

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

"THAT the minutes of the Public Hearing, January 22, 1990, be approved."

MOTION CARRIED

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

"THAT the minutes of the Committee of the Whole, January 24, 1990, be approved."

MOTION CARRIED

LETTERS AND CORRESPONDENCE

National Transportation Agency of Canada

Mr. Kelly reviewed the letter concerning the Crossing at grade, mile 23.29 Bedford Subdivision, C.N.R., Wellington, Nova Scotia.

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

"THAT this letter be received."

MOTION CARRIED

Department of the Environment

Mr. Kelly reviewed the letter concerning the use of lime to control the pH levels in N.S. rivers.

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

"THAT this letter be received."

MOTION CARRIED

Lake Major Watershed Advisory Board

Mr. Kelly reviewed the letter stating that the LMWAB is seeking the cooperation of both Municipal Council and the Municipal Board of Health in limiting the number of lots developed within the watershed on lot sizes of less than 80,000 square feet. It is requested that Municipal Council give consideration to protecting water quality within the Lake Major Watershed when evaluating applications to rezone lands to permit smaller lot sizes in the Westphal area.

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

"THAT this letter be received."

MOTION CARRIED

Councillor Cooper stated that this concern is raised by the residents of the area around the lake about the quality of watershed lands and drinking water.

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

"THAT this item be referred to Executive Committee for consideration, in cooperation with the planning department to examine whether or not planning strategies are being followed."

Councillor McInroy questioned whether this should be sent to PAC rather than executive.

The motion was changed to state:

"THAT this item be referred to PAC."
MOTION CARRIED

Davis Developments Limited

Mr. Kelly reviewed the letter requesting Council's approval for Mr. Davis to submit a proposal for the relocation of the County's Administrative Offices from the City of Halifax to the Sackville Business Park.

Warden Lichter emphasised the statement made by Mr. Davis in his letter, stating that this would be done at Mr. Davis' own expense and with no obligation to the County. He stated that Mr. Meech and he met with Mr. Davis to make this point very clear.

Councillor Poirier asked where this issue stands. Mr. Meech stated that last spring Council authorized him to receive a proposal from the Sackville Shopping Centre. He stated that no formal proposal has been received yet and he is still awaiting this information.

Councillor Reid stated that if Mr. Davis is willing to go to this expense at his own risk, then he should be allowed to do so.

Councillor MacDonald stated that Mr. Davis has an interest and could provide useful information on the present building and a location in Sackville. He stated that this information could be valuable, whether we use it or not.

Councillor Sutherland stated that once it is made known that the County may be looking for relocation sites, it would be a business decision to provide any information and make a proposal. He stated that if Mr. Davis wanted to do this at his own expense, then

Council should not object.

Councillor Cooper stated that if Mr. Davis is permitted to do so, Council should reserve the right to have access to all information and asked how much time would be requested of staff.

Warden Lichter stated that this could be a conditional approval, in that Council would have access to the information gathered and he stated that there should not be any demands placed on staff.

Councillor Cooper stated that any one submitting a proposal should do so at their own expense.

Councillor Fralick asked if Council authorized a proposal for Sobey's Ltd. to do a study. Mr. Meech stated that Council authorized him to entertain a proposal from them on the Sackville Downs property.

Councillor Fralick stated that he would be interested to know how many councillors would be willing to move to Sackville. He stated that he could not understand why anyone would waste time and money when we may not be going anywhere. He stated that Council should vote on this tonight.

Warden Lichter stated that this question was asked over a year ago. He stated that he would see any move as a good one, provided it was beneficial to the taxpayers. He stated that Council does not have the financial information necessary to make a decision on this tonight. Warden Lichter stated that some may or may not want to move, but the question remains as to whether or not it would make sense financially. He stated that if it were advantageous to the taxpayers, this would take precedent over any inconvenience caused to himself or any other councillor. He stated that this information has not yet been received.

Councillor Ball asked what impact this would have on the rest of the municipality and to the Western Region. He stated that Council would have to explore the ramifications and the possibilities with other sections of the County as well. He stated that if the offices were moved to Sackville, there would have to be a satellite office in the western region. He stated that if Council is looking in the direction of moving, then it must explore various options. He stated that Council should not vote unless they know the impact.

Deputy Warden Baker stated that since the School Board has moved to Sackville, it appears that the developer is trying to promote his business. He stated that Council has to address the concerns of the residents, because they are elected to serve the needs of the people. He stated that the rural areas have to be considered. He stated that just because the school board moved there, does not mean that we are going to follow. He suggested having a plebiscite

on the matter and find out the wishes of the people.

Councillor Horne stated that it would be premature to vote on this issue, not knowing the cost implications.

Councillor McInroy stated that Council cannot make an informed decision until they get the information. He stated that there will obviously be political and emotional concerns. He stated that Council has not made any decisions on moving to Sackville, but has indicated that they would consider it. He stated that Mr. Davis will do this at his own expense and with no commitment to the County and he should go ahead. He stated that we should let the public know that we would consider receiving proposals from any interested party willing to do so at their own expense with no commitment from us.

Councillor Bates made reference to an article interviewing Warden Nason from Truro, and agreed that there is a lot of development and growth in the county, which is not a problem, but where the growth occurs poses problems. He stated that within the next decade Council may have to make decisions in regard to changing its boundaries. He stated that with any move, Council should know who will be there to pay for it. He asked if it was financially feasible to continue. He stated that long range planning would have to be done before any changes are made. He stated that there would have to be more thought on this than just a letter from Mr. Davis.

Councillor Merrigan stated that if a committee came back with all the costs, in the final analysis, the vote will not be based on common sense, but whether or not a councillor wants to relocate.

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

"THAT the Municipality move the Administration offices to Sackville, subject to the costing being acceptable - which includes the costing for a sub-office in the Western section."

Councillor Boutilier stated that there was a majority vote from the residents of Sackville to remain as a part of the Municipality of the County of Halifax. He stated that the reason the Davis proposal has come about, is because when the Sackville Downs property became available, there was to be an investigation of that site and some type of proposal brought back. He stated that this was not a Sackville conspiracy. He stated that this is nothing more than a business man wanting to develop the opportunity to develop a similar opportunity. He stated that if Mr. Davis is given the mandate to continue, and if Sobey's feels that the proposal may be competitive, then it may result in a better situation for the County. He stated that if Cole Harbour was

deemed the best place for relocation, he would not hesitate to support it. He stated that Council must do things for the benefit of the residents of the municipality.

Councillor Boutilier stated that if council allows Mr. Davis to submit a proposal, then we should advertise so that if any developer in the municipality would like to submit a proposal, at their own risk and expense, then they can do so. He stated that then Council could look at the pros and cons and do what is best for the municipality.

Councillor Poirier stated that with the financial uncertainties, Council should not even be considering a move. She stated that the county owns land in Lakeside and moving there would save the costs of buying land.

Councillor Poirier stated that before we entertain proposals to relocate anywhere else, that we consider moving onto our own land and save that expense to our taxpayers.

Councillor Eisenhauer stated that if the offices moved anywhere, they should be highly visible, and central. He stated that if a move occurs, the municipality should not let this location go until the Municipal Act is broadened so that urban areas can remain.

Councillor Fralick raised the concern of long distance charges to the offices if they were moved to Sackville. Warden Lichter stated that Council has passed a policy to permit residents to call our offices collect.

Councillor Bates asked what happens after we receive the proposal. Warden Lichter stated that Council has been asked, and someday Council will have to decide on a location.

Councillor Morgan stated that the original request came about in support of the Downsview site because it was perceived as a way to get something going on the site. He stated that we have to do what is best for the Municipality and he is in support of allowing Mr. Davis to present his proposal.

Councillor Morgan stated that it was ironic that we are trying to promote the municipality as a good place to live and do business, when our head office is located in another municipality. He stated that maybe Aerotech Park is the best place for relocation, or Ecum Secum, or Hubbards, but he stated that Council must do what is best for the Municipality.

Councillor Ball stated that we do not know what the residents want. He stated that if we are going to look at entertaining moving, then we should ask for proposals. He stated that any relocation would

have to be a central location and has to make economic sense.

Councillor Harvey stated that he agreed that it is ironic that the Municipal headquarters is located in another Municipality. He asked if the mover and seconder would change the word 'Sackville' in the motion, to 'Halifax County'. They agreed so that the motion reads:

"THAT the Municipality move the Administration offices to Halifax County, subject to the costing being acceptable - which includes the costing for a sub-office in the Western section."

Mr. Meech stated that the studies that have already been done over the years indicate that District 14 is the most central, but because of the population, somewhere in Sackville would be the most feasible, with a satellite office in the Western Region.

Councillor MacDonald stated that all this debate started with a letter from Mr. Davis asking permission to submit a proposal.

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

"THAT this be deferred to the Executive Committee for further examination."

MOTION DEFEATED 9 FOR
10 AGAINST

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

"THAT this report be tabled."

Councillor Richard stated that tabling this issue does not have anything to do with the Davis proposal. He stated that the mover and seconder of the original motion should withdraw the motion, because council does not have adequate information to make a fair decision on this issue and any decision made now would be made on emotions.

MOTION DEFEATED 2 FOR

ORIGINAL MOTION WITHDRAWN

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

"THAT Council permit Mr. Davis to submit a proposal."

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

"THAT the motion be amended to state that the information regarding the evaluation regarding this facility be made available to Council."

AMENDMENT CARRIED

MOTION CARRIED

Appointment to Solid Waste Management Advisory Committee

Councillor MacDonald stated that the vacancy came about due to the resignation of the Sackville representative of the committee. He stated that a Sackville representative should be put back on the Committee.

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

"THAT Michael Close be nominated."

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

"THAT David Wimberly be nominated."

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

"THAT Leo Peddle be nominated."

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

"THAT Juri Kasemets be nominated."

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

"THAT nominations cease."

MOTION CARRIED

Councillor MacDonald questioned whether nominations should have been held. He stated that the Sackville representative resigned and another representative from the area, deemed to be important, was suggested for appointment.

A ballot was taken:

Michael Close	13
Leo Peddle	4
David Wimberly	2
Juri Kasemets	1

Michael Close was appointed as member to the Solid Waste Management Advisory Committee.

Council agreed to move to the first item on the PAC report.

PAC REPORT

Application No. RA-8&9-13-89-08 - Application by Patricia Keeping to Rezone a Portion of Her Lands In Lake Echo

Councillor Cooper stated that this item was referred back to PAC for clarification. He stated that PAC was satisfied that this recommendation meets the intent of the plan and provides access off the Old Camp Road.

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

"THAT the application by Patricia Keeping to Rezone a portion of her lands abutting Highway No. 7 and the Old Lake Echo Road in Lake Echo, from R-6 to C-1 be amended to include only those lands abutting Highway No. 7, be approved."
MOTION CARRIED

LETTERS AND CORRESPONDENCE...continued

Friends of the Earth

Mr. Kelly reviewed the letter requesting information on what the Municipality was doing in respect to steps being taken to protect the ozone layer.

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

"THAT this letter be received."
MOTION CARRIED

Department of Transportation and Communications

Mr. Kelly reviewed the letter concerning the speed zone, no passing zone and the installation of a flashing beacon on Trunk 7 in Porter's Lake.

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

"THAT this letter be received."
MOTION CARRIED

Capilano Developments Ltd.

Mr. Kelly reviewed the letter concerning Woodbine Park and It's

Effluent.

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

"THAT this letter be received."
MOTION CARRIED

SUPPLEMENTARY CORRESPONDENCE

Department of Community Services

Mr. Kelly reviewed the letter stating that the Municipal Social Services budget for 1990/91 that was submitted to Management Board with the proviso that a cost-sharing arrangement be established at 75-25% with all units having an organized Social Services Department for the General Assistance Program. Early indications lead them to believe that the budget, as presented, will not be approved and the budget allocations for 1990/91 may be held at the 1989/90 allocations with cost-sharing over budget approvals to be at 50%.

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

"THAT this letter be received."

Warden Lichter stated that he and Mr. Meech and the Mayors of Halifax and Bedford will be trying to arrange a meeting with the Honourable Minister Guy LeBlanc to put forth a forceful request to remove capping from the social services general assistance expenditures.

MOTION CARRIED

Councillor Richards stated that in light of this a supplement should be presented with our budgets indicating that this cost-sharing arrangement will have to be adjusted.

Mr. Meech stated that the covering memorandum will address this issue.

Halifax County-Bedford District School Board

Mr. Kelly reviewed the letter requesting anyone interested in making a presentation in order to develop policies in respect to the matters of race-relations, cross-cultural understanding, and human rights as they exist within the context of Canadian Multiculturalism.

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

"THAT this letter be received."
MOTION CARRIED

Councillor Morgan stated that he would be making a presentation.

Councillor Cooper stated that this has come about as a result of the incidents at Cole Harbour High last year. He stated that he was glad to see that it is finally getting some input from the School Board on this issue. He stated that the municipality should make a presentation.

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

"THAT Council make a presentation to the School Board as a Municipality as a whole, rather than individually."

Councillor Richards stated that there would be such a wide variation of opinions that the final result would be cumbersome and may be lost in the intent. He stated that Councillors should make presentations individually.

Warden Lichter agreed that this would be difficult to incorporate the varying opinions of all Councillors and therefore the presentation would consist mainly of motherhood statements.

Councillor Morgan stated that it would be better for the County to make motherhood statements than to keep silent.

MOTION DEFEATED 9 FOR
9 AGAINST

EXECUTIVE COMMITTEE REPORT

Restructuring of the Department of Planning and Development

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

"THAT the recommendations for restructuring of the Department of Planning and Development as outlined be approved."
MOTION CARRIED

Temporary Borrowing Resolution

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

"THAT the following Temporary Borrowing Resolution be approved:

90-01 Aerotech Industrial Park \$500,000"
MOTION CARRIED

By-Law Amendments

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

"THAT the following By-Law Amendments be approved:

- a) Mischiefs and Nuisances By-Law

Changing the penalty clause from a minimum of \$100.00 and not more than \$1000.00.

- b) Dangerous and Unsightly Premises By-Law

Changing the word "Policy" to "Executive".
MOTION CARRIED

Financing Aerotech Park

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

"THAT the recommendations as outlined in the staff report based on the projections illustrated in Schedule 2, be approved."
MOTION CARRIED

Request for Grant

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

"THAT the following grant be approved:

- a) District Capital Grant, District 7, \$8,500, for tot lot in Grandview Estates Subdivision."
- MOTION CARRIED

SUPPLEMENTARY EXECUTIVE COMMITTEE REPORT

Transit Complaint under Section 56 (1) Metropolitan Authority Act

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

"THAT this item be deferred until next Council Session as Bedford Council wants to reconsider having the funding for Transit based on assessment rather than mileage."
MOTION CARRIED.

URBAN SERVICES REPORTMill Cove Capacity Study

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

"THAT the terms of reference for a study which is preliminary to the design of the required expansion to the Mill Cove treatment plant as outlined in the attached report, and that the further recommendation that the study be undertaken, be approved."

MOTION CARRIED

APPOINTMENT OF WEED INSPECTOR

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

"THAT the reports be received, and Mr. Brian F. Hull as Weed Inspector."

MOTION CARRIED

PEGGY'S COVE, WEST DOVER UPDATE - Deputy Warden Baker

Warden Lichter reported that Monday, February 26, 1990, Deputy Warden Baker, Mr. Meech and himself will be meeting with the Peggy's Cove Commission.

Deputy Warden Baker asked if anything has been heard back from Premier John Buchanan. Mr. Kelly indicated that there has not been a reply.

URGENT AGENDA ITEMSInterchange, Highway 107, Extension

Councillor Randall stated that there are plans from the Department of Transportation to construct a half-diamond interchange at the East Chezzetcook Road and the extended 107 Highway.

He stated that the Eastern Shore Development Commission and the MLA for the area have requested the Minister to have the proposed half-diamond interchange changed to a full-diamond interchange. He stated that this would better service the area and in particular give direct service to the Chezzetcook Industrial Park.

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

"THAT a letter be written to the Minister of the Department of Transportation, with a copy to the MLA, urging this department to give the proposal serious consideration and approval."

MOTION CARRIED

Development Officer

Warden Lichter stated that a request has been received from Ms. Spencer stating that under the unusual circumstances of having vacancies in all but one of the Municipality's development office authorities, to appoint Ms. Spencer as the Municipality's development officer for situations of illness or emergency which would cause Ms. Bond's inability to act. He reported that this was an interim measure only.

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

"THAT Ms. Valerie Spencer be appointed as the Municipality's development officer for situations of illness or emergency as an interim measure."

MOTION CARRIED

Timberlea Transit

Councillor Poirier expressed her dissatisfaction with the Transit Service in Timberlea that she is paying for with an area rate. She stated that the residents are not getting the equality they deserve. She stated that the residents are discouraged and are feeling let down by those in control of the Transit System and how they relate to the districts they serve.

She used the schedules from Herring Cove and Sackville to compare with the schedule for transit in District 2. She stated that those of Metro Transit state that she does not have the ridership to warrant more runs, and stated that this is because of the time schedule that is suited for the Industrial Park employees and not the residents of District 2.

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

"THAT the Metro Authority representatives on Council take these concerns to Metro Authority and Metro Transit to review the Timberlea Route."

Warden Lichter stated that there is hardly a Metro Authority Meeting where the representatives do not bring this item up.

Councillor Cooper stated that he must commend Councillor Poirier for her persistence on this issue. He questioned how Metro Authority can say that a route would not work if they have never tried it. He stated that a strong message should go from Council to give the area a demonstration run to establish whether or not the area could support other runs.

Councillor Bates stated that it may be useful to bring this matter before the whole of Council. He stated that the Metro Authority meeting held that morning indicated that this assessment based funding would not include para-transit.

Councillor Merrigan stated that the motion should be stronger and that we should instruct Metro Authority to put in proper transit or get out and put in para-transit. He stated that we are not getting anywhere with transit in the County. He asked whether or not we could take a portion of the county out of Metro Transit because through default of the agreement made in 1978 when we conferred the responsibility for transit in the county to the Authority, they have not lived up to the mandate. He stated that once the responsibility that was conferred to Metro Authority is taken back, then para-transit would be eligible for 50% cost sharing by the province.

Councillor Poirier altered the motion to state:

"THAT Council request the Metropolitan Authority to review the existing route schedule for service to the communities of Beechville-Lakeside-Timberlea with planning focusing on the needs of the community in addition to Industrial Parks,

AND FURTHER THAT should Metropolitan Authority be unable or unwilling to enhance the service level, that Metro Transit agree to negotiate an agreement permitting Halifax County Municipality to establish a para-transit service to the Beechville-Lakeside-Timberlea incorporating the ability to transfer from para-transit to Metro Transit at Mumford Terminal."

Councillor Eisenhauer stated that a copy should go to the Minister of Municipal Affairs and keep the province fully informed of what is happening.

MOTION CARRIED

ADDITION OF ITEMS TO COUNCIL AGENDA, MARCH 6, 1990

None.

IN-CAMERA ITEM

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

"THAT this session move in-camera."
MOTION CARRIED

Council agreed to come out of camera.

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

"THAT the Municipal Solicitor negotiate a compromise agreement with Alvin MacDonald, appellant, respecting lands at Brookside Road, Hatchet Lake and if unsuccessful the Solocitor is instructed to proceed to obtain leave to appeal the decision of the Municipal Board;

FURTHER THAT correspondence be forwarded to Honourable Brian young, Minister of Municipal Affairs with a copy to the Premier to request that all appeals to the Nova Scotia Municipal Board involving Halifax County be conducted by either the chairman or vice-chairman of the Board."
MOTION CARRIED

ADJOURNMENT

Council adjourned at 11:00 pm.

PUBLIC HEARING

12 February 1990

THOSE PRESENT: Warden Lichter
 Councillor Poirier
 Councillor Fralick
 Deputy Warden Baker
 Councillor Deveaux
 Councillor Bates
 Councillor Randall
 Councillor Bayers
 Councillor Reid
 Councillor Horne
 Councillor Morgan
 Councillor Eisenhauer
 Councillor MacDonald
 Councillor Boutilier
 Councillor Harvey
 Councillor Sutherland
 Councillor Richards
 Councillor McInroy
 Councillor Cooper

ALSO PRESENT: Mr. R. Cragg, Municipal Solicitor
 Mr. G. J. Kelly, Municipal Clerk
 Mr. R. Spanik, Planner
 Mr. J. Donovan, Planner
 Ms. M. Ryan, Planner

SECRETARY: Twila Smith

Warden Lichter called the public hearings to order at 7:00 PM with the Lord's Prayer. Mr. Kelly called the Roll. Warden Lichter then explained the procedures for a public hearing.

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

"THAT Twila Smith be appointed as Recording Secretary."
MOTION CARRIED.

Application No. DA-SA-09-86-16

Mr. Dovovan stated that this application by Redden Brothers Development Limited was to enter into a development agreement to permit a self-serve car wash and drive-in auto service outlet, Sackville Drive, Lower Sackville. The proposal would encompass two properties, both subject to the agreement. A development agreement is required because the structures are to be situated within 100 feet of the Little Sackville River.

Mr. Donovan showed a series of slides on the site. The planning strategy indicates that past development practices along the river have resulted in damage to its water quality and capacity to convey storm waters. Discouraging infilling along the watercourse and implementing stormwater management measures are considered means by which these problems can be rectified. Lot grading and erosion control measures contained in the development agreement will ensure protection of the watercourse, and since the limit of development to be imposed on the site will be above the 1:100 year flood plain limits as illustrated on the site plan, the river's capacity to convey flows will not be affected. The development proposal has been reviewed by the NS Departments of the Environment and Transportation as well as by the Engineering and Works Department.

It is recommended that this proposed development agreement be approved by Council.

Questions from Council

Councillor Boutilier asked if the development agreement was made primarily because the facility was to be located 80 feet from the Little Sackville River. Mr. Donovan stated that this was so.

Councillor Boutilier asked about the afterwash from the car wash. Mr. Donovan stated that there was no automatic overflow. He stated that the oil and water, etc. from the Service Bay would be collected in holding tanks. The afterwash from the car wash would be connected to municipal services and taken off the site.

Councillor Horne questioned the grade level and asked if they would be cutting a lot of trees, which would de-stabilize the slope. Mr. Donovan stated that the applicant submitted a grading plan and provisions have been made in the agreement to allow for some discretion when it comes to the preservation of trees.

Councillor Sutherland asked if the waste water for each building was on a different system. Mr. Donovan stated that this was so. He stated that the floor drains of the car wash would be connected to the sewage system. The floor drains of the service bay would be connected to a holding tank.

Speakers in Favour

None.

Speakers in Opposition

Warden Lichter made note that there was one item of correspondence received from the Town of Bedford.

Mr. Dennis Bicknell, President of the Sackville Rivers Association, stated that they were not against development, but were concerned about this particular development. He stated that there were some major concerns with the size of the property. He stated that there was the possibility of infilling that may have to take place to stabilize the buildings. He stated that infilling would damage the trees which in time would make the stability of the bank questionable. He also stated that if large materials are used for infilling, they could roll down the bank and into the river. He stated that an amendment should be made to the agreement that prevents development from going beyond the top of the bank.

Mr. Bicknell also stated that they were concerned with the waste water from the car wash and where it was going. He stated that another amendment should be made that specifically states that the waste water would not be going into the Little Sackville River.

Questions from Council

Councillor Cooper asked if Section 4.2 would satisfy his first suggested amendment with regard to limiting development to the top of the bank. Mr. Bicknell stated that this clause was not specific enough and erosion could not effectively be controlled.

Councillor Eisenhauer clarified that Mr. Bicknell wanted specific terms in the development agreement so that nothing would be assumed.

Councillor Morgan stated that according to the diagram, the line of fill follows the proposed guardrail line.

Councillor Boutilier asked if additional parking would be required. The owner of the lot stated no.

Decision of Council

Councillor Harvey stated that he had had reservations on the impact to the Little Sackville River, but stated that the agreement seems to address these concerns. He stated that it was ironic that this one lot should go through this process of agreement, with what has been happening with the lots on either side.

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

"THAT Council approve the staff's recommendations."

Councillor Eisenhauer stated that there was no reason not to include the two concerns expressed by Mr. Bicknell. Councillor Eisenhauer asked for clarification on the definition of a 'toe'.

Mr. Donovan stated that this would be where the fill meets the natural ground or the bottom of the fill put on a site to level it off.

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

"THAT the motion be amended to include the definition of the 'toe of the slope' and also that indications be made that state that no waste water will reach the Little Sackville River."
AMENDMENT CARRIED

The question was called on the motion as amended.

MOTION CARRIED UNANIMOUSLY.

RA-SA-21-89-21

Mr. Spanik presented the staff report stating that the application was submitted by Reverend Calvin Pretty to rezone lot 2, from P-2 (Community Facility) to R-1 (Single Unit Dwelling).

Mr. Spanik showed several slides of the site and the fully constructed house on the site.

Mr. Spanik stated that the purpose of the rezoning application is to permit a single unit dwelling for the applicants private residence. Mr. Spanik stated that the P-2 zone did permit the construction of Mr. Pretty's house, but as a rectory in connection with the church.

Questions from Council

Councillor Cooper asked if the P-2 zoning permitted single family residences. Mr. Spanik stated that it does, but only in connection with the church. Councillor Cooper asked if this would allow for the resale of the house. Mr. Spanik stated that it would.

Speakers in Favour

None.

Speakers in Opposition

None.

Decision of Council

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

"THAT this rezoning be approved by Council."
MOTION CARRIED

RA-SA-12-89-15 - APPLICATION BY BARRETT LUMBER COMPANY

Ms. Maureen Ryan presented the application stating that this application was submitted by Barrett Lumber Ltd. And Patricia Crowther to rezone portions of lands located northwest of the intersection of Beaverbank Road and Millwood Drive, from R-1 to R-6.

Ms. Ryan presented a number of slides of the area. She stated that Barrett Lumber proposes to extend its existing forestry operation, as well as to build a 5,000 square foot warehouse. Patricia Crowther has requested R-6 zoning in order to clarify her development rights. The bulk of her property is currently zoned R-6 and requests that the remaining .14 acre portion be rezoned to conform.

Ms. Ryan stated that the proposal is consistent with the plan policy which permits the zoning of properties to zones permitted in abutting designations.

Questions from Council

None.

Speakers in Favour

Mr. David Barrett, Robin Barrett, Keith Barrett, Hugh Barrett and Michael Barrett, stated that this rezoning issue arises as a result from an error in the original plan. He stated that the industry is changing and Barrett Lumber is changing with it. He stated that the family based company needed the rezoning for the future of the operation.

Questions from Council

Councillor Horne asked about the 50 foot buffer zone that had been originally recommended by staff. Mr. Barrett stated that only when expansion is needed will this buffer be affected. He assured Council that any facility built by Barrett Lumber would have high standards. Mr. Barrett stated that the company had to move with the market.

Councillor Deveaux commended the Barrett family for being so community minded and a good corporate citizen. He took the opportunity to wish them the best with their company.

Councillor Boutilier stated that this was an error in the original plan.

Speakers in Opposition

None.

Decision of Council

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

"THAT the staff recommendations be approved."
MOTION CARRIED.

SB-07-89 - APPLICATION BY THE MUNICIPALITY TO AMEND THE SUBDIVISION BY-LAW IN ORDER TO ESTABLISH A SERVICE BOUNDARY FOR MIDDLE MUSOUODOBOIT

Mr. Spanik presented the staff report stating that the construction of the central sewage collection and treatment system was completed and operational on June 1, 1989. He stated that the purpose of this report is to establish a Service Boundary within the Municipality's Subdivision By-Law, within which connection to sewerage services will be required.

Questions from Council

None.

Speakers in Favour

None.

Speakers in Opposition

None.

Decision of Council

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

"THAT the amendments to the Subdivision By-Law, as presented, be approved by Council."
MOTION CARRIED

ADJOURNMENT

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

PUBLIC HEARINGS

7

MONDAY, FEBRUARY 12, 1990

"THAT this public hearing adjourn."
MOTION CARRIED

The hearings adjourned at 8:30 PM.

SPECIAL COUNCIL SESSION

19 February 1990

FIRE ADVISORY BOARD

THOSE PRESENT:

Warden Lichter
Councillor Meade
Councillor Poirier
Councillor Fralick
Deputy Warden Baker
Councillor Ball
Councillor Deveaux
Councillor Bates
Councillor Randall
Councillor Bayers
Councillor Smiley
Councillor Reid
Councillor Horne
Councillor Merrigan
Councillor Morgan
Councillor Eisenhauer
Councillor MacDonald
Councillor Boutilier
Councillor Harvey
Councillor Sutherland
Councillor Richards
Councillor Cooper

ALSO PRESENT:

Mr. K. R. Meech, Chief Administrative Officer
Mr. B. Turpin, Fire Services Officer
Mr. Greg North & Mr. Alan Dixon

SECRETARY:

Twila Smith

Warden Lichter called the meeting to order at 6:00 PM.

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

"THAT Twila Smith be appointed Recording Secretary."
MOTION CARRIED

Councillor Ball stated that the Fire Advisory Board has tried to address the concerns in Halifax County on the issue of fire services. He stated that there is a cry for guidelines and polices to deal with fire service. He stated that the circulated report identifies that legal we are in the service and the purpose of this session is to identify whether we should be writing policies.

Councillor Ball stated that Halifax County is the largest growing Municipality east of Montreal and is serviced by 35 fire departments. He stated that in order to address the service, council has to get involved and write policies and guidelines. He stated that the only other alternative would be to turn the collection of rates over to each individual community and dissolve the Fire Advisory Board. He stated that the Fire Advisory Board can only advise, and the final decisions lie with the individual fire department.

Councillor Ball stated that this will be a long and slow process with a lot of discussion to implement any policies. He stated that the fire departments are designed for fire service and prevention. He stated that 80% of the calls are dealing with emergency medical responses. He stated that the Fire Departments are assuming the role and we are assuming that they have the training.

Councillor Deveaux stated that overall, one problem will be the affect these policies will have on the autonomy that the Fire Departments now have. He stated that these may not be met with open arms. He stated that the rural and urban areas will have to be dealt with in a different manner. He stated that if the decision is made to develop policies that the Fire Advisory Board should meet with the individual Chiefs and get input on their views and come back to Council with the results.

Councillor Deveaux asked Mr. North about the amount of leeway in the appointment of engineers and firemen. Mr. North stated that there is a fair amount of leeway and the act gives this discretion, that it may not be necessary to appoint. He stated that once that discretion has been exercised, then you assume all liability with it.

Councillor Ball stated that council passed a motion to remove themselves from the Rural Fire District Act with the intention of not getting into these Rural Fire District Boards under which 50 people could put their names on a list and create a fire commission and govern themselves. He stated that the response that came back from Municipal Affairs was that they would not do that, largely because there are no policies in place to protect the citizens. He stated that any by-law could not conflict with the Municipal Act.

Councillor Horne stated that this situation needs straightening out. He stated that he has talked to the Chiefs in three district fire departments and there are a few concerns. He stated that he is a volunteer fireman and often he was elected he found out what he could have been responsible for. He also stated that the firewards seem to have all power and no responsibility in the areas

of training, trucks and vehicles, and emergencies. He stated that there is no mention in the Municipal Act of volunteers. He stated that fire service is expensive and there is a lot of autonomy with the budgets. He also stated that there had to be more sharing of equipment and manpower. He stated there has to be a by-law that will give power to the municipality to see that proper training is guaranteed, not just for fire, but also for emergency situations.

Councillor Horne stated that departments in general are doing a lot of training, but suggested that any by-law would have to indicate a specific level of acceptable training and re-test this every 3-5 years. He stated that there should be an overall policy on equipment and also we have to try to change the boundaries in order to ensure a proper response time of 4 minutes. Councillor Horne stated that the days of autonomy are gone and we have to work together to keep the costs down.

Mr. North stated that the Act does address the subject of volunteers in that they are often given a remuneration or honorarium and therefore under the authority of the Chief and Deputy Chief (who must be firewards) and therefore would have responsibility.

Councillor Eisenhauer stated that if we develop by-laws then we have to enforce them. He stated that resources may make this difficult. He stated that some fire departments would prefer to have the same level of service as everyone else, but this depends on the tax rate. He stated that he had no difficulty with the County having a blanket by-law, but a cost study has to be done in ensuring that services are equal.

Mr. North stated that the Municipality is in the business, but not running it well. He stated that an area could opt out if they do not feel that they could provide the service. He stated that if the County does set rules, then we will have to live by them and police them. He stated that it would still be the responsibility of the Chief and Deputy Chief, and if they are not fulfilling that, then it would be up to the County to step in.

Councillor Merrigan stated that any policy we put in place will be more prudent than what we have now. He stated that we should be developing policies to show that we are prudently trying to protect the people. He stated that the policies and by-laws developed do not have to be onerous. He stated that any step taken to help give more control would be better than what we have now. He stated that the first step is to recognize that we do have the responsibility of fire protection, the next thing is to develop policies to control the service.

Mr. North agreed that Council must accept the responsibility.

Councillor Ball stated that policies would be developed in connection with the fire departments, but the Fire Advisory Board needed Council's approval to go any further with the development of policies.

Councillor Boutilier asked how these policies or by-laws would affect the operations of the Sackville Fire Department. Mr. North stated that the affect, if any, would be minimal because Sackville already has a well developed system of operating policies and procedures. The same applies to Cole Harbour.

Councillor Ball stated that some of the policies developed by Sackville may be used as a sounding board for other areas.

Mr. North stated that once these policies were put into place, they would override the Rural Fire District Act.

Councillor Cooper stated that fire protection came about because the individual communities saw the need and did something when no one else would. He stated that he was not sure if the County was in the fire protection business. He stated that if we are to develop policies, we would have to develop a plan to bring everyone up to a base level. He also stated that the autonomy felt by the fire departments is a real issue that will have to be dealt with. He stated that if we set in policies that usurp the continuation of community input, we may be doing a detrimental service. He stated that if we do develop and implement policies, it must be done slowly and carefully. Councillor Ball agreed.

Councillor Bayers stated that the county is responsible to the residents for fire protection. Mr. North stated that the County has accepted that responsibility. Councillor Bayers stated that policies and standards have to be set as to what is affordable.

Deputy Warden Baker addressed the situation of rescue. He asked who would be held responsible in these instances. Mr. North stated that there is no mention of emergency services anywhere, but once the authority was given to the fire departments to respond to those calls, then we have accepted responsibility for this. He stated that policies would have to address the question of training in order to respond to such calls.

Councillor Morgan stated that if Fire Departments are not following the Municipal Act in this regard, that would be the place to start. He asked if this would mean including this in the general rate.

Councillor Ball stated that this was not the intent. He stated

that the intent is to have policies to operate under and determine the level of service necessary.

Councillor Morgan asked if this would still mean 35 separate budgets and area rates charged accordingly. Councillor Ball stated that it would, but each would have to operate at a minimum acceptable level.

Councillor Morgan asked the general accepted response time. Mr. Turpin stated that the standards are established by the insurance business and is usually 4 minutes. He stated that this cannot always be achieved, but it is the target. He stated that at times this is not geographically possible, so different levels of service would have to also be addressed.

Councillor Eisenhauer stated that we have to be careful not to take the motivation from the community themselves. He stated that there would have to be flexibility to the policies, similar to that of the RCMP. Councillor Eisenhauer asked how we could give the power of rescue away, if no authority has been given to us under the Municipal Act. Mr. North stated that the Municipality is assuming this role and since it already provides the service, they must accept the liability that follows with it.

Councillor Richards stated that this concept is long overdue and if we have a county-wide policy with county-wide regulations and standards, the only difficulty would be in continuing to allow the community to set the rate of taxation. He stated that if we are going to do things as a county then we must look at the total municipality as being one. He stated the standards of service cannot be dictated by what the community can afford to pay, but by what the community needs.

Councillor Deveaux asked if this would require policies or a by-law. Mr. North stated that first the county has to accept the responsibility and this would ultimately lead to the development of a by-law. Councillor Deveaux asked what would happen in the mean time.

Councillor Ball stated that many discussions would have to take place between the Fire Advisory Board and the Fire Department Chiefs and Deputy-Chiefs.

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

"THAT the Fire Advisory Board proceed to draw up policies with respect to fire protection for the Municipality and in doing so meet with respective fire Chiefs and/or Deputy Chiefs and Municipal Councillor for the area in question and take into consideration all the suggestions

and concerns that were expressed at this session."

Councillor Fralick stated that he was in support of policies, not a uniform area rate across the County - particularly in rural areas.

Warden Lichter stated that the draft would be coming back to council for discussion. He agreed that this would be a long process.

Fire Chief Don Day expressed concerns that Council had a lot of control that they were not presently using and suggested that Councillors could be present during Fire Department budget deliberations. He stated that Council must determine how far they are willing to go with this issue. He stated that concerns will have to be discussed with the Chiefs and Deputy Chiefs for the areas in question.

MOTION CARRIED

Adjournment

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

"THAT this session adjourn."

MOTION CARRIED

The session adjourned at 7:45 PM.

PUBLIC HEARING

26 February 1990

MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW FOR LAWRENCETOWN

PRESENT WERE: Warden Lichter
 Councillor Meade
 Councillor Poirier
 Deputy Warden Baker
 Councillor Ball
 Councillor Deveaux
 Councillor Bates
 Councillor Adams
 Councillor Randall
 Councillor Bayers
 Councillor Smiley
 Councillor Reid
 Councillor Merrigan
 Councillor Morgan
 Councillor Eisenhauer
 Councillor MacDonald
 Councillor Harvey
 Councillor Sutherland
 Councillor Richards
 Councillor Cooper

ALSO PRESENT: Mr. G. J. Kelly, Municipal Clerk
 Mr. R. G. Cragg, Municipal Solicitor
 Mr. T. O'Carroll, Planner

SECRETARY: Twila Smith

Warden Lichter called the meeting to order with the Lord's Prayer.
Mr. Kelly called the roll. Warden Lichter then explained the
procedure to be followed for the public hearing.

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

"THAT Twila Smith be appointed as Recording Secretary."
MOTION CARRIED

Recommended Staff Amendments - Land Use By-Law for Lawrencetown

Mr. O'Carroll reviewed the minor amendments to the Lawrencetown
Land Use By-Law which are proposed to correct typographic errors
and/or which are required for clarification. He stated that this
included the Appendix uses which came to the Department's attention
after the January 26, 1990, Committee of the Whole.

Questions from Council

None.

Speakers In Favour

1. Mr. Randy Barkhouse, Conrad's Road, Lawrencetown, stated that he is a member of the LCC and is in favour of the MPS for Lawrencetown. He stated that he had contacted many of his neighbours and he stated that all wanted to have the beauty of Lawrencetown protected. He stated that he purchased land in 1977 and built his home in 1979 and 11 years later there is still some apprehension. He stated that he has first hand experience with the drawn out and democratic process that has taken place with respect to this plan. He stated that now, in the last hours, there are objections. He stated that minor modifications would be tolerable at the conclusion of this labourous and stressful process. He also stated that there is a mandatory review in 5 years' time, and they will be able to see then if the plan needs revision.

He stated that the topography and other aspects of the area cannot support intense residential development. He stated that this would have a serious affect to the rivers and waterways in the area. He stated that every subsection of Halifax County does not have to further commercial and industrial development, especially off the 107 Highway. He stated that the plan does provide for substantial residential development. He stated that this has been the owners of the property versus the residents. He stated that consideration should be given to the wishes of those who will be affected. He also presented 3 letters in favour of the MPS from: Gary Welch, Dr. Julie West, and the Burns-Cayne Family.

2. Mr. Heath Stone, West Lawrencetown Road, presented a letter and acknowledged his support for the MPS. He stated that this plan is necessary to control and preserve the unique sensitive environment of these relatively rural and pristine surroundings. He stated that these are worth preserving. He stated that Lawrencetown is appreciated by many residents of Metro and is used as an area of recreation. He stated that intense development will increase the negative environmental factors. He stated that the MPS provides the necessary restrictions. He stated that Commercial zones are unnecessary when all amenities are available in near-by Cole Harbour.

3. Mr. Donald Cantley, West Lawrencetown Road, submitted 5 letters in favour of the MPS from: Earl MacDonald, Meryl Sellers, Lynn Sellers, Glenda Cantley, John Keylor and Glenda Keylor, all of West Lawrencetown Road. He stated that this is a unique area and is a growing rural community in close proximatey to urban areas. He

stated that the plan allows for growth of the community and preservation of the natural beauty. He stated that through the continued participation and citizens committee, it ensures that this plan is a good one.

4. Dawna Gallagher, stated that this was a thoughtful plan and the main point that impressed her was that it tries to maintain the semi-rural nature of the community. She stated that the majority of the community is in favour of this aspect. She stated that this plan tries to balance the interests of Lawrencetown.

5. Iris Ouelette, member of the LCC, stated that she has been a resident for 17 years and has attended meetings for 3 years. She stated that she is not a planner, but merely a resident, taxpayer and homeowner in the community. She stated that this plan protects the people like herself from unfettered industrial growth. She stated that the plan ensures the protection of the waterways, marshways and beaches. She stated that large subdivision groups lobbied to have complete R-1 zoning. She stated that petitions were signed and delivered in order to protect what these people believed they had. She submitted a petition of 30 signatures in favour of the plan with the amendments that will be presented by the LCC.

6. Ross Haynes, Leslie Road, East Lawrencetown, stated that he has been a member of the Planning Committee in the past. He stated that Lawrencetown has a unique nature and one feature that residents value is the proximity to the oceanside and close proximity to Halifax and Dartmouth. He stated that many are attracted to the area for the natural state of the environment, the ocean, large lots at a moderate price, community schools, etc. Mr. Haynes distributed photos of the area and stated that these showed some of the problems that exist because Lawrencetown presently does not have a plan. He stated that in the first picture, land is being excavated away next to a provincial park and in plain view of the highway. The second picture shows property on the 207 which is the site for wrecked machinery which is a blight on the community. Picture number 3 shows the apartment building used as a business headquarters and sold to Piercy's, and shows the excavation cuts left when an owner adjusts the lands to their use. He stated that this commercial use downgrades the residential. Picture number 4 shows more abandoned wrecks, picture number 5 shows abandoned cars and asphalt that has been dumped into a watercourse. Picture number 6 shows wrecked buildings along Highway 207, and abandoned cars. He stated that this is the kind of commercial development that has come about without a plan in Lawrencetown. Pictures 7 & 8 show more wrecked cars. Picture number 9 shows the infilling that occurs with uncontrolled development. He stated that a home was built next to a watercourse

and after that a piece of shorefront was infilled to create additional land. Picture number 10 shows wrecked machinery and a diesel tank partially underground, leaking deisel into the ground. Picture number 11 shows an excavation pit immediately across the road, 50 feet away from an intertidal area and sediment is washing away into the watercourse. He stated that without a plan this is the kind of abuse that is taking place. Picture number 12 shows a piece of property across from a school yard and adjacent to a residential area, where a strip mall is proposed. Picture number 13 shows the cutting away that is taking place in the wooded area just behind Lawrencetown Beach. He stated that this downgrades the property. He stated that sediment is washing into one of the best clam beds in the area - even though the Department of the Environment stated that this should not be taking place.

Mr. Haynes stated that Council must give careful consideration to the 250 foot road frontage along Highway 207. He stated that more driveways onto the highway would present more difficulties. He stated that 20 years after the MPSE plan, there is still debating. He stated that this plan is a plan of vision. He stated that the plan does not prevent business activities, but requires them to live on their property. He stated that there is also a review process for the plan.

Questions from Council

Councillor Cooper asked the range of businesses permitted.

Mr. Haynes stated that there is a great variety of home businesses, but not for absentee ownership.

Councillor Cooper asked if the type of businesses was acceptable if one lived in the community and kept it clean. Mr. Haynes stated that there are still unsightly premises. He stated that commercial uses allow more of these absentee activities to take place. He stated that excavation people do not live on the property.

Councillor MacDonald stated that some of the conditions in the photos have been there for years. Mr. Haynes stated that this was so, but council now has the ability to put into affect a plan for the community that will prevent further degradation.

Councillor MacDonald questioned the statements made that residents don't want Lawrencetown to end up like Sackville. He stated that both the residential and commerical tax is important for Sackville. Mr. Haynes stated that it would be a disaster to see develop along the 207 similar to along Highway 1 in Sackville because the land is more sensitive and could not handle that type of development. Mr. Haynes stated that many residents want to preserve what they

have and let the community evolve slowly and this plan allows for that.

Councillor Richards asked if he were a contractor and he bought land in Lawrencetown to construct new homes, if this could be accomodated. Mr. Haynes stated that this example is not consistent with what the residents have been seeing.

Councillor Richards stated to Mr. Haynes that there are some areas of the community that need major restrictions, but others that he sees as a growing community that may require services and some development of commercial nature to service the community's people. He stated that some services may not be the kind of business where the owner could live there.

Mr. Haynes stated that one of the problems that has occured when the plan was developed was that when people were asked where they wanted commercial development located, no one wanted it in their area. He stated that this is a real problem in developing a by-law for the growth of the area. He stated that there is no crying demand for services at this time.

7. Simon Melrose, Conrads Road, stated that he was a recent resident to Lawrencetown. He stated that he is upset with the lack of an existing plan. He stated that one group wants to freeze everything as is and one group wants to do whatever they wish, regardless. He stated that as a homeowner he can see how the value is diminished by negative business growth. He stated that we, as individuals, cannot do whatever we want. He stated that the affects on our neighbours and the cost to the community must be appreciated. He stated that unrestricted development is intolerable. He stated that this plan is a step forward. He stated that the plan can and will allow for furture development, but only by a step-by-step process.

8. Steve MacDonald, member of the LCC, stated that he was in favour of the proposed MPS. He stated that one is hardpressed to find a beach of quality in their areas, and Lawrencetown has three. He stated that Lawrencetown is filled with marshes, lakes and rivers, which are all as beautiful as the coast itself. He stated that in addition, Lawrencetown is within 15-20 minutes of 2 metropolitan areas. He stated that many tourists come to Lawrencetown, not for the high density development, but the natural state of the environment. He stated that we hope to protect this type of lifestyle with this plan. He stated that the drafting of the plan has not been quick and easy. He stated that this started in 1962 and the beach issue has still not been totally resolved. He stated that this plan is the best effort so far. He stated that it addresses many areas of concern to residents from the

environment, to transportation and schools. He stated that there are some areas of the plan that some feel are too restrictive and some feel are not restrictive enough. He stated that where possible, amendments have been made to help alleviate some concerns. He stated that the first directive of the plan is to prevent high density development and protect the natural environment of Lawrencetown. He stated that the plan, with the amendments, should accomplish those objectives. He stated that a plan is required to protect the residents. He stated that, like the dyke system, this plan is needed - not to stop development, but to control it. He stated that we just want to make sure that development does not wash away what came before it.

9. Mr. Paul Ledaire, member of LCC, stated his support for the plan with its amendments. He stated while the Lawrencetown of his youth was much different than that of today, it remains a place which can always be home to someone. It is still a community with many things to recommend it, an abundance of wild life, wilderness, easy access to Cole Harbour, the beaches and the salt water marshes, all less than half an hour from a major urban centre. It is a place to which one can return in comfort after a day in the city. It is a place where children can grow up experiencing things not available in a city, and which may not be available at all in 20 years.

He stated that the purpose of any plan is to place restrictions on the development of land, so that a community will grow in a desirable pattern. The process of planning is deciding which restrictions are reasonable and will most benefit the greatest number of people, while harming the fewest. The purpose of this plan is to preserve what is best in Lawrencetown while allowing it to grow, like all living things, so that our children may enjoy the things we have enjoyed; so that in years to come the basic character of the community will remain. What restrictions it places on the land are those we believe will shape the community in the way best for the greatest number of people. Where those restrictions could cause harm, they have been tempered.

The plan allows for future development of residential subdivisions and the subdivision of existing properties. It restricts high density developments inconsistent with the rural life, while preserving the rights of land owners to the traditional rural uses.

The plan permits continued development along highway 207 while restricting the unfettered access which would turn it into an annoying and dangerous hybrid of residential street and highway. He stated that there is an allowance for new commercial development. With the amendments now proposed by the LCC, the rights of the present commercial owners to use or sell their land