED - Vote Count: 8 yes; 9 no

4. APPLICANT'S NAME: CLAYTON EISENHAUER

PROPERTY LOCATION: HAMMONDS PLAINS

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

"THAT Council approve the request for an Amendment from MR-1 (Mixed Resource) Zone to MU-1 (Mixed Use) Zone, which would give this entire parcel of land belonging to Mr. Eisenhauer the same (MU-1) zoning, and would permit him to sell the entire parcel for development purposes."

MOTION CARRIED

5. NAME OF APPLICANT: NOVA SCOTIA ROAD BUILDERS' ASSOCIATION
PROPOSED AMENDMENT TO MUNICIPAL PLANNING STRATEGY

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

"THAT the following Amendments to the Municipal Planning Strategy and Land Use By-Law be approved:

Municipal Planning Strategy

Insert the following immediately before Policy P-25 on Page 47:

The ability to develop temporary facilities associated with aggregate sites, within a short time frame and in close proximity to construction projects is a crucial factor affecting the feasibility of road building, paving and other major capital projects. Therefore, in such limited situations, related directly to nearby construction projects, temporary extractive facilities, including crushing and asphalt plants, will be permitted within the Mixed Use A, B and C Designations and the Rural Resource Designation, without the requirement for a development agreement.

Insert the following immediately following Policy P-25 on page 47:

P-25A Notwithstanding Policy P-25, it shall be the intention of Council to permit temporary construction related uses such as crushing and asphalt plants which are related to a specific construction project, for a limited time period and subject to separation distances, within the Mixed Use 1 and 2 Zones.

Insert the following immediately following Policy P-43 on page 67:

P-43A Notwithstanding Policy P-43, it shall be the intention of Council to permit temporary construction related uses such as crushing and asphalt plants which are related to a specific construction project, for a limited time period and subject to separation distances, within the Mixed Resource Zone.

Land Use By-Law

In Part 4.12, insert "(a)" immediately before the word "Nothing".

Insert the following immediately after Part 4.12(a):

- (b) Nothing in this By-law shall prevent the use of land for temporary extractive facilities such as crushing and asphalt plants for a maximum period of six months, within the Mixed Use 1 and 2 Zones and within the Mixed Resource 1 Zone, subject to a setback of 100 feet from any lot line, provided that a development permit has been issued."

(End of Motion)

There was considerable discussion regarding the request from the Nova Scotia Road Builders' Association. Concerns were expressed regarding issuing temporary permits for the types of operations suggested, particularly in light of problems encountered in the past. Also, it was felt that not enough control could be placed on these operations; i.e., environmental concerns. Also, the way the amendment is worded, it could be interpreted so that many of these gravel pits, and asphalt plants could spring up anywhere there is a construction project, when it was felt that the districts involved have enough of these operations at the present time.

MOTION DEFEATED.

6. APPLICANT'S NAME: JAMES FIFIELD

PROPERTY LOCATION: PATTON ROAD, DISTRICT #19

Mr. Fifield requests MU-2 zoning in place of the current R2 zoning, which would allow him to expand an existing woodworking establishment on his property (which could become as large as 2,000 sq.ft.).

It was moved by Councillor Percy Baker, seconded by Councillor Deveaux:

"THAT the proposed zoning remain and the size of any business operation be negotiated through a Development Agreement."

It was pointed out that under the current zoning, the business would not be legal, and discussion was held to determine if there was some way it could be included perhaps as a non-conforming use, that would allow for Mr. Fifield to expand. Mr. Butler read Policy P11.

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

"THAT Policy 11 be amended to allow expansion of the business to be considered."

MOTION DEFEATED

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

"THAT the business be listed in Appendix B, which allows an existing business to remain, but does not permit expansion of that business. This would include deletion of Policy P-11 from the plan."

MOTION CARRIED unanimously.

7. APPLICANT'S NAME: DEWITT DARGIE

PROPERTY LOCATION: LITTLE SPRINGFIELD LAKE,
UPPER SACKVILLE, DISTRICT 19

REQUEST: Mr. Dargie has requested that an 11-acre portion of his land which is proposed to be zoned R-1, be zoned MU-2, or at least R-6. The recommendation from staff was that it not be permitted the MU-2 zoning, as its location is adjacent to a residential street.

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

"THAT the 11-acre portion of Mr. Dargie's land with proposed R-1 zoning, be rezoned R-6."
MOTION CARRIED

- 8. **APPLICANT'S NAME:** BARRY ZWICKER, STILLWATER LAKE
- REQUEST:** GENERAL - SCHOOL POLICY

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

"THAT the following amendment be made to P-104, in order to address the school capacity problem at the Hammonds Plains Elementary School:

'(c) to allocate funds and proceed immediatley to provide additional school capacity at the elementary school level in Hammonds Plains in order to alleviate the problem with insufficient school capacity.'
MOTION CARRIED unanimously.

- 9. **APPLICANT'S NAME:** BARRY ZWICKER, STILLWATER LAKE
- REQUEST:** GENERAL - TRANSPORTATION

Mr. Zwicker is concerned that the MPS recommendation for a Hammonds Plains By-Pass is not the solution to traffic problems in the area, and that a Highway 103-101 link is the answer. Although the MPS sees the 103-101 link as a long-range option, Mr. Zwicker suggests that the MPS should call for a feasibility study to see if it would be better to start work on the 103-101 link now, rather than the Hammonds Plains By-Pass.

The PPC has had extensive discussions with regard to transportation issues in Hammonds Plains. Staff indicated both the Hammonds Plains By-pass and 103-101 link are referred to in the Plan and recommended no amendments be made relative to this subject.

NO MOTION*

- 10. **APPLICANT'S NAME:** BARRY ZWICKER, STILLWATER LAKE

REQUEST Mr. Zwicker is concerned that although portions of Stillwater Lake are zoned R-6, the back portion is zoned MU-1. Mr. Zwicker would like some statement in the plan offering additional protection to Stillwater Lake.

Staff felt that adequate protection policy was in place, and recommended that no additional changes be made to the Plan.

11. APPLICANT'S NAME: BARRY ZWICKER, STILLWATER LAKE

PROPERTY LOCATION: HAMMONDS PLAINS ROAD

REQUEST: Mr. Zwicker requested that the zoning of his property be changed from MU-1 to I-1. Staff recommended that this request not be granted.

12. APPLICANT'S NAME: MAYNARD GROVE

PROPERTY LOCATION: MAYFLOWER AVENUE, BEAVER BANK

REQUEST: Mr. Grove requested that the proposed R-1 zoning on his property be changed to a zone which would permit his existing printing press business by right, including expansion. Staff felt that the present zoning adequately addresses Mr. Grove's business use and recommended no changes be made.

13. APPLICANT'S NAME: JEAN PENDER

PROPERTY LOCATION: UPLANDS PARK

REQUEST: Mrs. Pender requests that the proposed zoning on her property be changed from MU-1 and MR-1 to R-1. Staff recommended that Mrs. Pender's request be granted.

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

"THAT the zoning on Mrs. Jean Pender's property be changed from MU-1 and MR-1 to R-1."
MOTION CARRIED unanimously.

With respect to the presentation by Ms. MacKinnon on staff's recommendations regarding Amendments and Corrections to the Municipal Planning Strategy and Land Use By-Law for Planning districts 15, 18, and 19, mentioned earlier, Mr. Butler presented in detail each of the recommendations, as follows:

1. TEXT AMENDMENT - LAND USE BY-LAW

On September 1, 1987, an amendment to all land use by-laws came into effect which permits road entrance reserves to be shown on a plan of subdivision. In effect, this allows a road entrance to be approved with a frontage of 66 feet.

Staff Recommendation: It is recommended that this provision be accepted in this land use by-law as well, by adding immediately after Section 2.61, the following:

- 2.61A ROAD ENTRANCE RESERVE means the frontage which provides access to a public street or highway or private road from an area of land consisting of a minimum of five acres, and which entrance has been approved by the Department of Transportation for the purposes of a public or private road entrance reserve.

And by adding immediately after Section 4.6, the following:

4.6A Road Entrance Reserves:

Notwithstanding the lot frontage provisions contained in this By-Law, a portion of a lot identified as a road entrance reserve shall meet the requirements of the provincial Department of Transportation.

2. On September 5, 1987, amendments to all existing land use by-laws became effective which permitted additions to existing undersized lots, notwithstanding that the new lot may not meet the area requirements of the by-law.

Staff Recommendation: It is recommended that this provision be accepted in this land use by-law as well, by adding immediately after Section 4.5, the following:

Further, the Development Officer may approve an increase in the area of any undersized lot, notwithstanding that it may still have less than the minimum frontage, depth or area required by this by-law. The remainder lot must meet the minimum frontage, depth or area requirements or, where insufficient lot frontage, depth or area already exists, does not have these further reduced.

Corrections:

1. The property of Mr. A. G. Hall was recommended by the District 15 PPC for inclusion in Appendix "B". It was inadvertently left off the list. Therefore, the following amendment is recommended:

Add the following to Appendix "B", directly under the words "Rover Ent. Auto Body Shop and Warehouse":

A.G. Hall Builders and Acadia Masonry
Beaver Bank Road 468579

2. In order to correct the LRIS Index Number for a property listed in Appendix "B", it is recommended that LRIS Number "520023" be amended as follows: "489336".

3. A 6-acre property at the corner the the Yankeetown Road and the Hammonds Plains Road is presently being developed as a retail building supply store. This property is presentely proposed for an MU-1 (Mixed Use 1) Zone.

It is recommended that the proposd zoning on the property be changed from MU-1 to C-4 (Highway Commercial) Zone in order to recognize the newly existing land use.

4. In order to fully implement municipal planning strategy policies dealing with private roads, it is recommended that all references to "unlisted travelled way" be replaced by the words "private road" in the Land Use By-Law.

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

"THAT the recommendations regarding amendmets and corrections to Municipal Planning Strategy and Land Use By-Law for Planning Districts 15, 18, and 19, be approved."

MOTION CARRIED

The Warden reminded Council that the Motion to approve the MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW FOR PLANNING DISTRICTS 15, 18 AND 19, WITH AMENDMENTS, which was moved by Councillor Eisenhauer, and seconded by Councillor MacDonald, was still on the floor.

MOTION CARRIED

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

"THAT this meeting adjourn."

MOTION CARRIED

TO: WARDEN MACKENZIE AND MUNICIPAL COUNCIL

RE: WRITTEN SUBMISSIONS - MUNICIPAL PLANNING STRATEGY AND LAND USE
BY-LAW FOR PLANNING DISTRICTS 15, 18, AND 19

DATE: SEPTEMBER 14, 1987

7

R15

4

REQUEST FOR AMENDMENTS - PLANNING DISTRICTS 15, 18, 19

APPLICANT'S NAME

MAYNARD GROVE

PROPERTY LOCATION

MAYFLOWER AVENUE, BEAVER BANK

SPECIFIC REQUEST

That the proposed R-1 zoning on his property be changed to a zone which would permit his existing printing press business by right, including expansion.

STAFF RECOMMENDATION

The property is presently a non-conforming use. The proposed plan (P-30) would specifically permit expansion to 2,000 square feet, including the use of an accessory building. It is recommended that the present plan policy arrived at through considerable discussion by area residents, adequately addresses Mr. Grove's business use and resident concerns, and should remain unchanged (see attached).

Recording Clerk
Halifax County
Nova Scotia

RR 2 Summers
Nova Scotia
Sept 7 1987.

Submission of James Vera Sager
re the adoption of a Municipal Planning
Strategy and Land Use By-Law
for planning district #18.

Dear Mr Kelly

We are writing this letter to
tell you that we are pleased to be
included in the draft of APPENDIX "B"

EXISTING BUSINESS USES -
SINGLE UNIT DWELLING (R-1) ZONE,
#426577.

The Planning Committee & all
of county staff & indeed everyone we've
encountered have been more than
helpful & extremely sympathetic to
our plight.

Here is a brief history of our
situation

Since 1974 we have been making
& selling concrete patio blocks in
the private road at Stillwater Lake
Since 1976 we have been renting
foundation form panels as well.

In 1977 when the area was zoned R-1 to accommodate the Haliburton Hills subdivision it was agreed & promised that the new zoning would not affect the existing non conforming uses which were:

- 1) Our pet hens
- 2) Our business &
- 3) Mrs Joan Ratto's beauty salon.

Among those attending the zoning meetings & hearing were
Rob't Gough (Planning)
Elizabeth Lawrence (councillor District 3)
Phil Eisenbauer (councillor District 18)

In 1979 we started pouring the patio blocks & reeking the panels above new garage across the lane (lot B-1) as the garage attached to our house at lot B-3 was suffering the effects of curing concrete (dampness)

3

In Feb of 1981 we sold
the house at lot B-3 &
continued the business
in the garage on lot B-1

We circulated a petition
on May 8 1987 with, as
you can see, no one
opposing the question.

We wish to keep our
business on lot B-1 where we
already have a suitable structure
for the purpose that we have
been using it.

We can neither relocate
nor build another building
elsewhere.

We would like to continue
to earn our livelihood from

our business on lot B-1

We hope to be allowed to
continue under the new plan

Part 6 R-1 (Single Unit Dwelling) Zone
Section 6.7 Existing Home Business
Uses:

"Notwithstanding Section 4.8 + 6.1,
the existing home businesses identified
in Appendix "B" shall be permitted to
the extent they are in existence
at the time the land use by-law
is adopted.

Thank you Mr Kelly for this
opportunity to state our case.

Sincerely

John & Jerna Jager

Do you agree or disagree that
 the Sager Family should be
 allowed to continue their
 business at LOT B1 - STILLWATER
 LAKE

Agree	Dis Agree
Winston Parcel Lot #4	
R. Whitman Lot 65	
M. Henry Lot # W3 All South 83	
Stan Schumacher 84	
L. J. Farrell XI	
M. + Lucia Lot A Pam Sager B1	

Site 15, Box 1,
R.R. #2, Tantallon,
Nova Scotia B0J 3J0
15 June 87
(Lot A)

Mr. G. Kelly,
Recording Clerk,
Halifax County,
Nova Scotia

Re: Zoning of Sager B-1 Property

Dear Mr. Kelly:

I am writing this letter to give my official opposition to the re-zoning of Lot B-1, owned by Mr. John Sager, Stillwater Lake.

My reasons are as follows:

On May 8, 1987 I signed a petition saying that Mr. John Sager could continue his business on Lot B-1 because I was tired of the war among the neighbours and upset over all the problems in this area. I honestly thought that Mr. Sager was going to convert his older existing garage (where he operated an illegal business) to a two bedroom home and do a small business out of his new garage which was built last fall (1986). I did not realize that Mr. Sager had changed his mind not to convert his garage on Lot B-1 to the two bedroom house with a garage for himself.

Another thing I did not know when I signed the petition was that Mr. John Sager had applied for an R-6 zoning on his Residential Lot W-1A when his business on Lot B-1 was closed by the county for operating illegally on an R-1 lot.

I must stress this point that I do not want to take Mr. John Sager's livelihood from him.

There is a logical solution to this problem. Simply move his business from its present location on Lot B-1 to his Residential Lot on W-1A if approved R-6. I am not saying to do this overnight as it is costly but if you look at the map of the property, you can see that the foundation form and patio stone business on Lot B-1 is surrounded by all very nice well-kept R-1 Residential Homes.

I believe that this would still enable Mr. John Sager to operate and it would also enable us to get the neighbourhood and people who live in it back to living without all the problems we have had in the past.

I must add that Lot B-3, Mr. Slaunwhite, has sold his home and there will no longer be a business there, which would leave one side of the lake business-free. If this proposal were accepted, it would put Mr. John Sager's business on the other side of the lake where there is already an existing business (Lot W-5, Mr. Whitman). This would still enable Mr. Sager an opportunity to continue a business and enable our properties to be business-free.

Sincerely yours,
James R. Young
James R. Young

JRY/ly

Encl.

c.c. Mr. K. Meech
Mr. J. Heffler
✓ Ms. J. Mackinnon
Counsellor Eisenhower
Counsellor Lichter
Mr. W. Butler
Mr. K. Cuning
Mr. J. Lawrence

the Sager family should be
allowed to continue their
business at lot B1 - Still
HAI

Agree

Dis Agree

Winston Road lot #
W. Whitman lots
M. Stearns lot # W3
C. Smith 63
64
Stan. Schumacher
L. S. Farrell XI
H. M. + Susan lot #
John Sager lot #

Site 15, Box 5,
R.R. #2, Tantallon,
Nova Scotia B0J 3J0
15 June 87

Mr. G. Kelly,
Recording Clerk,
Halifax County,
Nova Scotia

Re: Zoning Appendix to Lot B-1 Belonging to
John & Verna Sager

I wish to state my objections to the proposed modification of zoning to the above property.

I have a number of reasons for my objection and I will attempt to explain them.

I live in a home which is situated on Lot B2 which abuts Lot B-1. The main entry to my home faces the garage which seven days a week, all hours of the day and night, construction workers are either loading or unloading foundation forms or picking up patio blocks which are manufactured in the main garage. The foundation forms are piled along the garage side and knowing what the forms are used for, they cause a very unsightly scene.

The cement trucks which arrive once or twice a week cause a very severe traffic problem on a driveway which is only eight to ten feet wide. The driveway on paper is twenty feet wide but because it was never intended to carry any more than a couple of cars, it was never made any wider than ten feet. With large rocks and trees on either side of the driveway, a large cement truck or flat-bed truck blocking half of the ten feet, it causes unnecessary inconvenience to those of us who have no other access to our properties. These large trucks also bring about undue strain on our unpaved driveway. It is a dirt road and after a rainstorm, a large cement truck causes ruts and pot holes which we have to fix up to keep the road passable.

My home, which faces this scene, represents to me a lifetime of investment. I feel that because of the atmosphere created by the foundation forms and patio block business, my property value has been seriously affected.

.... /2

The privacy which my wife and I enjoyed on our front lawn has been wiped away with a continuous stream of construction workers with large trucks continuously coming and going ten feet away from my front lawn. I have enjoyed my property since 1969 when I purchased it and now after all of these years, it appears to be wiped away with an industrial park atmosphere if this ~~proposed re-zoning is allowed to continue through~~ *in Appendix B.*

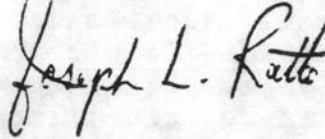
Last year Mr. Sager applied for a permit to convert the larger of the two garages into a home. We were all pleased at his decision to do this and I think he should continue in this direction.

A further solution to the problem of providing Mr. Sager with a means of a livelihood is to also agree with Mr. Sager's wishes to re-zone his residential property, Lot W-1A to R-6 and let him re-locate his business to this property. This should not cause any undue hardship as the business has been closed down for approximately 1 year and Mr. Sager could re-start it on Lot W-1A.

I hope this gives you an insight into the problems which have existed the past short while.

Sincerely yours,

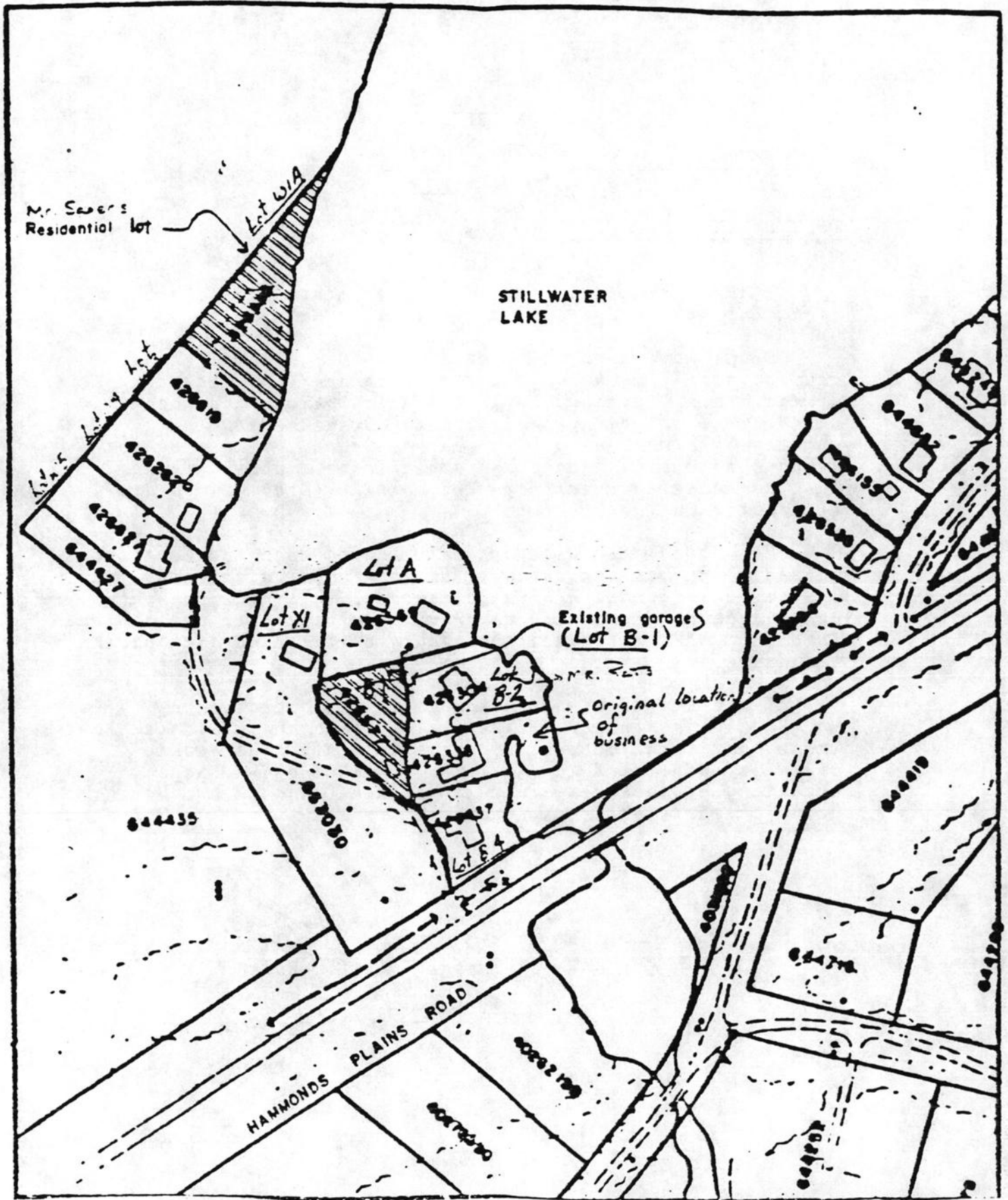
Joseph L. Ratto



JLR/ly
Encl.

c. c. Mr. K. Meech
Mr. J. Heffler
Ms. J. MacKinnon ✓
Counsellor Eisenhauer
Counsellor Lichter
Mr. W. Butler
Mr. K. Cunning
Mr. J. Lawrence

SAGER PROPERTY, STILLWATER LAKE



Box 5312,
Armdale, N.S.
B3L 4S7
9 September 87

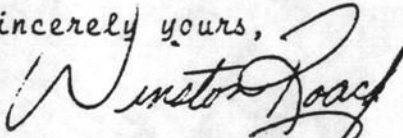
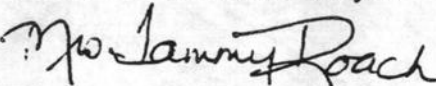
Winston G. Kelly
TO WHOM IT MAY CONCERN

I am writing this letter in protest to Mr. John Sager operating his business in a residential area.

Since moving to Stillwater Lake, Mr. John Sager has caused myself, my husband and my neighbours a great deal of trouble. I personally feel that my privacy has been invaded. I do not appreciate being awoken early in the morning by strangers asking for Mr. Sager. I also do not approve of cement trucks and other large trucks driving past my house from early in the morning (6:00 - 7:00 a.m.) till later in the evening.

Mr. Sager also used our driveway to turn these vehicles around which was very noisy. He then built a driveway beside ours to park his large trucks. This made our property look as flatterring as an auto salvage lot. He obviously didn't want to effect the beauty of the land surrounding his house.

There has to be some changes to the operation of Mr. Sager's business. Either he moves to an Industrial Park where most large businesses are operated, or he should minimize industrial traffic. As a result of Mr. Sager operating his business in this Residential area, we have been forced to sell our house.

Sincerely yours,

Tammy & Winston Roach


TR/ly

David F. Barrett
Woodlands Manager

Hugh A. Barrett
Mill Manager

Keith H.W. Barrett
Sales & Administrative Mgr.

BARRETT LUMBER CO. LTD.

262 Beaver Bank Cross Road
Lower Sackville, N.S.
B4E 1K5
865-2330

*A Family Owned and Operated Manufacturing
Business For Over 50 Years*

"From tree planting to finished lumber"

September 11, 1987

• DRESSED
LUMBER

Mr. G.K. Kelly,
Municipal Clerk,
Municipality of County of Halifax,
P.O. Box 300,
Armdale, N.S.
B3L 4K3

• ROUGH
LUMBER

Re Public Hearing for Districts 15 - 18 - 19

• ROOF
TRUSSES

Dear Sir:

• PLYWOOD

We would like our property (as outlined) in Hammonds Plains made into MRI (Mixed Resources I).

• ROOF
SHINGLES

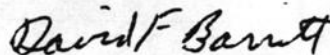
We would also like our Roy Nickolson property (as outlined) at North Beaver Bank to be all MR I (Mixed Resources I).

• NAILS

We have been approached by one of the Companies who have a licence for cellular telephones for the Metro area for sites for their radio towers. It just happens we own land next to M.T. & T. sites at Wallace Hill in Hammonds Plains, and at Roy Nicholson hill at North Beaver Bank, which would be suitable for their needs.

• CORRUGATED
PLASTIC
CULVERT

Yours truly,



David F. Barrett

• TTS WOOD
"I" BEAM

• SAWDUST

• BALED
SHAVINGS

MEMBER OF

MARITIME LUMBER BUREAU (MLB)
NOVA SCOTIA FOREST PRODUCTS ASSOCIATION (NSFPA)
WOOD PRODUCT MANUFACTURERS ASSOCIATION OF N.S. (WPMANS)
NOVA SCOTIA HOME BUILDERS ASSOCIATION (NSHBA)
ATLANTIC BUILDING SUPPLY DEALERS ASSOCIATION (ABSDA)
CANADIAN FEDERATION OF INDEPENDENT BUSINESS (C FIB)



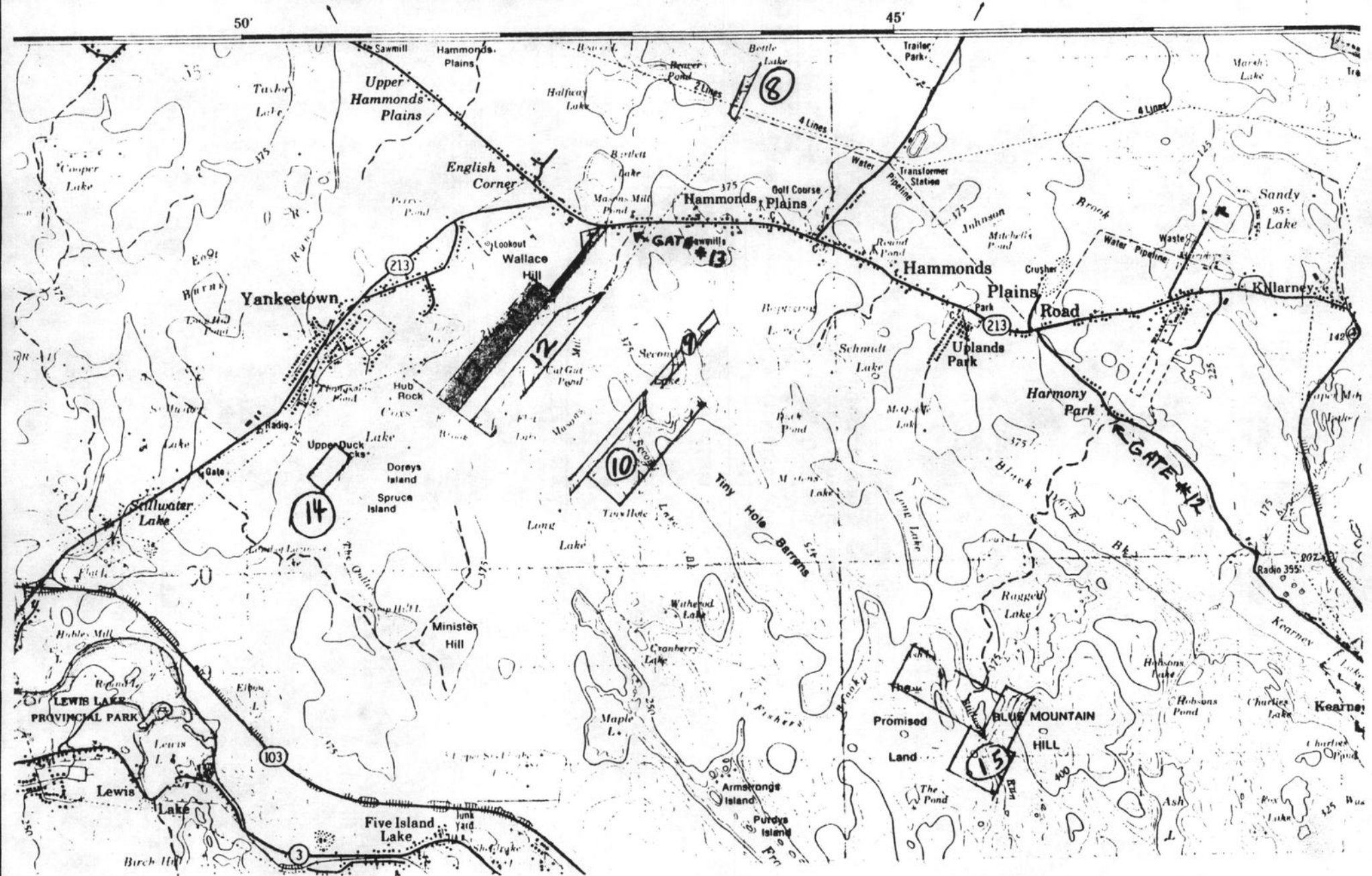
CANADA

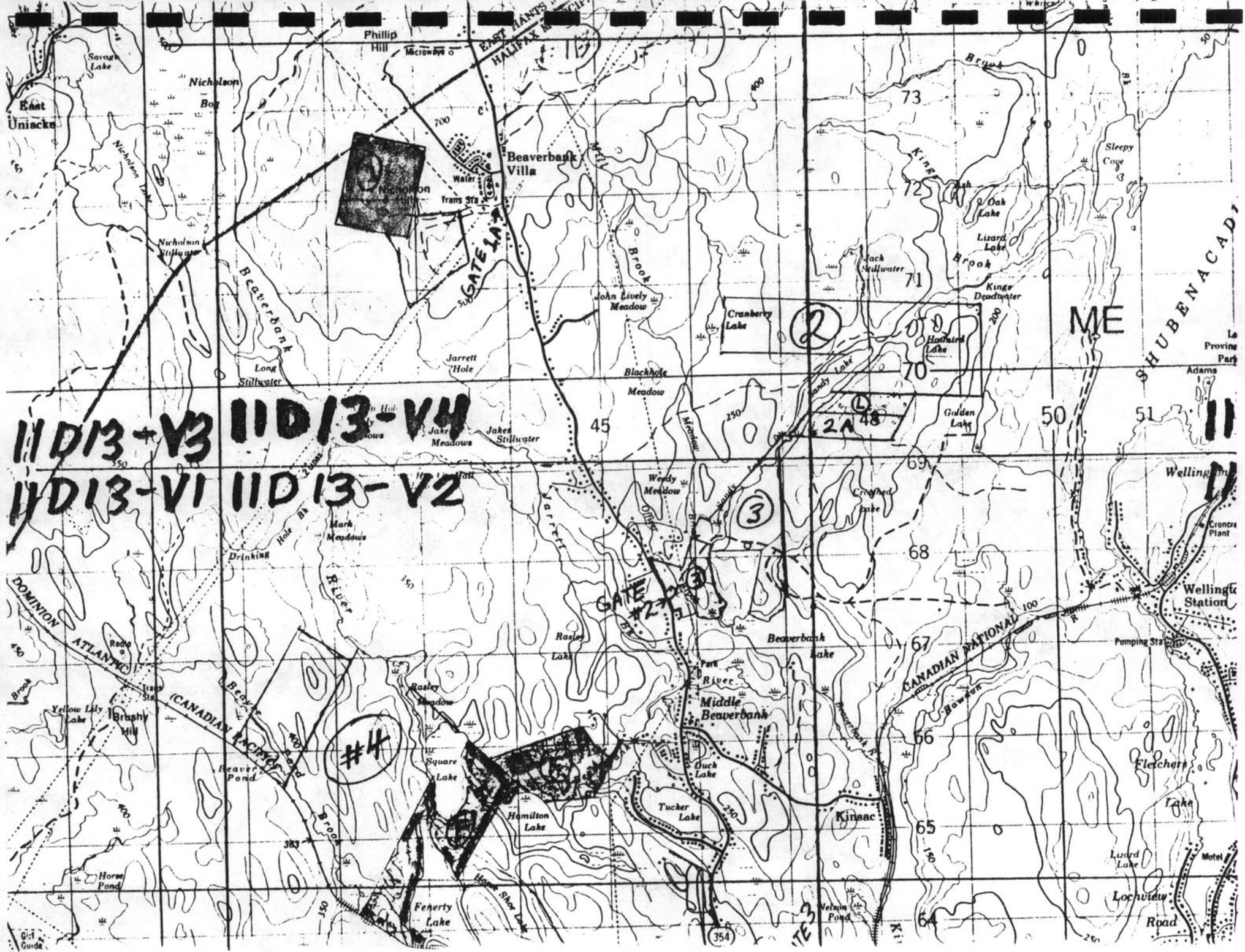
Pockwock 3 km

Middle Sackville 7 km

50'

45'





11D13-V3 11D13-V4
11D13-V1 11D13-V2



#4

2

2A 48

3

GATE #1

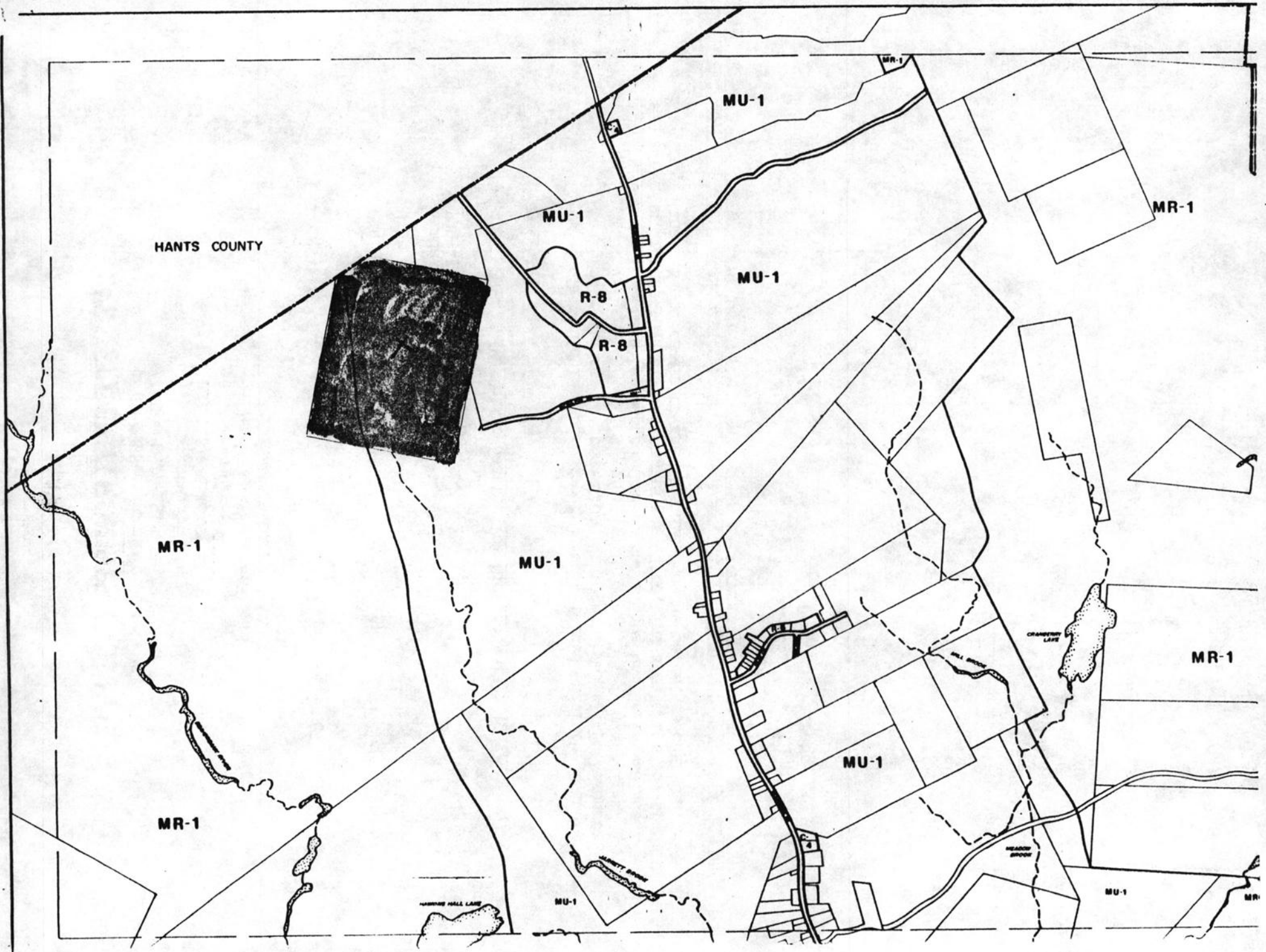
354

ME SHUBENACAD

11

11

11



HANTS COUNTY

MU-1

MU-1

MR-1

MU-1

R-8

R-8

MR-1

MU-1

MR-1

MU-1

MR-1

MU-1

MU-1

MR



Mary K. Barrett
President

Mary Jeanne Barrett
Treasurer

David F. Barrett
Vice President

James Harold Barrett
Firewood Sales

Robin David Barrett
Secretary

BARRETT ENTERPRISES CO. LTD.

468 Beaverbank Rd.
RR #1 Lower. Sackville, N.S.
B4C 2S6
865-2309

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serving the fuelwood needs of metro
for three generations*

September 11, 1987

Mr. G.K. Kelly,
Municipal Clerk,
Municipality of County of Halifax,
P.O. Box 300
Armdale, N.S.
B3L 4K3

Re Public Hearing for Districts 15 - 18 - 19

Dear Sir:

We would like our property, as outlined, near the Beaver Bank Rd. - Windsor Junction Cross Rd., to be MRI (Mixed Resources I).

We have been approached by one of the companies who have a licence for cellular phones for metro, for a site for one of their radio towers on the high hill on the parcel as outlined.

Yours truly,

David F Barrett
David F. Barrett

