

on a 5/8 mile track wins nine out of ten times, but on a 1/2 mile track he only wins 50 to 60 percent of the time.

Councillor Baker asked for clarification with regard to the decision about the location of the track. Mr. MacRae advised that it is his understanding that the location of the track has finally been decided upon; the decision was made by the Federal and Provincial governments in writing.

Councillor Baker also asked about the effects of this track on the track in Truro. Mr. MacRae felt that Scotia Downs will cause Truro to go back to the racing dates they had during the operation of Sackville Downs - nothing more, nothing less.

Councillor Baker next inquired about the effects on airport operations of horse manure and litter attracting additional birds. He noted that the press had reported that manure would be removed on a daily basis, but there has been no word on the removal of manure from the track itself. Mr. MacRae felt budget limitations will not allow for somebody to clean-up behind the horses on the track; however, he felt representatives of Scotia Downs could address the question better in terms of how they will deal with this situation. He advised that Scotia Downs has received a letter from Transport Canada agreeing to the location of this facility according to plan. He reviewed the letter from Mr. L.J. Cormier of Transport Canada. Mr. MacRae also reviewed a letter to Harry Pool of Scotia Downs from the Honourable Don Cameron, former Minister of Industry, Trade & Technology, advising that this matter has been discussed in cabinet and that the Province is prepared to support the proposal by Scotia Downs.

With regard to Sackville losing money, Mr. MacRae advised that Sackville Downs as a taxpayers in the County for 20+ years, and it was not a money losing operation until it was purchased by Sussex Leaseholds in the final year of operation. He stated Sackville Downs was a good corporate citizen, and it should not be reflected that Sackville Downs was a losing venture.

Warden Lichter advised that he had talked to Janet Shrives, Airport Manager, earlier in the day. She had advised that all problems have been answered, and Scotia Speedworld have shown nothing but willingness to co-operate in the past.

Councillor Fralick inquired about the amount of money to be provided by the Federal government. Mr. Grey responded that they have promised one-half of the \$5 million ERDA grant, which is to be administered by ACOA. He advised that the Federal government will be involved in the project and will have members on the project committee to supervise the racetrack, but that will be their only involvement.

Councillor Fralick asked if there has been a letter of confirmation of those funds received. Mr. Grey responded that an agreement was signed in July, which is now in place as part of the Harbour Clean-up Agreement.

Councillor MacDonald asked if there is definite support of the two levels of government. Mr. Grey responded that there is. He advised that there was a meeting of the 80 members of the Association at the Airport Hotel regarding the site for this facility, and there was unanimous support for Scotia Speedworld. The money will go to the builders of the track, and there is assurance from the

government that the track will not be located where the Harness Horse Owners Association does not want it. He concluded that the Province will not own the track, although they will support it financially. Mr. Grey added that his Association did all they could for the industry, and Scotia Speedworld accepted all their suggestions with regard to the development of the racetrack, including the hiring of their architects and the use of their plans. He stated the Association is more than pleased with the work of Scotia Speedworld, and they are now ready to start building this operation.

Mr. Grey concluded that when County supported the Atlantic Winter Fair site, he, too, supported that site, but there was no other proposal on the table at that time.

Councillor Horne agreed that people in Halifax County will benefit directly from this operation. He inquired about the number of people involved in harness racing in Halifax County. Mr. Grey responded that 150+ full and part time jobs will be created with this track, providing \$2.2 million in economic benefits to Halifax County; there will also be 150 construction jobs involved, and the Horse and Harness Association will also be involved. He estimated that there will be 400 jobs created as a result of this operation - one for every horse. He noted that many have left, who will re-locate here; and steady employment will be created for many who have not enjoyed this for 29 months. Mr. Grey informed that the Association is now comprised of approximately 200 members; previously there were 400 members, but since Sackville Downs closed membership has dwindled. He suggested that it will increase again with this new facility.

Councillor Horne noted that there are stumbling blocks to the beginning of this facility, being the zoning and the installation of water and sewer services, although it was noted earlier that the machinery is ready to roll. Warden Lichter noted that Scotia Downs applied for a rezoning application two weeks ago, and the Planning Advisory Committee is aware of the status of that application. Machinery can be ready to roll for any project, but delays relate to permits and paperwork.

Councillor Bates stated the government funding must be in writing and the terms and conditions of the funding should be available to County for review. He asked why this has not been provided. Mr. Grey informed that the terms of financing are now being worked out, and that representatives from Scotia Downs could better address this question.

Councillor Bates asked if the final offer for funding is now in place. Mr. Grey advised that it is his understanding that Provincial lawyers are now working on the final agreement. Scotia Downs has received a letter indicating that the Province is prepared to support the proposal, and he expected that the legality of the funding will take time, and the final document will be signed when the money is turned over. He concluded that Scotia Downs does have agreement in principle to proceed with this project.

Councillor Bates expressed hope that the Association or Scotia Downs does not expect the County to approve sewer and water services before the funding is finalized. Warden Lichter commented that this approval would be no different

than that for Cole Harbour Place. He stated there was no money promised until after the County gave support for the project, and the project is now proceeding because of the County's support. Councillor Eisenhower clarified that the County will receive square footage at Cole Harbour Place as a result of its contribution.

Councillor Poirier agreed with Councillor Bates that the County should not be expected to make a commitment until the connection to the harbour clean-up project is known and until the money is finalized. She felt there has never been a more vague commitment than what is now presented.

Mr. Grey responded that the agreement for funding for a harness racing facility was part of the Federal/Provincial agreement; the harbour clean-up project, Cole Harbour Place, and the racetrack were all involved. He suggested that the funding questions be directed to the developers, as it is the Association's mandate to support the harness racing industry once the developers have their funding.

Councillor Deveaux asked if the Association ever supported the Atlantic Winter Fair site for a harness racing facility. Mr. Grey responded that they did support that site for almost two years. However, in May, 1988, the Federal government advised that they would only support this project if private funds were available. At that time, the Province indicated they did not want to own the facility, and the Atlantic Winter Fair site is owned by the Province, either directly or indirectly.

Councillor Deveaux inquired of Mr. Grey's personal preference for the location of this facility. Mr. Grey informed that the Halifax Commons would be the most ideal location, although that site is not available. Burnside would be another preferable site, although it is not available, either. He stated the site is only one of the factors to be considered; he chose the airport site over the Atlantic Winter Fair site, but the final decision was made by the Federal and Provincial governments.

Councillor Deveaux asked if the Association approached the Atlantic Winter Fair people to see if they could provide 20 percent private funds, as required for government financing. Mr. Grey responded that they never approached anybody for this funding. He stated all proposals presented were assessed by the Association, and he questioned the ability of the Atlantic Winter Fair site to provide public funds, when it is government owned. He added that the Atlantic Winter Fair people have never met the criteria of the Federal and Provincial governments with regard to this project.

In conclusion, Councillor Ball stated he supports the need for the track as opposed to the site. However, he asked of the Association which site they prefer between the Atlantic Winter Fair site and the airport site. Mr. Grey responded that the majority of the members live in closer proximity to the airport and would be overwhelming in favour of the airport site. Overall, the vote would be split between the two sites.

Warden Lichter thanked Mr. Grey, Mr. Burgess, and Mr. MacRae for their presentation. He advised that the next presentation would be by representatives of Scotia Downs.

Mr. Thompson introduced himself as the Secretary-Treasurer of Scotia Speedworld, advising that he is speaking on behalf of their proposal for Scotia Downs. He thanked for this meeting and the opportunity to answer questions about the sewer and water services for the proposed harness racing facility.

Mr. Thompson advised that this project is ready to proceed; the design work is underway, the site has been surveyed, soil tests have been done and results are expected shortly, and the financing is on line. He stated the people and machines are ready to go to work.

He advised that there are three companies involved in this venture: MCH Group (L.J. Casavechia Contracting Ltd.), Woodlawn Construction; and Dexter Construction (Municipal Contracting). They are all equal partners in this project, employing 700 to 750 people in total during peak periods. He stated all three companies have a proven track record of business in the County.

Mr. Thompson advised that there is three criteria for the construction of a harness racing facility. The first is the support and endorsement of the Halifax County Harness Horse Owners Association, which is required by the Provincial government. The second criteria is that the site and proposal must be approved by the Provincial government, which has been granted; and third, 20 percent private funding was required as part of the financing terms, which is now available. Additional terms of the agreement can be negotiated. Mr. Thompson advised that all the criteria of the Harness Horse Owners Association and the senior levels of government have been met.

To turn this dream into a reality, sewer and water services on the Kelly Lake Road must be approved; otherwise, it would be difficult to operate a harness racing facility.

Mr. Thompson reviewed the proposal as circulated to Members of Council, beginning with the proposed location for this project, the number of new jobs and the enhancement of existing jobs, and increased revenue for the County. He also reviewed their proposal for the installation of water and sewer services, noting the cost has been estimated to be between \$500,000 and \$800,000. It was their proposition that the financing of the extension be divided among the landowners and the County so that the principal portion is repaid by the landowners over a 20 year term, whilst the interest charge are paid for by the County out of the increased revenue resulting from the improvements.

Mr. Thompson suggested that this proposal is better than a package any bank could offer, and he urged Members of Council to support it.

Councillor Ball inquired about the connection between the government funding for this project and the agreement for the Harbour Clean-up project. Mr. Thompson advised that the two project were in the agreement signed between the two levels of government; a separate section addresses the harness racing facility. The funds are to be administered by ACOA, separate and apart from the Harbour Clean-up project.

Councillor Merrigan noted that the Airport Hotel is now hauling water. He inquired about the cost for Scotia Speedworld to haul water. Mr. Thompson

advised that the a well was drilled during the first year of operation, and water treatment equipment was installed. However, the cost to change cartridges and filters every week exceeded \$200, to they began to haul water.

Councillor Merrigan clarified that Scotia Speedworld is prepared to pay footage charges for the installation of the services. Mr. Osmond, President of Scotia Speedworld, advised that they are prepared to pay the same as other businesses in the County for water, and they are also offering to pay a per foot frontage charge. He stated it is their belief that the County is responsible for installing the services, but they are willing to share this cost with other property owners.

Councillor Baker asked where the project will be if Council does not support the request for installation of water and sewer services. Mr. Osmond responded that they hope Council will see what benefit this proposal will be to the County, and that Scotia Speedworld wants to be a good corporate citizen in the County. He stated the decision of Council in this regard will affect their proposal.

Councillor Baker next clarified that the Airport Hotel is not government owned. Mr. Osmond responded that it is not, but that Mr. Jachimowicz owns it.

Councillor Snow stated the County should be installing water and sewer services there, as he requested several years ago. He asked if all residents and property owners are agreeable to this proposal. Mr. Thompson advised that if Council agreed to install the services, and if two-thirds (a majority) of the property owners agree, the County will proceed with the installation and the property owners will be charged accordingly.

Warden Lichter advised that a meeting was held with all property owners with footage where the services would be installed, and with the exception of Bernie MacDonald, there was agreement. He informed that there was some reluctance by Grand Masters Winery, but an agreement was reached after the meeting. Warden Lichter advised that it was his understanding that Mr. MacDonald could have the option to hook into the system later, but if he decided to do so, he would be responsible for the full cost - the same condition which other property owners will be held to when they hook into the system, and interest payment would be waived.

Councillor Snow stated he would also be reluctant to pay footage charges because Mr. MacDonald's land lies in the watershed area. However, he stated he would like to see this proposal proceed, as many jobs and economic benefits from this operation will be provided to the County. He inquired about the affect of one person not agreeing to this proposal.

Mr. MacDonald indicated from the gallery that the information provided by Warden Lichter was not totally correct. He came to the podium and advised that he is a landowner in the area of Scotia Downs that will be affected by their proposal for sewer and water services. He stated he is the only individual property owner involved; the others are companies. He stated if the proposal for water and sewer is supported, the cost of holding this parcel of land will increase 30 times; he stated he does not have the means to take care of this cost. He advised that Scotia Downs have made a proposal to him to carry this

cost for a certain period of time, but he stated he could not agree to the proposal. He concluded that he must look after himself and his family, and he is not in a position to carry this additional cost.

Councillor MacKay asked if the proposed conservation zone in that area would render his land limited in use. He stated such an affect would be given serious consideration by the Planning Advisory Committee during the final draft of the Municipal Planning Strategy and Land Use By-law for the area. He inquired about the additional cost of installing these services. Mr. MacDonald responded that he now pays approximately \$500 per year in taxes for this property, and if this proposal is approved, his taxes would rise to approximately \$15,000 per year.

Councillor MacKay asked if Mr. MacDonald has considered the increased value of his land given these services and the appropriate zoning. Mr. MacDonald stated there is no doubt that it will be very valuable in the future, but he will have to carry the additional costs in the meantime. He stated it is not time to develop those lands yet, and there is no reason for him to bear the additional carrying charges on this land until it is time to develop it. He stated he is totally in favour of Scotia Downs at the airport site, but he is not in a position to subsidize it, which is being asked of him now.

Councillor MacKay next inquired about the amount of land owned by Mr. MacDonald, as well as the frontage involved. Mr. MacDonald advised that he owns approximately 110 acres there and the road frontage is 1,313 feet.

Councillor Cooper asked if Mr. MacDonald was referring to the complete parcel or only that land outside of the watershed designation when discussing the value of the land in the future. He stated if the complete parcel is designated watershed, only single unit dwelling will be permitted there and only 80,000 square foot lots. He stated that will be totally uneconomical for him to develop.

Councillor Fralick advised that his main difficulty with this proposal is the lack of proof of government funding. He stated it must be proven to him how this financing will work. He noted that an earlier figure of \$3.4 million from the Federal government was quote, but only \$2.5 million is being considered now. Mr. Thompson advised that the financing package was comprised of \$5 million, to be split equally. However, an additional \$500,000 has been negotiated with the Province, bringing the total figure to \$5.5 million. He advised that this money is to be administered through the Department of Industry, Trade & Technology under an agreement negotiated with Scotia Downs, and it cannot be set out tonight because many pieces have to be put into place, including the sewer and water servicing. Some issues have been resolved and others are still being worked out. The Federal position is that they have gone to all departments involved and received a green light; there will be \$2.5 million advanced for this project through Industry, Trade & Technology, although private money was first required to prove that there is a firm, dedication to this project.

Councillor Fralick asked if the proposed site at the airport has been approved by the government. Mr. Thompson advised that it has.

Councillor MacDonald noted that if there is no racetrack, Halifax County will not have to do anything. He asked how Bernie MacDonald might be accommodated, if he does not support the proposal for sewer and water. Mr. Osmond advised that they have been looking for a resolution to the Bernie MacDonald problem since the meeting last week. He advised that Scotia Downs offered to pay Mr. MacDonald increase in taxes annually to pay his share of the capital portion of the sewer and water and to add interest on those payment annually. When he or his heirs decided to sell or develop these lands, they could pay Scotia Downs for the cost of the sewer and water installation. He advised that such negotiations with Mr. MacDonald went on until 5 p.m. today, but they have not been able to reach an agreement. Mr. Osmond stated he respects Mr. MacDonald as a property owner and his decision, which he feels is his right.

Mr. MacDonald advised that this information was forwarded to the Warden along with two possible solutions: the County has the right to install the services and charge the landowner anyway; or it is possible to design the sewer system to exclude the MacDonald property at a lesser cost. The only consideration in this regard would be the water line because it would have to run past the MacDonald property.

Mr. Osmond concluded that he feels it is wrong for the Municipality to ask property owners to negotiate this with their neighbours; he felt it should be the County's responsibility. He stated it is his understanding that other Municipalities will install these services, but will not charge the property owners until they are hooked into the services.

Mr. Meech advised that Council can make the decision to install the services and require a per foot frontage charge from the property owners. In Dartmouth there is a policy relating to the installation of trunk sewer, whereby the City will understand and finance the project and prospective property owners to be serviced are not required to pay their share until they tie into the trunk sewer line.

Mr. Meech advised that he held a discussion with the County's Engineering & Works Department with respect to providing services to Grand Master's Winery and the MacDonald property. It was his understanding that it is possible to exclude the MacDonald property from the sewer services, but he questioned the reduction in cost because such a project may require a pumping station. The only requirement for those properties wishing to hook up later would be a collector line from the property line to the pumping station.

Mr. Osmond suggested that the proposal to exclude Mr. MacDonald's property would be much cheaper; a pumping station will be required in any event. He stated Mr. MacDonald can be accommodated, should Council so desire.

Councillor Deveaux asked for clarification of the request from Scotia Downs. Mr. Osmond advised that they are requesting sewer and water services for Scotia Downs, Scotia Speedworld, and the Airport Hotel. He stated it is only fair for the County pay interest charges on the amortization of this costs over a 20 years period. The only complication is if there is no participation from the other two property owners. He concluded that the maximum cost will be \$800,000.

Councillor Deveaux clarified that the cost to the Municipality will be \$980,000 over the 20 year period. Mr. Osmond informed that it will, but the return investment will be \$2.2 million. Councillor Deveaux also noted that any motion can be subject to money being received from the other levels of government.

Councillor Eisenhower inquired about the Industrial Commission's response to this proposal, as well as the effect of expanding the services to accommodate the proposed area. Warden Lichter advised that the Industrial Commission had previously indicated that they would have no difficulty with Scotia Downs hooking into the system, but they should be held responsible for the costs involved. Warden Lichter also advised that it is his understanding that sewage treatment will be at the same place, and it will be to capacity with this development added in. He stated this may cause expansion of the plant to be earlier than originally proposed, although industry in the Aerotech Business Park is not moving as quickly as anticipated. He suggested the slow development of the Park was probably part of the consideration when the Halifax County Industrial Commission agreed to the extension.

Following further discussion about the proposal for services for Scotia Downs, Councillor Morgan asked if there are municipal services at the Atlantic Winter Fair site. Mr. Meech responded that they are tied into the City's water system, and they have an on-site holding tank for sewage.

Councillor Morgan inquired about an environmental rate for Aerotech and industrial park lands. Mr. Meech responded that there is a rate, but it is structured based on usage of the services. He stated the same would apply to Scotia Downs and any others. There is an additional charge for fire service. This environment rate is contributed towards the operational cost of the system, but presently there are not enough users on the system to look after the full operational costs, and the rates cannot be raised because of agreements with tenants.

Councillor Morgan asked if allowing Scotia Downs and the others to hook into this system will assist with the operational costs. Mr. Meech informed that is most definite will.

Councillor MacKay advised that the services at the Aerotech Park are operated as a private utility, and the addition of Scotia Downs and the other lands to this system will not be detrimental to the sewer system because of the timing. Also, it is planned to expand the source of water within the next few years. He asked if the administration of this facility will be in conjunction with the Halifax County Harness Horse Owners Association. Mr. Thompson responded that there will be a negotiated agreement with the Association with regard to the operation of Scotia Downs - similar to the agreement they had with Sackville Downs and the raceway at Truro.

Councillor Merrigan inquired further about the benefit of allowing this extension. Mr. Meech clarified that on average, Scotia Downs, Scotia Speedworld, and the Airport Hotel would generate 100,000 gallons per day, or an additional \$25,000 to \$35,000 per year. The additional money generated from these operations will help to reduce the existing deficit experienced in the operation of this utility.



Councillor Merrigan next inquired about the value of the land. Mr. Meech informed that the value of the land is calculated based on advise from the assessment department; when the lands are serviced, they will increase in value.

Councillor Cooper noted that the Harness Horse Owners Association indicated that they have played a large part in this process. He asked if an agreement has been reached between Scotia Downs and the Association or if there is on-going discussion with regard to the quality of development. Mr. Thompson advised that the Association has had preliminary involvement with Industry, Trade & Technology outlining the requirements for this track, and the proposal by Scotia Downs is built on those recommendations.

Councillor Cooper next asked about parking. Mr. Thompson advised that it is very difficult to outline all of these areas, although it is proposed that three acres will be used for parking with two access points. He located the proposed parking area on a sketch of the site.

Councillor Cooper asked if Scotia Downs will be prepared to undertaken the principle cost of hooking into the water and sewer system should any of the other parties pull out of the agreement. He referred to the difficulty Mr. MacDonald and Grand Master's Winery have with the proposal. Mr. Osmond responded that the project is to the point where it must begin operation soon. He stated they do not want to go into this as something that will fail.

Councillor Cooper noted that if all property owners referred to in the proposal are not agreeable to the installation of these services, the figures will change. Mr. Osmond stated if was their proposal that the County pay \$800,000 for the installation of services at Scotia Downs. However, when that was not agreeable, it was proposed that the capital cost of the project be paid for by the property owner on a per foot frontage basis, and that the County will pay the interest charges for the amortization of the project over a 20 year term. It was Mr. Osmond's understanding that Grand Master's Winery is willing to pay for the services. Councillor Cooper noted that there had been earlier mention that Grand Master's Winery may be willing to pay after they have hooked into the services, but it must be no more than seven years after the installation of the services.

Councillor Cooper next inquired about the negotiations between Scotia Downs and Mr. MacDonald. He stated no matter where the track goes, he is concerned about the quality of the proposal, that the operation is run properly, and that Scotia Downs does not run into any difficulty with permits, etc., as they did with Scotia Speedworld. Mr. Osmond advised that there were some personnel difficulties with Scotia Speedworld when it was first established, which was the cause of the problems with permits, etc. He took full blame for that situation, stating that other mistakes will be made and rectified as this one was. He stated the runoff from Scotia Speedworld never had a PH level that was unacceptable, and it is now tested three times per week. The health problem has been rectified, and a joint certificate has been issued; and the landscaping problems will be rectified in the spring regardless of the decision made regarding sewer and water for Scotia Downs. He stated Scotia Speedworld will be a facility that everybody will be proud of.

Councillor Cooper concluded that this harness racing facility is of great need in the area, and he stated the proposal for the County to pay to interest charges for the amortization of this project is acceptable to him.

Members of Council agreed to recess for 10 minutes. At 8:40 p.m., Warden Lichter called the meeting back to order.

The next presentation was by Mr. David Coombes, representing the Atlantic Winter Fair site for the harness racing facility.

Mr. Coombes read the presentation as it was circulated to Members of Council, referring to the reasons why the Atlantic Winter Fair site would be best suited to a harness racing facility. He advised that the Atlantic Winter Fair Board of Directors has a plan of action, a plan of construction, a business plan, and they are prepared to start work when approvals are given. Mr. Coombes informed that the Board has its financing in place, based on the \$5 million from senior levels of government and commercial sponsorships, with the shortfall to be arranged from a financial institution.

Mr. Coombes informed that the racetrack will be run by the Board of Directors of the Atlantic Winter Fair site, and a team of respected local business leaders, horse owners, and government representatives will comprise the Management Team, and a General Manager and necessary staff will be hired to conduct the racing programs.

Mr. Coombes stated that it is surprising that horsemen are advocating building this track on private land after what happened in Sackville and Moncton. He stated good solid management must prevail over greed in order to maximize potential, noting that Scotia Downs has already requested that the Sunday racing date be taken away from Truro Provincial Raceway. Mr. Coombes advised that the Atlantic Winter Fair site will co-operate fully with the Nova Scotia Provincial Exhibition Board to ensure maximum benefits to the harness racing industry.

Mr. Coombes noted how this track will enhance the existing facilities and how they will be compatible with other community activities. He advised that the site has the proper zoning, there are no environmental problems, highway upgrading is presently being conducted, there is on-site water supply, and there are no safety problems. He stated there is a safety problem at the airport site, given that the horse population will attract birds, and birds and airplanes do not mix.

Mr. Coombes concluded that the Council should support the Atlantic Winter Fair site to show they have voted to build a community project at Exhibition Park and to do the best thing for the racing industry. He asked for Council's support, noting that the public strongly support them, and that they are strongly committed to building this track.

Councillor MacKay asked if there has been any indication to Atlantic Winter Fair officials that the money from the senior levels of government could be going to them as opposed to Scotia Downs. Mr. Coombes responded that a few days ago he was advised that the Province had given approval in principle to a site at the airport based on certain conditions, but the decision is still on-

going at the federal level. Therefore, there are still opportunities for the Atlantic Winter Fair site to participate.

Councillor MacKay noted that it is his understanding that these funds will be administered through ACOA only if there are public funds involved. Mr. Coombes responded that may be true, although it has not been their story. He stated he has met with ACOA and been given the indication that they may qualify for dollars for a harness racing facility at the Atlantic Winter Fair site.

Councillor MacKay next noted that the funding proposal for the Atlantic Winter Fair site consists of \$5 million from the senior levels of government and \$1.5 million in loans and sponsorships. He asked if there has been any commitment by commercial sponsors and if they can be revealed. Mr. Coombes informed that such information cannot be made known at this time.

Councillor MacKay advised that he lived next door to Sackville Downs when it was first built and throughout its entity, and there was never a problem with birds there. He stated there are more birds at the Landfill Site in Sackville now than when Sackville Downs was there. With regard to environmental problems, Councillor MacKay asked Mr. Coombes if it is not expected that stringent conditions will have to be met at Exhibition Park with regard to runoff, etc. Mr. Coombes responded that they have been provided with the end criteria established by the Department of the Environment for this site, and there does not seem to be a problem; environmental concerns are minimal at this site.

Councillor MacKay next inquired about sewage for the Atlantic Winter Fair site. Mr. Coombes replied that their proposal is to continue using the existing system until the sewer line is installed from the industrial park across the road. Councillor MacKay then asked who will install the sewer line from the City of Halifax. He noted that the City cannot be expected to pay for it, unless they are considering annexation. Mr. Coombes informed that he could not comment at this time. Councillor MacKay asked where septage will be hauled to. Mr. Coombes informed that they will continue to use the present site; he was not sure of the location of the site because a private hauler is hired for this purpose.

Councillor MacKay next asked why a one-half mile track is proposed for the Atlantic Winter Fair site, when the Harness Horse Owners Association has indicated full support for a 5/8 mile track for various reasons. Mr. Coombes responded that there is no right or wrong with regard to the size of the track; it is only a matter of opinion. He stated a one-half mile track is a good track for the bidder.

Following further discussion about the size of the track, Councillor MacKay suggested that the Truro track seemed to thrive to a degree while Sackville Downs was not existent, but they would be referred to as a "B" Class track feeding an "A" Class track; an "A" Class harness racing facility in the metro area in the key. Mr. Coombes agreed, stating there is no question that the industry is suffering and that a track must be built in the metro area, and he stated it should be in the best possible location. He stated Moncton built a 5/8 mile track, but over the past year this facility has not had a very large bid. A Provincial Task Force in Moncton has determined that in order for the

track in Moncton to survive, an exhibition stadium would have to be built around it; however, there is already an exhibition complex at Moncton Coliseum. He referred to another study done in British Columbia which indicated that a racetrack should be operated by a non-profit organization.

Councillor MacKay noted that before ACOA was established, the only source of federal funds for a racetrack facility was through Agriculture Canada, and it had to be in conjunction with an exhibition park or fair grounds. However, this requirement has changed with the availability of funds through ACOA. Councillor MacKay suggested that the key to the success of any racetrack is not whether or not it is in conjunction with an exhibition stadium, but its location.

Councillor MacKay asked what the Atlantic Winter Fair site will do if a deficit is incurred. Mr. Coombes replied that a deficit will not be incurred. If there is a deficit in one year, it will be carried over to the next year, but in the long term, money will not be lost.

Councillor MacKay asked if the Atlantic Winter Fair site will be seeking any grants or assistance for this operation from the Municipality. Mr. Coombes advised that he could not answer that question. He stated it is up to the County to decide what they will give to this facility.

Councillor Morgan stated there has been much concern about the economic welfare of Sackville recently, and there was much lobbying to have Exhibition Park developed at Sackville Downs in conjunction with the racetrack. However, at that time, they were told that harness racing facilities and exhibition sites are not compatible. He asked why this has changed. Mr. Coombes was not sure of the reasons for this change, but he suggested there was never any indication that racetracks and exhibition parks are not compatible.

Councillor Morgan expressed difficulty with the expression that Scotia Downs is only into the venture because of greed. He asked why the Atlantic Winter Fair site wants this facility. Mr. Coombes advised that his reference to greed only referred to Truro because Agriculture Canada has asked that Sunday racing be taken from Truro no matter where the track is built. He stated wherever this facility is developed, a good track and a good supply of horse is required.

Councillor Morgan asked if there are private people involved with this project at the Atlantic Winter Fair site. Mr. Coombes advised that the Board of Directors for the Atlantic Winter Fair Grounds is comprised of a number of people from all across Atlantic Canada, although because of distance, some are seen more often than others. He stated all of those individuals give their time voluntarily. He advised that the Board of Directors became involved in this venture because the Harness Horse Owners Association, and the federal and provincial levels of government all stated that the Atlantic Winter Fair site is the place for the harness racing facility. He advised that the Board of Directors feel the plans for this site have not been finalized, but it is their duty to advise Council of the situation.

Councillor Morgan expressed concern that the Municipality has already been asked to exempt the Atlantic Winter Fair site from taxes and to write off \$400,000 in taxes. He stated if the racetrack is located there, the County

will continuously receive these requests. He asked where the funds will come from if such request are denied. Mr. Coombes answered that the Atlantic Winter Fair site can only enhance the racetrack, and vice versa.

Councillor Reid asked if the site plan included with the presentation is accurate. He questioned the boundary between the City of Halifax and the County of Halifax running through the north-west boundary of the grounds. He expressed concern that the track will go in the City of Halifax, is built according to this proposal. Mr. Coombes responded that he is not sure of the boundary lines.

Councillor Reid advised that when this was presented to the Executive Committee several months ago, the site plan showed and identified the boundary line as that between the City and the County. However, that boundary line is not identified as such on the site plan presented tonight. Mr. Coombes advised that he could not comment.

Councillor MacDonald asked if there has been any financial commitment to the Atlantic Winter Fair site. Mr. Coombes advised that there is nothing in writing, but the door is not yet closed. Councillor MacDonald noted that Scotia Downs has a commitment in writing that they will receive the funds from ACOA.

Councillor MacDonald next asked if the Board of Directors for the Atlantic Winter Fair site own the land that the racetrack is proposed for. Mr. Coombes advised that a portion of the land is owned by the Atlantic Winter Fair; the remainder is owned by the Province, and he suggested that it would be turned over to the Atlantic Winter Fair site for the purpose of a harness racing facility.

Councillor MacDonald asked if the Atlantic Winter Fair is self-sufficient or if they are getting any assistance from the Province to operate on a regular basis. Mr. Coombes advised that the Province supports the site with a \$1,000 grant annually for agriculture programs; otherwise, the site operates on its own.

Councillor MacDonald asked if the Atlantic Winter Fair site would be willing to pay for taxes if the racetrack were located there. Mr. Coombes advised that this would be up to Council; if the site had to pay taxes, they would budget accordingly.

Councillor Fralick noted that he has been accused of holding up this project. He asked if construction at this location could proceed as quickly as construction at Scotia Downs. Mr. Coombes responded that he is not sure how quickly Scotia Downs could begin work, but he would be tendering for this project as soon as possible when the go ahead is given. Councillor Fralick stated he originally went on record as trying to get this off the ground, and he expressed hope that the Atlantic Winter Fair site will be given fair consideration.

Councillor Snow noted that the Atlantic Winter Fair site would not be coming for tax exemption for the racetrack facility because it will be within the City of Halifax. He asked if the Atlantic Winter Fair is a viable business now; he asked if it makes any money, noting that the taxpayers dollars must be

protected. Mr. Coombes responded that it is not their role to make money. A modest profit will be shown for 1988 ended December 31, and if the number of trade shows, etc. continue, the Atlantic Winter Fair will do reasonably well. He noted that the facility is donated for many community events, which is costly.

Councillor Snow noted that there are terrible traffic problems at this site now, and he asked if there are upgrading plans for the road network to the Atlantic Winter Fair site. Mr. Coombes agreed that the road network to this location is a problem, but when the parking lot is full and the cars are lined up, it is a good problem. He suggested that the traffic problems will be corrected, if this is discussed with the Department of Transportation.

Councillor Baker commended Mr. Coombes, staff, and the Board of Directors for the Atlantic Winter Fair for their efforts in this venture. He stated that Council will not support the request, which has been a change in opinion. He also commented on staff and the Warden meeting behind closed doors to discuss the proposal by Scotia Downs and then bringing it to Council. Councillor Baker felt that putting the race track in District 4 would benefit the many people in the area needing jobs, and he felt that District 4 has been done wrong by Halifax County Council, who previously supported the Atlantic Winter Fair site for this proposal. He stated Provincial support also changed. Councillor Baker stated he is not against the racetrack going to the airport site, but he expressed opposition to the principle of it and the money involved. He indicated that a recorded vote will be requested if the issue at hand does come to a vote at this meeting.

Warden Lichter took exception to some of the remarks of Councillor Baker, stating it is not fair to strike at other Councillors' knowledge. He stated when he took office on November 1, it was his policy that anybody who wants to talk to him from Halifax County will see him when they want. He advised that when Mr. Coombes spoke with him, he had advised that Council would probably hear him out. With regard to closed door meetings, Warden Lichter advised that those meetings were not behind closed doors, and all Councillors were kept abreast of these meetings. He advised that Scotia Downs approached him with the same proposal they had before, and at that time he advised that Council had already turned down that request, and another package should be drafted before Council would hear them. He advised that he had suggested to the Scotia Downs representatives what a better financial package might be in order to protect the taxpayers' money. When they presented this proposal, Warden Lichter advised that he made arrangements for Council to hear them.

Councillor Baker stated he does not know anything about meetings with Scotia Downs representatives, but they have already been turned down on three occasions, and they are now being heard again. He stated the issue has not been dealt with fairly; there has been a lot of lobbying.

Councillor Boutilier advised that he had gone on record as wanting to hear both proposals being a new Councillor and wanting to make the best decision. He felt there are too many unanswered questions on behalf of the proposal for the Atlantic Winter Fair site, noting there has been some suggestion that the Atlantic Winter Fair site is subsidized by the Province. There are also concerns about services at this site, the boundaries, traffic, etc. Councillor

Boutilier also took exception to some of Councillor Baker's remarks. He indicated that he will be supporting Scotia Downs' proposal based on their presentation.

Councillor Merrigan noted that Council did support the Atlantic Winter Fair site, but the Province changed the location of the track with their decision. He stated the mandate of this meeting is to determine if the proposal for installation of water and sewer services should be approved.

Mr. Coombes advised that he does not want to hold up the construction of a racetrack in Halifax County, but he felt the decision for a site has not been finalized.

Councillor Eisenhauer indicated that he will continue to support the Atlantic Winter Fair site because there are many unanswered questions with regard to both proposals. He stated the terms and conditions of the \$5.5 million funding for the governments has not been revealed. He also referred to highway improvements in the direction of the Atlantic Winter Fair site. He stated he will have to support the Atlantic Winter Fair site because they have the credibility, although they do not have a firm proposal at this time.

Councillor Bates stated there was assurance on the \$800,000 that the development company is prepared to put the facility in place and that the County will only lend them the money after federal and provincial funding is secured. He stated the Municipality should not prevent this project from going ahead. Councillor Bates found the proposal from the Atlantic Winter Fair site completely without credibility to come before Council with nothing with regard to funding when another proposal is fully supported by the federal and provincial governments. He noted there was also mention of a \$1.5 million dollar loan for the Atlantic Winter Fair site, but officials are not prepared to indicate where the money will come from. Mr. Coombes stated this information cannot be disclosed.

Councillor Bates asked if the money is available now. Mr. Coombes advised that it is, but it would not be fair to name the sponsors.

Councillor Bates concluded that the Atlantic Winter Fair Board does not know what they will do if there is a deficit. He stated there are too many unanswered questions with regard to this proposal, and he will support the proposal by Scotia Downs.

Councillor Cooper advised that, despite concerns for financing for Scotia Downs, he would support Scotia Downs proposal based on their presentation. He stated the presentation by the Atlantic Winter Fair site left too many unanswered questions.

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

"THAT Halifax County enter into an agreement with Scotia Downs to design and install water and sewer services from Aerotech Infrastructure along Kelly Lake Access Road to the northern boundary of the Airport Hotel at a cost not to exceed \$800,000;

THAT the property owners pay the cost, estimated at \$100 per linear foot, over a 20 year period, as well as the annual principle installment with the County absorbing interest charges over the 20 year period provided that Federal and/or Provincial funding is formally approved for the harness racing facility according to their commitment;

THAT due consideration be given to Bernie MacDonald's and Grand Masters Winery's situations by deferring recovery of the principal repayment from these two property owners until the properties have accessed these services, at which time the property owners will be responsible to pay all outstanding principle installments and any associated interest carrying charge for deferral of the principle installments;

THAT Scotia Downs submit and commit to a landscaping plan along Highway 102 fronting the existing Scotia Speedworld site in accordance with the agreement reached with the Halifax County Industrial Commission for access to the servicing infrastructure, but that the design and installation of the water and sewer services receive all the necessary approvals from Halifax County's Engineering & Works Department and the Provincial and/or Federal regulatory agencies; and

THAT all property owners serviced by the extended infrastructure agree to pay the annual water and sewer charges for use of the water and sewer systems."

Councillor MacKay applauded Councillor Baker and the other western Councillors for their efforts and support for the Atlantic Winter Fair site. However, he felt that the track is best suited to the airport location. He discussed reasons why the track would not be feasible at the Atlantic Winter Fair site, in particular noting that it is too late to reconsider the compatibility of exhibition parks and fair grounds with a harness racing facility, as was denied when it was proposed to put Exhibition Park at Sackville Downs. Councillor MacKay continued, citing many reasons why he felt the proposal by Scotia Downs is the most feasible for the operation of a harness racing facility.

Councillor Merrigan inquired about the effect of installing the services as requested on the sewage treatment plant at the Aerotech Park. Mr. Meech responded that the time frame for expansion of the plant is all based on assumptions, but the plant was intended to accommodate 300 acres. He noted that Pratt & Whitney is not using near the volume they indicated they would, which could add an additional 90 to 100 acres to the area serviced. He advised that the infrastructure of the plant there cost \$2.2 million; the complete system cost \$8 to \$10 million. Expanding the plant will cost \$4 to \$5 million.



Warden Lichter noted that the mandate of the Halifax County Industrial Commission is to look after the Municipality's interest in terms of industry. He advised that the Industrial Commission has considered the request to hook into the system very thoroughly, and they know the ins and outs of this venture.

There was further discussion about the motion, which was clarified by Councillor Horne. The intent of giving consideration to Bernie MacDonald's and

Grand Masters Winery's situation was that consideration be given to the proposal by Grand Masters Winery and to avoiding servicing Bernie MacDonald's lands.

Councillor Baker and Councillor Fralick requested a recorded vote.

Councillor Meade ----- YES	Councillor Poirier ---- NO
Councillor Fralick ----- NO	Councillor Baker ----- NO
Councillor Deveaux ----- NO	Councillor Bates ----- YES
Councillor Adams ----- YES	Councillor Randall --- NO
Councillor Bayers ----- YES	Councillor Smiley ---- YES
Councillor Reid ----- YES	Warden Lichter ----- YES
Councillor Horne ----- YES	Councillor Merrigan -- YES
Councillor Morgan ----- YES	Councillor Snow ----- YES
Councillor Eisenhower -- NO	Councillor MacDonald - YES
Councillor Boutilier -- YES	Councillor MacKay ---- YES
Councillor Sutherland - YES	Councillor Cooper ---- YES

MOTION CARRIED - 16 YES  
- 6 NO

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

"THAT the rezoning application received from Scotia Downs be accepted and processed as such, as opposed to going through the planning process and awaiting amendments and approval to the Municipal Planning Strategy and Land Use By-law for Districts 14 and 17."

There was a brief discussion concerning the processing of this application. It was Ms. Spencer's recommendation that the rezoning application not be processed as such, but that the staff proceed with the planning process immediately and in accordance with the needs of Scotia Downs.

Councillor MacKay objected, expressing concern about the time element involved in waiting for the planning process. He suggested the rezoning application be processed under Zoning By-law No. 24 to prevent against further time delays should Council or the Minister of Municipal Affairs reject the plan upon completion by staff and the Municipal Planning Strategy Committee.

It was also suggested that the application should be processed as a County-initiated application, as opposed to an application by Scotia Downs.

Councillor Sutherland and Councillor Adams agreed to amend motion:

"THAT the rezoning application for the lands of Scotia Downs be processed as a County-initiated application, as opposed to waiting for finalization of the Municipal Development Plan and Land Use By-law for the area; and

THAT the application be expanded to include all necessary lands for the extension of water and sewer services along the Kelly Lake Access Road to the northern boundary of the Airport Hotel, as proposed."

MOTION CARRIED

ADJOURNMENT

Members of Council agreed to defer the remainder of the agenda, regarding sludge lagooning, to the next Session of Council. The meeting adjourned at 10:30 p.m.

MINUTES & REPORTS  
OF THE  
FIRST - YEAR MEETINGS  
OF THE  
MUNICIPALITY OF THE COUNTY OF HALIFAX

February 7 & 21, 1989

&

PUBLIC HEARING

February 27, 1989

Atlantic Coast Games -----	10
Borrowing Resolutions -----	11
Benery Lake - Expropriation -----	13
Beaver Bank Road -----	14
By-law Amendments -----	24
Building By-law -----	26
Cobequid Road Services -----	9
Bedford Waterfront Development Commission -----	27-29
Dog License Fees -----	8-9
Elkin Barracks Property - Renewal of lease -----	25-26
Grants -----	11 & 29
Halifax Harbour Clean-Up -----	4-7
Halifax County Sludge and Septage Study -----	7-8
Halifax County Administrative Centre -----	9
Letters & Correspondence -----	2 & 21-23
Motion - Appointment of Recording Secretary -----	1 & 20
Motion - Approval of Minutes -----	1-2 & 20
Motion - Letters and Correspondence -----	2 & 21-23
Motion - Dates for Public Hearings -----	2 & 23
Motion - Undersized Lot Legislation, Gregory and Constance Walker -----	3
Motion - Date for Minor Variance Appeal -----	3
Motion - Halifax Harbour Clean-up -----	4-7
Motion - Halifax County Sludge and Septage Study -----	7-8
Motion - Dog License Fees -----	8-9
Motion - Halifax County Administration Centre -----	9
Motion - Cobequid Road Services -----	9
Motion - Atlantic Coast Games -----	10
Motion - Tax Exemption By-law -----	10-11
Motion - Parks and Recreation Future Direction -----	11
Motion - Borrowing Resolution -----	11
Motion - Grants -----	11 & 29
Motion - Sackville Community Committee By-law -----	12
Motion - Withdrawal from Special Reserve Fund -----	12
Motion - Weed Inspector -----	12-13
Motion - Benery Lake, Expropriation -----	13
Motion - Metropolitan Authority Report -----	13 & 30-31
Motion - Beaver Bank Road -----	14
Motion - Traffic lights, Glendale Drive, MacDougall Avenue -----	15
Motion - Paving Street, District #5 -----	15
Motion - Upgrading and widening Highway #101 -----	15
Motion - Social Services Funding -----	16
Motion - Legislative Budget Proposal -----	16-19
Motion - Adjournment -----	19 & 34
Motion - Learning Disabilities Month -----	22
Motion - Peggy's Cove Preservation Area and Parkway -----	23
Motion - By-law Amendments -----	24
Motion - Elkin Barracks Property -----	25-26

Motion - Building By-law -----	26
Motion - Bedford Waterfront Developemtn Commission -----	27-29
Motion - Consolidated Financial Statements -----	29
Motion - Parking Ban -----	29-30
Motion - Meeting re Minister of Transportation or his representative -----	30
Motion - Crosswalk, Highway #333 -----	31
Motion - Woodbine Mobile Home Park -----	31-32
Motion - Takeover of Roads, District #8 -----	33
Public Hearings -----	3 & 23
Parks and Recreation - Future Direction -----	11
Peggy's Cove Preservation Area & Parkway -----	23
Parking Ban -----	29-30
Sackville Community Committee By-law -----	12
Social Services Funding -----	16
Tax Exemption By-law -----	10-11
Weed Inspector - Appointment -----	12-13
Woodbine Mobile Home Park -----	31-32

COUNCIL SESSION

TUESDAY, FEBRUARY 7, 1989

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

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

SECRETARY: Glenda Hill

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Warden Lichter called the Council Session to order at 6 p.m. with the Lord's Prayer. Mr. Kelly called the Roll.

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

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

Warden Lichter welcomed Scouts and their leaders from the Fifth Cole Harbour Group of Boy Scouts. He asked them to come to the front of the Council Chambers, and Councillor Richard presented a County pin to each of them.

APPROVAL OF MINUTES

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

"THAT the minutes of the Council Session, December 20, 1988, be approved as circulated."  
MOTION CARRIED

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

"THAT the minutes of the Council Session, January 3, 1989, be approved as circulated."  
MOTION CARRIED

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

"THAT the minutes of the Public Hearing, January 9, 1989, be approved as circulated."  
MOTION CARRIED

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

"THAT the minutes of the Special Council Session, January 10, 1989, be approved as circulated."  
MOTION CARRIED

LETTERS AND CORRESPONDENCE

United Way

Mr. Kelly reviewed the correspondence, noting that the Board of Directors for the United Way has been streamlined, and thanking County Council representatives for their support over the years.

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

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

Recreation Council on Disability in Nova Scotia; Canadian Council of the Blind; and Julia Daisley

Mr. Kelly advised that these three items of correspondence are all expressing support for the Leisure Buddy Program.

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

"THAT these three items of correspondence be received."  
MOTION CARRIED

Nova Scotia Home for Coloured Children

Mr. Kelly reviewed this item of correspondence expressing appreciation for participating in the 57th Anniversary Broadcast for Funds.

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

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

PLANNING ADVISORY COMMITTEE REPORT

Application No. RA-SA-15-88-21 - Application by Brian Saulnier to rezone lots on Walker Avenue, Lower Sackville

Mr. Kelly reviewed the report and the recommendation of the Planning Advisory Committee with regard to this application.

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

"THAT staff's recommendation regarding Application No. RA-SA-15-88-21 be accepted and that a public hearing be scheduled for February 27, 1989 at 7 p.m."  
MOTION CARRIED

SUPPLEMENTARY PLANNING ADVISORY COMMITTEE REPORT

Application No. RA-EP/CB-17-88-06 - Rezoning of 373 Hines Road, Eastern Passage

Mr. Kelly reviewed the report and recommendation regarding this application.

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

"THAT Application No. RA-EP/CB-17-88-06 be approved and that a public hearing be scheduled for February 27, 1989 at 7 p.m."  
MOTION CARRIED

File No. P-157-88-17 - Undersized Lot Legislation - Lands of Gregory and Constance Walker, Lakeview

Mr. Kelly reviewed the report of the Planning Advisory Committee respecting this application.

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

"THAT File No. P-157-88-17 be granted approval in principle; that the applicants be directed to proceed to the final subdivision stage; and that staff be empowered to advertise once the application is complete."  
MOTION CARRIED

SUPPLEMENTARY AGENDA

Date for Minor Variance Appeal

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

"THAT the appeal of Minor Variance No. MV-01-22-89 be heard on March 7, 1989 at 7 p.m."  
MOTION CARRIED



HALIFAX HARBOUR CLEAN-UP

Councillor Lichter advised that he and the mayors of the Cities of Halifax and Dartmouth met with officials from the Department of the Environment and the Department of Municipal Affairs regarding the agreement for the clean-up of Halifax Harbour. The result of the meeting was that each municipal unit was asked to discuss the proposed agreement with their respective Councils and make a decision with regard to acceptance of the agreement.

Councillor Ball asked that Council reject the agreement for a number of reasons. He stated the draft proposal is vague, not referring to Herring Cove or Sandwich Point, but reading between the lines it is noted that Sandwich Point is already the designated location. The agreement give no indication of cost-sharing should there be expense over-runs; Halifax Harbour Clean-up Corporation (to be established) will not be comprised of any elected officials; implementation of this agreement will be in accordance with the subsidiary agreement, which extensively refers to Sandwich Point; and the federal and provincial governments are against the wishes of this Council, stating there will be single plant.

Councillor Ball expressed concern that further studies will be undertaken without addressing any of the issues. He stated a site cannot be selected for the studies are done, and he expressed concern that a study can be done to suit the location. He stated the problem with Halifax County is not the County's problem, and he questioned why the County should be the solution to somebody else's problem. He referred to the landfill site in Sackville, expropriation of land for Halifax's industrial parks, and he stated now when it comes to the Harbour Clean-up, the plant will be located in Halifax County.

Councillor Ball further stated the Halifax County expressed support for the multi-plant option and secondary treatment, which has been overlooked. He stated 19th century technology cannot be used in the 20th century. He stated Halifax County is interested in the harbour clean-up and not shifting the problem, and he suggested that Halifax and Dartmouth should be made responsible for cleaning up their own problem.

Councillor Ball concluded, expressing concern for the impact of chlorinated waste on the shellfish industry at Sandwich Point, and he stated that a message should be sent back to the federal and provincial governments that the agreement cannot be endorsed by Halifax County Council until the appropriate amendments are made.

Councillor MacDonald agreed with Councillor Ball, stating Halifax County has been environmentally responsible for many years and on many occasions was forced to look after its own sewage, but the Cities of Halifax and Dartmouth want to have a large plant built in Halifax County to look after their sewage. He stated the sewage treatment plant will cause the same frustrations for residents of Herring Cove as the landfill site has for his residents. The older the system gets, the harder it will be to maintain, and Halifax County will end up being responsible for it because Halifax County is the only municipality that has the knowledge to do so. He stated Halifax County has the strength and the people, and they have to stick together and tell the Province that Halifax County will not stand for this.

Councillor MacDonald concluded that the multi-plant option will be better because all of the effluent will not be dumped at one point. He also stated that Halifax and Dartmouth should be looking after their own sewage. Until there are more details and proof that the agreement will be safe, it should not be endorsed by Halifax County Council.

Councillor Horne also expressed agreement with Councillor Ball. He felt there is a need for more studies with regard to the oceanography, the currents, the fishery, etc. He stated there has been discussion about locating the plant at Point Pleasant Park and McNab's Island, he suggested that should also be considered further; Halifax County should not be responsible for cleaning up Halifax Harbour.

Councillor Cooper also agreed with Councillor Ball, stating many of the people are concerned for their livelihoods, and they should not be placed in that danger. He stated all of the studies must be complete and all of the answers available before this project is started.

Councillor Richards also stated that the agreement should not be signed at this time. He stated Herring Cove is sensitive to environmental issues and cannot be subjected to the high levels of chlorine in this Harbour, if this agreement is endorsed.

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

"THAT Halifax County Council reject and return the agreement to the Minister of the Environment and the federal government informing that this Council has endorsed the multi-plant option and will become involved in one of a number of treatment plants that could possibly be located in Herring Cove with proper secondary treatment and that the results of all studies be conveyed to the residents of the communities involved so they will know all of the details."

Councillor Sutherland clarified that the motion is to reject the agreement. Councillor Ball agreed, stating that Halifax County Council endorses the multi-plant option when all studies are complete, and that all information must be relayed to the communities involved. He stated the federal and provincial governments must negotiate this issue, as they are the only two who can amend the agreement.

Councillor Horne expressed concern that the multi-plant option and secondary treatment will increase the cost of the project two to three times. He suggested that the motion be amended to encourage proper environmental studies, including the best way to treat the waste.

Councillor Ball informed that CBCL Limited and ASA, the consultants involved in this project, reviewed all of the options with he and others in a meeting approximately one month ago. He advised that the capital cost of the multi-plant option is \$40 million cheaper than the single treatment plant, although the long term operating costs will be more expensive.

Councillor Reid agreement with Councillor Horne, stating he would like to see the motion look toward the most environmentally sound policy proven before any agreement is made.

Councillor Ball advised that according to the consultants, the multi-plant option is as environmentally sound as the single plant option; the only difference is the long term operating expenses, which makes the single plant option better.

Councillor Merrigan stated the issue to be discussed is not the options, but the agreement, and he stated until there is somebody available to explain all of the details, nothing should be agreed to. He suggested deferral of the agreement until an engineer can provide all of the answers.

Warden Lichter advised that it was his understanding from a meeting with the Minister of the Environment, the Deputy Minister, and the Mayors on January 18 that the Halifax Harbour clean-up is not only important to Halifax, Dartmouth, Bedford, and the County, but to the entire Province. He expressed some difficulty with the resolution because if the County does take the reasonable route of having experts before Council to explain all of the details, nothing can be signed until the environmental concerns every area is fully addressed. He suggested an alternate route of simply rejecting the idea. He stated it was quite clear at that meeting that if Halifax County does not sign the agreement, we will have no say in the studies or any other aspects of the project, which is the most dangerous route Council could take. He stated it would be more reasonable to say we do not know enough yet, that we want to know all that we possibly can in order to guarantee that all safe guards will be in place, and that we will not agree to anything until then. He stated it is not an offensive approach, but it will defend the people it will serve.

Councillor MacDonald advised that the engineers for this project have been before Council on two occasions, but they have not consulted Halifax County since then, and we have to make them listen to Halifax County because we are important to this agreement, and it will be very difficult for them to go ahead without Halifax County's consent.

Councillor Eisenhower noted that the agreement deals mainly with the cost-sharing formula, which he had no difficulty with. He expressed concern that MAPC is awaiting a report from the Environmental Control Council (ECC), and the agreement should not be signed until that information is available. He was also concerned about Section 3 of the agreement, whereby all the responsibility for the plant would be turned over to a non-elected Council. He stated this should not be done prior to there being any confirmation of the environmental impact of this project; the report from the ECC should be available first.

Councillor Eisenhower stated the difficulty with having each municipality treat its own sewage is that Halifax's waste will run into Herring Cove, and it will have to be pumped in another direction, which could be expensive.

Councillor Ball referred to the minutes of the Council meeting, July 22, 1987, noting that the original motion was amended from the one plant option to the multi-plant option, which has been the cause of confusion. The entire project is now leaning towards the single plant option and Sandwich Point.

Councillor Bates felt the motion contains too many directives. He noted that the County does want to send a message to the governments indicating that we are not happy with the agreement, but the motion also directs them how to proceed with the project. He questioned if anybody in Council has the expertise to tell the government how to go about resolving this situation. He expressed support for deferring the issue until further information is available.

Warden Lichter advised that he was informed at the meeting of January 18 the report from the ECC was still at the printers and should be available around February 15, and he agreed that this report should be studied before any action is taken. However, he suggested that Council realistically consider the power of this Council with the provincial government; if the Province decided to that this project is too important to wait for Halifax County, we may be sitting on the sidelines watching what is happening in the County.

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

"THAT the Halifax Harbour clean-up agreement be deferred for 30 days in order that further information can be obtained.

MOTION DEFEATED      9 YES  
                                 10 NO

It was noted that the Warden and another Councillor did not vote. Mr. Cragg referred to the Municipal Act and informed that all Councillors are required to vote unless specifically excused. Warden Lichter called for the vote again.

MOTION CARRIED      11 YES  
                                 10 NO

Warden Lichter advised that he would contact the Minister of the Environment and explain the deferral.

#### EXECUTIVE COMMITTEE REPORT

##### Halifax County Sludge and Septage Study

Mr. Kelly reviewed the report of the Executive Committee; he also referred to a report from the Industrial Commission concerning their recommendation with regard to this issue.

Warden Lichter urged Council to support the Executive Committee and Industrial Commission recommendations, stating there is no time left to deal with this issue if the County is to meet the deadline of the end of April.

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

"THAT 'Site 8' be approved by Halifax County Council as the site to proceed with the lagooning proposal, including public meetings and the call for invitations from anybody interested in building a lagoon system, provided that the necessary environmental issues are addressed;

ALSO THAT the Municipality agree to upgrade, to existing specifications, the extension of Aerotech Drive to the existing sewage treatment plant."

Councillor Reid inquired about the additional cost for paving the road from Aerotech Drive to the existing sewage treatment plant. Warden Lichter advised that the paving will cost an additional \$500,000, and the Minister of Municipal Affairs and the Minister of the Environment were requested to pay 75 percent of the cost based on the agreement for the Harbour Clean-up. He added that the total project may cost as much as \$2 million, including operating costs.

Councillor Snow noted that some of his residents were concerned about the affect of this proposal, and he asked if the public meeting are only proposed for the residents of District 14 and the community of Goff's or also for those all along the Shubenacadie Canal System. Warden Lichter advised that the public meetings will be open for anybody wishing to attend. He also stated that all pertinent information will be available for the public, and the motion on the floor will only enable CBCL Limited to due the necessary public works to go on with this project.

#### MOTION CARRIED

#### Dog License Fees, 1989

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

"THAT dog license fees be increased to \$15 effective 1989 and that the fee for the collection of dog license fees be established at \$5 per license."

Councillor Horne advised that there was some concern expressed to him about the \$5 commission being paid when the fee for the license is paid through the mail or over the counter. Warden Lichter informed that the commission is still paid when the fee is paid through the mail or over the counter, but the money they receive for the work done does not make them well paid.

Councillor Baker informed that he would not support the increase in the dog license fee. He stated dogs are very important to many people, and many will not be able to afford this increase.

Warden Lichter advised that the purpose of the increase is to raise a small portion of the amount presently paid for the dog control contract.

Councillor Snow also advised that he will not support the increase because the price of the dog control contract is too much, and the service is not satisfactory. He advised that he has been receiving 50 to 60 calls per day about dog problems, and the latest thing he saw from the dog control agency was a colouring contest.

Councillor Fralick asked when dog tags go on sale. Warden Lichter advised that they are normally available at the beginning of the year, but the Executive Committee has been longer in determining whether or not to raise the fee. Councillor Fralick expressed concern about the timing involved; he felt there should be a deadline for the purchase of dog tags.

MOTION CARRIED

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

"THAT dog tags be sold beginning January 1 and that Council deal with the fee no later than the end of November each year."

MOTION CARRIED

#### Halifax County Administration Centre

Warden Lichter recommended that this issue be deferred to the first Council Session in March.

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

"THAT the issue of the Halifax County Administration Centre be deferred to the first Council Session in March."

MOTION CARRIED

#### Cobequid Road Services

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

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

"THAT approval be granted for the extension of the sanitary sewer along Cobequid Road to serve the remaining lands which are located within the serviceable boundary;

THAT the Municipality's share of the cost be recovered by a frontage charge of \$18 per foot with the remaining cost of the project to be funded by the Nova Scotia Business Capital Corporation; and

THAT the Nova Scotia Business Capital Corporation carry out the sewer installation on behalf of the Municipality."

MOTION CARRIED

Atlantic Coast Games, 1991

Mr. Kelly reviewed the report.

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

"THAT recreational facilities be made available for the Atlantic Coast Games at no charge, subject to the Atlantic Coast Games Committee pursuing the facilities and providing a list of those required;

THAT John Markesino, Director of Parks & Recreation, be appointed as a representative to speak on behalf of the Municipality; and

THAT a letter be written expressing Halifax County's enthusiasm for the Atlantic Coast Games."

Councillor Meade inquired about the recreational facilities to be provided at no charge. Warden Lichter advised that he met with the Executive Committee of the Atlantic Coast Games Committee, and they are not yet sure of what facilities will be required. He advised that they were told to provide a list of the facilities and to negotiate directly with those who operate the facilities. He advised that the project is still deep into the planning stages, and the details are not yet known.

Councillor Deveaux clarified that these new games are the result of Halifax loosing the bid for the Commonwealth Games.

Councillor Meade inquired about the cost to the Municipality. Warden Lichter advised that the recommendation of the Executive Committee does not involve the second part of the request (for a reception) because no commitment could be made without the details.

Renewal of Tax Exemption By-law

Mr. Kelly read the report of the Executive Committee.

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

"THAT the Tax Exemption By-law, By-law No. 51, be renewed for a three year period, 1989 to 1991, as received."

Councillor MacDonald inquired about the inclusion of the Sackville Arena and the new Sackville Leisure Centre. Mr. Meech advised that the Arena is in the Municipality's name, so it is automatically exempt.

Councillor Bates and Councillor Richards agreed to amend the motion to include the Sackville Leisure Centre in the Tax Exemption By-law.

Councillor Deveaux inquired about the criteria for tax exemption. Mr. Kelly advised that the purpose of the by-law is to exempt non-profit, community based organizations and associations from the payment of property taxes. It was