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County Council minutes

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

January 3 & 17, 1989

&

Special Council Session

January 10, 1989

&

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COUNCIL SESSION

TUESDAY, JANUARY 3, 1989

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

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

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

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

APPROVAL OF MINUTES

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

"THAT the minutes of the Council Session, December 6, 1988, be approved as circulated."
MOTION CARRIED

LETTERS AND CORRESPONDENCEDeputy Solicitor General, re Enhanced Policing - Sackville Detachment

Mr. Kelly reviewed this letter.

Councillor MacDonald asked for clarification regarding full complement at the Sackville Detachment. Mr. Meech explained that full complement is 45; there was one vacant position, which was filled on December 5. This full complement includes the three additional officers added to this detachment last June.

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

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

Minister of Transportation and Communications

Mr. Kelly reviewed this correspondence regarding the meeting with the Minister in July, 1988.

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

"THAT this item of correspondence be received."

Councillor MacDonald noted that problems with snow plowing was discussed at that meeting, and it appears that there have been improvements. He expressed hope that the meeting was beneficial and that the improved service will continue.

Councillor Baker expressed hope that there will be improvements as a result of the new Minister. He stated he never received any replies to any of his requests.

MOTION CARRIED

Canadian National Student Leadership Conference

Mr. Kelly read this letter expressing appreciation for Council's support to this conference.

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

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

Nova Scotia Power Corporation

Mr. Kelly reviewed this letter in response to Council's correspondence regarding replacement of broken street lights.

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

"THAT this item of correspondence be received."

Councillor MacDonald commented that response time has not been good lately. He advised that there has been a street light burned out since June at the corner of the Lucasville Road and Sackville Drive, and he has called about it six times to no avail.

MOTION CARRIED

Minister of Transportation and Communications

Mr. Kelly read this response to Council's letter regarding traffic congestion at the intersection of the St. Margaret's Bay Road and the Prospect Road.

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

"THAT this letter be received."

Councillor Baker commented that a policeman is at this intersection during peak hours because of the large traffic volumes, and this should mean a traffic light is needed.

Councillor Poirier stated that she is surprised that this process must be undertaken because the corner is so dangerous.

Deputy Warden McInroy commented that he supports the efforts for street lights here because there is a city policeman there now to ensure that the City's Industrial Parks have easy access, and often people going to and from the Lakeside Industrial Park are held up to the City's parks advantage. He also commented that a new overpass is being constructed to one of the City's Industrial Parks going right by the Lakeside Industrial Park. He suggested this could also be beneficial to the Lakeside Park, and he asked that somebody look into the probability of pursuing such a road connection.

Councillor Baker remarked that this problem was brought to the Minister's attention by Council, although the Department of Transportation station is right there, and employees there should have been brought this to his attention. He commented that they may be waiting for the harness racing track to be built there.

MOTION CARRIED

Halifax-Dartmouth Bridge Commission

Mr. Kelly reviewed this letter concerning restricted use of the A. Murray MacKay Bridge during July, August, and September of 1989.

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

"THAT this item of correspondence be received."

MOTION CARRIED

Minister of Transportation and Communications

Mr. Kelly reviewed this correspondence regarding the paving of certain streets in Keltic Gardens, noting that they have been listed for less than 15 years and can only be paved under the Aid to Municipalities Program.

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

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

SUPPLEMENTARY CORRESPONDENCE

Mayor Savage, re 1988 United Way Campaign

Mr. Kelly reviewed this letter.

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

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

Warden Lichter advised that Leanne Coulombe of the Parks & Recreation Department certainly was instrumental in the success of this campaign, and he suggested Council's appreciation be formally expressed to her.

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

"THAT a formal expression of appreciation be sent to Leanne Coulombe of the Parks & Recreation Department for her leadership in the United Way Campaign."
MOTION CARRIED

Minister of Housing

Mr. Kelly read this letter confirming the appointment of Mrs. Irene Launt to the Halifax County Regional Housing Authority.

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

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

Town of Parrsboro

Mr. Kelly reviewed this letter regarding the Town of Parrsboro celebrating its centennial year.

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

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

Memorandum from Mr. Meech, re Additional Family Housing Units

Mr. Kelly reviewed this memorandum regarding the allocation of nine additional family housing units, noting it is for Council's information only.

EXECUTIVE COMMITTEE REPORTRequests for Grants

Mr. Kelly reviewed the two requests.

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

"THAT the following grants be approved by Halifax County Council:

a) District Parkland Grant, District 5 in the amount of \$625 and General Parkland Grant in the amount of \$625 for the establishment of a pre-school program for Herring Cove and District;

b) District Capital Grants, District 16, 19, 20, 21, and 22 in the amount of \$205.04 each, totalling \$1,025.21, for renovations and maintenance at Fultz House Corner Restoration Society, Sackville."

MOTION CARRIED

By-law Amendment

Mr. Kelly reviewed the proposed by-law amendment to Section 14, By-law No. 2, the Municipal Council By-law, respecting mileage.

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

"THAT Section 14, By-law No. 2, the Municipal Council By-law, be amended to update mileage rates according to the present practice."

MOTION CARRIED

APPOINTMENT OF MEMBERS TO THE LAKE MAJOR WATERSHED MANAGEMENT ADVISORY BOARD

Warden Lichter advised that a list of nominations for this Board was received at the last Council Session, and Council must now determine who will be appointed to the Board.

Following a brief discussion, it was agreed that Councillor Adams and Councillor Bates would retire from the meeting to make a recommendation for appointments to this Board.

SUPPLEMENTARY AGENDANoise By-law

Warden Lichter advised that copies of this proposed by-law were circulated to Members of Council. However, after discussing this further with Mr. Meech, it was their recommendation that this be referred back to the Executive Committee for further deliberation because there are some concerns that should be considered further.

Councillor Baker advised that he had an interest in this by-law. However, the solicitor for the Halifax County Industrial Commission has expressed concern about the effect of such a by-law on industrial uses throughout the County. He stated he represents the people of District 4, and his concern is their protection; there must be a way to accommodate everybody. He suggested that the noise by-law should be pursued with a curfew of some sort, and he advised that he is not willing to let this matter drop. He asked to be in attendance at the Executive Committee when this proposed by-law is discussed.

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

"THAT the Noise By-law be referred back to the Executive Committee for further deliberation and consideration."
MOTION CARRIED

Smoking Policy

Mr. Kelly reviewed the report from Mr. Meech concerning this policy.

Warden Lichter advised that the Executive Committee discussed this, and it was the Committee's recommendation that designated smoking areas be allowed in the building or that certain areas in the building be non-smoking areas, such as the Council Chambers, offices, foyer, and the Boardrooms. The only areas where smoking would be allowed would be the Councillor's lounge, the Warden's office, and designated areas to be created for employees to smoke.

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

"THAT Halifax County Council endorse the recommendation of the Executive Committee to permit smoking only in designated areas, such as the Councillor's lounge, the Warden's office, as well as a staff area, effective April 1, 1989."

Deputy Warden McInroy advised it is the intent that a suitable area be found for staff smoking before the effective date - an area to be properly petitioned and easily accessible. Councillor Baker agreed.

Councillor Baker stated if people want to smoke, they should be allowed to smoke; he took exception to somebody telling me if he can or cannot smoke, and he suggested that the policy be deferred.

Councillor Merrigan stated it is only fair to consider a smoking policy. The County building is located within the City of Halifax where there is an ordinance prohibiting smoking in public places.

Councillor Fralick stated the freedom of employees must be considered. He suggested that prohibiting smoking in the offices will cause employees to be in the designated smoking area, as opposed to working. If everybody is asked to quit smoking, the County will be asked to support weight loss programs, etc. He stated the no smoking policy of the School Board has caused many complaints about kids smoking on their property. He stated he was not indicating there should not be some restrictions, but the work force must have some freedom.

Deputy Warden McInroy clarified that the motion does recognize people's rights to smoke in this building. It also recognizes the rights of others in the building and the desire that people not be permitted to smoke wherever they feel like it. He stated the resolution allows for designated smoking areas, but it is not the intent to have people running there throughout the day, which is quite standard where there are smoking policies. Deputy Warden McInroy continued that Council must show leadership in this regard, and it is the predominant desire that smokers be restricted, but that they also be given the opportunity. There are legitimate concerns about smoking, rather than just general observations, and a stand should be taken that will recognize everybody's rights. Council should show that they are prepared to enact a policy in this critical area, and take the lead.

Councillor Fralick asked if complaints have been received from employees about smoking in the areas where they work. Mr. Meech advised that he has received recent complaints in this regard. He noted that most departments have their own smoking policies, and this has been left to the individual departments over the past year. The staff room and the two main entrances to the building have been designated as smoking areas, although the staff room, in its present form, is not a logical areas because people are eating there when people are smoking. He stated proper ventilation will have to be installed, or another smoking area will have to be found.

Councillor Cooper commented that many people have been jumping on the bandwagon with regard to the smoking problem. He recognized that there is a problem, but the consequences of a smoking policy must be considered. He stated if the Councillors' lounge is declared a smoking area, proper ventilation will have to be installed, because the smoke in that small room will be more hazardous than it would be in the Council Chambers. He also agreed with Councillor Fralick that the School Board policy has caused some problems; he felt there should be designated smoking areas.

MOTION CARRIED

APPOINTMENT OF MEMBERS TO THE LAKE MAJOR WATERSHED MANAGEMENT ADVISORY BOARD

Councillor Adams and Councillor Bates returned to the meeting with their recommendations for appointments to the Lake Major Watershed Management Advisory Board. It was their recommendation that the following people be nominated to serve on the Lake Major Watershed Management Advisory Board:

William Lockhart representing the Village of Waverley; Wayne Desmond representing the community of North Preston; Delbert Hodges representing the community of Cherry Brook; Alston Saunders representing the community of East Preston; John McMenemy representing the community of Lake Major; and Wilfred Simmonds representing landowners.

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

"THAT Council appoint the following people to serve on the Lake Major Watershed Management Advisory Board: William Lockhart, Wayne Desmond, Delbert Hodges, Alston Saunders, John McMenemy, and Wilfred Simmonds."

MOTION CARRIED

COUNCILLOR FRALICK - HIGHWAY IMPROVEMENTS, INTERSECTION, DISTRICTS 3 & 18

Councillor Fralick advised that he is awaiting a reply from the Minister of Transportation regarding problem at the above-noted intersection. He suggested that a letter be written to the new Minister, the Honourable George Moody, requesting him to consider the problems at this intersection. He advised that there have been seven accidents there within the past ten days. He circulated copies of a sketch of the proposal for this intersection, as prepared by Councillor Meade. Councillor Fralick clarified that an additional lane is proposed for both directions.

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

"THAT a letter be written to the new Minister of Transportation requesting that he consider the problems at the intersection between Districts 3 and 18 and the suggested solution as proposed."

MOTION CARRIED

URGENT AGENDA ITEMS

Councillor Poirier - School Board and Municipal Boundaries

Councillor Poirier advised that the school boundary was recently extended beyond the district boundary, and she requested that those additional people within the new school boundary be required to pay the school area rate, as the rest of the residents within that boundary. She felt the boundary change is for the better, but she suggested that all should pay the school area rate.

Mr. Meech informed that this matter should be referred to Mr. Smith, Financial Controller. He informed that this change should be automatic, as the charges are levied according to the school boundary, and not the district boundary. He advised that he would take care of this matter, if Councillor Poirier would identify the boundaries.

Councillor Baker asked who determines the boundaries between communities. Warden Lichter advised that is no answer to the boundary between communities; there is always conflict in this regard.

Councillor Poirier - Paving Contract, Parkdale Subdivision

Councillor Poirier advised that the streets in Parkdale Subdivision are supposed to be paved after many years of promises. The contract has been let, although the work was not done because it got too late in the season. She expressed concern that the pavement designated for this area is 20 feet and there are no curbs. She stated this might be acceptable in rural areas where there is very little traffic, but the Parkdale Subdivision area is a growing, urban area, and people will suffer the consequences of substandard pavement there; there are already several cases of basements flooding in this area. She concluded that the people have been waiting for years to have this subdivision paved, and they will be very disturbed when they hear this news.

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

"THAT a letter be written to the Minister of Transportation and to the MLA for the Timberlea area requesting them to investigate the paving contract for Parkdale Subdivision and to give consideration to the normal 30 foot pavement and curbs."

MOTION CARRIED

Councillor Boutilier - Council Appointments to Committees and Boards

Councillor Boutilier informed that a former County Councillor who was appointed to the Board of Management for the Rehab Centre in 1983, was not re-appointed to this position during recent nominations to Committees and Boards. He expressed concern that Mr. Fader learned that he was not re-appointed through an outsider, and he did not receive a letter notifying him or thanking him for his dedication and service while he did serve as a Member. He stated Mr. Fader is a well respected individual, and learning of this second or third hand is not acceptable. Councillor Boutilier clarified that Mr. Fader is not his personal friend, but he is a resident of District 20.

Councillor Boutilier requested that Council adopt a policy whereby all candidates would be notified of appointments and changes to appointments within a reasonable period of time.

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

"THAT Council adopt a policy whereby people appointed to and changes in appointments to Halifax County Committees and Boards be notified by staff within a reasonable period of time."

Warden Lichter advised that as Warden he now has an opportunity to understand operations within the County building, and the length of time involved in transcribing and examining minutes can run into a number of days. He suggested a reasonable period of time may be three or four days, which allows this information to reach the individual second or third hand.

Councillor Bates felt a motion should not be necessary in this regard. He felt Mr. Fader should have received a phone call from the person who nominated him.

Councillor Sutherland agreed that it should only be courtesy to notify somebody who lost his appointment after serving on a Municipal Committee or Board.

Mr. Kelly advised that it is procedure to write to those appointed to Committees and Board advising of their appointment; it is also the procedure to write to former members, advising them that their nomination was lost and thanking them for their service. Councillor Sutherland commented that it is a question of the time lapse before this letter is received.

Deputy Warden McInroy advised that within three days of the appointment of the two new members to the Rehab Centre, he spoke face-to-face with Mr. Fader and Mr. Peddle and conveyed that information to them, although they had already been advised. At the full board meeting on December 12, those members were thanked for their service and years of dedication; although it was not a communication from Council, it was not a full two week period before they were advised of the outcome of the appointment.

Councillor Cooper felt the situation is fairly well handled now, and he felt it should be the responsibility of the Councillor making the nomination to initially advise the nominee of the outcome.

Councillor Boutilier and Councillor Snow agreed to withdraw the motion, and that those making nominations will be responsible for notifying the nominee of the outcome of the appointment.

ADDITION OF ITEMS TO THE AGENDA FOR JANUARY 17, 1989

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:15 p.m.

COUNCIL SESSION

TUESDAY, JANUARY 17, 1989

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

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

Warden Lichter expressed sympathy to Councillor Fralick and his family in the loss of his father-in-law.

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

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

APPROVAL OF MINUTES

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

"THAT the minutes of the Special Council Session, December 8, 1988, be approved as circulated."
MOTION CARRIED

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

"THAT the minutes of the Public Hearing, December 12, 1988, be approved as circulated."
MOTION CARRIED

LETTERS AND CORRESPONDENCE

Minister, Sport and Recreation Commission

Mr. Kelly advised that this letter is in response to a concern Councillor Adams had raised at the Executive Committee, and he suggested that it be referred accordingly.

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

"THAT this item of correspondence be referred to the Executive Committee."
MOTION CARRIED

SUPPLEMENTARY CORRESPONDENCE

Minister of Transportation and Communications

Mr. Kelly reviewed this correspondence regarding the paving of Pine Falls Drive, Sheet Harbour.

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

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

Correspondence to the Minister of Transportation and Communications regarding Hurshman Road, Dutch Settlement

Mr. Kelly advised that this is a copy of a letter sent to the Minister of Transportation including a petition from the residents of Hurshman Road, Dutch Settlement requesting signage and pavement of the road.

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

"THAT Council support Warden Lichter's letter to the Minister of Transportation and Communications regarding the paving of and signage for Hurshman Road, Dutch Settlement."

Councillor MacKay informed that in 1984 the Department of Transportation (DOT) ruled that the only signs to be installed by the DOT are traffic-related signs. He advised that the DOT previously put up "Children Playing" signs, as well as others, but they stopped this procedure because of a court case. Councillor MacKay stated there is new signage for playgrounds, but it does not appear to

be DOT signage. He suggested that staff check with the DOT regarding these signs because he has received many such requests, but he has been telling people that the DOT no longer puts up these signs. Councillor MacDonald agreed that this should be investigated. He advised that there were such signs in his district, but the DOT removed them.

MOTION CARRIED

EXECUTIVE COMMITTEE REPORT

1988 Property Tax Exemptions

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

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

"THAT 1989 property tax exemptions be to a maximum of \$275 for persons eligible with the provisions that the property shall be owner-occupied and the total annual income of all family members residing in the household shall not exceed \$10,500."

MOTION CARRIED

Requests for Grants and Loan

Mr. Kelly reviewed each of the requests.

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

"THAT Council approve a District Capital Grant, District 11 in the amount of \$777.76 for the purpose of purchasing chairs for the Tangier Volunteer Fire Department."

MOTION CARRIED

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

"THAT Council approve a loan in the amount of \$109,575 to be repaid over a ten year period, principle and interest, and that Council reserve the right to levy an area rate in default of repayment of principle and/or interest;

ALSO THAT Council approve a District Capital Grant, District 13 in the amount of \$5,000 for the purchase of a pumper fire vehicle for the Dutch Settlement Volunteer Fire Department."

MOTION CARRIED

Temporary Borrowing Resolution

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

"THAT Council approve a Temporary Borrowing Resolution No. 88-06 in the amount of \$2,000,000 for recreation facilities."

Councillor Deveaux asked the purpose of the \$2,000,000. Mr. Meech informed that it is the means by which the new policy for recreation and cultural facilities will be implemented. He informed that it is the intention to make this function by using a temporary borrowing, to be renewed on an annual basis. There will be an annual levy of 1.3 cents per \$100 of assessment per year paid to reimburse this fund. Mr. Meech further clarified that the 1.3 cents levy will generate \$425,000 per annum, and the funds allocated will be limited to \$2,000,000. If there are not many major requests over a period of a few years, the outstanding amount will decrease.

MOTION CARRIED

SUPPLEMENTARY EXECUTIVE COMMITTEE REPORT

Cost of Living Adjustment, Non-Union Employees

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

"THAT salary scales for non-union Halifax County employees be adjusted by 4.5 percent, effective January 1, 1989."

Councillor MacKay inquired about the union agreements, and how they compare to the proposed 4.5 percent cost of living adjustment for non-union employees. Mr. Meech informed that cost of living is considered when negotiating a union contract, but there are differences between union and non-union employees, and the purpose of the collective agreement is to negotiate these matters. Councillor MacKay clarified that he only wants to assure that everybody is treated equally.

MOTION CARRIED

By-law Amendments, re District Numbering - By-law Nos. 10, 40, 41, and 42

Mr. Kelly advised that the purpose of these amendments is with regard to recent boundary changes and district numbering.

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

"THAT Council approve amendments to By-law Nos. 10, 40, 41, and 42 with regard to District numbering as per boundary changes."
MOTION CARRIED

District Capital Grant, District 12

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

"THAT approval be granted for a District Capital Grant, District 12 in the amount of \$4,656.56 for funding of major renovations at the Middle Musquodoboit Bicentennial Theatre (County-owned)."
MOTION CARRIED

Emergency Dispatch Centre

Mr. Kelly reviewed the recommendation of the Executive Committee with regard to this matter.

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

"THAT Oldham Engineers Incorporated be retained at a cost not to exceed \$8,000 for the purpose of studying emergency dispatch operations for Halifax County in conjunction with the implementation of the E-911 system, provided that no further studies are recommended as a result of this investigation."

Councillor MacKay advise that he read the report, and it appears that Oldham Engineers Incorporated has the expertise and ability to conduct this study, but it appears the proposal from this company was unsolicited. He asked if any investigation was done to determine what other expertise might be available.

Warden Lichter advised that the information relayed to the Executive Committee from Mr. Turpin, Fire Services Research & Development Officer, and Captain Cormier was that this company has a great deal of expertise with the E-911 system, present radio equipment systems, and installation of towers throughout the County and the Province. Therefore, it was felt that this company has the knowledge base to offer this system. He advised that this proposal did not go out to tender.

Mr. Meech added that this proposal was requested and came about as a result of a meeting with the Sackville Fire Department and Mr. Turpin. He advised that he supported the recommendation to retain Oldham Engineers Incorporated because of the individual's background and knowledge of the particular communication systems being considered for Halifax County. He is also the consultant doing the E-911 system.

Councillor MacKay inquired about the purchasing policy for contracts; he was of the understanding that contracts over \$10,000 are to go to tender, and three quotes are supposed to be give for those over \$8,000. Mr. Meech informed that the policy for contracts over \$10,000 is mainly for administration purposes, and it is the right of Council to decide of this should be by-passed or not. He reiterated that this company is recommended because of its expertise in this area.

Councillor Cooper noted that the proposal contains a clause including assistance from Mr. Turpin and the fire chiefs, and he asked if that will be part of their job duties or if their work will be interrupted to assist with this project. Warden Lichter responded that questionnaire will be sent out, information gathered and relayed, which has been done by Mr. Turpin and Captain Cormier.

MOTION CARRIED

DEVELOPMENT OFFICER'S REPORT

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

"THAT the report of the Development Officer be received."
MOTION CARRIED

SUPPLEMENTARY BUILDING INSPECTOR'S REPORT, RE LESSER SIDE YARD CLEARANCEGarth Patterson, Three Fathom Harbour

Mr. Kelly reviewed the report of the Assistant Chief Building Inspector with regard to this request for a lesser side yard clearance.

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

"THAT Council approve a lesser side yard clearance of 3 feet for applicant Garth Patterson, Lot 6, Naugle & Bonang Subdivision, Three Fathom Harbour."
MOTION CARRIED

APPOINTMENT OF ASSISTANT DEVELOPMENT OFFICER

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

"THAT Sharon Bond, Assistant Development Officer, be appointed as Municipal Development Officer for the administration of Land Use By-laws and Subdivision By-laws."
MOTION CARRIED

URGENT AGENDA ITEMSCouncillor Randall - Canal, Porter' Lake/Three Fathom Harbour

Councillor Randall advised that the above-mentioned canal has been declared surplus by Public Works Canada. They offered it to the Province, who was not interested in it, and then to the Municipality. The County was considering it for recreation purposes, but determined it would not be useful.

Councillor Randall informed that he is concerned about the canal being filled in and the environmental effects, noting that it used to serve as a valve for Porter's Lake, and it keeps the water moving through Three Fathom Harbour. Councillor Randall advised that he wrote to the Department of the Environment in November with his concerns, and three weeks ago he was informed that they are looking into the situation. However, the federal Department of Public Works wants an answer in this regard before January 19, 1989.

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

"THAT a letter be written to the provincial Department of the Environment asking if they have considered the canal at Porter's Lake/Three Fathom Harbour in terms of environmental concerns, making reference to Councillor Randall's letter of November 16, and requesting a reply as soon as possible;

ALSO THAT copies of this letter be forwarded to the local MLA, Tom McInnis, and Public Works Canada."

Warden Lichter asked if it would be possible to have this letter faxed on January 18, 1989 given the urgency of this situation. Mr. Kelly advised that it would be possible.

MOTION CARRIED

Councillor Baker - Membership, Atlantic Winter Fair Board of Directors

Councillor Baker noted that he was recently appointed to the Atlantic Winter Fair Board of Directors, but at that time he was not aware that non-Council Members could be appointed to that position. He informed that former Councillor Walker is interested in this board, and he felt that his interest would best serve the Board. Therefore,

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

"THAT Halifax County Council accept Councillor Baker's resignation from the Atlantic Winter Fair Board of Directors."
MOTION CARRIED

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

"THAT Ronald Walker, Hubbards, be appointed to the Board of Directors for the Atlantic Winter Fair."

It was clarified that a non-Council Member can be appointed to this position.

MOTION CARRIED

Ronald Walker, Hubbards, was declared a member of the Atlantic Winter Fair Board of Directors.

Councillor Deveaux - Sewer and Water, Faulkner Drive

Councillor Deveaux noted that Council approved sewer and water to Faulkner Drive several months ago. He inquired about the status of that project and how long it will be before these services are installed. Mr. Meech informed that he has not checked this project recently, but he would obtain a written report from the Engineering & Works Department and have it forwarded to Councillor Deveaux before the next Council Session.

Councillor Deveaux - Crosswalk, Main Highway/Howard Avenue

Councillor Deveaux informed that he and other residents have been trying to get a crosswalk situated at this location for several years, but the Department of Transportation has indicated that it is not warranted. He informed that he received a letter from an elementary school student asking for a crosswalk at this location so she and her brother can cross the street more easily.

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

"THAT the Department of Transportation be requested to locate a crosswalk at the intersection of the main highway and Howard Avenue, and that a copy of the letter from the elementary student requesting this sidewalk also be forwarded to the Department of Transportation;

ALSO THAT copies of this letter be forwarded to the MLA for the area and the student who wrote the letter to Councillor Deveaux."

Councillor Sutherland inquired about the original response to this request from the Department of Transportation. Councillor Deveaux informed that they have studied this situation and indicated that it is not warranted; however, he informed that he and the residents do not agree, and he expressed hope that the pleas of an elementary child will bring action from the Department of Transportation.

MOTION CARRIED

Councillor Randall - Chezzetcook Clam Flats

Councillor Randall informed that there have been test carried out over the past number of years at the Chezzetcook Clam Flats by the Department of Fisheries and a certain degree of contamination of the clams has been found. Further tests were carried out by the Atlantic Health Unit at the request of the MLA because he thought the earlier test results may have been the result of malfunctioning septic systems.

Councillor Randall stated that a number of people in the Chezzetcook area earn their living or supplement low incomes from the clams, but there has been no answer to this problem. He stated he would like to know the status of this problem from the Department of Fisheries, and if the Clam Flats will be re-opened. He had heard that the Department might decontaminate the Flats, if there is still contamination.

Councillor Horne indicated that the federal Department of the Environment would also be responsible in this regard, and he suggested that correspondence be forwarded to that agency. He also advised that there is a group of these people working out of the Bedford Institute of Oceanography that do these studies on a regular basis, and he informed that he would provide the name of the person responsible so a copy of the letter could be forwarded accordingly.

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

"THAT a letter be written to the Federal Department of Fisheries inquiring about the status of the Chezzetcook Clam Flats and that copies of this letter be sent to the local MLA, Tom McInnis; the federal MP, Elmer MacKay; and the federal Department of the Environment as indicated by Councillor Horne."

MOTION CARRIED

Councillor Smiley - Need and Demand Study

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

"THAT the Department of Housing be requested to conduct a Need & Demand Study for family housing units in District 11."

Councillor Smiley advised that she has received many requests from the community and the clergy to have family housing investigated for the area. She stated there is an economic boom in the area, and housing needs are becoming greater all the time, and those with housing needs at present will be left in the cold.

MOTION CARRIED

Councillor Fralick - Smoking Policy

Councillor Fralick asked for clarification on the effective date for the smoking policy, recently approved by Council. Warden Lichter advised that the Council Chambers and Boardrooms are smoke-free effective January 3, 1989.

Councillor Fralick commented that this may cause two meetings to be taking place at one time - one in the Chambers and one in the lounge. He stated time will tell.

Councillor Ball - Department of Transportation

Councillor Ball informed that he received a petition from residents of Portuguese Cove requesting a reduction in the speed limit from 70 km/hr to 50 km/hr, crosswalks in the area, and signage for the area playground. He advised that the road in the main thoroughfare in the community, and it is not safe for people to cross the road there.

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

"THAT a letter be sent to the Department of Transportation expressed Council's support for the petition from the residents of Portuguese Cove for a reduction in the speed limit, a crosswalk, and signage for the area playground;

ALSO THAT this letter be copied for the area MLA."

MOTION CARRIED

Councillor Cooper - Cole Harbour High School

Councillor Cooper stated it was a very unfortunate event that disrupted the school system in Cole Harbour last week, and it affected a large part of Halifax County. He stated all involved bear some responsibility because of racism or community differences, but the school system itself is also a problem. He informed that there is a building housing grade ten students from the sub-system, which could be considered a jail, and grades 11 and 12 students reacted to the circumstances. Councillor Cooper stated parents expressed concern for the education and safety in the system. He suggested it is necessary for the School Board, in consultation with the students and parents, to address the problem through education programs. Councillor Cooper continued that because of the effect of this incident on residents of this Municipality, the Municipality should be prepared to express an opinion in this regard and get this matter resolved in a manner satisfactory to all. He felt it is necessary for the School Board to develop programs for administration to implement and monitor showing that concerns of students are listened to and addressed. He stated the community should also be kept informed of these steps on an on-going basis, as well as Councillors for the area.

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

"THAT a letter be sent to the Halifax County-Bedford District School Board indicating support for programs to identify and alleviate problems that resulted in the disruption of classes in Cole Harbour, and that the community and Councillors be kept information of all information and programs on an on-going basis."

Councillor Baker informed that he is a member of the School Board, and this issue has not yet been discussed in his presence. He stated not everybody can be expected to like everybody, and people cannot be ordered to do so; however, everybody should be respected. He suggested that Councillor Cooper would like to meet with the School Board to discuss this issue; he stated he does not see a big war going on, although there have been many versions of it through the media.

Councillor Deveaux stated there is no harm in the motion, as Councillor Cooper is only requesting that certain issues which have not already been addressed be answered. Councillor MacDonald also agreed with the motion, stating the issue affects all communities in Halifax County, and everybody can learn from what has taken place. He stated the problem goes beyond the school system, so the letter would be appropriate.

MOTION CARRIED

Councillor Deveaux asked that this letter be forwarded to the School Board immediately for consideration at the next meeting on January 18, 1989.

ADDITION OF ITEMS TO THE AGENDA FOR FEBRUARY 7, 1989

Councillor Baker - Department of Transportation
Councillor Merrigan - Beaver Bank Road
Councillor Snow - Department of Transportation
Councillor Boutilier - Department of Transportation
Councillor Richards - Department of Transportation
Councillor Ball - Department of Transportation

PUBLIC HEARING, RE MINOR VARIANCE

Application No. MV-52-24-88, Peter Casey, 20 Driftwood Crescent, Cole Harbour

Mr. Gough reviewed the staff report respecting this application for a minor variance. He advised that Mr. Casey left the contractor to complete his deck while he was away, and when he returned the deck had been constructed too close to the property line, as indicated on his building permit, which had been issued for the sundeck.

Mr. Gough informed that he has received a letter from the abutting property owner indicating that the minor variance would create no difficulty for him.

Questions from Council

Councillor Ball commented that there appears to be many minor variance applications; he inquired about the numbers and the reason for so many applications. He suggested there may be a better method of enforcing the rules.

Warden Lichter agreed there may appear to be a large number of minor variance applications, but if there were considered in comparison to the number of development and building permits issued, the number of applications would seem insignificant.

Mr. Gough informed that there have been 52 applications for minor variances over the past calendar year, and six to eight of those applications have been denied and the appeals heard before Council. He also advised that there are approximately 3,000 development permits issued annually; thus the number of minor variances appear to be relatively small.

Councillor Sutherland asked how these applications come about through the inspection and permit process. Mr. Gough informed that permits are issued with a specified minimum yard clearance, but if the structure is not built accordingly, the developer must apply for a minor variance.

Councillor Bates expressed concern that there is blatant disregard for the rules because people know they can go through the minor variance process. Mr. Gough responded that it is up to Council to grant the minor variance or to instruct the applicant to have the variance removed.

Councillor MacKay inquired about yard clearance for steps. Mr. Gough explained that steps below grade are permitted to the property line; however, it must be

noted that different rules are applicable to different areas throughout the County according to the by-law in place.

Councillor Baker referred to the sketch attached to the staff report and asked how a permit could be issued for the sundeck to the side of the house given the measurements shown. Mr. Gough indicated that he cannot speak for the contractor, but he assumed that the sundeck was not supposed to go around the corner of the house. He advised that it was shown on the rear of the house on the original application.

Councillor Baker indicated that he has no difficulty with the number of minor variances; he stated Council has final control, and it is a democratic process.

Councillor Bates asked if the applicant came forward to explain the reason for the mistake. Mr. Gough advised that the applicant informed that the contractor had made a mistake. Councillor Bates stated it appears there is not much point in having guidelines if minor variances can be approved. He stated he will not support the appeal.

Warden Lichter clarified that Mr. Gough had no option but to deny the minor variance under the terms of the Planning Act, and the applicant is now appealing Mr. Gough's decision.

Councillor Merrigan stated an mistake can easily be made, and the mandate of Council when hearing a minor variance appeal is to determine if the variance will create a problem for neighbours.

Speakers in Favour of this Minor Variance

None.

Speaker in Opposition to this Minor Variance

None.

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

"THAT Halifax County Council approve a minor variance as applied for by Peter J. Casey, Lot 766-A, 20 Driftwood Crescent, Cole Harbour."
MOTION CARRIED

ADJOURNMENT

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

"THAT this Council Session adjourn."
MOTION CARRIED

The Council Session adjourned at 7:15 p.m.

PUBLIC HEARING

MONDAY, JANUARY 9, 1989

PRESENT WERE: Warden Lichter
Councillor Meade
Councillor Poirier
Councillor Fralick
Councillor Baker
Councillor Ball
Councillor Deveaux
Councillor Bates
Councillor Adams
Councillor Randall
Councillor Bayers
Councillor Smiley
Councillor Reid
Councillor Merrigan
Councillor Morgan
Councillor Snow
Councillor Eisenhower
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. Paul Morgan, Planner, Policy Division

SECRETARY: Glenda Hill

Warden Lichter called the public hearings to order at 7 p.m. with the Lord's Prayer. Mr. Kelly called the Roll. Warden Lichter then reviewed the procedure for the public hearing.

APPLICATION NO. RA-24-04-88-13

Mr. Morgan reviewed the staff report. He began by identifying the property in question on a map on the overhead projector. He also referred to a location certificate supplied by Mr. Harvey.

Mr. Morgan advised that the salvage yard operation proposed will only operate on 9.1 acres of the land in question, although it is proposed to rezone 9.8 acres. He advised that the site features were considered, as well as the ability to screen the site. The topography and fencing will allow this site to be adequately screened.

A second criteria was the approval of various provincial agencies who have all indicated no objection to this application. The Department of the Environment was contacted concerning the small watercourse crossing this property, and they indicated that they have no regulations concerning salvage yards in terms of separation distances from watercourses, although they have recommended a minimum 100 foot buffer zone, and a 500 foot separation distance has been maintained. The Department of Municipal Affairs have no objections to this application, although they have informed that a Regional Development Permit will be required.

Mr. Morgan concluded with the recommendation that Council approve this application.

Questions from Council

Councillor Sutherland asked if the property can be accessed from the 300 foot zone. Mr. Morgan advised that the zoning had to be extended to accommodate the access point. The Provincial license does not permit storage at the access location, although it is only an access lane and must be zoned accordingly. The remainder of this large parcel of land will remain unzoned.

Councillor Morgan asked if a salvage yard license necessarily means an auto salvage yard. He noted that the City of Halifax recently experienced difficulty with a salvage yard operation, and he questioned if there are any regulations in this regard because the Department of the Environment do not have any such regulations. He expressed concern about the potential problem of battery acids and gases contaminating the ground. Mr. Morgan responded that this is regulated under the Licensing Act; the check what the salvage yard is for, and in this instance they have determined that the site is suitable for used cars and auto parts.

Speakers in Favour of this Application

None.

Speakers in Opposition to this Application

None.

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

"THAT Application No. RA-24-04-88-13, to rezone a 9.8 acre portion of an 84 acre parcel of land, located on the south side of the Dutch Settlement Road approximately 1,500 feet to the west of Highway No. 277 intersection, from Unzoned to SD (Salvage Yard and Dump) Zone be approved by Municipal Council."

Councillor Sutherland asked if this application is make a non-conforming use a legal use. Warden Lichter advised that an application was placed before the Public Utilities Board for a salvage yard zone, and the application was granted. However, the applicant did not know that the zoning on the land also

had to comply, so the salvage yard proceeded. The Public Utilities Board was not concerned about the location because it is in a rather rural area, although they should have been because all applications are granted subject to rezoning. When this became evident, staff notified Mr. Harvey of the necessary zone change, and he proceeding with this application accordingly. He suggested that Mr. Harvey was not attempting to make a non-conforming situation legal.

MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

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

"THAT this public hearing adjourn."
MOTION CARRIED

The public hearing adjourned at 7:15 p.m.

TO: Planning Advisory Committee
FROM: Dept. of Planning & Development
DATE: November 21, 1988
APPLICATION NO. RA-24-04-88-13


C.A.O.
DIRECTOR PLANNING & DEVELOPMENT

RECOMMENDATION

THAT THE APPLICATION BY CYRIL HARVEY TO REZONE A 9.8 ACRE PORTION OF AN APPROXIMATELY 84 ACRE PARCEL OF LAND, LOCATED ON THE SOUTH SIDE OF THE DUTCH SETTLEMENT ROAD, APPROXIMATELY 1500 FEET TO THE WEST OF THE HIGHWAY NO. 277 INTERSECTION, FROM UNZONED TO SD (SALVAGE YARD AND DUMP) ZONE BE APPROVED BY MUNICIPAL COUNCIL.

Information

The lands of Mr. Harvey are located on the south side of the Dutch Settlement Road, between Elmsdale and Dutch Settlement (See Map 2; p.4). The lands lie within an unzoned portion of the Municipality but are regulated by the Municipality's Zoning By-law No. 24, which requires an SD (Salvage Yard and Dump) Zone to operate a salvage yard.

As illustrated by Maps 3 and 4, Mr. Harvey owns two separate parcels of land at this location. The larger parcel, on which permission is sought to operate a salvage yard, extends 5,650 feet back from the highway boundary across a width of 660 feet with approximately 97 feet of frontage on the highway. Mr. Harvey also owns a smaller parcel with 114.5 feet of highway frontage and 200 feet of depth. A mobile home, which serves as a residence for an employee, is located on this lot. However, a permit was never obtained for an on-site waste disposal system and its status is presently under investigation.

Since purchasing these properties in April, 1979, Mr. Harvey has operated a salvage yard, known as Harvey's Used Auto Parts, in apparent contravention of the Municipality's Zoning By-law No. 24. The operation begins at a distance of approximately 300 feet from the center line of the highway. A wooden fence, which extends across the width of the property at this point, serves to screen the operation from the direction of the highway.

In November, 1987, Mr. Harvey made application to the Board of Commissioners of Public Utilities for a salvage yard licence. Pursuant to the Salvage Yards Licensing Act (R.S.N.S. 1967), a licence is required for a salvage yard operation on any lands within 1500 feet of the center line of a public highway.

In April, 1988, the Board of Commissioners held a hearing on Mr. Harvey's application to permit the storage of used bodies or parts of automobiles as well as other vehicles and machinery on a portion of his property, beginning 300 feet from the center line of the highway and measuring 660 feet in width by 600 feet in depth, for a total area of approximately 9.1 acres. A licence has been issued on condition that appropriate municipal zoning is obtained.

By-law No. 24 requires that an SD Zone have a minimum frontage of 100 feet on a public highway. To meet this requirement, the rezoning application has been extended across the full width of the smaller lot from the highway to the point 300 feet from the highway centre line at which the operation is to begin (see Map 4, p.6). The total area included in the rezoning application is thereby increased to 9.8 acres.

Site Description

Surrounding Uses: As illustrated by Map 3, p 5.

Lot Area: Approx. 84 acres (large lot)
 Approx. 0.55 acres (small lot)

Area to be rezoned: Approx. 9.8 acres (see Map 4, p.6)

Features: A wooden fence has been built across the width of the property, at a distance of approximately 300 feet from the centre line of the highway (See Map 4, p.6). A shed related to the salvage yard operation is located immediately behind the fence.

Lands between the fence and the highway have been cleared and are generally flat. An access lane serving the salvage yard crosses the smaller lot, immediately to the west of the mobile home. Three other residential lots also have frontage on the highway between the side lot lines of the larger lot.

From the fence, the property slopes mildly downward in a southerly direction to a small watercourse located approximately 1400 feet from the highway. Beyond the watercourse, the property rises more sharply to a high point near the rear property line.

Lands beyond the fence remain heavily forested, except where clearing has taken place to accommodate the salvage yard operation. A central roadway has also been cleared to a point near the rear property line. At the time of the site visit, some logging was taking place.

Site Visit: March 4, 1988

ANALYSIS

The site features allow for effective screening of the proposed salvage yard area. The fence across the front and the forest cover maintained along the side property lines screen this operation from residential properties located along the highway as well as from the Beaumont Drive Subdivision, to the west of the site. Due to the falling grade, most of the operation would not be visible from the highway in any event. These features, as well as the relatively large separation distances from abutting houses, minimize the possible intrusiveness of such an operation.

Zoning By-law No. 24 requires that a salvage yard be fenced or otherwise screened in such a way that it will not be unsightly. If trees were cut at some point in the future causing the operation to become exposed, the building inspector could require that additional fencing be erected.

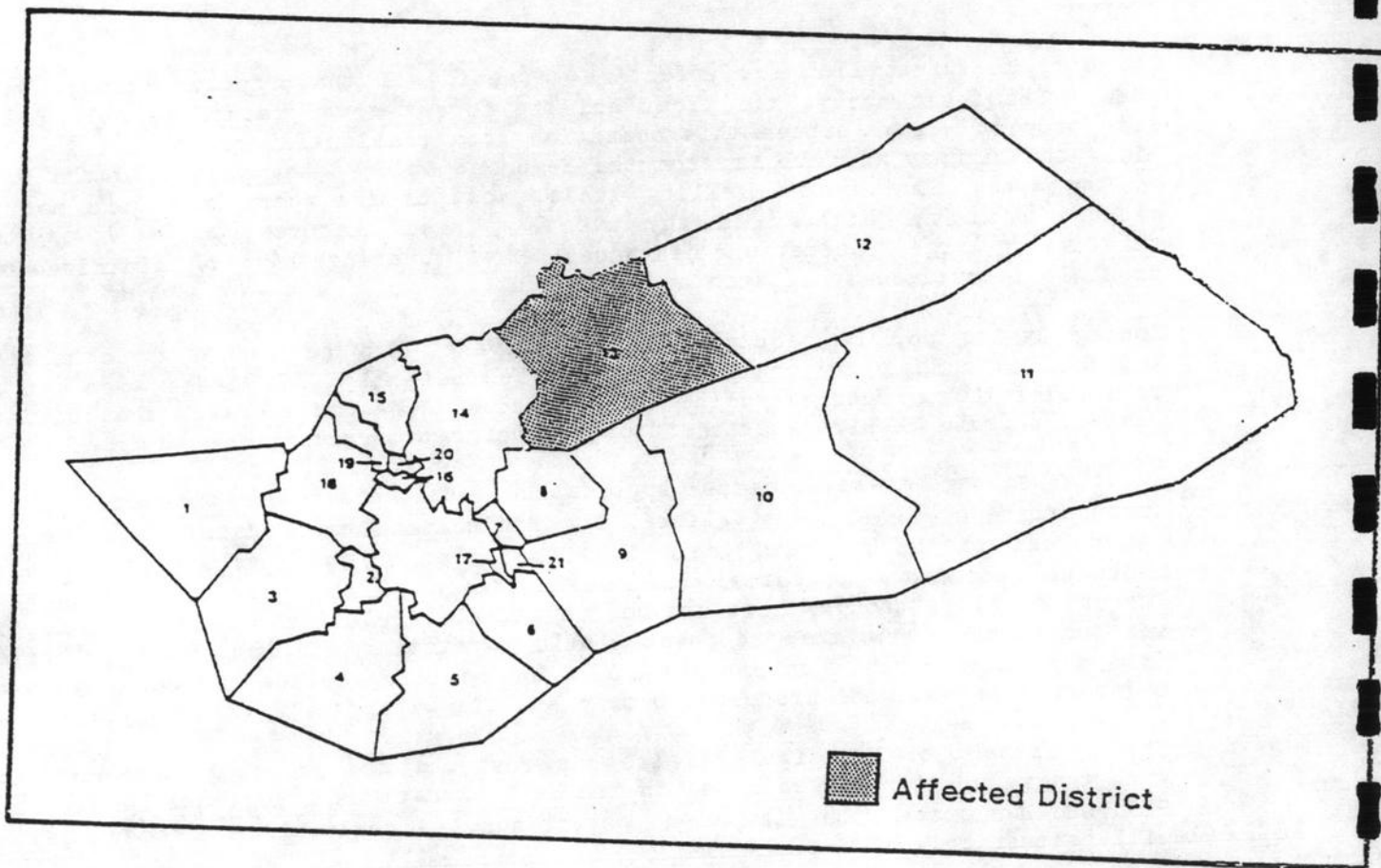
In the salvage yard licence application, the provincial Departments of Transportation, Health and Welfare, and Environment have stated that they do not object to the proposed use. The Department of the Environment was also contacted about the potential for contamination of the watercourse crossing the property. Although there are no provincial regulations in this regard, it was recommended that the proponent should maintain a minimum 100 foot buffer from any watercourse. An approximately 500 foot separation distance has been maintained between the proposed SD zone and the watercourse (Map 4, p.6).

The Department of Municipal Affairs has reviewed the proposal in accordance with the regulations established in the Halifax-Dartmouth Regional Development Plan and has stated that it has no objections. A regional development permit will be required.

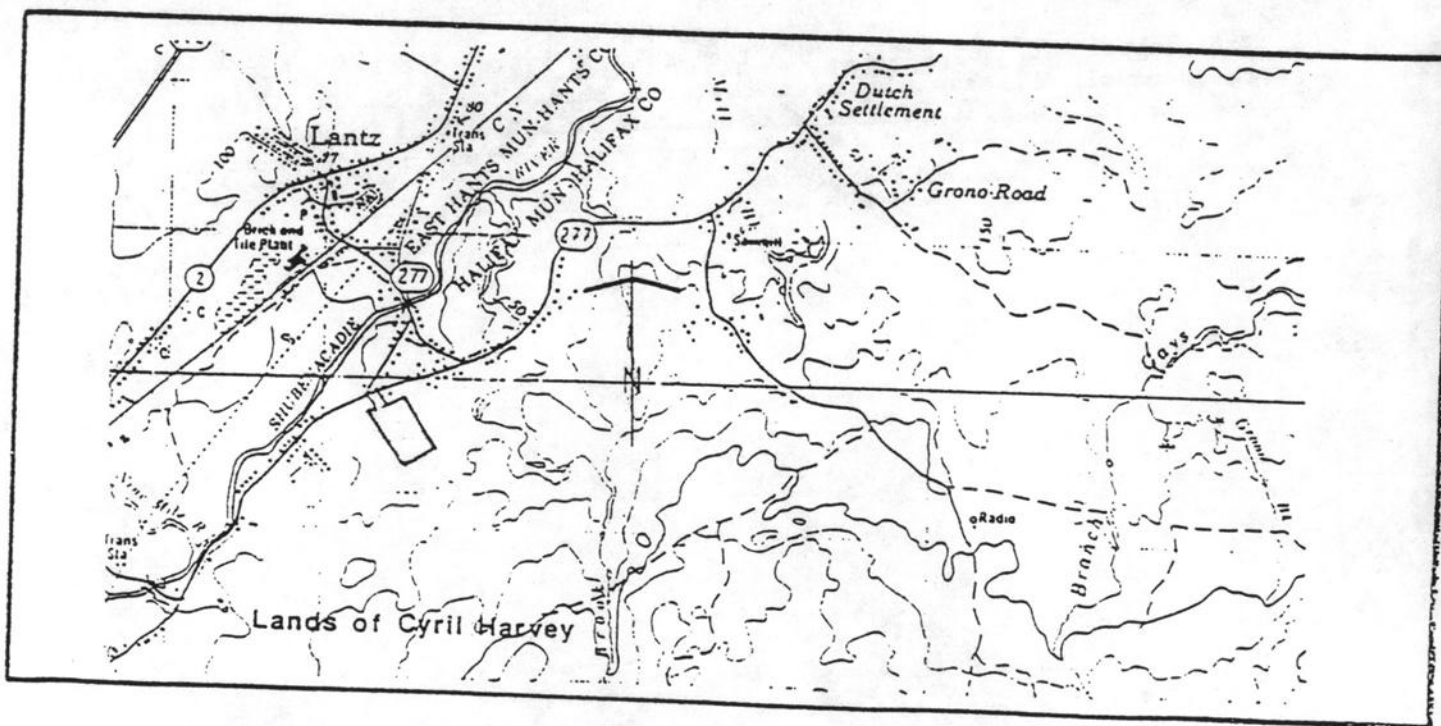
Conclusion

The degree of separation of the salvage yard operation from surrounding residential uses as well as the visual screening which exists, will minimize the possible negative effects of the use. Since the proposed use also meets the requirements of all other appropriate agencies, staff recommends that the rezoning application be approved.

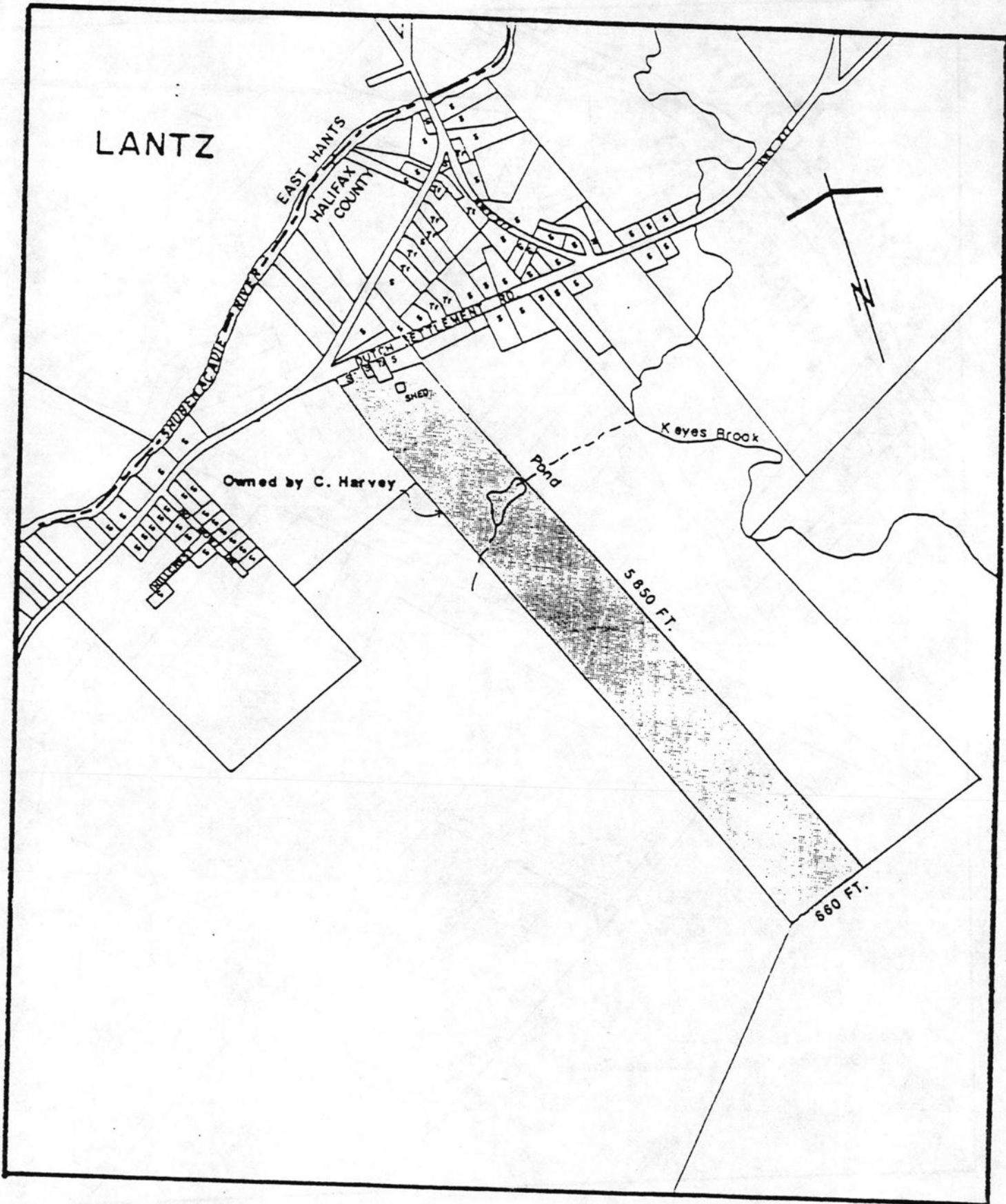
MAP 1



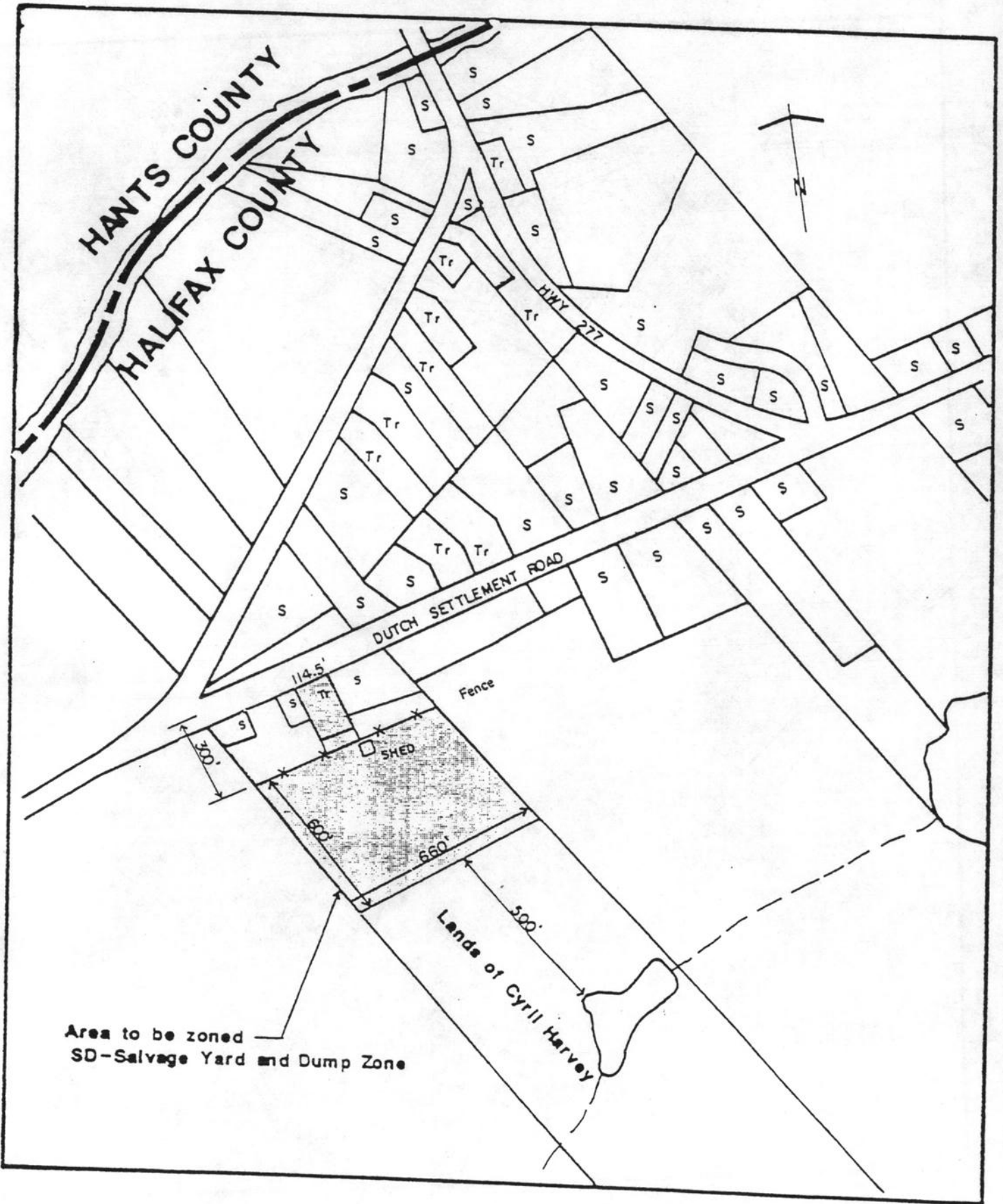
MAP 2



MAP 3



MAP 4



Area to be zoned
SD-Salvage Yard and Dump Zone

SPECIAL COUNCIL SESSION
RE HARNESS RACING FACILITY
TUESDAY, JANUARY 10, 1989

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

ALSO PRESENT: Mr. K.R. Meech, Chief Administrative Officer
Mr. G.J. Kelly, Municipal Clerk
Mr. R.G. Cragg, Municipal Solicitor
Ms. V. Spencer, Director, Planning & Development

SECRETARY: Glenda Hill

Warden Lichter called the meeting to order at 6 p.m. He advised that this meeting has been called to hear a proposal from the Halifax County Harness Horse Owners Association and Scotia Downs regarding the proposed harness racing facility near the airport. He noted that representatives of the Atlantic Winter Fair site had also been invited, and that it would be Council's decision whether or not their presentation would be heard.

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

"THAT Council hear the presentation from the Atlantic Winter Fair site representatives concerning a harness racing facility for that area."
MOTION CARRIED

Deputy Warden McInroy declared a conflict of interest.

Mr. Grey of the Halifax County Harness Horse Owners Association introduced his associates, Brian Burgess from the chartered accounting firm, White, Burgess & Langille; and Wayne MacRae, Chairman of the Track Committee for the Association.

Mr. Grey then began his presentation by stating it has been 29 months since the closure of Sackville Downs; many people have been out of full and part time work since then, and the harness racing industry has been in chaos since.

One year ago, architects were hired to develop plans for a new track, and White, Burgess & Langille were hired to do an impact study for this project. In March, 1988 this information was released to the public. At that time, the Honourable Roland Thornhill best defined the project as a worthwhile venture, expressing surprise at the magnitude of the industry. From that point, the project has been treated differently than ever before.

Mr. Grey continued that in May, 1988, the Federal government advised that private money had to be involved in this project before they would support it, and by July the Federal and Provincial governments had agreed to provide \$5 million to support the harness racing industry through the development of a racetrack. At that time, the Honourable Don Cameron advised that the Provincial government had no interest in owing a racetrack.

Shortly after this announcement, Scotia Speedworld approached the Association with their proposal. Mr. Grey advised that originally the Association was sceptical, but Scotia Speedworld quickly showed that they have the means to adequately support the industry. They have fulfilled all criteria from the Federal and Provincial governments.

Mr. Grey proceeded, stating many have been involved in the site selection process since that time. As a result of the input, the combined meetings, etc., in October the Provincial cabinet expressed support for Scotia Speedworld near the airport.

Mr. Grey stated he is now before Council to get this racetrack and services to the racetrack building; all is falling into place, but it is essential that these services are installed. Time is becoming critical, and the last necessary component is sewer and water services. He stated the developers are ready to roll, and he expressed hope that Council will give this request consideration and support.

Mr. Burgess next advised that he prepare the report entitled "The Economic Impact of the Harness Racing Industry in the Province of Nova Scotia" in an effort to indicate to the Provincial and Federal governments that harness racing is an industry, as opposed to a sport or hobby for a few individuals. He stated this is an industry, and water and sewer services should be considered for this industry as it would be for any other industry.

Mr. Burgess recapped the financial impact to show how much of an industry harness racing is and how it will benefit the entire Province. He advised that the economic impact of the industry on the Province will be seen in three areas: annual employment, annual operating expenditures on goods and services

(estimated at \$3.9 million), and capital investment in the harness racing industry (estimated at \$44 million in total across the Province. He reviewed employment figure for various industries across Nova Scotia, indicating that harness racing is one of the higher employers in Nova Scotia.

Councillor Deveaux stated the figures are very impressive, but Sackville Downs did not operate at a profit. He asked if there are any harness racing facilities in the Province now operating at a profit. Mr. Burgess advised that there are four different tracks in Nova Scotia (Truro, Sydney, North Sydney, and Inverness), and although he had not seen their financial statements, he suggested that they are not making large profit, but they cannot be incurring large losses because they stay in business year after year.

Councillor Deveaux asked if those operations are subsidized. Mr. Burgess responded that he does not know if they are or are not subsidized, having not seen their financial statements.

Councillor Baker asked if there have been any racetracks that have failed in the past couple of years in the Maritimes. Mr. Burgess advised that one in Moncton went into receivership in October, 1988, although it is still operating.

Mr. MacRae continued with the presentation, advising that the question of a site for the racetrack has been answered; the only question now is the health of the harness racing industry, which seems to be in the hands of this Council. He asked, on behalf of all harness racing facilities in Atlantic Canada, that Council answer this question positively so allow Scotia Downs and the Association to get on with this job and make the industry health again.

Councillor MacKay noted that the study considered all aspects of the industry, including employees, horse drivers, etc., including the location. He stated the location is a key component to the viability of the track and asked for details on the proposed location. Mr. MacRae agreed that the location for this racetrack has indeed been an issue, but it has been decided upon not only by the industry, but also by the financing and the Federal and Provincial governments, who required that 20 percent of the cost be put up by private funds. Scotia Downs has offered that funding, so the location will be at the airport.

Councillor MacKay asked if the Association considered this to be a desirable location. Mr. MacRae responded that it is a very desirable location for the type of facility planned. He stated the proposed facility will be the finest in Eastern Canada in the way of harness racing planned. Also, the facility will be in the highest area of population; it will sustain the industry in Atlantic Canada; nothing else will do. Mr. MacRae continued that the airport site is more central to more owners and trainers who come from the Truro, Rawdon, and New Glasgow areas, as opposed to the opposite end of the Province. The location is also good for the winter meet when horses come from all across Atlantic Canada; it is a good location for those shipping, as well as those flying.

With regard to the 5/8 mile track as opposed to a 1/2 mile track, Mr. MacRae advised that the last 1/2 mile track was built in 1973 because fans do not support them as much as the larger track. He advised that a favourite horse