

File No. ZA-1&3-04-90 - Amendments to the Land Use By-law for Planning District 1 & 3 RE: Recycling Depots

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

"THAT a public hearing be held on April 9, 1990, at 7:00 PM to discuss this issue."

MOTION CARRIED

File No. PA-F&S-05-90 - Amendments to the Municipal Planning Strategy and Land Use By-law for Planning Districts 14 & 17

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

"THAT a public hearing be held on April 30, 1990, at 7:00 PM to deal with this issue."

MOTION CARRIED

EXECUTIVE COMMITTEE REPORT

Requests for Grants

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

"THAT the following grants be approved by Council:

a) General Parkland Grant, District 8, \$870.00, and District Parkland Grant, District 8, \$870.00, for lighting, Lake Echo Ballfield;

b) District Capital Grant, District 17, \$2,000.00 for repairs to boathouse, Cheema Canoe Club;

c) District Capital Grant, District 5, \$5,000.00 for the purchase of a vehicle for the purpose of being a utility and emergency response vehicle."

MOTION CARRIED.

Sidewalk Agreement with the Department of Transportation

Mr. Kelly reviewed the recommendation.

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

"THAT the Municipality enter into a Sidewalk construction and Maintenance Agreement with the Department of Transportation re: Armcrest Estates, Phase 13B, Sackville

Lakes Development."
MOTION CARRIED

Acquisition of Ratchford Lands. for Sub-station for Sackville Fire Department

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

"THAT the Municipality authorize the purchase of the Ratchford Lands at a cost of not more than \$96,000 (including legal costs and deed transfer tax) for the construction of a sub-station for the Sackville Fire Department."
MOTION CARRIED.

SUPPLEMENTARY EXECUTIVE COMMITTEE REPORT

Lease Agreement - Bedford Waterfront Development Corporation

Councillor Morgan stated that he was in support provided a change be made to Page 6 - 01. He stated that there was some concern that refers that the Bedford Waterfront Development Corporation could grant easements to lands we used to own and that in the last line of this section that states that upon expiration of the lease that the easements to all lands would expire. He stated that this would cause problems.

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

"THAT the lease be approved subject to amendments made to the wording of paragraph 6-01."
MOTION CARRIED

Report RE: An Analysis of Halifax County's Participation in the Mainstreet Program

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

"THAT Council endorse the implementation of Option #2 of the report, conditional upon the deletion of the third paragraph."

Councillor Fralick asked what was budgeted for the program. Mr. Meech stated that this was \$105,000 in the general operational budget.

MOTION CARRIED

Scout Visit

Councillor Eisenhower recognized the First Hammonds Plains Scout Group who were attending the Session as a part of their Citizenship Badge.

URBAN SERVICES REPORT

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

"THAT the following environmental rates for 1990 be approved:

Full environmental services	\$.285
Reduced environmental	\$.210
Fire (Hydrant) Protection Only	\$.075
Herring Cove area (collection only)	\$.090
Herring Cove (collection and F.P.)	\$.165."

Councillor Reid stated that the if areas which provide the most dollars to that environmental service are dropping 3 cents then the reduced environmental rate should drop 3 cents.

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

"THAT the reduced environmental rate be amended to 18 cents."

Councillor McInroy stated that he would not have difficulty with referring all rates back to the Urban Services Committee for clarification.

AMENDMENT WITHDRAWN

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

"THAT this item be referred back to the Urban Services Committee."
MOTION CARRIED.

BOARD OF HEALTH REPORT

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

"THAT the Municipality of the County of Halifax should immediately engage an Engineering Consultant to carry out a detailed assessment of the problems and evaluate the option sand costing for the Beaverbank area."

Councillor Merrigan stated that this was incorporated into a motion that was passed in June of 1988. He stated that there is a 50% malfunction and 75% of the wells are polluted in the three subdivisions in this area of Beavercreek. He asked that council support this motion and also defer action on hooking up Woodbine to the Mill Cove system until this study is done.

Councillor Boutilier stated that since last year Councillor Merrigan has been complaining about the pollution of Duck Pond and stating that Woodbine was a health hazard. He stated that the Sackville Community Committee has spend much time in putting an agreement together and that 1/2 hour before the meeting with the Minister, Councillor Merrigan did not want it. He stated that he would not endorse any motion to delay this agreement.

Councillor Sutherland stated that council is looking to get a recommendation that could cost substantial dollars and stated that they did not know the costs relative to the assessment and asked where the funds would come from. Mr. Meech stated that a resolution was passed in May of 1989 for a pollution control study to be done, but this was not done. He stated that the funds would be provided by the Department of the Environment and would be considered as an advance of any funds that would be contributed to the project.

Councillor Meade asked the cost for the consultant. Mr. Meech stated \$70,000.

Councillor Eisenhauer stated that these were two separate issues trying to be put together as one. He stated that either there is a problem or there isn't.

MOTION CARRIED

It was moved by Councillor Merrigan seconded by Councillor Morgan:

"THAT a letter be written to the Minister of Health asking if there is an urgent health problem at Woodbine, and under what authority does he have the right to force a hook-up and also ask for the solicitor's opinion of whether the Minister has the authority to force the hook-up."

After much discussion on the issue,

MOTION CARRIED

District 6 Ratepayers Association - Legal Fees

Councillor Horne declared a conflict of interest.

Councillor Deveaux reviewed the request of the Association and asked that council support granting the funds for the bill.

Councillor Fralick questioned why this was not taken to the Executive Committee. Warden Lichter stated that he had preferred Council to deal with this rather than the Executive.

Councillor Ball stated that it was the choice of the ratepayers to hire legal council, and should be up to them to pay the cost.

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

"THAT this item be referred to Executive."

Councillor Sutherland stated that Council should deal with this item now and not send it to Executive.

MOTION DEFEATED

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

"THAT Council approve paying the legal fees incurred by the District 6 Ratepayers Association."

MOTION DEFEATED.

Scout Visit

Councillor Ball took the opportunity to recognize the First Sambre Scout Group who also were attending the session as a part of their Citizenship Badge.

HALIFAX COUNTY INDUSTRIAL COMMISSION APPOINTMENTS

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

"THAT David Smith be nominated for membership."

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

"THAT Leo Peddle be nominated for membership."

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

"THAT Kenneth McGrail be nominated for membership."

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

"THAT Rod Henman be nominated for membership."

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

"THAT Councillor Robert Harvey be nominated for membership."

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

"THAT Councillor Evan Morgan be nominated for membership."

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

"THAT Reginald MacAusland be nominated for membership."

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

"THAT Daniel Avery be nominated for membership."

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

"THAT Councillor Bill Horne be nominated for membership."

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

"THAT Councillor Gary Meade be nominated for membership."

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

"THAT Wallis Hawes be nominated for membership:

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

"THAT Ken Burrows be nominated for membership."

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

"THAT Brian Smith be nominated for membership."

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

"THAT Paul Parsons be nominated for membership."

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

"THAT the maximum number of Councillors be members of the Industrial Commission, seven plus the Warden."

MOTION CARRIED

Therefore, Councillor Horne, Councillor Meade, Councillor Morgan and Councillor Harvey were reappointed for membership to the Industrial Commission.

Council agreed to take a vote on the remaining 10 nominees and appoint the four with the most votes. The results were:

David Smith	5
Leo Peddle	8
Kenneth McGrail	16
Rod Henman	10
Reginald MacAusland	6
Daniel Avery	13
Wallis Hawes	13
Ken Burrows	4
Brian Smith	7
Paul Parsons	13

Therefore Kenneth McGrail, Daniel Avery, Wallis Hawes and Paul Parsons were appointed as members to the Industrial Commission.

DEPARTMENT OF TRANSPORTATION - COUNCILLOR BALL

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

"THAT a letter be written to the Minister of Transportation with a copy to the MLA concerning the highway on the Old Sambro Road between Sussex Street and Leiblin Park as it is in complete disrepair and request upgrading this year."

MOTION CARRIED

CN BRIDGE SEAFORTH - COUNCILLOR RANDALL

Councillor Randall stated that he raised this item a few months ago and CN is investigating an area map to determine ownership and will then undertake repairs or replacement of the bridge.

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

"THAT a letter be written to CN in Moncton requesting that he advise as to their determination of ownership and if they agree, what action is to be taken by them to do the necessary repairs or replacement the bridge at Seaforth."

MOTION CARRIED

SOCIAL ASSISTANCE COSTS - COUNCILLOR BATES

Withdrawn.

FUNDING CUTS TO WOMEN'S PROGRAMS - COUNCILLOR SMILEY

Councillor Smiley stated that women's groups have the ability to help reduce the Social Services rolls. She stated that in her area there is concern with regard to the cutbacks to women's programs both there and in general. She stated that this may be due to a lack of understanding and knowledge of what is offered. She gave the example of Lee Place and the various services provided.

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

"THAT Council invite this women's group to make a presentation to Council, at a special session, to become aware of their activities ."

MOTION CARRIED

URGENT AGENDA ITEMSRegulations RE: Changes in Open Store Hours - Councillor Richards

Councillor Richards expressed concern about the announcement made by the province concerning open store hours. He stated that the days affected were not only Sundays, but also Boxing Day, Christmas Day, Good Friday, Labour Day, New Year's Day and Thanksgiving Day. He stated that this applied to any store less than 4,000 square feet.

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

"THAT a letter be written to the Attorney General, Hon. Tom McInnes asking for a reconsideration of these changes to reflect and respect those days that seem so very important to many segments of society."

Councillor Bates stated that this motion was premature as no research has been done. He stated that Council needed more information.

Councillor Morgan stated that he agreed that more research had to be done before a motion was passed.

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

"THAT this item be referred to the Executive Committee for more research, and then be brought back to Council."
MOTION CARRIED.

Paving - Councillor Poirier

Councillor Poirier stated that she has received a petition from the residents in Sprucewood Avenue in Timberlea for paving under the 15 year program.

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

"THAT this petition be received by Council and forwarded to the Department of Transportation."
MOTION CARRIED

ADDITION OF ITEMS TO APRIL 3, 1990 SESSION

None.

IN-CAMERA ITEM

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

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

Council agreed to come out of camera.

The session adjourned at 9:30 PM.

1990 TAX RATES

Mr. Meech reviewed the revised summary report distributed to Council by Mr. Wilson. He stated that staff is recommending Option Three, which would mean 73 cents residential and \$1.95 commercial.

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

"THAT the 1990 Tax Rates be set at 73 cents residential and \$1.95 commercial/business."

Councillors Sutherland and Richards asked for a recorded vote.

Meade - for	Poirier - for	Fralick - for
Baker - for	Ball - against	Deveaux - for
Bates - for	Adams - for	Randall - for
Bayers - against	Smiley - for	Reid - for
Warden - for	Horne - for	Morgan - for
Eisenhauer - for	MacDonald - for	Boutilier - for
Harvey - for	Sutherland - for	Richards - for
McInroy - for		

Councillor Bayers stated that he voted against the budget last year and with a 21% increase in assessment this year and without the operational grants for the fire department he could not support any budget increase above the cost of living at 5.2%

MOTION CARRIED 20 FOR
2 AGAINST

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

"THAT Council, or a committee of Council with appropriate staff, come up with a set of priorities and plans that Council can adopt as a method to achieve things in the Municipality."

Deputy Warden Baker stated that he would like to be on such a committee.

Warden Lichter stated that he had no objections, but it would be up to council to stick to the priorities and it would take commitment on the part of every councillor.

Councillor Ball suggested that Mr. Meech formulate the committee on a volunteer basis.

Councillor Morgan asked for clarification and stated that there

must be long range planning somewhere. Councillor Ball stated that departments have plans, but not council along with staff.

After further discussion,
MOTION CARRIED

Area Rate Package

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

"THAT the rates for Districts 7, 23, 24, and 25 although approved, that the budget of the Service Commission that has been submitted to us not be discussed until Councillor Cooper's return, as per the agreement made with him;

AND FURTHER THAT the area rate package, including the Memorandums from the Sackville Community Committee, be approved."
MOTION CARRIED

PUBLIC HEARINGS

12 March 1990

PRESENT WERE: Councillor Poirier
Councillor Fralick
Deputy Warden Baker
Councillor Deveaux
Councillor Bates
Councillor Adams
Councillor Randall
Councillor Bayers
Councillor Smiley
Councillor Reid
Councillor Horne
Councillor Merrigan
Councillor Morgan
Councillor MacDonald
Councillor Harvey
Councillor Sutherland
Councillor Richards
Councillor McInroy
Councillor Cooper

ALSO PRESENT: Mr. G. J. Kelly, Municipal Clerk
Mr. Dan Weir, Acting Municipal Solicitor
Mr. John Bain, Planner
Mr. Bill Butler, Planner

SECRETARY: Twila Smith

Deputy Warden Baker called the public hearings to order at 7:00 PM with the Lord's Prayer. Mr. Kelly called the Roll. Deputy Warden Baker then explained the procedure for the hearings.

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

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

PA-FEN-36-89 AND SB-04-89 - AMENDMENTS TO THE MPS FOR PLANNING DISTRICTS 15, 18, AND 19 AND AMENDMENTS TO THE SUBDIVISION BY-LAW

Mr. John Bain presented the report stating that the purpose was to establish a service boundary within the MPS for Planning District 15, 18 and 19 and the Subdivision By-law.

He stated that a pollution control study was undertaken in 1984 to investigate sewage disposal problems in the community of Springfield Lake, in Upper Sackville. The objective of the study was to identify the extent of malfunctioning sewage disposal system, select an alternative waste water disposal method and recommend a phased program of implementation.

Mr. Bain reported that the first phase was completed in the spring of 1989, and completion of the second phase is expected in the spring of 1990.

Mr. Bain stated that the amendments are in conformity with plan policies contained in the MPS and are also consistent with Municipal polity in effect in other serviced communities.

Questions from Council

Councillor Harvey asked where the outfall was going. Mr. Bain stated that the outfall was going to the north east corner of the lake, into a stream and eventually into Fenerty Lake and the Shubenacadie System. He stated that the design capacity should not result in any negative environmental impacts.

Councillor MacDonald stated that the site was picked for its good environmental and filtration qualities.

Speakers in Favour

None.

Speakers in Opposition

None.

Decision of Council

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

"THAT the amendments to the MPS for Planning Districts 15, 18 and 19 be approved."

MOTION CARRIED

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

"THAT the amendments to the Subdivision By-Law be approved."

MOTION CARRIED

PA-SA-04-88 - APPLICATION BY NOEL FREDERICKS TO AMEND THE SACKVILLE MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW RE: SMALL-SCALE USED CAR OPERATIONS

Mr. Bill Butler presented the staff report stated that an application has been received from Mr. Fredericks in order to permit the operation of a used car lot on his property. Mr.

Fredericks currently operates a vehicle sales business from his residential lot, located at 1250 Sackville Drive. This vehicle display area is screened from Sackville Drive by a mature growth of trees and is fenced from the neighbouring property to the north west. There are no signs on the lot advertising the vehicle sales operation except for windshield signs advertising individual automobiles for sale.

As part of the plan review process, the Plan Review Committee has made two recommendations which have some relevance to this application. They are:

- That a policy be added to the planning strategy supporting the extension of municipal services along Sackville Drive between Millwood Drive and the western boundary of the Millwood lands. Such an extension is intended to service existing homes, including Mr. Frederick's property.
- That a community commercial designation be established along the north east side of Sackville Drive, between the Beaverbank Connector and Millwood Drive.

It was staff's recommendation that no amendments be made to the MPS.

Mr. Butler stated that PAC reviewed the request and directed staff to prepare a report outlining options for amending the Sackville planing strategy to accommodate Mr. Frederick's request.

Four options were provided, with No. 1 being the preferred option. The preferred option was:

1. Maintain the Urban Residential Designation. Allow consideration of a limited range of commercial service uses along Sackville Drive, between Millwood Drive and the westerly Plan area boundary by development agreement.

Questions from Council

Councillor Cooper asked if these amendments would be able to be enforced, such as P(34)iii with regard to the buffer. Mr. Butler stated that Mr. Fredericks has indicated that he will have approximately 6-10 cars on the lot and will maintain the existing tree barrier, and does not want signs to advertise.

Mr. Butler stated that Mr. Fredericks has indicated that he will have 6-10 cars on the premises and will maintain the existing tree barrier on the property. He stated that Mr. Fredericks has no difficulty with this and does not need or want large signs for advertising.

Councillor Morgan made reference to the terms 'in a state of transition' describing this area. He stated that staff is wise not to jump into full scale development. He asked that if there are a lot of owners who apply for rezoning to commercial, if there would be an application for amendments to the plan. Mr. Butler stated that that was fair.

Councillor MacDonald stated that Mr. Fredericks' property has a buffer of trees and the neighbours are in favour of this application.

Councillor Harvey expressed concern about this being outside two policies, the commercial county policy and with regard to the area being in transition. He stated that Sackville is under a planning review process and this could be handled through that area.

Speakers in Favour

None.

Speakers in Opposition

None.

Decision of Council

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

"THAT the amendments to the Sackville Municipal Planning Strategy be approved."

MOTION CARRIED - 1 NAY

Councillor Cooper stated this has gone through a long process and the community has had input and in general he approved. He stated that he was concerned with the use of the word 'transitional' and stated that he hoped it would not reflect against Council in the future.

Councillor Sutherland stated that this area is part of the serviceable boundary and is on the main highway and in the next 5 years could be commercial.

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

"THAT the amendments to the Land Use By-Law be approved."
MOTION CARRIED

ADJOURNMENT

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

"THAT these public hearings adjourn."
MOTION CARRIED.

The public hearings adjourned at 7:45 PM.

SPECIAL COUNCIL SESSION

19 March 1990

PRESENT WERE: Warden Lichter
 Councillor Meade
 Councillor Fralick
 Deputy Warden Baker
 Councillor Bates
 Councillor Bayers
 Councillor Smiley
 Councillor Reid
 Councillor Horne
 Councillor Merrigan
 Councillor Morgan
 Councillor Eisenhower
 Councillor MacDonald
 Councillor Boutilier
 Councillor Harvey
 Councillor Sutherland
 Councillor Richards
 Councillor Cooper

ALSO PRESENT: Mr. K. R. Meech, Chief Administrative Officer
 Mr. Geoff Strople, Social Services
 Mr. Ed Mason, Director, Social Services
 Ms. Ada Smith, Social Services
 Mr. Jack MacNeil, Social Services

SECRETARY: Twila Simms

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

Mr. Mason stated that this session was called to get formal endorsement of the position paper that was presented to the Executive Committee. He stated that a motion was passed to ask approval of council and look for joint approval with the province to take this further.

Mr. Mason stated that this was a strategy plan discussion document and represents many months of work by staff. He stated that this was circulated to all members in September 1989 as well as October 1989. He stated that it states principles under which the Department of Social Services operates. It outlines the services, trends that are occurring and outlines the future direction that Social Services appears to be moving.

Mr. Mason stated that the Executive Summary indicates that the principles outlined represent ideals to guide the planning and practices that must occur within the fiscal responsibility. He added that this is largely dependent on the provincial and federal cost sharing. He stated that some major issues will be highlighted.

Number 1 is funding of the social services programs and Mr. Mason stated that this is crucial. Since 1984/5 there has been a trend away from institutionalization and we have seen the transfer of health care to social services further exaggerating funding needs. He stated that many of these have been absorbed under the general assistance budget.

Ms. Smith stated that the community based options, licensed facilities, developmental homes, rest homes, there has been a trend to try to keep people within the community. She stated that therefore the funding is coming out of the general assistance program. She stated that there is also a trend over the past 4-5 years in trying to provide for the elderly and disabled in their own homes, and this also comes from the general assistance budget instead of the housing budget. She stated that some care can cost up to a few hundred dollars per day. She stated that if we can provide the same level of care within the community that is equal to or less than that of the hospitals they try to do so. She stated that some cases are heavier, but they are managing. She stated that this was an added burden on the general assistance case load.

Mr. Mason stated that in the general assistance budget, the area for food, clothing, and shelter, there would be a 1% increase in that portion. He stated that this is 10% for the total budget, due to the community based options program. He stated that this presents financial difficulties for the municipality because they are not getting 75% funding in this area.

Mr. Mason stated that supplementation of family benefits is also costly. He stated that families on provincial family benefits represents a significant portion of the general assistance budget.

Mr. Strople stated that there is a two-tier system of social services in NS, one of three in the country. He stated that provincial family benefits do not provide for all the needs and the municipality is asked to supplement this. He stated that medical and dental care is sometimes referred to as basic assistance. He stated that the amount going to family benefits represents 20%.

Councillor Horne asked if other municipalities were experiencing similar trends. Mr. Mason stated that this is common in the Metro area, but did not know what was happening elsewhere. He stated that \$1.8 Million of the \$9 Million represents the supplementation of family benefits and 60% of the \$1.8 Million went to family benefits clients in the community based options program.

Mr. Mason stated that another issue relates to the computerization of the social services department and its role in controlling

administrative costs. He stated that this depends on limiting the hiring of new staff and this is done by increasing the technology and training for staff. He stated that there are some reviews going on to determine the needs in that regard.

Mr. Strople stated that under the current atmosphere, to maximize the efficiency of the resources includes the human resources. He stated that before new people are hired, it must be determined if we can maximize their performance. He stated that if the technology is put in the hands of staff, hiring of new staff can be delayed. He stated that investment in automation is paid once and does not reoccur every year. He added that the lifespan of most is 5-7 years. He stated that this is the direction in which the department needs to move.

Mr. Mason stated that the department is now into coordinated home care since November 1. He stated that there is an agreement with the department of housing. Senior citizens, people at risk, and disabled are included in this program which receives 75% cost sharing. He stated that there are great demands placed on this and there are 400 on the waiting list to be assessed. He stated that there are three assessors in the municipality and each person requires 2 1/2 hours of assessment time. He stated that this determines whether the person needs health care or homemaking care.

Mr. Strople reviewed the nine guiding principles:

1. The key of Social Assistance Policy must be to help individuals make the transition from social assistance to self sufficiency. If self-sufficiency is not possible individuals should be assisted in realizing whatever potential they may have.
2. All residents of Halifax County should be entitled to social assistance solely on the basis of need.
3. Social assistance be readily available to all residents of Halifax County who are in need.
4. Clients of Halifax County Social Service receive a level adequate to meet the basic needs for food, shelter, clothing and health care.
5. In regard to assisting clients enter the job market, we provide the provision of assessment, counselling and referral services should not be limited with the best job prospects but extended to the severely employment disadvantaged. Personal development for clients, rather than employment alone should be the goal of social assistance policy.
6. In transition from social assistance to independence, clients

must play an active role in making choices about their future and assume responsibility for their own lives.

7. Social Assistance system must respect individuals rights to privacy, provide access to information and also ensure that decisions are made impartially and that the appeal process is clearly understood.

8. Administration of the Department of Social Services must be guided in an open and efficient manner. Adequate resources must be provided for the department to properly fulfil its mandate. The department must be accountable for its actions and expenditures to the residents of Halifax County through the representatives on County Council.

9. The effectiveness of the social services department in helping clients become independent depends on close cooperation with other levels of government and the community at large.

Councillor Bayers questioned supplementing family benefits. Mr. Mason stated that this program is cost shared, but not to the extent that we want. He stated that the general assistance is cost shared 75%, but the other areas are cost shared 50%. Mr. Mason stated that the provincial family benefits scales are capped. He stated that there is a maximum allowance for rent and other categories. He stated that disabled persons, for example, are given a fixed amount for room and board of \$357 per month, but the actual costs for those individuals can be up to \$2000 per month and the municipality supplements the rest. He stated that this is the case for homes for special care as well.

Mr. MacNeil stated that family benefits do not have a mechanism to meet the immediate needs of the families, ie. if the furnace quits in the middle of winter.

Councillor Bayers stated that there are some who are receiving more than the basic needs of life, when we are supplementing a \$700 mortgage. Mr. Mason stated that the department tries to watch for those situations closely.

Councillor Harvey stated that with the high cost of provincial family benefit programs supplementation, he asked if there were a lot on municipal assistance that qualify for provincial family benefits and we maintain them until they are on the provincial program. Councillor Harvey stated that 80% of this case-load is single families. Mr. Mason stated that this does happen because it takes months before those clients are able to be put on the provincial system.

Councillor Harvey asked if the turn-over was significant. Mr.

Mason stated that as 300 cases per month are lost, another 300 will be picked up the next month, so there is sufficient turn-over. Mr. MacNeil stated that there is a delay in getting provincial benefits, sometimes caused by the client, sometimes by the department of community services, but there is a delay. He stated that staff has been advised to follow up on these delays. He stated that if the department had more technology they would be better able to deal with this problem.

Councillor Harvey asked about the employment resource centre and inquired if it was successful. Mr. Strople stated that as a result of the program, actual costs have declined from 1.9 Million in 1987 to 1.7 Million in 1989 (from 27% to 19%).

Warden Lichter asked if the delays were profitable ones to the province and if it was financial foot-dragging. Mr. Mason stated that the normal time for a person who applies is 2-3 months. Mr. MacNeil stated that in the case of single parents, or deserted mothers, they must have been deserted for 6 months and this would increase the delay to 9 months on the norm.

Councillor Bates stated that this is increasing the burden on the municipality and shows the unfairness of the tax system.

Councillor Boutilier asked if there was an intentional migration to the County. Mr. Strople stated that there is growth rates in the county and Cole Harbour is one of the top 10 fastest growing areas in Canada. He stated that the people are not just coming from the cities but from all over the province, as the commuting field enlarges.

Councillor Boutilier asked if one could get better benefits in the county than in the city. Mr. Mason stated that any variation was minimal.

Councillor Boutilier asked if one could go back and forth between municipalities to collect more assistance. Mr. Mason stated that it would be difficult, but is possible if someone was determined to do so. Mr. MacNeil stated that with regular printouts, this is happening less and less.

Councillor Fralick asked what would be a fair formula for the county to ask for with regard to cost sharing. Mr. Mason stated that the Task Force reported to the Minister in October 1988 to set some guidelines for cost sharing and suggested 75/25. He stated that even if the county received 75% sharing over the past 5/6 years it would be much better off financially.

Councillor Fralick stated that he has received increasing calls for assistance in the first few months of 1990 than in the previous

years. Mr. Mason stated that the case load is up from a few years ago. Mr. MacNeil stated that the change in policy for UIC has had some direct impact on the number of applicants for assistance. Mr. Mason stated that the department has taken on a number of clients that are 1-2 weeks short in benefits for UIC. Mr. Strople stated that the unemployment rate went up those months as well.

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

"In as much as additional social service expenditures are placing an undue burden on the municipalities and their constituents, we resolve that the provincial department of Community Services immediately implement the recommendations of the Task Force on the levels of sharing of municipal assistance submitted to the Minister of Community Services in October of 1988, ie. the reinstatement of cost sharing at the 75% level,

AND FURTHER RESOLVE that the Provincial Department of Community Services move in the direction of assuming 100% of the cost of social services as recommended by the Union of Nova Scotia Municipalities."

MOTION CARRIED

Warden Lichter stated that the original purpose of this meeting was to introduce you to the paper and to see if you are prepared to support it and take it forward to the province and ask them to join us in trying to implement it for the entire province.

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

"THAT the recommendations in the Strategy Report be passed by Council and forwarded to the Provincial Government."

MOTION CARRIED

Adjournment

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

"THAT this session adjourn."

MOTION CARRIED

The session adjourned at 7:20 PM.

PUBLIC HEARING
CONTINUATION OF THE
MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW FOR LAWRENCETOWN

March 22, 1990

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

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

SECRETARY: Twila Simms

Warden Lichter reconvened the Lawrencetown MPS and Land Use By-law Public Hearing at 7:00 p. m. Mr. Kelly called the Roll. Warden Lichter stated that only those Councillors who were present at the first portion of this public hearing would be able to vote on the issue. He added that this did not mean that the other councillors could not attend and participate. Warden Lichter informed the public that at the February 26, 1990 public hearing process, he had called three times for additional speakers in favour of the application, and upon hearing none, that portion of the public hearing was closed. Warden Lichter indicated that Council tonight will be hearing only those in opposition. Since every speaker is permitted to speak only once, he expects not to hear from those who spoke on February 26. He explained that when the public participation portion concluded, that a motion would be in order to refer this back to staff with all the suggestions and comments made by the public.

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

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

Speakers in Opposition

1. Mr. Jack Innes, representing Atlantic Nurseries Limited, stated that Atlantic Nurseries was attempting to locate a garden centre in the area. He stated that he has been involved with the planning for sometime. He stated that it was his understanding that the planning process involves the community getting together and draws out those in opposition to bring the concerns forward and attempt to meet somewhere in the middle to have a general acceptance to the public. He stated that from the previous meeting it was evident that this plan was not "in the middle". He stated that it was evident by the planning strategy that the desire is to maintain a rural setting. He stated that this disregards the intended growth in the community. He clarified that this, if implemented, would take 8+ years to change.

Mr. Innes stated that they were not opposed to planning or to MPS. He stated that they were not in favour of Targeted planning strategies which takes away discretion.

He stated that he did not live in Lawrencetown and it was good to be able to stand back and make objective comments.

Mr. Innes stated that the desire for locating a garden centre in Lawrencetown is not a new idea. He stated that their proposal was passed 1 year ago and the property was rezoned and subsequently turned down by the Municipal Board. He stated that two specific areas of the plan that are of concern are the 250 ft. road frontage requirements and the 500 ft. setback from the water for garden centres. He stated that this plan specifically addresses the garden centre.

Mr. Innes stated that the 250 ft. road frontage was excessive in any MPS and in terms of use. He stated that this is designed to keep development away. He questioned whether the people in Lawrencetown wanted to leave the community every time they required a service whether it be milk, or fertilizer for their gardens. He stated that garden centres and convenience stores are a necessity in any community.

Mr. Innes stated that business can be done in the community with the proper aesthetic qualities and successfully. He stated that this could be done in Lawrencetown by development agreements.

Mr. Innes stated that also there should be a change in the definition of a local business to include a garden centre and other businesses to grow in excess of 1,000 sq. ft. by development agreement. He stated that the comments that home businesses could expand to square footage over this amount would not apply, as the business portion of your home cannot exceed 25% of the total square footage.

Mr. Innes questioned whether this plan was a result of give and take in the community.

2. Mr. Terry Casavechia stated that he was present at the previous meeting of February 26 and stated that a lot of those who were in favour, were in favour of a plan, not necessarily this one. He stated that the planning process has been going on for over 15 years and he was part of the planning process for 8 of those years. He stated that conflict was the common denominator, not good planning. He stated that everyone is concerned about the environment and with ways to address that situation. He stated that he was in support of sustainable development that would leave something for the next generation.

He stated that a plan is needed to address the community in a fair way. He stated that strong individuals can dominate the whole process. He stated that some of the problems with this plan is the 100 ft. water set back for residential homes. He stated that this policy would directly affect him and was not necessarily environmentally sound. He stated that residents would end up clear cutting for 100 ft. to get the view of the water that they had originally bought the land for. He stated that 50-75 feet would be more sensible.

He stated that the 250 ft. road frontage on Highway 207 was too high for the few lots left there. He stated that this would achieve the opposite affect, and several lots are now for sale.

Mr. Casavechia stated that the RR-1 zoning, although necessary in some areas, was extended too much in the plan. He stated that R-1 requires a minimum lot size of 20,000 sq. ft. He stated that not all land owners in Lawrencetown have large acreage. He stated that if one wanted to subdivide, then it would have to be to RR-1. He stated that this did not have to be.

He stated that the plan calls for no central water and sewer until a problem occurs. He stated that it is often too late when the damage is done. He stated that central sewage is not always wanted, but the option should be available. He stated that central water treatment plant would help to deal with the arsenic problem.

Mr. Casavechia stated that it would be an asset to have a garden centre in the area, and many try to garden organically.

He stated that he cannot support the plan as it presently stands. He stated that the public hearing process is very helpful. He stated that with cooperation and creative planning, the process can continue and get away from the conflict. He stated that it was important for the community set aside their differences.

Mr. Casavechia asked Warden Lichter what happened to the plan if it was rejected. Warden Lichter stated that the recommendation is to send the correspondence and submissions from the record to planning to have them discuss them and then bring it back to council.

3. Vern Conrad stated that he presently owns 100 acres and homestead in a central location of Lawrencetown. He stated that he has used the MPS Synopsis as an outline for his presentation.

He stated that P18-19 are of concern. He stated that central fresh water should be approved for areas where salt water intrusion is or is expected. He stated that he will need servicing for 20 lots.

He stated that P-28 which indicates the 100' watercourse setback, creates a major handicap. He stated that his property was originally owned by Harvey and Gladys Conrad and the highway goes through the middle and also the CN line. He stated that cemetery lands were given to the community by his family. He stated that with this policy 25% of his lots would disappear. He stated that one cannot help the shape of the land and in his case, the highway and railway add to the difficulties. He stated that if the setback was changed to 50' then all of his lots could be developed. He stated that this same condition would apply around Porter's Lake. He stated that another advantage of the 50' watercourse setback would be the less deforestation for a view of the water.

P-32/33, with respect to road frontage along the 207 is excessive and impractical. He stated that it forced larger lot sizes with lot widths exceeding lot depth, which detracts for the looks and servicing of these lots would be very expensive as the abutter is required to pay per foot.

Mr. Conrad stated that he has spent 5 years in municipal engineering and has background in engineering and consulting. He stated that he is not guessing, but the information he has given is based on his experience in the field. He stated that a reduction of the width to 175' and the addition of a second control factor which would be a 40,000 sq. ft. lot size would achieve

better results. He stated that this would satisfy reasonable development and environmental concerns. He stated that in P-33, existing residential "lot" needs to be clarified.

He stated that with regard to P-38, the CNR right of way to Lawrencetown Beach, it may be advantageous to consider a divided highway system from Conrads Road to Leslie Road. He stated that the traffic is fairly bad in the summer and stated that any property expropriated by the CNR should be returned to the families and an expression of gratitude rather than leave the land set unused and unmaintained.

He stated that with respect to the implementation, P-55-66, he would encourage less policing than proposed. He stated that a 41 acre property may be better suited to the community as a camping ground than as a residential property.

Questions from Council

Councillor Richards asked if these concerns were taken to the committee. Mr. Conrad stated that he was a little late and he was only seriously planning development of his lands within the last 6 months.

Councillor Richards asked if there was indication from the community that some of these proposals would be acceptable. Mr. Conrad stated that the 175' road frontage shouldn't be a problem as there are few lots left.

Councillor Cooper asked if in his experience, in this area, that many concerns should be subject to the municipal lot grading by-law.

Mr. Conrad stated that in dealing with the Department of Transportation and Department of Health, there are sensible by-laws now in place with respect to ocean frontage, salt marshes and beaches, but this would have to be studied more closely.

4. Betty Gaetz, representing Gaetz Woodworking Limited, stated that they were a non-residential land owner.

She stated that in April 1989, Gaetz Woodworking, purchased 80 acres, including 4 houses in Lawrencetown at the intersection of Crowell Road and Highway 207. This property was bought to develop Sea Breeze Heights, a subdivision. Three of the houses were resold almost immediately. The fourth house has been occupied by Cabco Industries and sold to them as commercial by the Real Estate Co.; it has not yet been sold. This house and property are referred to as the old Gibson Lloyd Property. The house was originally built

around 1850; a piece was added in 1930. Over the years, it has been a hotel, carriage stop for changing horses, mail drop and post office.

The house has 15 rooms which include 6 second-story bedrooms, 3 washroom/toilet facilities, 2 kitchens and 2 stairways. There is a well constructed gambrel-roofed two-story barn, each story having approximately 2000 sq. ft. The lot to be sold contains 81,743 sq. ft. Both house and barn view Porters Lake and the ocean including part of Lawrencetown Beach. Ms. Gaetz circulated photos.

She stated that recently, they had a purchaser for this property. He wanted to operate more than the 3-bedroom bed and breakfast allowed under the proposed plan. He failed to obtain the necessary permits before the date for this hearing was set. As he did not know if his plans would eventually be allowed or not, they dissolved the Agreement of Purchase and Sale. Before it is again listed, they are awaiting the decision of Council.

She stated that this house and lot are the entrance to Sea Breeze Heights, all the restrictive covenants to the subdivision will run with this property except for those waived at the time of sale, such as no signs, no vinyl and no home businesses. She stated that they have discussed tearing the house and barn down; the lot would then be more valuable. But they feel that not only would that be a waste, it would be a crime, since this house is part of the history of Lawrencetown and a heritage property. She stated that they have spoken with individuals interested in turning the house into a 6-bedroom inn with a semi-formal public dining room. They would like to put 8 housekeeping units in the top of the barn and a family type restaurant in the bottom.

She stated that they would not jeopardize Sea Breeze Heights in any way with this particular house and lot. They are establishing a development that is more than a bunch of houses jammed together to make the most money. They are concerned about the natural surroundings and individual privacy and their covenants reflect that concern.

She stated that they may not have the same reasons for preserving the property as the residents of Lawrencetown, but even from a business point of view, to renovate the house as a more attractive building, redesign the barn to an aesthetically more pleasing unit and offer good quality accommodation and meals to the residents and tourists can only be an asset to the community. To make this happen, this house and lot need to be zoned commercial. As a result, Sea Breeze Heights would have an acceptable entrance and the community would be able to offer accommodation and a restaurant, especially to tourists, and a resemblance of the old Gibson Lloyd

property would be preserved.

5. Richard Hines, stated that he owned a commercial property of 4,000 sq. ft. He built this and moved to the area with the idea of going into business and in the meantime has decided to get out of the business. He stated that the original plan stated that the new owners could only do what was happening in the building at the time. He stated that not many people are in the antique business.

Questions from Council

Councillor Randall asked if he was aware of the amendments. Mr. Hines stated that he was and stated that he would still like to see commercial development along the 207.

6. Robert Eisner stated that Lawrencetown did have a vote on the issue and the plan was rejected and that is the decision that should stand. He stated that this may have happened if the results were the other way around. He stated that last spring a petition with 200 names was submitted to Council in support of the garden centre. He stated that not everyone in Lawrencetown is against commercial development.

He stated that he was happy with the way the County was handling things now. He stated that through his own experience it is evident that County staff does their homework.

Questions from Council

Warden Lichter stated that the vote that was held in Lawrencetown was not called by the Municipality. He stated that the public hearing would be necessary regardless of the voting results. He stated that Council wanted to find out what needed to be adjusted with the plan to make it a better one and to improve it.

Councillor Bayers stated that he had to agree that non-residential land owners should have had a vote as they have put a lot of money into the community.

Councillor Cooper stated that Council has been remiss in that the MPS refers to phase one and states that the land owners will be allowed to assess the results. He stated that the land owners should have had a vote.

7. Ralph Crowell stated that he was opposed to the plan in the present form. He stated that he felt there had to be some commercial development in every community. He stated that he has asked for commercial zoning on his property and has come up with nothing. He stated that one cannot effectively operate a business

from a residential zoning. He stated that this is the part of the plan that he is most concerned about because it affects him directly.

Questions from Council

Councillor Sutherland asked how long he has been in business and how large the lot was. Mr. Crowell stated that he has been in business 18 years and the two properties are 65 acres and 25 acres in size.

Councillor Randall asked if the biggest problem was the lack of commercial zoning. Mr. Crowell responded yes and the plan cannot be accepted as is.

Councillor Cooper asked if there was a list of uses that a property could be changed to rather than unlimited industrial commercial uses would be acceptable. Mr. Crowell stated that it would depend on what was in the list. He stated that there should be some limits.

8. Sandra Romans stated that the main concerns being presented were that there was no provision for water and sewer, commercial property was restricted, the minimum road frontage of 250', the general water setback of 100', the RR-1 zoning within a subdivision, the limited availability of land for industry, and non-residential land owners not being allowed to vote. She stated that residents feel that the plan is not suited to the community. She stated that these issues can be dealt with and then supported. She stated that the community is at a point where a plan is necessary for responsible growth. She urged council to improve this plan.

She stated that in particular, the 250' road frontage requirement along the 207 is of concern. She stated that this will have a negative impact on the present land owners. She stated that it may be said that this will decrease the number of driveways, but she stated that future traffic flow problems can be addressed by alternative traffic methods. She stated that each would have to have the sufficient site distances for safety, approved by the Department of Transportation. She stated that this 250' frontage does not allow families to give an approved lot to their children. She stated that if lots can meet existing Department of Health and Environment and Transportation requirements then this plan could jeopardize these lots.

Questions from Council

Councillor Ball asked if Ms. Romans was a member of the LCC. Ms. Romans responded yes. Councillor Ball asked if the plan as presented was the result of compromise. Ms. Romans stated that there has been no compromise, but a refusal to address the situations.

9. Mr. Ryan of J. L. Investments Ltd., stated that his client asked that he submit formal opposition to the plan as presented. He stated that they disagree with the 250' road frontage. He stated that when services are installed, this will be detrimental to the land owner as they will have to pay per foot.

He stated that also with the existing industrial uses, this restricts the owners to what is on the list. He stated that if they wished to alter their business, perhaps adding an additional service, they cannot do so under this plan. He stated that this plan is not good planning. He stated that they are not against planning that makes sense.

Questions from Council

Councillor Sutherland asked how large the holdings of J.L. Investments were. Mr. Ryan responded 11 acres.

10. Ken Robb, non-resident property owner, stated that he was concerned over the fact that some believe that non-resident land owners do not have a vote in the planning process. He stated that they do and they are taxpayers and have a right to cast a vote in the planning process.

He stated that many of these areas require corrections. He stated that he was vice-chairman in later years during the 5 year planning process. He stated that many area of the plan will lead to technical difficulties in the future. He stated that a setback of 500 ft. from the water is ridiculous and would wipe out total land holdings. He stated that the minimum road frontage on Highway 207 is the most excessive he has heard. He stated that as long as the lot had the 100' building at the building line and was in tune with the Department of Health's set backs, then they should be able to proceed.

Questions from Council

Councillor Horne asked from his experience what would be a good setback from the water. Mr. Robb stated 25' for the building and the Department of Health sets 100' setbacks for the disposal field. He stated that there are regulations through the Department of

Environment and Health that would take care of the rest.

Councillor Horne asked what would be an acceptable road frontage on Highway 207. Mr. Robb suggested 100 ft. would be adequate.

The Warden called three times for speakers in opposition, and hearing none, the public participation portion of the hearing was closed.

Council's Decision

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

"THAT this item, along with the submissions both written and oral be referred to staff and be brought back to Council."

Councillor Randall asked for a time frame. Mr. Butler suggested by April 17, 1990. Warden Lichter suggested that this be dealt with at a Special Session, rather than as a regular agenda item. Council agreed.

Councillor Smiley stated that there appeared to be some misconceptions as to whether there would be another community vote and asked for clarification. Warden Lichter stated that the direction from Council is that they did not want to send this plan back to the LCC. He stated that the public hearing was held to determine ways to improve on the plan. He stated that Council would then make any adjustments and subsequently approve the plan and send it to the minister for approval.

MOTION CARRIED

Adjournment

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

"THAT this public hearing adjourn."
MOTION CARRIED

The hearing adjourned at 9:00 p.m.

PUBLIC HEARING

26 March 1990

PRESENT WERE: Warden Lichter
 Councillor Poirier
 Councillor Fralick
 Councillor Ball
 Councillor Deveaux
 Councillor Bates
 Councillor Adams
 Councillor Bayers
 Councillor Smiley
 Councillor Reid
 Councillor Horne
 Councillor Merrigan
 Councillor Morgan
 Councillor Eisenhower
 Councillor MacDonald
 Councillor Boutilier
 Councillor Harvey
 Councillor Sutherland
 Councillor McInroy
 Councillor Cooper

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

SECRETARY: Twila Simms

Warden Lichter called the meeting to order at 7:00 p.m. with the Lord's Prayer. Mr. Kelly called the Roll.

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

"That Twila Simms be appointed Recording Secretary."
MOTION CARRIED

RA-FEN-18-89-18 - Application by Reginald Stallard to Rezone the Property at 2087 Hammonds Plains Road from MU-1 (mixed use 1) to C-2 (General Business) Zone.

Ms. Ryan presented the staff report stating that Mr. Stallard has applied to rezone his property at 2087 Hammonds Plains Road, from MU-1 to C-2 to permit the expansion of an appliance store by 1250 feet. Commercial Uses within the MU-1 zone cannot exceed 2,000 square feet and the store is presently 1,995 square feet, therefore a rezoning is required to expand. She stated that council may consider a rezoning to a C-2 Zone to permit larger scale commercial developments. This zone permits a total combined floor area of

5,000 square feet for any residential and commercial buildings located on a lot. The total floor area for the existing residential dwelling and the expanded appliance store will be 5,000 square feet.

She stated that since there is an existing commercial operation and since the proposed expansion is not expected to significantly impact upon existing traffic volumes, the Department of Transportation has indicated its support.

Ms. Ryan showed slides of the site.

Questions from Council

None.

Speakers in Favour

Mr. Reginald Stallard Jr. stated that he and his father owns and operates the appliance store. He stated that approximately 2 years ago they became the distributor for Admiral for apartment owners etc. He stated that this requires that they order stock 3 months in advance and during slow times, the existing size of the building makes it difficult to accept orders in full. He stated that the number of truck loads can be reduced from 4 times per month to 3. He stated that the traffic to the site should be minimal as 90% of the orders are from existing customers and any direct pick-ups are done through the Halifax Store.

Questions from Council

None.

Speakers in Opposition

None.

Decision of Council

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

"THAT the application by Reginald Stallard to Rezone the Property at 2087 Hammonds Plains Road, located in Hammonds Plains, from MU-1 Zone to C-2 Zone, be approved by Council."

MOTION CARRIED

III of the Montague Estates Subdivision situated to the West of the Montague Road and East of Loon Lake in Westphal, from R-7 (Rural Estate) Zone to R-1 (Single Unit Dwelling) Zone

Mr. Spanik presented the report stating that the rezoning request would permit the third phase of this development to proceed. Phase one and Phase two were previously subdivided. HE stated that the owners have requested the rezoning to allow residential development on smaller lot sizes and in a manner consistent with adjacent development. The R-7 Zone requires a minimum lot size of 80,000 square feet while the R-1 zone permits a minimum of 20,000 square feet where on-site services are provided.

Mr. Spanik stated that the lots with frontage on Loon Lake area proposed to have a minimum of 40,000 sq. ft. and the remaining lots have a minimum of 20,000 sq. ft.

Mr. Spanik stated that the applicant proposes to develop this property as a residential subdivision. The area to be rezoned falls within the Residential B Designation of the MPS for Cole Harbour/Westphal. It is located outside both the Cole Harbour/Westphal serviceable area boundary and the Lake Major Watershed boundary. The Residential B Designation is applied to lands outside the established community which are unserviced and generally not accessible by public road.

The Development Division has agreed to accept a cash-in-lieu of parkland contribution for these lots. A consolidated park area to serve the needs of the entire development has been proposed in a conceptual plan. Its final location is to be negotiated at a later date.

Questions from Council

None.

Speakers in Favour

None.

Speakers in Opposition

None.

Decision of Council

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

"THAT the application by Alderney Consultants Limited on behalf of Loon Lake Developments Limited, to rezone a