

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

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

John Holm, MLA, re Family Housing Units

Mr. Kelly reviewed this correspondence to Mr. Schofield of the Department of Housing, which was copied to Warden Lichter.

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

"THAT this item of correspondence be received."

Councillor MacKay was of the understanding that there was a recommendation from the Department of Housing with regard to the dispersement of these nine additional housing units. Mr. Meech advised that originally there were to be six additional units constructed, but it then increased to nine, and when the Department of Housing approached the Municipality about these units, they were open to any suggestions. The Executive Committee made a recommendation to Council with regard to the location of these units, which was endorsed by Council.

It was agreed that a copy of the minutes of the Executive Committee meeting when these additional housing units were discussed be forwarded to Mr. Holm, MLA, Sackville-BeaverBank

MOTION CARRIED

Minister of Housing

Mr. Kelly reviewed this letter concerning senior citizens housing planned for Halifax County.

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

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

Minister of Transportation and Communications

Mr. Kelly reviewed this letter concerning the paving of Snow's Drive, Fall River.

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

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

SUPPLEMENTARY CORRESPONDENCEWatershed Association Development Enterprises (WADE)

Warden Lichter advised that he has discussed this matter very much in the past week. He asked that Councillor Adams and Councillor Bates be appointed to the Board of Directors for WADE.

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

"THAT Councillor Adams and Councillor Bates be appointed to the Board of Directors for WADE as Halifax County representatives."  
MOTION CARRIED

Warden Lichter advised that the delay in the establishment of the Board for WADE would be investigated and Council would be updated at the next Session of Council. Council also agreed that appointments to the Board of Directors for WADE would be made at the next Council Session.

PLANNING ADVISORY COMMITTEE REPORTForest Hills - Phase 10C, Re-alignment of John Stewart Drive

Mr. Kelly reviewed the report of the PAC regarding this matter. Warden Lichter noted that the PUD agreement will be dealt with through the Plan Review Process. Councillor MacKay noted that the re-alignment of John Stewart Drive cannot take place unless the lands in question are withdrawn from the PUD agreement. Thus, the recommendation of the PAC was made.

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

"THAT discussion take place with the public through the Plan Review Process regarding the changes which were made to the PUD agreement, as well as those changes the Department of Housing wish to make to the PUD agreement;

ALSO THAT the Department of Housing be approached to have the remaining lands removed from the PUD agreement so they would come under the Cole Harbour/Westphal Municipal Development Plan and Land Use By-law and so the work to John Stewart Drive can proceed."

MOTION CARRIED

EXECUTIVE COMMITTEE REPORTAmendments to Halifax County Employee's Pension Plan (Amendment No. 4)

Mr. Kelly reviewed the report of the Executive Committee regarding this matter.

It was moved by Councillor Richards, seconded by Councillor Horne:

"THAT Council approve amendments to the Halifax County Employee's Pension Plan as outlined in the staff report."  
MOTION CARRIED

Borrowing Resolutions

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

"THAT Council renew Borrowing Resolution No. 87-09 in the amount of \$3,437,900 for sewer at Springfield Lake."  
MOTION CARRIED

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

"THAT Council renew Borrowing Resolution No. 87-10 in the amount of \$1,300,200 for sewer at MacPherson-Lockview Road."

Councillor MacKay asked why the borrowing for this project would be approved before the tenders have been called or the project has been finalized. Mr. Meech agreed that it is questionable as to whether or not this project will proceed now, but some money has been spent with regard to engineering studies, so this resolution will legitimize those expenditures to date.

MOTION CARRIED

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

"THAT Council renew Borrowing Resolution No. 87-11 in the amount of \$1,472,500 for water at North Preston."  
MOTION CARRIED

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

"THAT Council renew Borrowing Resolution No. 87-12 in the amount of \$2,277,500 for sewer at North Preston."  
MOTION CARRIED

It was moved by Councillor Richards, seconded by Councillor Cooper:

"THAT Council renew Borrowing Resolution No. 87-08 in the amount of \$5,000,000 for Cole Harbour Place."  
MOTION CARRIED

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

"THAT Council renew the Borrowing Resolution for the municipal operating fund in the amount of \$2,000,000 for the 1989 fiscal year."  
MOTION CARRIED

Legal Services - Halifax County Board of Health

Mr. Kelly advised that it is the recommendation of the Executive Committee that the law firm of Burton, Lynch provide legal services to the Halifax County Board of Health for the forthcoming year. He also noted that the Board of Health has supported this recommendation.

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

"THAT the law firm of Burton, Lynch be retained to provide legal services for the Halifax County Board of Health for the forthcoming year."

Councillor MacKay inquired about the cost of retaining this Burton, Lynch for Board of Health business. Warden Lichter advised that Burton, Lynch have been paid \$30,000 for this contract over the past two years, and the cost will remain the same for 1989. He added that two lawyers are working on this contract because one has extensive knowledge in some matters which will benefit the Board. He stated it is somewhat extended service at the same price. Councillor MacKay commented that the service will be provided by the firm Burton, Lynch and only this should be considered.

Councillor MacKay next inquired about the number of hours this firm spent on Halifax County Board of Health business in one year. Warden Lichter advised that he is not sure of the number of hours, but he was sure that the \$30,000 cost is much cheaper than paying a lawyer \$150 per hour, which would be the normal fee for a lawyer.

Warden Lichter added that a number of firms were interviewed for this position three years ago, and the proposal from Burton, Lynch at that time was much cheaper than any hourly proposals.

There was a brief discussion about what the Board of Health will do after the one year extension to this contract, but there was no outcome of the discussion.

## MOTION CARRIED

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

"THAT the Executive Committee entertain proposals for legal services for the Board of Health for the year 1990 prior to the determination of the existing contract."

Mr. Meech informed that he researched the present contract and was satisfied that the County is getting good service and that the proposed price is reasonable. Therefore, it was his recommendation to the Executive Committee that this contract be renewed for another year. He noted that the extension of legal services was discussed by the Executive Committee several months ago, and their recommendation was endorsed by Council.

Councillor MacKay did not question the service received for \$30,000, but he felt the process should be opened further to learn what other firms can offer.

Warden Lichter noted that Council never directed the Board of Health to ask for proposals, although the Board of Health did that on their own three years ago. Also, it was not long ago when the Municipality dealt with legal services for the Municipality, and proposals were not called for. He suggested this may have played a part in the Executive Committee recommendation, as well as the Board of Health recommendation.

MOTION CARRIED

URBAN SERVICES COMMITTEE REPORT

Sidewalks, First Lake Drive, Sackville

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

"THAT a letter be written to the Department of Transportation requesting that First Lake Drive, Sackville be placed on the 1989 priority list for sidewalk construction."

MOTION CARRIED

SUPPLEMENTARY URBAN SERVICES COMMITTEE REPORT

Transit Service, Halifax County Rehabilitation Centre

Mr. Kelly reviewed the report regarding this matter.

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

"THAT Halifax County Council approve the extension of transit service to the Halifax County Rehabilitation Centre at a cost of \$9,700 for 1989 and that the Metropolitan Authority be advised accordingly."

Councillor Baker stated he would not support the motion because the Province should be paying for this service. He stated the County owns and operates the Rehab Centre, although it is funded by the Province, and it is wrong to use County funds to pay for this when the Province has responsibility in this regard.

Warden Lichter advised that the \$9,700 cost will come from the area rate for Districts 23, 24, and 25, and nobody else will be paying for this service. He advised that at the end of November, he was informed that there have been repeated requests for this service in order for people at the Rehab Centre to enhance their life skills. Upon learning about these repeated requests, Warden Lichter advised Mr. Jackson at the Metropolitan Authority that he had three minutes to come up with some response to this long-standing request. This is the proposal presented by Mr. Jackson. He commented that it was a good break through for the Metropolitan Authority to come up with this proposal for an area not previously serviced by transit. Warden Lichter concluded that this service will be provided to people who need it, and not at a cost to the entire Municipality, but to the ratepayers from the area served.

Councillor Baker responded that it is unfair for the residents of Cole Harbour to pay for this service; the Province should be paying for it. He advised that the Rehab Centre has been fighting for this service for years on a per diem rate because the costs will continue to grow.

Deputy Warden McInroy felt it would not be appropriate for the Province to pay a per diem rate for transit service. He stated this facility will be taking away the isolation of the facility for those who live and work there. He stated he would support this service.

Councillor Cooper stated the residents and staff of the Rehab Centre have been seeking more access to the outside world for a long time because a bus is not always available there. Presently, people race to the end of the road to catch a bus, and it is not always safe. He stated although the route may be somewhat lengthy, he would support it because it will certainly be worthwhile until regular service is available late in 1989.

Councillor Merrigan asked if the \$9,700 is guaranteed for 1989. He commented that Metro Transit always seems to be looking for more funding. Warden Lichter advised that it is guaranteed.

Councillor MacKay expressed hope that the cost is not guaranteed, stating this route should be treated no differently than any other route. He stated on any other route the revenue generated is deducted from expenses, and the difference is paid. He felt if the cost does not amount to \$9,700, the County should not have to pay that amount. Warden Lichter advised that the Metropolitan Authority is not guaranteeing that the service will cost \$9,700, but that it will not cost more than \$9,700.

Councillor MacKay stated if the anticipated ridership is low, the deficit will be higher. He asked if this route will be an exception to the rule. Warden Lichter commented that the speed at which this route was approved by the Metropolitan Authority indicates that it is an exception.

Councillor Cooper felt that the price is fair for the service that will be provided, and it is a service that will be used often. He stated a better service will be available at the end of 1989.

#### MOTION CARRIED

Members of Council agreed to recess until the public hearing at 7 p.m.

#### PUBLIC HEARING - UNDERSIZED LOT LEGISLATION

Warden Lichter re-convened the meeting at 7 p.m. He then reviewed the procedure for the public hearing.

Mrs. MacEwan reviewed the staff report regarding this application by Jessie Mae Slaunwhite, Terence Bay for subdivision approval through the Undersized Lot Legislation. She advised that Council has already approved this application in principle, and that this public hearing was duly advertised. There has been no correspondence in favour of nor in opposition to this application. Mrs.

MacEwan noted that the Departments of Health and Transportation have replied favourably to this application, and the Municipal Solicitor has indicated that the application meets the intent of the Legislation.

Questions from Council

None.

Speakers in Favour of this Application

None.

Speakers in Opposition to this Application

None.

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

"THAT the subdivision of Lot 1A and the remaining lands of Jessie Mae Slaunwhite, Terence Bay be granted final approval by Municipal Council according to the Undersized Lot Legislation."  
MOTION CARRIED UNANIMOUSLY

INDUSTRIAL COMMISSION REPORT

Mr. Kelly read this report and recommendation of the Halifax County Industrial Commission regarding an incubator mall (business centre) at East Preston.

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

"THAT Halifax County Council approve of the proposed commercial centre subject to a financial contribution of \$575,000 from the federal and/or provincial governments."

As Chairman of the Industrial Commission, Councillor MacKay advised that this project has been extensively debated and scrutinized by the Industrial Commission. The site investigation was done by Barry Langille, and a cost study was also done. He advised that the Industrial Commission is very pleased that Councillor Adams was so instrumental in bringing this project forth in his district, and for his good working relationship with W-5 Holdings. Councillor MacKay advised that it is anticipated that federal funding will be approved to provide a benefit to this area. He stated he will whole-heartily support the recommendation.

Deputy Warden McInroy expressed concern that the request is to support the construction and subsidizing of this building, and to have the units sold or rented at a later date. He was concerned that the project seems to be vague and that the recommendation from the Industrial Commission appears to be too general with too many assumptions. He asked if there is any information available about how long it will be before the units are sold or who they will be sold to; he also asked if W-5 has any right of first refusal in this regard.

Councillor MacKay advised that this project could not stand on its own; it will only be economically viable if the grant is received from the federal and/or provincial governments; the project will then reach the breakeven point. He stated once the building is constructed and operating, it will be more economically viable to sell it. However, when such buildings are so heavily subsidized by government grants, they may be worth less than the cost to construct the building.

With regard to tenants in this building, Councillor Adams advised that there are prospective clients who are very active in the community and with W-5 Holdings.

Councillor Bates noted that W-5 Holdings have assembled 11 acres of land; he asked if they intent to turn this land over to the Industrial Commission, who will pursue this further. Mr. Meech responded that the Industrial Commission has acquired 2 of the 11 acres for this project, and the balance will remain with W-5 Holdings.

Councillor Bates next asked if there are any risk-takers besides the Industrial Commission. Mr. Meech advised that the grant from the federal and/or provincial government must be approved before this project will proceed. The resolution by Council will put the Industrial Commission in a position to make formal application to the governments for this grant.

Councillor Bates asked if there are any agreements will prospective tenants at the present time. Mr. Meech advised there are not. He stated an architecture firm prepared the cost estimates in consultation with the construction firm, and the project has been carefully planned in terms of using the site and getting the best economic benefits.

Councillor Bates asked if the Commission is certain there will be no dramatic overruns in this project. Mr. Meech responded that it is hoped the project can be completed at a cost less than the estimated price. He stated the cost per square foot basis is high; however, the government subsidy is necessary to make this project economically viable. He concluded that it is expected the total cost will be less than estimated, and that he will monitor the project very closely. A detailed cost estimate has been prepared on this.

Councillor Baker commented that if this project works in District 8, it should also work in District 4. He stated he will support this project, but he expressed hope that the Halifax County Industrial Commission will consider District 4 for such a project, as the western area is often sold short.

Councillor Merrigan inquired about the value of the project based on the rental space and what it will be worth when it is sold. He inquired about methods of financing, and if the federal and provincial governments see this project as viable, if they are aware of it. Mr. Meech advised that the final assessment will come down to the terms of the grant by the governments, which will have to be dealt with at that time.

With regard to negotiations with prospective tenants, Councillor Adams advised that they are now dealing with seven or eight prospective tenants and putting together terms of negotiation before application to the governments for grants. Many negotiations will be on-going while government funding is sought.



Deputy Warden McInroy suggested that there may be other alternatives, such as site selection, which may not be as expensive. Councillor Adams responded that the selected site is the best in the area. He advised that this is the second proposal for this site by the Industrial Commission, and it is at a much reduced cost now.

Councillor Morgan inquired about the size of the pipe to be used for the diversion of the watercourse at this site. Councillor Adams advised that the pipe is not very big, and the Department of the Environment has expressed their approval.

Councillor MacKay concluded that discussion that the location will hopefully lead to other development in the local proximity; although it is difficult to develop, it will work.

MOTION CARRIED

#### DELEGATES, 1989 FCM CONFERENCE

Warden Lichter advised that the annual FCM Conference will be held in Vancouver in June. In April, 1985, Council approved resolution whereby sever Councillors and the Warden would be delegated to attend the conference each year. However, he suggested Council may wish to re-consider this policy because of the enlarged Council.

Councillor Deveaux agreed that the policy should be re-considered, stating the original policy was to ensure that all would have an opportunity to attend the conference in their three year term.

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

"THAT eight Councillors and the Warden be sent to the annual FCM Conference annually, to ensure that all Councillors have the opportunity to attend over their three year term."

MOTION CARRIED

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

"THAT Warden Lichter be granted authority to delegate members to attend the 1989 FCM Conference."

MOTION CARRIED

#### MINOR VARIANCES - COUNCILLOR MacKAY

Councillor MacKay noted that when the last minor variance appeal was heard, the procedure changed; he stated it used to be heard as a public hearing, whereby people could speak in favour of or in opposition to the appeal, but the last time a minor variance appeal was heard, it was not as a public hearing. He questioned this procedure.

Mr. Cragg referred to the Planning Act, noting that property owners within 100 feet of the variance must be notified, and those served with the notice may appeal the decision. It is an appeal, not a public hearing, on that section of the Planning Act dealing with minor variances. He stated because adjoining property owners gets notice of the appeal, it is reasonable to assume that they should be able to say something, although the process is referred to as an appeal.

Councillor MacKay questioned the procedure that was used to hear a minor variance appeal on November 1, 1988, noting it was not heard as a public hearing. Warden Lichter informed that he was advised at that meeting that he should not call for speakers. He agreed that it only makes sense that people should have the right to speak about these issues, if they are sent notices.

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

"THAT minor variance appeals to Council be heard as public hearings allowing property owners within 100 feet of the variance to speak in favour of or in opposition to the variance."

Councillor Morgan asked when the abutting property owners are notified of the variance - if it is after the decision of the Development Officer or Council. Mr. Cragg informed that if the Development Officer refuses a minor variance, the Planning Act states that the Municipal Clerk or the Development Officer must give notice to property owners within 100 feet of the variance, indicating the date and time that appeals will be heard.

There was further discussion about the appeal process for minor variances. Members of Council agreed that the Development Officer should be asked to send a memorandum to all Councillors indicating the manner in which minor variances are handled.

MOTION CARRIED

#### SUPPLEMENTARY AGENDA

##### Date for Minor Variance Appeal

It was moved by Councillor Sutherland, seconded by Councillor Richards:

"THAT Minor Variance Application No. MV-52-24-88, for property at 20 Driftwood Crescent, Cole Harbour, be heard on January 17, 1989 at 7 p.m."

MOTION CARRIED

##### WALKWAYS, FIRST STREET - COUNCILLOR MacKAY

Councillor MacKay advised that this matter could be deleted from the agenda.

SCOTIA DOWNS - COUNCILLOR MacKAY

Councillor MacKay advised that this matter could be deferred to the Special Session of Council, January 10, 1989.

HARNESS RACING, ATLANTIC WINTER FAIR GROUNDS - COUNCILLOR BAKER

Councillor Baker noted that the airport site for the proposed harness racing facility has been declared a watershed area, and he questioned the effect of the harness racing facility on the area. He noted that the Atlantic Winter Fair site was endorsed by this Council as the site for this facility, and there have been many concerns expressed about the dangers of have this facility at the airport site; he suggested that Transport Canada be asked of input in this regard. He concluded that the Atlantic Winter Fair site is still available for this purpose, should there be re-consideration of the airport site.

Warden Lichter advised that a special Session of Council has been scheduled for January 10, 1989 to discuss the proposed harness racing facility. He informed that Atlantic Winter Fair officials were not invited, but it will be an open forum, unless Council decides to move in-camera.

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

"THAT the Minister of Industry, Trade & Technology or his representative be invited to attend the special Session of Council on January 10, 1989, as well as Atlantic Winter Fair officials."

Councillor Eisenhower indicated that he would like to know the status of the financing for this project - if the finances are now available, the status of the site selection, and the County's position with regard to financing the water and sewer.

Warden Lichter advised that this information will be available the week before the special Council Session, and in the meantime, Scotia Downs will initiate a rezoning application. He could not say whether or not Scotia Downs will ask for mor money because they have greatly re-modified their package, and they may ask for re-consideration in this regard.

Mr. Meech informed that he wrote to the Minister of Industry, Trade & Technology in this regard, and there was an indication that the government had decided to support the site adjacent to the airport and dollars would be made available from the federal and provincial governments subject to Scotia Downs meeting certain conditions.

Councillor Baker stated the Scotia Downs asked for \$800,000 from the County, and the Atlantic Winter Fair site wanted nothing. There is a big tax base throughout the County, except in the western area, and it seems the Industrial Commission support the airport site, although the benefits could also be used in District 4. He stated he is looking for a break for the western area.

Warden Lichter noted the Mr. Denny's comments in the newspaper were cited as personal, and they did not reflect the opinion of the Commission. He stated

that Halifax County must seriously consider the possibility of losing this facility within the Municipality because of internal bickering over the location for this facility.

Deputy Warden McInroy noted that Halifax County Council has formally taken the position of supporting the Atlantic Winter Fair site, and Scotia Downs has been denied funding on three different occasions. He stated that Scotia Speedworld is an addition to Halifax County near the airport which is not very aesthetically pleasing; he expressed the same concern about Scotia Downs. He felt Atlantic Winter Fair officials should be given equal opportunity to address this issue as Scotia Downs has been.

Councillor Boutilier informed that he would like to see up-to-date proposals from both Scotia Downs and Atlantic Winter Fair officials to know what is going on. This led to a brief discussion about the two proposals.

Councillor Morgan inquired about tax exemption at the Atlantic Winter Fair site. Mr. Meech informed that the existing buildings at this location are exempt from general taxes, but they must pay area rates. He noted that on an annual basis taxes amount to about \$135,000, and \$400,000 was recently written off. Councillor Morgan stated much financial assistance is provided to the Atlantic Winter Fair site now, and this must be kept in mind.

Councillor MacKay informed that the Atlantic Canada Opportunities Agency (ACOA) did many studies in this regard and came to the final recommendation of the airport site. He stated all information should be made available and all questions should be answered in order that Council can make a wise decision for the industry out there; all financial pros and cons must be considered.

Warden Lichter stated the same arguments are being heard over and over again. It was his understanding that the governments are not supporting the Atlantic Winter Fair site, although there has been nothing in writing. He stated Halifax County is not in a position to decide anything now because all information shows the governments are supporting the airport site. He stated Halifax County does not want to lose this project over arguments about the site. Scotia Downs now has a new proposal, and they want to present it to Council so all will have a clear understanding; Council can then support it or oppose it, but if Council stalls on this issue, it is a sure way to losing it. He stated the Atlantic Winter Fair officials are not in a position to make a proposal because they have been denied financial assistance. He concluded that Council must consider the interest of the entire Municipality before the entire opportunity is lost.

Councillor Baker and Councillor Fralick agreed to amend the motion to read:

"THAT Atlantic Winter Fair officials be invited to attend the Special Session of Council on January 10, 1989, and if they so desire, to make another proposal at a later date."  
MOTION CARRIED

PROPOSED LAGOONING, OLD GUYSBOROUGH ROAD - COUNCILLOR HORNE

Councillor Horne agreed to defer this matter to a Special meeting of the Executive Committee to deal with lagooning.

ZONING AMENDMENT, RE ENTERTAINMENT USES IN BEVERAGE ROOMS AND TAVERNS-  
COUNCILLOR RICHARDS

Councillor Richards stated he is concerned about forms of entertainment permitted in beverage rooms and taverns in Halifax County. He stated there are no problems in the County at present, but given the increasing number of facilities in the County the problem can be foreseen. Changing the rules after they are in place is not only difficult, but sometimes impossible.

It was moved by Councillor Richards, seconded by Councillor Smiley:

"THAT municipal staff and the Municipal Solicitor seek the support and co-operation of colleagues in other municipalities in drafting a by-law or zoning amendment to restrict or prohibit unnecessary forums of adult entertainment in beverage rooms and taverns."

Councillor Cooper felt that the residents should be approached about the types of protection they want incorporated into their Municipal Development Plans and Land Use By-laws with regard to adult entertainment. He stated if the neighbouring municipalities are not co-operative in this regard, Halifax County should consider its own plan areas and what the residents want in this regard. Councillor Richards agreed, stating that was the intent of his motion.

MOTION CARRIED

PRIVATE ROADS AND LANDS - COUNCILLOR DEVEAUX

Councillor Deveaux informed that this matter could be deleted from the agenda.

URGENT AGENDA ITEMSWarden Lichter - Need & Demand Study, District 13

Warden Lichter advised that he would like to request a Need & Demand Study for senior's housing in his district.

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

"THAT the Department of Housing be requested to do a Need & Demand Study for senior's housing in District 13."  
MOTION CARRIED

Councillor Sutherland - Street Parking Control, Urban Areas

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

"THAT planning staff, in consultation with the Department of Transportation, be requested to establish parking criteria for collector streets in the urbanized areas."

Deputy Warden McInroy expressed support for the resolution, stating he has been trying to implement this over the past few years, especially along bus routes. He advised that a senior official with the Department of Transportation had indicated to him that the Department of Transportation is prepared to move in this direction as long as the responsibility resets with the Municipality because of the problems and complaints that will result.

MOTION CARRIED

Councillor Deveaux - Charitable Donations

Councillor Deveaux noted that Council will be attending a Christmas Dinner at the Inn on the Lake on December 23. He felt that those less fortunate should be remembered this time of year, and that funds equal to the cost of the dinner should be donated to those in need.

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

"THAT funds equal to the cost of the Christmas Dinner on December 23 be divided equally between the Metro Turning Point and the Nova Scotia Home for Coloured Children to provide extras at Christmas for those less fortunate."

There was significant discussion concerning this resolution. Councillor Merrigan stated that the County is limited by legislation to 1 percent of the general taxpayer for giving to charitable organizations, and this has already been donated for 1988.

Several others expressed objection to the motion. Councillor Bates felt Council should not feel bad about having a Christmas Dinner, noting that all Councillors have worked hard and that funds have already been donated to the Home for Coloured Children through other efforts.

Councillor Deveaux concluded the discussion stating that he has no objection to the Christmas Dinner, but it is costing taxpayers' money.

MOTION DEFEATED

Councillor Deveaux - Taxi Fares, Halifax County

Councillor Deveaux noted that he has received complaints from cab drivers about the low taxi fares in Halifax County, particularly start-up fares. He noted that the City of Dartmouth charges 30 cents more than the County for start-up fees. He stated the lower fees does not mean more business because County cab drivers cannot go into the City of Dartmouth to pick up passengers; this is closely watched by the City of Dartmouth.

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

"THAT the matter of taxi fares in Halifax County be referred to the Executive Committee for consideration, keeping in mind concerns from taxi drivers regarding start-up fares, etc."

Councillor MacKay suggested that the Taxi Drivers Association be requested for input in this regard.

Mr. Kelly informed that he has received no complaints and no concerns have been expressed to him in this regard since the rates were last changed in 1985. He stated if there were any concerns presented or any petitions received, they would be brought to the attention of the Executive Committee.

MOTION CARRIED

ADDITION OF ITEMS TO THE AGENDA FOR JANUARY 3, 1989

Councillor Fralick - Request to the Department of Transportation for Road Improvements.

Councillor Boutilier - County Appointments to Committees and Boards

Councillor Adams - Snow Plowing Service

ADJOURNMENT

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

"THAT this Council Session adjourn."

MOTION CARRIED

The meeting adjourned at 9 p.m.

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SPECIAL COUNCIL SESSION

THURSDAY, DECEMBER 8, 1988

PRESENT WERE: Warden Lichter  
Councillor Meade  
Councillor Poirier  
Councillor Fralick  
Councillor Baker  
Councillor Ball  
Councillor Deveaux  
Councillor Adams  
Councillor Randall  
Councillor Bayers  
Councillor Smiley  
Councillor Reid  
Councillor Horne  
Councillor Merrigan  
Councillor Morgan  
Councillor Snow  
Councillor MacDonald  
Councillor Boutilier  
Councillor Sutherland  
Deputy Warden McInroy  
Councillor Cooper

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

SECRETARY: Glenda Hill

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Warden Lichter called the Council Session to order at 6 p.m. He advised that the purpose of the meeting is to hear two presentations: one from Canada Post Corporation and the other from the Recreation Department regarding the Leisure Buddy Program.

Canada Post Corporation

Mr. John Polak, Manager of the Rural Network, introduced other representatives from Canada Post who were in attendance. They were Murray Jollimore, Manager of Rural Services, Atlantic Division; Marla Hillier, Communications Division; and Steve Scanlan, Super Mailboxes and Delivery Service.

The presentation began with a slide demonstration on how postal services have improved recently.

Mr. Polak thanked Council for the opportunity to meet with them. He spoke of the closure of rural post offices and how the policy has changed to move post offices into commercial business, rather than completely cutting the service. He advised that an extensive public opinion survey was done to learn what the people wanted, and the main concern was for more access to postal products and services because the public's work patterns were changing. Hours of service used to average 26 hours/week, but they have increased to 62 hours/ week. Canada Post is not laying off post masters waiting for natural opportunities to

close post offices. When a postal worker moves or retires, the situation is studied and a recommendation made. In the last fiscal year, staff have been more than covered by the collective agreement and workers with less than 13 hours per week have also been protected.

Mr. Polak advised that when it is intended to discontinue a service, the local Member of Parliament and the municipal government for the area are written, as well as the customers, advising of the intentions, and the issue is then re-opened for discussion. The customers are also consulted about delivery options. The mandate of the post office is to provide a good service in a cost-effective manner, and in a rural area if there is no way of provided the service through a commercial entrepreneur, a post office is provided.

He referenced Porter's Lake, stating residents there used to have to travel to Lake Echo for postal services, but a retail store there now provides the service, and there has been a good response to this. He advised that they will listen to any suggestions.

Mr. Polak next advised that action with regard to replacing a post master or closing a post office must be taken within 90 days. He stated that occasionally 90 days is not enough time to accommodate changes in the post office, but the people will be accommodated during that period. He advised there has been a new franchise agreement set up so that people with retail service can sell postage stamps from their stores, and they often sell them cheaper than the retail price because it brings customers into the store. He noted that public opinion polls have shown an overwhelming response to the program.

Mr. Polak informed that Royal Dignity is a group organized by the union of postal workers to deal with proposed changes to the postal system. He advised that they fear change, and they have been activity working in pursuit of saving the existing service. He advised that if the public approaches Canada Post directly, they will be given the facts, and this approach should be taken, as opposed to listening only to Royal Dignity.

Mr. Polak concluded by reviewed the package that was circulated to Members of Council. He informed that this is the first year that Canada Post will make money, and that profit will be re-invested into the system to provide a more efficient service.

#### Questions from Council

Councillor Bayers stated there is something lacking in the communications portion of the postal service. He felt the residents will not be given the same opportunity as Council to hear this presentation, as it was suggested they would. He congratulated the Royal Dignity Association because have come to the community to tell the residents what was happening, although nobody from Canada Post was there.

Councillor Bayers informed that the resident were last informed that the post office in Musquodoboit Harbour would not be closing; however, Royal Dignity had a different opinion. He advised that the area's post master retired on October 15, and at that time Canada Post had promised that the position had

been filled. However, there has been no indication of a new post master since. He stated there is a breakdown in communication somewhere, and he invited Canada Post to the Eastern Shore to discuss these problems with the residents.

Mr. Polak responded that Royal Dignity was probably invited to the meeting on the Eastern Shore when this matter was discussed, and Canada Post probably was not. He stated there is no question that the services will be provided, but there is a question of whether it will be by Canada Post or a private operator. He stated it would be very difficult for Canada Post to meet with every community about the postal services, but he offered to help arrange a meeting for the Eastern Shore. He added that the information about a new post master for the Musquodoboit Harbour may have generated from Royal Dignity, who have been passing wrong information. He advised that they were not communicating properly initially, but they have been doing better more recently.

Ms. Hillier informed that the competition for the post master in Musquodoboit Harbour did not close until October 14, and there is a personnel and employment policy which is effective, meaning the hiring process takes a number of weeks. She stated there is every intention to filling the position of post master in Musquodoboit Harbour, although they are still in the employment process. She agreed with Mr. Polak that it would be very difficult to visit every community and discuss postal services, but if the community makes such a request, she would make arrangements to meet with them. Also, people are welcome to call at any time and get the real facts about postal services, rather than following the comments by Royal Dignity, which are not always accurate.

Deputy Warden McInroy expressed concern that the community of Cole Harbour, Halifax County abutts the City of Dartmouth and is within the Dartmouth East Postal Station district, so the mailing address for the 20,000+ people in Cole Harbour is Dartmouth. He advised that this creates much concern, and many residents of Cole Harbour believe they live within the City of Dartmouth. He asked if there is any realistic possibility of the community of Cole Harbour getting its own designation, separate and apart from the Dartmouth East Postal district.

Mr. Polak inquired about the type of delivery in the area. Deputy Warden McInroy responded that the residents are serviced by a combination of door to door delivery, super mailboxes, and going to the Dartmouth East Postal Station. Mr. Polak next suggested that a resolution from Council in that regard be sent to Canada Post. Deputy Warden McInroy advised that such action has already been taken. Mr. Polak noted that concerns and advised that he would respond at a later date with the specifics regarding this situation (the possibility of change, the time frame involved, etc.).

Councillor Deveaux commented that he is supportive of super mailboxes, although he has received many complaints about the location of some of the super mailboxes. Mr. Scanlan advised that certain criteria is followed in the placement of these boxes, taking safety and accessibility into consideration. The Department of Transportation also have criteria, and the two may not always be comparable. He advised that they try to locate them where they are closest to the population and where it is the safest, such as municipal easements.

Councillor Deveaux inquired about postal codes in relation to super mailboxes. Mr. Scanlan responded that each super mailbox will have its own postal code. He noted that all postal codes in Eastern Passage had to be changed to accommodate super mailboxes. There are many things to take into consideration. Mr. Polak added that Canada Post is trying to increase efficiency and productivity, and postal codes are for this purpose. He acknowledged some inconvenience, but stated it is only a once in a lifetime thing, and a matter of time should accommodate the changes.

Councillor Deveaux advised that there have been complaints about litter around the super mailboxes, and he asked if there is any proposed solution for this problem. Mr. Scanlan responded that it is not a great problem because the people using the boxes live in the immediate area. However, Canada Post is now looking at the possibility of building receptacles at these sites. He advised that if this is a concern in Eastern Passage, they would try to respond in whatever way they have to.

Mr. Polak informed that a rural route service is only changed with the concurrence of the customer, and lot line delivery is only removed if there is a safety issue identified by people in authority.

Councillor Poirier noted that rural route 3, Greenwood Heights is now serviced by super mailboxes, and she asked if there is any intention to do the same for the rest of the community. Mr. Scanlan informed that the community is growing quickly, and it is difficult to service the entire community at once. He informed that all green boxes will be replaced within the next four years. The Timberlea area is being considered for the short term because there has been a traffic problem identified by the Department of Transportation there. He also informed that he is open to suggestions from the community, and that he would note that Parkdale Subdivision is a problem area.

Councillor Poirier informed that there are also complaints from the Lakeside Industrial Park because all out-going mail must be taken to the Armdale Post Office. She asked if there is any possibility of getting a mailbox within the Industrial Park. Mr. Scanlan advised that he would investigate this.

Councillor Baker expressed concern about losing the service of the post office in West Dover within the next five years because the post master is near retirement. He stated the residents will not fight for the service because they feel it is not worthwhile now, but he was concerned for the loss of the service.

Councillor Baker informed that the residents are disturbed because they cannot drive their vehicles to the top of the hill at the post office, and it is very difficult for the disabled and elderly people to get there. He suggested that a box be put at the foot of the hill for the convenience of those who have trouble getting to the post office from the foot of the hill. Mr. Jollimore responded that the post master there does not want people coming into the driveway because they back on her lawn to turn around, and it was her prerogative to impose such a restriction. He informed that a green box could be put at the bottom of the hill to accommodate the elderly and disabled.

Councillor Fralick commented that the service has been excellent in Tantallon and Peggy's Cove. He inquired about a time frame for the super mailboxes at Tantallon, stating the green boxes are ugly and the people feel they are as much of a problem as an unsightly property. Mr. Scanlan responded that the contracts will be tendered at the end of this week. Councillor Fralick asked that Canada Post go through District 3 and clean-up the green boxes. Mr. Scanlan indicated that he would visit the area with Councillor Fralick, if he so desires, to make note of the sites needing some clean-up.

Councillor Smiley commented that she was the post master in Port Dufferin for 13 years, and the problem with Canada Post is a lack of communication. She inquired about the proposed rural route extension in her district. Mr. Polak responded that this proposal has only received preliminary approval, but it is being considered.

Councillor Adams noted that there is a problem with garbage and the replacement of green boxes in the Lake Echo area. Mr. Scanlan advised that the Lake Echo is on their list for 1989.

Councillor Boutilier asked if there is a minimum distance to residents to be considered for the location of super mailboxes. He asked if there is any reason why these mailboxes have to be located in front of one-half of a duplex on a very small frontyard. Mr. Scanlan advised that this does happen because the mailboxes are located on service easements and because distance requirements must be met.

There was a brief discussion about the location of these mailboxes. Mr. Scanlan reiterated that their own safety regulations, as well as those of the Department of Transportation are taken into consideration when deciding where to locate the super mailboxes. He added that considerations from homeowners would also be considered.

Councillor Meade asked how far outside of a community a commercial postal outlet would be established. Mr. Polak responded that they are usually located within a community, and community involved is considered in most instances. He noted that some communities have more than one retail outlet.

Councillor Randall informed that many green boxes at Head Chezzetcook are in very bad condition. He asked if there is an inspection schedule to look at these boxes. Mr. Scanlan advised that he should be contacted in the event of problems with boxes. Mr. Jollimore added that the rural route driver is sometimes accompanied by an inspector, who is supposed to contact him if there are any problems. He advised that they can be replaced, if there are in very bad shape, and his office should be advised of where they are located.

Councillor Randall noted that Canada Post had announced a new locked box policy, and more information would be available in October, 1988. However, nothing has been heard since. Mr. Polak responded that the postal strike has caused some delays in this regard, but the formal announcement should be ready in two or three days. He advised that the post masters have been sent detailed information in order that they can answer any questions.

Warden Lichter thanked the Canada Post officials for their presentation and for answering Council's questions. He expressed hope that they noted the concerns of Council and will follow up with their homework.

#### Leisure Buddy Program

Warden Lichter advised that he attended a function for the Leisure Buddy Program two weeks ago, and the efforts of the program have been noticeably appreciated.

Mr. Markesino introduced Ms. Kris DiFrancescantonio and Ms. Juanita Turnbull, the administrators of the Leisure Buddy Program. He noted that this program has been recognized nationally, and Halifax County is the first municipality in Canada to totally set up such a program; others are now setting up accordingly.

Ms. DiFrancescantonio began the presentation with a historical overview of the Leisure Buddy Program. She noted that a grant was allocated in 1978-79 to determine why people with disabilities are not offered the same recreation programs as other. Three barriers to participation were noted: transportation, friends, and information, and the Leisure Buddy Program was developed in an effort to overcome those barriers.

In 1983, the co-ordinators of the program developed a manual entitled "How to Start a Leisure Buddy Program". This manual was circulated to Recreation Departments nationally through the Canadian Parks & Recreation Association.

Later, with the implementation of a Special Populations Supervisor in the Recreation Department, less and less time was spent on the Leisure Buddy Program. In the summer of 1987 there were no on-going matches in the Leisure Buddy Program, and summer staff were hired to pick up the program. As a result 15 new matches were made, but in the fall of 1987, the matches deteriorated again as they were left unmaintained.

Throughout the fall and winter of 1987-88 part-time employees were hired to maintain the program, and after the second employee left, it was determined that the program lacked continuity, and the good reputation of the program was turning poor.

In March, 1988 Ms. Turnbull was hired to provide more consistency to the program and to maintain follow-ups with matches. Ms. Turnbull has re-built the program, and to date there is activity in every district, and there are 40+ matches. For every match, approximately five people are received a service because friends and families are also involved.

Ms. DiFrancescantonio advised that by August, 1988 Ms. Turnbull had improved the program dramatically and it again received national recognition at the CPRA Conference.

A slide presentation about the Program followed, indicating the support provided by the program, the people involved, and the areas covered. Also, a map showing the location of buddies was shown.

Ms. Turnbull next explained how the entire County is covered and where volunteers and referrals were found. She referred to changes and improvements

to the program since she started in March, noting that Public Service Announcements and television promotions have been most beneficial. Ms. Turnbull spoke of the large number of people involved in the program, especially teenagers, and the activities they are involved in.

Ms. DiFrancescantonio concluded the discussion by indicating that the program is still growing, and it is the most successful in the country. She advised that one spin-off program, called the Buddies Connect Program, has already started in Sackville, and it is predicted to spread to the St. Margaret's Bay and Cole Harbour areas in the next year.

#### Questions from Council

Councillor Horne inquired about the numbers and the people involved in the Leisure Buddy Program from District 14. Ms. Turnbull informed that it is difficult to keep up-to-date on all the matches. However, a list of all matches and a map for each district have been circulated to each Councillor. There are 40 matches at present, but since the program started there have been between 60 and 70 matches, and it is not known if they are on-going.

Warden Lichter thanked Ms. DiFrancescantonio and Ms. Turnbull for their presentation, congratulating them on the success of the Leisure Buddy Program.

#### Other Business

Warden Lichter advised that it has been suggested to him that the Council agenda from December 6 be completed at this meeting. However, there was no agreement from Council. Members of Council agreed to discuss three items of urgency.

#### Think Tank Session, 1989

Warden Lichter reviewed the memorandum from Mr. Fawson in this regard, and he asked the opinion of Council.

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

"THAT Council appoint a Committee to organize the 1989 Think Tank Session."  
MOTION CARRIED

It was noted that the last Committee was comprised of the Warden, two Councillors, Mr. Meech, and Mr. Fawson, and it was agreed that the committee should be comprised in the manner; two Councillor should be nominated to sit on this Committee with the Warden, Mr. Meech, and Mr. Fawson.

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

"THAT Bill Horne be nominated to sit on the Think Tank Committee."

It was moved by Councillor Sutherland, seconded by Councillor Ball:

"THAT Gary Meade be nominated to sit on the Think Tank Committee."

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

"THAT nominations cease."  
MOTION CARRIED

Councillor Horne and Councillor Meade were elected to sit on the Think Tank Committee.

Councillor Randall - Districts 8 & 9 Municipal Development Plan and Land Use By-law

Councillor Randall expressed concern about the recent redistribution between Districts 8 and 9. He stated many of the property owners are upset that the boundary has been changed, and that they are no longer in District 9. He suggested this could become an issue at the Public Hearing on December 12 for the adoption of the area Plan and By-law.

Councillor Randall suggested there should have been more consultation with property owners at the time of redistribution, and he asked Council to consider calling a meeting of the Redistribution Committee to re-consider this change to satisfy the wishes of the property owners.

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

"THAT the Redistribution Committee be asked to re-consider the boundaries between Districts 8 and 9."

Warden Lichter agreed that this action may avoid the matter being an issue at the public hearing. There was some discussion about the make-up of the Redistribution Committee. It was agreed that if there are any changes to this committee required, they will be brought to the next Council Session.

Councillor Snow suggested that a direct application be made to the Municipal Board in this regard, but Councillor Randall felt the matter should be approached through the Redistribution Committee.

Councillor Bayers - Christmas Gathering

Councillor Bayers noted that in prior years Council has had a Christmas gathering. It has also been past practice for a new Council and their spouses to get acquainted. He suggested that arrangements be made through Mr. Meech's and the Warden's office, should Council be in agreement.

Members of Council agreed that a Christmas gathering be arranged through Warden Lichter's and Mr. Meech's offices for Council, Department Heads, and their spouses.



Councillor Adams - Land Titles Clarification Act

Councillor Adams advised that there has been some difficulty in obtaining clear title to properties in the North Preston area with regard to the installation of water and sewer services there.

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

"THAT a letter be written to the Department of Lands and Forests requesting that the Land Titles Clarification Boundary be extended to include at least 200 acres of the North East portion of the community of North Preston."

MOTION CARRIED

ADJOURNMENT

There being no further business, the meeting adjourned at 8:50 p.m.

PUBLIC HEARING

RE, ADOPTION OF THE MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW

FOR PLANNING DISTRICTS 8 AND 9

MONDAY, DECEMBER 12, 1988

PRESENT WERE: Warden Lichter  
Councillor Meade  
Councillor Poirier  
Councillor Fralick  
Councillor Baker  
Councillor Ball  
Councillor Deveaux  
Councillor Adams  
Councillor Randall  
Councillor Bayers  
Councillor Smiley  
Councillor Reid  
Councillor Horne  
Councillor Merrigan  
Councillor Morgan  
Councillor Snow  
Councillor MacDonald  
Councillor Boutilier  
Councillor Sutherland  
Councillor Richards  
Deputy Warden McInroy  
Councillor Cooper

ALSO PRESENT: Mr. G.J. Kelly, Municipal Clerk  
Mr. R.G. Cragg, Municipal Solicitor  
Mr. Tony O'Carroll, Planner

SECRETARY: Glenda Hill

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Warden Lichter called the Public Hearing to order with the Lord's Prayer at 7 p.m. Mr. Kelly called the Roll.

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

"THAT Glenda Hill be appointed Recording Secretary."  
MOTION CARRIED

Mr. O'Carroll began by reviewing the prepared amendments to the proposed Plan and By-law, noting they are to correct errors or to provide clarification for interpretation purposes. He stated the amendments are very minor, the most substantial being to the section dealing with existing uses in an effort to clarify the status of existing uses and the rights given to existing uses to expand within the Mixed Use Designation. The policy in this regard was also re-written to accurately reflect the intent of the plan.

Speakers in Favour of the Proposed Municipal Development Plan and Land Use By-law for Planning Districts 8 and 9

Randy Hudston, Porter's Lake, advised that he is the Chairman of the Public Participation Committee for this Plan and By-law, who have been working on this project for the past five years. He stated as much effort as possible was made to get public input from the area residents. He stated planning is not a monument, but a process, and Council will be asked to use its wisdom when interpreting the plan. The plan guarantees existing uses, and he expressed hope that the people will work together in implementing it.

Warden Lichter expressed gratitude to Mr. Hudston and his committee for their efforts in the development of this Plan and By-law.

Questions from Council

None.

Bruce Kelley, 70 Beechill Drive, Lake Echo, advised that he has lived here for 13 years, and he has been involved in land uses and zoning since 1983 when he contacted Ms. Spencer of the Planning Department to investigate the options available to him for the development of his land. At that time he was directed to attend a public meeting and follow the planning process because it should only be 1 to 1 1/2 years until it is complete, and applying for a zone amendment at that time would confuse the proposed Plan and By-law with Zoning By-law No. 24 for the people. Mr. Kelley stated the process took much more time than originally anticipated, but it is now before Council, and he has worked very closely with the Public Participation Committee and the Planner to facilitate and expedite the process to the greatest extent possible.

Mr. Kelley continued that for the three year period from 1985 to 1987, the ratepayers held public meetings on a quarterly basis to explain the proposed zones and the status of the Plan. These meetings were usually attended by 50 to 100 residents, and although the people were frustrated at many of these meetings, there now appears to be unanimous agreement with the proposed zones.

Mr. Kelley referred to an application for a beverage room or tavern in Lake Echo, stating it is his understanding that the proposed Plan will not allow this, and on that basis he will support the Plan. He stated Policy P-65 should be approved as recommended to prevent the location of a beverage room or tavern in Lake Echo. An application for such a use was already denied by the Liquor License Board 18 months ago, and it should be permitted now.

Mr. Kelley stated that a beverage room or tavern will create increased traffic which will be dangerous to young pedestrian traffic day and night in an area where there are no sidewalks or neighbourhood police protection. A recent Department of Transportation survey indicated that 14 percent of drivers are drinking and 3 percent are drunk, and with a liquor dispensing outlet in Lake Echo, this will only lead to disaster. He stated he believes in free enterprise, but not when it is subsidized by government for profit for individuals at the expense of the community.

Mr. Kelly concluded that he supports the Plan with the proposed amendment to Policy 65 and asked that the amendments be approved tonight. He also thanked Mr. Hudston and his committee members for their efforts in this Plan.

Questions from Council

None.

There were no further speakers in favour of the proposed Plan and By-law. Mr. Kelly read correspondence in favour of and in opposition to this Plan and By-law, noting that copies were circulated to Members of Council. He reviewed an additional piece of correspondence concerning a salvage yard in the plan area that was not included with the circulated letters.

Speakers in Opposition to the Proposed Municipal Development Plan and Land Use By-law for Planning Districts 8 and 9

William Crocker, Consultant Engineer representing Wonderland and Mountain View Mobile Home Parks, Lake Echo identified the location of the two mobile home parks on a map. He stated the owners of these mobile home parks have a problem that can only be solved by the consent of Council. He explained that the area zoned for mobile home park usage is insufficient in size to meet the development potential provided by a new water and sewer system constructed in 1986 at a cost of approximately \$1 million to the owner. The result is that the park is not to expand beyond the limit of its present zone, according to the draft Plan presented for approval. Mr. Crocker advised that the consequence will be that the owners will lose 50 percent of their 1986 investment.

Mr. Crocker advised that 45 out of 235 acres have been developed, and there is potential to develop 26 additional acres inside of the zoned area and 58 outside of the zoned area. The area also includes a large marsh area, and water for the system is drawn from the watershed outside of the zoned area. Development of the watershed area will contaminate the lake, which must be protected against.

Mr. Crocker advised that in 1972 he was commissioned by the Norwood's to design the mobile home park. At that time, it was the Norwood's intention to use drilled wells and develop 100 lots, but it was determined that drilled wells were not sufficient, and a water supply was required. Therefore, he went to the lake for a water supply, which created a constraint on the development of mobile home lots.

At that time, the minimum width of a mobile home lot was 35 feet, but these lots were all developed with a 40 foot width. The required width is now 40 feet, and most lots range from 50 to 60 feet in width and larger. He stated more land than necessary was used in favour of a good development.

Another constraint created in the interest of the community, was the allocation of recreation lands within the park. Mr. Crocker advised that the Norwood's gave the County a ballfield for recreation purposes and spaced the roads further apart than required to create considerable recreation space behind the mobiles on two streets. He suggested another 100 mobile homes could have been

squeezed into that area, but at that time constraints to the development of the park was not anticipated as a result of zoning.

Mr. Crocker continued with concerns about the impact of the Rural Enterprise (RE) Zone on the watershed areas and the mobile home park infrastructure, the most particular concern being the effect on the internal road networks because private roads will probably become public, and there will be heavy traffic on private streets during development. He stated he is also concerned about the environmental incompatibility of the zone to the adjacent residential area.

Mr. Crocker stated that the mobile home parks have a special feature, being the large open recreation space, and with the topographic constraints, lakes, watershed, etc. this open-space was still provided, providing for boating, canoeing, swimming, hiking, and more all within the park. The mobile home parks are also in an exclusive location, not being an infill development. It is an ideally located mobile home park.

Mr. Crocker stated there is a need for affordable housing, especially for those starting off, and low income families. He stated in 1949, the average monthly cost of owning home with a mortgage was 14 percent, but today it is 44 percent and rising. A mobile home is a stepping stone to a fixed home, and for many low to moderate income families it is the only way to eventually get a permanent, residential home. He noted that there is a public perception that mobile home parks are a second-rate residential development, and maybe some fall into this category, but Mountainview and Wonderland Mobile Home Parks are beautiful, and they definitely do not fall into this category.

Mr. Crocker concluded that the owners of Mountainview and Wonderland Mobile Home Parks are concerned about the shortage of developable land because of the large amount of money invested into the water and sewer system and lessened hook-up capacities, as a result. He stated the existing plant and system can accommodate much more capacity than presently permitted under the draft Plan.

#### Questions from Council

Councillor Adams inquired about the impact if development to accommodate the existing water and sewer system were permitted. Mr. O'Carroll responded that the T Zone is 240+ acres, and he has not done an analysis of what could be developed for mobile home parks. He assumed from a general knowledge of the area, that the people do not want to see the mobile home park get any bigger. He advised that an exchange of lands or zoning has never been discussed.

Councillor Adams asked why this concern was never presented to the PPC during the five year planning process. Mr. Crocker advised he was not aware of the process until the announcement of adoption of the Plan two weeks ago in the newspaper. He stated the County does not keep them updated in this regard. Councillor Adams commented that there have been five years of public notices in the community and over 115 meetings held to introduce the public to the concept of development of the Plan.

Councillor Adams asked if an application has been made for Rural Enterprise (RE) Zone on the remainder of the lands. Mr. O'Carroll responded that the land zoned RE is in a separate designation, The lands in question are zoned R-1 under the Lake Echo Community Designation, and expansion of the mobile home

park is permitted by development agreement. The RE Zone is applied to the remaining lands of the Norwood's, in the Mixed Use Designation where no new mobile home parks are permitted.

Mr. Crocker asked why the bottom portion of the lands is not zoned R-3, as opposed to R-1, noting that the R-3 zone would permit mobile subdivisions. Mr. O'Carroll responded that the question is about mobile home parks, as opposed to mobile home subdivisions; there is a distinction between the two. He clarified that any further development of the existing mobile home parks must be by development agreement.

Councillor Sutherland asked how much is left once the watershed lands are removed. Mr. Crocker responded that the removal of the watershed lands would leave 58 acres of developable acres. It is also anticipated that Jack's Lake will be required for future water supply.

Warden Lichter inquired about capacity of the sewage treatment plant. Mr. Crocker advised that the manufacturers advised the plant would accommodate 600 mobile homes, but the Minister of Environment has limited it to 500. There will eventually be 300 homes with the potential for 200 more, and 70 mobile homes outside of the zoned area is too few. Therefore, 58 additional acres is requested to be zoned to allow the expansion of the park to accommodate high maintenance costs. Warden Lichter clarified that an expansion to the park may also mean an expansion to the sewage treatment plant.

Warden Lichter next asked how long Mr. Crocker has been involved in the development of the Norwoods' mobile home parks. Mr. Crocker responded that he has been engaged by the Norwood's for this development since 1972. Warden Lichter commented that had there been intimate contact with the lands owners and the mobile home park, he should have had an opportunity to discuss this earlier. He advised that all meetings have been advertised time and time again, and he was surprised that this was not brought to his attention within the past four years.

Mr. Crocker concluded that the park was designed in 1975, and the latest development has been the last 100 lots, which were constructed in 1986. At that time there was no indication that there would be any problems, and the Norwood's were not instructed by County staff that the sewage treatment plant may not be best. He stated the entire park has been developed phase by phase, and he was not aware that this particular Planning strategy and Land Use By-law would affect this park.

George DeBellefeuille, Porter's Lake advised that a petition with 40 signatures has been presented, although he could have had more. He advised that the residents are opposed to a salvage yard in the area. He stated the community is growing, as Lake Echo has been growing, and a salvage yard could not be justified. He stated a salvage yard would be an unsightly project; a haven for rats and other varmints; cause pollution to wells via leakage of gas and oils; cause air pollution from burning; cause a terrible smell in the area; an invitation for thefts to the neighbourhood; excessive noise levels; and lower home and property values.

Mr. DeBellefeuille advised that the proposed salvage yard is 1,000 yards away from his nice home where he has lived for 14 years, and he does not want it there. Another person purchase the home on the opposite side of the proposed salvage yard when he was told that the land would be developed as a subdivision. He concluded that the owner has already been doing a terrible job of clearing the land.

#### Questions from Council

Councillor Snow asked if it is fact that a salvage yard license has been applied for. Mr. DeBellefeuille advised that a license has been applied for, and the proposed I-2 zone will permit this use behind the proposed RE zone.

Councillor Deveaux asked if the salvage yard application was applied for in conjunction with the Plan. Mr. O'Carroll advised that the salvage yard application was applied for under Zoning By-law No. 24, and favourable comments were received from all provincial departments. However, the Public Utilities Board would not hold a public hearing until the proper zone is applied, and he was advised that he would have to pursue this through the planning process. Mr. O'Carroll advised that there is no opposition to this use under the proposed Mixed Use Designation. It was discussed by the PPC and the majority opinion was that the plan supported the proposed salvage yard zone at the proposed location. He stated the proposed zone for this location is I-2, and if it is approved, an application can be made to the Public Utilities Board for a license to operate a salvage yard.

Mr. DeBellefeuille advised that salvage yards create a potential safety hazard and threats to the natural environment. Most operations are also viewed as being detrimental to the appearance of the existing community and residential area. He stated the community of Porter's Lake is surrounded by many lakes, and it is beautiful. It would be potential hazard to allow a salvage yard into this area, and there are many other opposed to its location.

Councillor MacDonald asked if there was any opposition expressed to this zone during the development of the Plan. Mr. O'Carroll responded that for the first four years of development of the Plan, the PPC voted to allow salvage yards by right, but only six months ago they decided to allow this only be rezoning. The majority view of the committee was that restrictions should not be placed on this type of activity, as the provincial assessment would be sufficient protection against the problems of salvage yards. He further clarified that this salvage yard was not proposed until six months ago, although it was an issue in East Chezzetcook earlier when rumour had it that a salvage yard was to be there. He noted that two additional, existing salvage yards will be given this zone, and there has been no opposition to those yards receiving the zone. Mr. O'Carroll advised there are no homes abutting the proposed salvage yard, but there are a number along the road within a few thousand yards of the proposed use. There have been several residential lots cut out of the area by the developer of the proposed salvage yard. He clarified that the other salvage yards are located on the Mineville Road in Lake Echo, Three Fathom Harbour, and a small one in Grand Desert.

Councillor Baker asked for clarification regarding the PPC supporting salvage yards. Mr. O'Carroll advised that until six months ago, the PPC supported the

development of salvage yards by right. Councillor Baker expressed concern about the petition in relation to the plan; he stated the Plan is supposed to be the people's plan, and he could only support the majority. Warden Lichter stated the Plan and Land Use By-law contain many things, and salvage yards is only one issue. He stated the people have been involved in many meetings, although this issue may not have come up at that time.

Councillor Richards asked who many homes directly abut the zoned area. Mr. DeBellefeuille advised there is a home on either side of the proposed salvage yard, and there are approximately 30 others beyond that - some closer than others.

Councillor Richards inquired about the property owners' concerns for loss of property value due to this development. Mr. DeBellefeuille advised there are most certainly such concerns; the homes adjacent to this site would have deteriorating property values. Upon request by Councillor Richards, Mr. DeBellefeuille advised that a salvage yard is not wanted in Porter's Lake anywhere.

Councillor Randall asked if any of the residents have ever been approached regarding the development of a salvage yard. Mr. DeBellefeuille responded that he has never been approached by anybody about this development, but he learned of it at the last meeting of the PPC several months ago, and he made his feelings known at that time. He stated 95 percent of the residents in the area do not want this use located here.

Councillor Randall asked if Mr. O'Carroll would consider the area primarily residential. Mr. O'Carroll advised he would probably not refer to the area as residential; until one gets to Porter's Lake, the lands are mostly zoned RE. It is a classic situation of rural areas and people wanting rural rights, but it is very much scattered. He stated he would have difficulty describing the area as residential. The information from the area representatives was, generally, that the people do not want restrictions on their lands.

Councillor Randall asked if the proposed salvage yard will border on Highway No. 7. Mr. O'Carroll advised the site does have access to Highway No. 7, but it is quite far back from the highway.

Robert Brown, Porter's Lake advised that he decided to purchase his home over one year ago from Mr. Deveaux, the proprietor of the salvage yard, and his partner, who built the two homes adjacent to the site of the proposed salvage yard. He stated when he purchased the house, he was not aware that the adjoining lot was to be a salvage yard, and he was told by the vendors that the area would be beautiful. He stated that he does not like the idea of a salvage yard next to his house, and he would not have purchased it had he known it was proposed for such a use.

#### Questions from Council

None.