

THAT the Municipality of the County of Halifax requests that the Executive of the UNSM prepare a fair and equitable membership fee proposal, such proposal should reflect the fact that each and every one of the sixty-six units have one vote and only one vote, thus no member unit should pay an extremely low fee (example \$800.00) while others are asked to pay an extremely high fee (example \$30,582.74). The fee restructuring must take place at the 1991 Annual Conference of the UNSM.

THAT the Executive Committee of the Municipality of the County of Halifax was asked by Council to examine in detail the benefits received by us from being a member of the UNSM and to have the committee report its findings to Council."

MOTION CARRIED.

BUILDING INSPECTOR'S REPORT - LESSER SIDE YARD CLEARANCE

Mr. Kelly advised that this report was deferred at the last Council Session for additional information. Mr. Samuel Rogers, is requesting lesser side yard clearance of one foot, Property - Cove Road, Prospect.

It was moved by Councillor Bates, seconded by Councillor Randall

"THAT request for lesser side yard clearance of one foot, Cove Road, Prospect be approved."

MOTION CARRIED.

Councillor Sutherland requested that the report with respect to practice and interpretation of minor variances under the Planning Act from the Planning & Development Department be available for the April 2, 1991 Council session.

DATE FOR MINOR VARIANCE APPEAL

Mr. Kelly advised of a letter submitted by Mr. Gerald Doucette requesting appeal of a minor variance to reduce the side yard separation distance from a deck.

It was moved by Councillor McInroy, seconded by Councillor Fralick

"THAT the Date for this Minor Variance Appeal be held April 16, 1991 at 7:00 p.m."

MOTION CARRIED.

PRESENTATIONS - MILLBROOK RESERVE

Mr. Kelly advised that Chief Paul and Mr. Ralph Brant, Department of Indian Affairs, were scheduled to make presentations to Council respecting the Millbrook Reserve.

Mr. Kelly advised that presentations have been deferred to the April 2, 1991 Council Session.

PETITION RE IMPROVEMENTS - OLD BEAVER BANK ROAD, SACKVILLE

Mr. Kelly advised of a petition received signed by residents of the Old Beaver Bank Road requesting that Council support their endeavours to have the highway shoulders upgraded on the Old Beaver Bank Road.

It was moved by Councillor Sutherland, seconded by Councillor Meade

"THAT the correspondence be received."
MOTION CARRIED.

It was moved by Councillor Meade, seconded by Councillor Sutherland

"THAT a letter be forwarded to the Department of Transportation & Communications to support the petition requesting upgrading of the highway shoulders on the Old Beaver Bank Road."
MOTION CARRIED.

MEMORANDUM - SACKVILLE COMMUNITY COMMITTEE

Mr. Kelly advised of a memorandum submitted to Council from the Sackville Community Committee with respect to Air Traffic Controllers - Halifax International Airport.

It was moved by Councillor MacDonald, seconded by Councillor Sutherland

"THAT a letter be forwarded to the Minister of Transportation and Communications indicating the potential safety hazard that could arise for residents of Halifax County Municipality and the need for ensuring the recent situation respecting Air Traffic Controllers at the Halifax International Airport does not reoccur."
MOTION CARRIED.

APPOINTMENT OF RETURNING OFFICER - 1991 MUNICIPAL ELECTIONS

Mr. Meech advised that Municipal Council was required to appoint a Returning Officer to administer the elections under the provisions of the Municipal Elections Act. He recommended the appointment of G. J. Kelly as Returning Officer for the 1991 Election.

It was moved by Councillor Meade, seconded by Councillor Poirier

"THAT Mr. G. J. Kelly be appointed as Returning Officer for the 1991 Municipal Elections in Halifax County."
MOTION CARRIED.

MEMORANDUM - SACKVILLE COMMUNITY COMMITTEE

Mr. Kelly advised of a memorandum submitted by Councillor Boutilier, Chairman, Sackville Community Committee with respect to a petition regarding improvements to Skyridge Avenue from the Intersection at Sackville Drive to the Intersection of Hillside/Kaye Streets. The petition was forwarded to the Sackville Community Committee by the Department of Transportation and Communications for endorsement. The Committee fully endorses the need for those improvements and requests Council's endorsement.

It was moved by Councillor MacDonald, seconded by Councillor Sutherland

"THAT Municipal Council endorse the petition from area residents, and further that the Department of Transportation and Communications be requested to undertake the necessary improvements to Skyridge Avenue from the Intersection at Sackville Drive to the Intersection of Hillside/Kaye Streets."
MOTION CARRIED.

BOARD OF HEALTH REPORT

Mr. Kelly outlined the report and recommendation of the Board of Health respecting the Churchill Estates Water Supply. A report from the Department of Health & Fitness was provided concerning the Churchill Estates Water Supply system.

Councillor Sutherland asked where this project was placed on the priority list of projects.

Mr. Meech indicated that this was located under the "C" Category.

It was moved by Councillor Merrigan, seconded by Councillor Poirier

"THAT this item be deferred to a later date."
MOTION CARRIED.

APPOINTMENT OF MUNICIPAL WEED INSPECTOR

Mr. Kelly advised of correspondence submitted by Mr. Brian F. Hull requesting appointment as Municipal Weed Inspector for the Municipality for 1991.

It was moved by Councillor McInroy, seconded by Councillor Poirier

"THAT Brian F. Hull be appointed Municipal Weed Inspector for Halifax County Municipality for 1991."
MOTION CARRIED.

DEVELOPMENT OFFICER'S REPORT

It was moved by Councillor McInroy, seconded by Councillor Cooper

"THAT the Development Officer's Report be received."
MOTION CARRIED.

PAVING, GRADY ROAD, EAST CHEZZETCOOK - COUNCILLOR RANDALL

Councillor Randall advised that the residents of Grady Road, East Chezzetcook request this road be paved under the fifteen (15) Year Paving Policy. A petition from area residents was received.

It was moved by Councillor Randall, seconded by Councillor Richards

"THAT a letter be forwarded to the Department of Transportation & Communications requesting paving of Grady Road, East Chezzetcook, under the 15 year Paving policy."
MOTION CARRIED.

APPOINTMENT OF NON-COUNCIL MEMBERS TO THE LAKES COMMITTEE - COUNCILLOR MCINROY

Councillor McInroy stated that non-council members should be appointed to the Lakes Committee. He advised that these members should be aware of what is involved pertaining to this Committee. He suggested that names be submitted at this time.

Warden Lichter suggested that names be submitted to Mr. Kelly. He

suggested that a meeting be called with Mr. Mandaville present to advise individuals what is involved with respect to this Committee. He stated that some may wish to withdraw their name afterwards.

Councillor Horne recommended that the 3 Councillors appointed to the Committee at a recent Council session review the names submitted by other Councillors. He suggested that a meeting be held with respect to this Committee within two or three weeks.

Councillor Horne suggested that the meeting be held with respect to this matter within two or three weeks.

This was agreed to provided names were submitted to Mr. Kelly before that time.

WASHROOM FACILITIES, HALIFAX COUNTY RECREATIONAL FIELDS -
COUNCILLOR MCINROY

Councillor McInroy advised that in September of 1990, Council passed a motion to investigate Halifax County Recreational Fields with respect to washroom facilities in the Westphal/Cole Harbour area. He stated that complaints have been received from individuals with respect to using green areas as an alternative to washroom facilities. He stated it has been suggested that the possibility of portable washroom facilities at Forest Hills Commons be seriously considered due to the size of the area and the outdoor activities that take place there.

Councillor Merrigan stated that these facilities could be used in areas of Sackville as well. He felt this was a Board of Health issue and should be forwarded to the Department of Health & Fitness.

Councillor McInroy agreed to consult with the Department of Health & Fitness.

DEVELOPMENT - INFILL LOTS - URBAN AREAS - COUNCILLOR MCINROY

Councillor McInroy stated that this issue related to subdivision of infill lots. He requested that a report be obtained from the Planning & Development Department for the April 2, 1991 Council session with respect to the regulations of development of infill lots in urban areas re setback controls, height restrictions, etc.

CRTC - COUNCILLOR FRALICK

Councillor Fralick requested that this item be deferred to the April 2, 1991 Council session.

DEPARTMENT OF TRANSPORTATION & COMMUNICATIONS - COUNCILLOR ADAMS1. Highway #107

Councillor Adams advised of 3 fatal accidents which have occurred on the #107 Highway near the Minesville exit. He indicated these accidents have been reported to happen at dusk.

It was moved by Councillor Adams, seconded by Councillor Sutherland

"THAT the Department of Transportation & Communications be requested to conduct a study for the purpose of determining the cause of accidents occurring on the #107 Highway, near the Minesville exit."

MOTION CARRIED.

2. Traffic Control Lights

Councillor Adams stated that he has been receiving complaints with respect to traffic congestion at the Lake Major Road and #7 Highway intersection and the need for traffic control lights at this intersection.

It was moved by Councillor Adams, seconded by Councillor Richards

"THAT a letter be forwarded to the Department of Transportation & Communications requesting that a feasibility study be conducted with respect to traffic control lights at the intersection of the #7 Highway and Lake Major Road."

MOTION CARRIED.

3. Paving - Cranehill Road

Councillor Adams advised that residents of Cranehill Road are requesting that this road be paved.

It was moved by Councillor Adams, seconded by Councillor Bates

"THAT a letter be forwarded to the Department of Transportation & Communications requesting that Cranehill Road be paved under the 15 Year Paving Policy."

MOTION CARRIED.

NEW BUSINESS1. Race Relations Committee

Councillor Adams referred to the Race Relations Committee.

It was moved by Councillor Adams, seconded by Councillor Deveaux

"THAT this item be referred to the Executive Committee."

Warden Lichter advised that this item would be brought back to Council for discussion.

MOTION CARRIED.

EMERGENCY ITEMS

Councillor Meade stated he wished to raise an item with respect to the Nova Scotia Power Corporation Storage Site at the Head of St. Margaret's Bay. P.C.B.'s may have leaked into the soil and the waters of St. Margaret's Bay due to the transformers that have been stored at this location for several years.

It was moved by Councillor Meade, seconded by Councillor Bates

"THAT a letter be forwarded to the Department of Environment, with a copy to Howard Crosby, M.P., and Jerry Lawrence, M.L.A. requesting that core samples be taken at the Nova Scotia Power Corporation Storage Site at the Head of St. Margaret's Bay as P.C.B.'s may have leaked into the soil and the waters of St. Margaret's Bay due to storage of transformers."

MOTION CARRIED.

ADDITION OF ITEMS TO THE APRIL 2, 1991 COUNCIL AGENDA

1. Department of Transportation & Communications - Councillor Merrigan.
2. FCM Star Community Program - Councillor McInroy.
3. Department of Transportation & Communications - Councillor Randall.

ADJOURNMENT OF ANNUAL SESSION

It was moved by Councillor Merrigan, seconded by Councillor Sutherland

"THAT the annual session adjourn to the April 2, 1991 Council session."

MOTION CARRIED.

ADJOURNMENT

It was moved by Councillor Eisenhauer, seconded by Councillor Poirier

"THAT the meeting adjourn."
MOTION CARRIED.

Time of Adjournment: 7:45 p.m.

PUBLIC HEARING

March 11, 1991

PRESENT WERE: Warden Lichter, Chairman
Councillor Meade
Councillor Poirier
Councillor Fralick
Councillor Bates
Councillor Adams
Councillor Randall
Councillor Bayers
Councillor Smiley
Councillor Reid
Councillor Horne
Councillor Merrigan
Councillor Morgan
Councillor Snow
Councillor Eisenhower
Councillor MacDonald
Councillor Harvey
Councillor Richards
Councillor McInroy
Councillor Cooper

REVISED

ALSO PRESENT: G. J. Kelly, Municipal Clerk
Fred Crooks, Municipal Solicitor
Susan Corser, Planner

CALL TO ORDER

Warden Lichter called the meeting to order at 7:00 p.m.

APPOINTMENT OF RECORDING SECRETARY

It was moved by Councillor McInroy, seconded by Councillor Snow

"THAT Christa Pettipas be appointed as Recording Secretary."
MOTION CARRIED.

1. DA-CH/W-01-90-07 - APPLICATION BY LOON LAKES DEVELOPMENTS LIMITED TO ENTER INTO A DEVELOPMENT AGREEMENT TO PERMIT A COMMERCIAL SLEIGH RIDE AND CROSS-COUNTRY SKI FACILITY ON A PORTION OF ITS PROPERTIES OFF THE MONTAGUE ROAD IN WESTPHAL

Ms. Susan Corser advised that Loon Lakes Development has applied to enter into a development agreement to permit a commercial recreation facility on a portion of its land holdings situated between Montague Road and Loon Lake, in Westphal (see Map 2, p.6).

1001 The applicant has proposed that the subject property be developed to provide trails for horse drawn sleigh/wagon rides and cross country skiing. The proposal includes the erection of a barn for horses and equipment, a lodge for shelter, refreshments and washrooms. This would also include a parking area, an exercise/turnout paddock for horses, and the grooming and widening of an existing looped trail system throughout the site (Fig.1,p.8). Parking for approximately twenty-four (24) cars will be constructed in two phases, corresponding with the completion of the accessory (barn or lodge) structures. The applicant intends to operate initially during the winter months (December to March) subject to snow conditions. However, should there be a demand for wagon/hay rides during the summer months, this additional use could be added. The trails will be available to cross country skiers at no charge. Only two (2) horses will be kept as part of the sleigh ride operation, however, should there be sufficient demand, two (2) additional horses may be added. Horses will be housed in an approximate 30 x 50 foot barn, with facilities also to contain horse manure. No other livestock will be kept on the property. Hours of operation will be based on demand and will be limited to 10:00 a.m. - 10:00 p.m. (Sunday to Thursday) and 10:00 a.m. - 12:00 a.m. (Friday to Saturday) (Part 6). If a lodge is developed, indoor facilities including washrooms will be included. Food preparation and handling facilities will also be included to provide customers with food and drinks. No alcoholic beverages will be provided. Provision is made within the agreement to permit a lodge at a future date. The applicant has indicated an intention to eventually develop adjacent landholdings, on Glenelg Court and Braeloch Court for residential purposes. If these lands are developed residential, the applicant intends to retain one trail (100 foot strip of land subdivided from the main parcel) to continue commercial recreation uses. Should Loon Lake Developments fail to provide for a trail during the residential development of its lands, the development agreement would be discharged and all buildings and facilities with respect to the trail operation would have to be removed. The property is densely wooded with a mixture of hard and soft woods and is currently vacant. The ruins of an old farm site are located on the property and a number of old roads and trails are evident. A stream runs through the property with a large marshy area in the eastern portion of the site. The westerly portion borders Loon Lake. The larger portion of the property is located within the Residential B Designation which encourages development that maintains low density, rural character (Policy P-40). This portion is zoned R-7 (Rural Residential) to reflect the plan designation placed on lands outside of the built-up area of the community. The small portion of the property in an unserviced area within the Residential A Designation zoned R-1 (Single Unit Dwelling) which constitutes the priority area for residential and supporting developments in the plan area (Policy P-29). Policy P-16 of the Cole Harbour/Westphal Municipal Planning

Strategy requires a minimum lot area of 80,000 square feet within the Residential B Designation and a minimum lot area of 20,000 square feet on unserviced Residential A lands. The lots along Braeloch Court are Residential B Designated and are zoned R-1 (Single Unit Dwelling). The average lot size is approximately 1 acre. The planning strategy states that riding stables, golf courses, and similar extensive land uses may be accommodated by development agreement. The proposed trails and accessory buildings for the accommodation of customers, animals and equipment are considered similar and equally compatible land uses in the context of this policy. The development agreement requires that proper permits be obtained from the Nova Scotia Department of Environment, Health & Fitness, and Transportation and Communications for the uses permitted. While the subject project is adjacent to existing residential development on Montague Road, it is not anticipated that these activities will adversely affect the neighboring residential properties. The varied topography combined with the dense vegetation provides a natural visual and sound barrier between the proposed development and surrounding residential dwellings. The Department of Health & Fitness has indicated that before approval is granted for a private on-site septic system which would be required for the lodge, the site must be assessed. A preliminary soil evaluation indicates that a septic system can be accommodated. Two concerns have been expressed with regard to this application on the part of the Nova Scotia Department of Environment and the Municipality's Engineering & Works Department. These relate to the driveway and parking area which are located in the vicinity of a watercourse and marshy area. Both departments have advised that the driveway and parking lot must be designed to minimize any wetland disturbance. Both departments will require a site drainage plan and must approve the location of the driveway and parking area before any construction takes place. Both departments have indicated that in order to ensure proper erosion and sedimentation control, plans and methods to control water pollution must be prepared and implemented before construction commences. The Department of Transportation has no objection to the location of the proposed driveway on Montague Road, but has indicated that where trails cross existing or proposed roads, adequate sight distance requirements must be met. This is an appropriate use for the subject lands and is in keeping with the intent of the Cole Harbour/Westphal Municipal Planning Strategy. Therefore, it is recommended that the proposed development agreement to permit the proposed commercial recreational facility be approved. She then outlined Section 7.2 of the proposed development agreement:

Section 7.2 indicates that at the request of the Developer, Council may by resolution reduce the width of the right-of-way required by Section 3.3, but in no case shall such an amendment result in the loss or reduction of any existing vegetative cover deemed necessary

to provide a visual and sound barrier to existing or future residential development. This reduction may be granted notwithstanding Part 12 (Subdivision Design Requirements) of the Subdivision By-law.

Mr. Crooks clarified Section 7.2 of the proposed development agreement.

Questions from Council.

Councillor MacDonald asked how far the animals would be from the nearest house.

Susan Corser advised the nearest house was the developer's which is approximately 350 feet or more away.

Speakers in Favor.

None.

Speakers in Opposition.

Mr. John Harlow was present to speak in opposition with respect to this recreational facility. He advised he was a resident of Humber Park. He felt from a recreational point of view, this would be a good thing for the community. However, he advised of environmental concerns. He advised of concern with respect to a barn being located in a R-1 area. He made mention of erosion of Lake Loon, water tables, siltation and other effluents that flowed freely into this lake over the years. He felt Council should take a closer look at this proposal. He advised of raw sewage at certain times of the year entering into Lake Loon. This barn will be located directly across from my property as it relates to his backyard. He advised of his patio and expressed concern with regard to the odor created by this barn as the manure would be contained underneath the barn. He then made mention of height restrictions with respect to this barn. It was his understanding that this being in an R-1 zone had to be 15 feet in height. He questioned the number of animals. He advised of new residents which have moved into this development. He asked if they were aware of this situation. He stated there had to be regulations to prevent this in a residential area. He then recommended, as a long term resident, the proposal be endorsed under the following conditions:

1. That the barn be re-located on the property.
2. Line be drawn with respect to sleighrides and quantity of animals.
3. That this not be in operation during the summer months.

Warden Lichter asked Mr. Harlow to point his property out on the map attached to the report.

Mr. John Harlow advised his property was not located on the map shown.

Susan Corser presented Mr. Harlow with a map at his request illustrating the location of his property.

Mr. Harlow expressed concern with respect to the septic tanks and disposal fields.

Warden Lichter stated the septic tanks and disposal fields must be a minimum of 100 feet away from any water course.

Mr. Harlow expressed concern with respect to the height restrictions referring to the barn. He stated those buildings were higher than 15 feet. He advised of limitations.

Warden Lichter replied the height was not defined by the top of the roof.

Mr. Harlow advised he was talking about from a flat slab. He stated he could not see where the septic field was within 100 feet. He advised his house was directly across from the developer's. He stated 250 feet back from Montague would put this barn in rough proximity of where his house would be located.

Warden Lichter asked if there were two dwellings there.

Mr. Harlow answered no. He stated the barn was in the back side of the house.

Questions from Council

Councillor Richards asked if Mr. Harlow was saying that he would accept the proposal as long as summertime operation did not exist.

Mr. Harlow answered yes, he agreed with this. He stated he did not respect this operation in the summertime. He felt a stable should not be allowed in an R-1 zone either. He felt the barn should be better positioned away from the R-1 zone.

Councillor Richards asked if the barn was placed back further, whether it would be to his approval.

Mr. Harlow indicated it probably would not be acceptable to another resident.

Councillor Richards asked if concerns would be satisfied if this was away from R-1 properties.

Mr. Harlow answered yes.

Decision of Council

Councillor Bates stated in light of objections raised, he could not recommend this proposal. He suggested this be referred back to Staff for a report to see if the barn could be positioned somewhere acceptable to the residents.

It was moved by Councillor Bates, seconded by Councillor MacDonald

"THAT the proposal be rejected."

Councillor Morgan stated somebody must be for this. He referred to Sackville Downs. He felt Mr. Harlow's property was an adequate distance away from the barn.

Councillor Richards stated he was sensitive to the concerns expressed this evening. He advised the developer has spent a lot of time and effort. He felt he had done his share. He asked if there was any other method to change the agreement to make certain projections of the barn.

Mr. Crooks advised that the only possibility would be to defer this public hearing to a fixed date in the future to allow further consultations with the developer and amendment. He stated there was some latitude to make some changes.

Councillor Richards asked if the barn could be located within the recreational facility site but away from Mr. Harlow's property.

Mr. Crooks advised this was a difficult question to answer without knowing where the barn would go and the impact on other residents.

Councillor Richards suggested that staff comment on this.

Discussion took place with respect to adjournment of this public hearing.

Warden Lichter stated Mr. Crooks was not completely right to adjourn this public hearing.

Mr. Crooks answered this was open to Council. He stated Council had no obligation to do so.

Councillor Richards stated the problem centres around the barn location. He asked if the barn could be located within the concept

of the proposal.

Susan Corser advised by re-locating barn, impact to other residents could be possible.

Councillor Merrigan felt the barn was an acceptable distance away. He did not know what Mr. Harlow was requesting.

Councillor Morgan expressed concern with respect to R-1 and R-7 areas.

Susan Corser advised that this property is R-1 unserviced.

Councillor Morgan asked if the developer had the right to farm this property.

Susan Corser answered no.

Councillor Cooper asked if the barn location was changed, would Halifax County have to allow for more public input. He expressed concern with respect to losing the agreement.

Councillor Bates asked if there was not a reasonable way to accommodate both parties.

Warden Lichter stated if the barn was moved, there would not be any way of ensuring that nobody would object to this.

Mr. Crooks indicated that it was his understanding after hearing the planner's comments, it would be difficult to move the barn.

Councillor Poirier stated she was very surprised with the problem being experienced. Halifax County could use a recreational facility such as this. She supported the application. She did not understand how horses could create such a problem.

Councillor Cooper voted against the motion. He did not think they had sufficient justification to turn down the agreement. He stated that the Department of Environment was going to ensure adequate disposal.

Councillor McInroy made mention of the winter operation.

Warden Lichter replied if the barn was not to be there, it was not to be there, he did not see the argument of summer operation or winter operation.

Councillor Merrigan stated PAC had recommended this. It had already been discussed. He felt it should be approved.

MOTION DEFEATED.

3 IN FAVOR.
16 AGAINST.

It was moved by Councillor Snow, seconded by Councillor Poirier

"THAT the Application by Loon Lakes Developments Limited to enter into a development agreement to permit a commercial sleigh ride and cross country ski facility on a portion of its properties off the Montague Road in Westphal be approved."

MOTION CARRIED.

ADJOURNMENT

It was moved by Councillor Bates, seconded by Councillor Fralick

"THAT this meeting adjourn."
MOTION CARRIED.

Time of Adjournment: 8:10 p.m.

SPECIAL COUNCIL SESSION

March 18, 1991

PRESENT WERE: Warden Lichter
Councillor Meade
Councillor Poirier
Councillor Fralick
Councillor Deveaux
Councillor Bates
Councillor Adams
Councillor Randall
Councillor Bayers
Councillor Smiley
Councillor Reid
Councillor Horne
Councillor Merrigan
Councillor Eisenhauer
Councillor MacDonald
Councillor Harvey
Councillor Sutherland
Councillor Richards
Councillor McInroy
Councillor Cooper



ALSO PRESENT: G. J. Kelly, Municipal Clerk

CALL TO ORDER

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

ESLOW - Eastern Shore Learning Opportunities for Women

Councillor Smiley made a presentation with respect to this matter advising of the cut for funding. She advised of educational operations conducted by this group helpful to the community. Results of this activity were keeping families together. She stated this was not a Woman's Lib Group. She stated this was the best item of research material she had seen in a long time. She welcomed Ms. Norma Cross, Chairperson, and Ms. Margo Comeau-Metcalf to the meeting.

Ms. Norma Cross made the following presentation.

Ms. Norma Cross, Chairperson, wished on behalf of ESLOW, to thank Warden Lichter, Councillors and Councillor Smiley of District 11 for arranging this presentation.

Eastern Shore Learning Opportunities for Women owes its existence today to the dedicated group of local women who saw and experience

the needs created by poverty and isolation, and had the courage to pursue solutions to these needs. These women were fortunate in that at the same time as they were beginning to feel the need for change, another group of women, were preparing to provide a helping hand by networking with women in rural areas to help them identify and address educational needs.

The first contact came in October 1980, when our then local newspaper reporter, Heather Robinson, was asked to canvass the area for rural women interested in attending the National CLOW Conference "The Education Connection" at Mount Saint Vincent University. Six local women surreptitiously departed from their homes to be overwhelmed at suddenly finding themselves with four hundred other women with common concerns, sharing experiences and pulling together to help one another in discovering solutions to educational problems. This conference highlighted the need for rural women to form a network to help themselves.

During the next two years, Janet Eaton, CLOW Rural Networking Coordinator, met with women in the area to assist in assessment of local needs and resources, and in networking with provincial and national resources and information for CLOW, and in contacting people and publicizing meetings. Later, Margot Comeau-Metcalf became the main contact, setting up a telephone network which would keep interested women informed of events. Information sessions were held pertaining to CLOW, EIC Programs, Social Assistance, Unemployment Insurance, Community Schools, and University Education. A survey on women's educational requirements was done in the area. Local women journeyed forth to attend conferences and workshops concerning Secretary of State Programs, Women and Pensions, Mount Saint Vincent University, Canadian Research Institute for the Advancement of Women, Women's Health Education Network, Networking, and Canadian Association of Adult Education Consultation.

In February, 1982, an eight week EIC Career Exploration for Women Course was offered. Sixty women attempted to register (the course quota was twenty): a concrete demonstration of the networking process which was taking place amongst the women in the community. On April 27, 1982, the last day of the course, a meeting was held. Women shared information they had gained from conferences, course participants gave testimonials, and discussed community problems. Those present decided to form a group, and chose the name Eastern Shore Learning Opportunities for Women, an affirmation of the strong connection with CLOW.

Over the next two years, the group continued to meet in member's kitchens and community halls and gather information on a wide variety of subjects. During these early stages and throughout the

history of this group, the social contact of meeting with women having similar concerns has been a vital part of ESLOW's existence. These early kitchen encounters were the first steps in bringing women out of isolation and giving them the self-confidence to deal with issues that went beyond their daily routines.

To be registered as a Society incorporated with the Societies Act of Nova Scotia, the founding members devised six objectives for our organization. With each of these six objectives as a starting point, I will try to inform you as to what ESLOW does.

1. To maintain membership in Canadian Congress Learning Opportunities for Women. Our connection with CLOW has already been explained in her story and we maintain this network in order to keep up with National Women's issues.
2. To network with other women's associations and societies.

ESLOW members continue to network with other women's groups in the province, and were involved in the founding of Women's Action Coalition of Nova Scotia and Women's Centre's Connect. Nova Scotia Advisory Council field-workers as members of ESLOW have been valuable resource people. Contact is also maintained with national women's organizations and with women's groups in other provinces in Canada. Community networking is considered a high priority; ESLOW has actively supported the local Preschool and Food and Clothing Bank, and has members involved in the Board of Trade and Blue Water Development Association. ESLOW has a mutual support system with community schools (setting up programs, advertising, and moral support), and with Jackie Fletcher, a Native Outreach Counsellor who works out of LEA Place. This individual is one of the original and dedicated members of ESLOW.

3. To operate LEA Place, a women's resource centre.

As ESLOW members continued their kitchen meetings and excursions to conferences, they saw what other women in the province were doing and began to realize their need for a home base, a resource centre which would be available to all women. A trip to Second Story Women's Centre in Bridgewater on May 15, 1984, confirmed the idea, and talk turned to action. The group applied for funding from Secretary of State to set up a resource centre, and the funding was approved.

In October 1984, Margot Comeau-Metcalf and Juanita Reid were hired to share the part-time co-ordinator's job of setting up a resource centre. Space was rented in Brookside Hall, but on the day of the first program the well went dry. Margot and Juanita were left to work out of Margot's home and Juanita's car until a new location

could be found.

In January of 1985 a new and (so far) permanent home was found in a vacant classroom of the Sheet Harbour Primary School. The centre, which opened on January 31, 1985 was named LEA Place. According to the dictionary definition, Lea means a meadow or green pasture, in our terms, a place to grow. It also represents what we want the centre to provide for women - a place to learn, enjoy the experience and to achieve their full potential. The opening of the centre was attended by 42 people. The ribbon was cut by Janet Eaton, an appropriate affirmation of her success in rural networking.

The first programs offered at LEA Place were in areas such as crafts, exercise and resume writing. The social contact, however, provided an opportunity for women to share experiences and to take part in discussions dealing with more vital issues.

Since these beginnings, ESLOW has managed to maintain LEA Place as a drop-in and resource centre with a library of books on women's issues and pamphlets available on a wide variety of subjects. Funding has come from Secretary of State, Women's Program, for approximately six months of each year; but the centre really owes its existence to the dedication, brain storming and hard work of volunteer members who operate the centre and raise money between grant funding periods.

4. To provide information sources for women.

Besides the library and pamphlets at LEA Place as explained above, we have held many workshops on topics of concern to women. Although most of our efforts have been towards women, we do not exclude men. We have men members and we have helped them as much as possible whenever the need arose.

The workshops have been many and so varied it would be impossible to list them all. A small example would include: Women and Health. Dr. Judith Graham did two sessions on PMS and Menopause, the Drug Dependency Community Worker has done numerous sessions on addictions, misuse of prescription drugs and how families are affected by drug and alcohol abuse; Terry Tingley with Bedford/Halifax County District School Board has talked about teenage addictions and parental reaction and also did a Smoking Cessation Workshop. We have always worked closely with Bridge-to-Bridge Community Schools with workshops and classes, advertising, and gathering ideas for future courses.

5. To promote the equality of women.

Over the years, we have presented briefs to government commissions and task forces to advocate for equal representation for women. A sample of these briefs are; NDP Round-table Discussion for Concerns of Women, Liberal Task Force on Women, N. S. Royal Commission on Health Care, Blue Water Development Corporation, Travel 2000, N. S. Department of Transportation Task Force and 2 briefs to the N. S. Advisory Council on the Status of Women. She advised of the handout presented to Members produced by ESLOW with respect to "Women in Decision Making".

6. To Promote Education for Women.

This is our most important objective and all the other aspects of ESLOW revolve around it. Our projects, programs, research and information resources have been organized with the express hope of educating participants. Our first project is LEA Place. The years of operation of this centre has helped provide the base from where all other projects stem. She advised of a newsletter they try to publish each month. This newsletter allows members to keep in touch without having to attend all workshops. She advised of the information contained in the newsletter. We haven't been able to publish the newsletter due to lack of funding.

A dedicated committee organized and delivered a Meals-On-Wheels program for shut-ins for five years. The meals were purchased from Eastern Shore Memorial Hospital sold for the same price. All other work was done by volunteers. In the summer of 1990, the E.S.M. Hospital took over the service completely because it fit in with their renewed home-care program.

One of our success stories in the education field was the bringing in of two university courses in Sociology to the area. These courses greatly benefitted the participants not only academically, but also socially and in the enhancement of their self-esteem.

The maintaining of our library has allowed women to educate themselves on the issues covered from self-esteem building, to understanding the law, to health issues to just fun reading. Our workshops have all been done to educate the members.

This week, we are sponsoring a workshop on the Rights and Obligations of Social Assistance Recipients. This will be presented by Craig Berryman of Burton Lynch, Barristers & Solicitors under the direction of Public Legal Education.

In 1989, a project was done on Transportation for Seniors. The research showed that seniors of District 11 required assistance to travel to Halifax/Dartmouth for medical appointments either with specialists at their office or appointments to the hospitals. It

was hoped that a bus could be hired, the appointments made for the same day each week and with a nurse in attendance the seniors would travel together providing companionship and assistance in reaching their destination. A drop-off was arranged with Spensor House (a seniors drop-in centre in Halifax near the hospitals) including lunch and a rest stop. The idea was feasible and workable except the seniors finally admitted to wanting one person to go with them all day. This would be too expensive, so although we learned a lot, we could not follow through with the program. It is still needed but will have to be picked up by some other service.

In 1989, we held four Recreational Association of Nova Scotia (RANS) Volunteer Training Workshops. These dealt with more effective meetings, responsibilities of Boards, etc. and were aimed at educating our own Board Members. We have a Board of 15 members, who volunteer their time to keeping ESLOW and LEA Place viable.

Today is a banner day for ESLOW. Under EIC Re-entry for Women Program, 15 women started a Computerized Business Education Course.

Last summer we were approached by Crowley's Business Academy to sponsor this program. Unfortunately, Ms. Crowley became ill and the program was dropped. We then approached EIC ourselves to keep the idea alive. They agreed to help us and so through the N. S. Department of Advance Training and Education and the I. W. Akerely Campus of Community Colleges, the course started this morning. She then advised of course details.

We have realized a growing need among the young women of District 11 for direction to move on to a more productive life than their mothers. She advised of a video she would allow Council to view at the end of the presentation called "No Way Not Me". She felt this should be shown to every student attending school throughout the Province.

The biggest question is "What is our reason to be?" She stated this group have handled crisis situations from time to time. She advised of a young woman who was physically abused by her boyfriend and the action taken respecting this matter. She stated with more money and stable funding, ESLOW could have helped much more.

We have collected support letters and affirmation of our existence. She gave examples of the statements collected.

The video mentioned was viewed by Councillors.

Ms. Margo Comeau-Metcalfe added that a count was taken and 200

drop-ins per month came in seeking advice.

Questions from Council

Councillor MacDonald asked if there was only one drop-in centre in District 11.

Ms. Cross advised that there was one centre in District 11 and a total of 4 throughout Nova Scotia. She advised of the locations of each.

Councillor MacDonald asked if this centre located in District 11 only contained women of District 11.

Ms. Cross responded this centre contained women from District 11.

Councillor Bates asked if the video was forwarded to schools.

Ms. Cross indicated that ESLOW would be willing to lend this video to schools. She advised it was used in the Homeconomics Department.

Councillor Deveaux asked if School Board had been approached with respect to this matter.

Ms. Cross responded that the School Board was not approached.

Councillor Deveaux suggested that this direction be taken.

Warden Lichter thanked Ms. Cross and Ms. Comeau-Metcalf for attending and making a presentation.

ADJOURNMENT

It was moved by Councillor Meade, seconded by Councillor Poirier

"THAT this meeting adjourn."

MOTION CARRIED.

Time of Adjournment: 7:00 p.m.

PUBLIC HEARINGS

March 25, 1991

PRESENT WERE: Warden Lichter, Chairman
Councillor Meade
Councillor Poirier
Councillor Fralick
Deputy Warden Ball
Councillor Deveaux
Councillor Bates
Councillor Adams
Councillor Randall
Councillor Bayers
Councillor Smiley
Councillor Reid
Councillor Horne
Councillor Merrigan
Councillor Morgan
Councillor Eisenhauer
Councillor MacDonald
Councillor Boutillier
Councillor Harvey
Councillor Sutherland
Councillor Richards
Councillor McInroy
Councillor Cooper



ALSO PRESENT: G. J. Kelly, Municipal Clerk
Fred Crooks, Municipal Solicitor
Jan Skora, Planner
Tony O'Carroll, Planner
Kurt Pyle, Planner

CALL TO ORDER

Warden Lichter called the meeting to order at 7:00 p.m.

APPOINTMENT OF RECORDING SECRETARY

It was moved by Councillor Sutherland, seconded by Councillor Fralick

"THAT Christa Pettipas be appointed as Recording Secretary."
MOTION CARRIED.

PROPERTY AT 2023 OLD SAMBRO ROAD FROM R-2 (TWO UNIT DWELLING) ZONE TO R-6 (RURAL RESIDENTIAL) ZONE.

Mr. Jan Skora, Planner, advised that an application had been submitted by Mr. Peter W. Phillips to rezone his property at 2023 Old Sambro Road in Williamswood from R-2 (Two Unit Dwelling) to R-6 (Rural Residential) Zone. The stated purpose of this application is to construct a three car garage (1120 square feet), on the property as an accessory building to an existing single unit dwelling. The proposed garage to provide space for an antique car hobby with space for three vehicles. The proposed property is located within the Residential Designation. This designation is intended to support and protect a low density residential environment in developed and undeveloped areas of the plan. This is according to Policy P-47. At the present time, the property and surrounding area is zoned R-2. Private garages are permitted in this zone, however, only up to 750 square feet with no limit on the number of such buildings. The Planning Strategy recognizes that certain areas are more rural in character and for this property, the R-6 (Rural Residential) Zone can be applied. This is supported by Policy P-51. The proposed size of the garage is acceptable in this zone. The lot was subdivided in 1968 and is now more rural in character and different from the more recent subdivisions in this area. The application was also considered and evaluated in regards to the provision Policy P-120. The construction of the three car garage on the property poses no evident concern. The impact on surrounding areas is minimum. The proposed size will be compatible to existing accessory buildings on the adjacent property. The proposed development complies with all other requirements of the Land Use By-law Regulations for the zone requested. Staff, therefore, recommend that this application for rezoning be approved.

Slides were shown for this property.

Questions from Council

Deputy Warden Ball asked why this zoning change would not require a plan amendment if it is located in a residential zone.

Mr. Skora advised staff evaluated this case and found this was the simplest solution. A plan amendment was not required.

Councillor Harvey asked what else the 1120 square foot building could become.

Mr. Skora stated in the R-2 zone, private hunting and fishing camps, business uses in conjunction with the permitted dwellings, bed and breakfast, recreational uses, restricted agricultural uses, forestry or woodlot uses, retail and wholesale outlets for fishing

and fish products and arts and craft shops were permitted.

Councillor Harvey asked if it was the applicant's intention to work on cars in this building.

Ms. Skora answered that the intention of the applicant is to maintain his antique cars.

Councillor Harvey asked if this would be a body shop.

Ms. Skora stated the intention is to have a garage which will allow Mr. Phillips to maintain his antique cars.

SPEAKERS IN FAVOR

Mr. Peter Phillips, owner and resident, at 2023 Old Sambro Road spoke in favor of this application. He stated that he has made an application to have his property rezoned from existing R-2 to R-6 (Rural Residential). The single purpose of this zoning change would be to construct an auxiliary building on his property. The main use of this building will be to provide storage for his two antique automobiles. The building will have a floor space of 1120 square feet. In order to construct a building of this size, he was advised by the Head Building Inspector and the Planning Department that the current R-2 zoning would not permit this size of building and, therefore, the solution would be to rezone the property to R-6. The property fronts on the Old Sambro Road which is a well travelled roadway and has been there for hundreds of years. His lot contains approximately two acres of land which was approved as a building lot in 1968. The size of the lot is far greater than current building lot requirements in Halifax County. Therefore, it would accommodate a building of this size. It is not as if the lot is in a subdivision with minimum size restrictions, the building will be located in such a manner that the visibility from the main road will be nil. Under existing R-2 zoning, he could construct a garage up to 750 square feet, with one, two, four or any number of buildings as long as they comply with appropriate setbacks. In his opinion, two or more separate garages required to give him the required would not be the correct solution. The R-2 zone has no limit to the number of structures that can be built. He stated his idea was to build one slightly larger building that would be appropriate for the land usage. This building would be an architecturally designed structure that would be in a finished state. He advised his proposed building would not be a body shop, truck shop, or any of the other possible usages under R-6 zoning. He wished to construct an auxiliary building on his property that would provide storage for his antique car hobby. He did not want to upset the neighbors. He felt this was for the community's advantage. The only reason for rezoning the property

is to accommodate this auxiliary building larger than permitted in an R-2 zone. None of the other R-6 zone usages would apply.

QUESTIONS FROM COUNCIL

Deputy Warden Ball asked for a definition of an antique car.

Mr. Phillips stated that his definition of an antique car would be a car/automobile over twenty-five years old.

Deputy Warden Ball asked for a legal definition of an antique car. He stated the community's concern was this not become a body shop.

Mr. Crooks stated there is some vagueness and lack of precision in the words "antique" car. He said there is no statutory or regulatory definition of the term.

Warden Lichter stated that Mr. Phillips would not be operating a commercial operation at any time.

Councillor Bates asked if Mr. Phillips would be rebuilding these cars himself.

Mr. Phillips stated this was a possibility. For clarification purposes, he stated that he owned a 56 Chev and a 64 Impala, both which he considered collector cars.

SPEAKERS IN OPPOSITION

Mr. Nino Chariot advised that he was familiar with the planning policies. In his view, the proposed zoning is a contravention of the policies set out in the plan. He expressed concern with respect to the residential designation and rural designation. He referred to Policies P-47, P-50, P-51, and P-58. He stated that the Williamswood area was strictly designed to accommodate a residential zone. He felt by rezoning this area to R-6 would turn the area into what the plan did not really intend. He stated that it took approximately three years to complete the plan, approximately 100 meetings, including local public meetings. The message was quite clear that the people wished to leave the zone residential. He stated residents felt this required a plan amendment based on the policy statements.

QUESTIONS FROM COUNCIL

Deputy Warden Ball asked Mr. Chariot if he was representing himself or the Ratepayers Association in this matter.

Mr. Chariot advised that a Ratepayers meeting was held with respect

to this particular issue and the majority were not in agreement.

Councillor Sutherland stated that Mr. Chariot made reference to commercial zoning. He stated that the presentation by Mr. Phillips indicates that he has no intentions of doing any commercial operations on this site.

Mr. Chariot stated that he gathered this by his presentation. He stated the problem with this is that rezoning would establish a precedent. It would establish a zone that the community would not want.

Mr. Chariot stated that residents did not disagree with Mr. Phillips requesting a larger building in an R-2 zone as they would to changing the R-2 zone to a R-6 zone in a residential area.

Councillor Sutherland asked if the concern was changing the zone from R-2 to R-6.

Mr. Chariot responded that the concern was the proposed rezoning.

Councillor Sutherland asked if the size of the building was a concern.

Mr. Chariot advised that the size of the building was not a concern.

Councillor Deveaux stated that Mr. Chariot mentioned this zoning would be in contravention with the plan. He asked if there were other concerns.

Mr. Chariot advised that he did not have much time to prepare for the presentation and was not aware of any other concerns.

SPEAKERS IN OPPOSITION

Mr. Rene Gallant, President of the Harrietsfield/Williamswood Ratepayers Association, spoke in opposition of this proposal. He stated that the community was concerned with a development of this type. Given the past history of the area, concern was generated with respect to oversized garages. There are many body shops both legal and illegal operating in this area. As a result, residents have become upset with these structures. He expressed difficulty with respect to erection of the building for the purposes of operating an antique car project without a firm definition of an antique car. He felt without this definition, the operation was "wide-open". Another concern is that if the zoning is changed from R-2 to R-6 and the property is sold, a number of other operations could take place.

QUESTIONS FROM COUNCIL

None.

SPEAKERS IN OPPOSITION

Mr. Jack Stone, Resident, wished to speak in opposition of the change in zoning. He advised when he was the President of the Harrietsfield/Grand Lake Community Association before it became a Ratepayers Association, they made efforts to maintain the R-2 zoning they had at that time. He hoped it would remain an R-2 zone.

QUESTIONS FROM COUNCIL

None.

DECISION OF COUNCIL

Deputy Warden Ball stated that he sympathized with Mr. Phillips. However, he could not support the recommendation. He felt the R-6 zone being proposed allowed a lot of other possible uses which he felt the community were not prepared for at the present time.

It was moved by Deputy Warden Ball, seconded by Councillor Bates

"THAT the application for rezoning be rejected."

Councillor Morgan felt operating a body shop in an R-6 zone would still be illegal. He asked if Mr. Phillips was advised that he could require a plan amendment.

Warden Lichter stated that he would not be allowed to proceed this particular route if, in the opinion of Staff, a plan amendment was required.

Councillor Morgan expressed concern with respect to the difficulty in relation to additional permitted uses mentioned by Deputy Warden Ball.

Deputy Warden Ball stated that the concern of residents respected the uses permitted in an R-6 zone. This rezoning would open up other opportunities for operations.

Councillor Richards stated the use by itself was acceptable. He felt the zoning as such should remain the same and some other accommodation examined to permit the size of the building. He

supported the motion to reject the application not because of the building, but because he felt the approach was wrong.

Councillor Sutherland asked if the Ratepayers Association dealt directly with Mr. Phillips' proposal.

Mr. Chariot responded that the Association discussed the issue.

Warden Lichter asked if the Municipal Planning Strategy would permit the possibility to amend the Land Use By-law so that in an R-2 zone, the maximum size of a garage would not be 750 square feet but possibly 1120 or 1150 square feet. He asked if Council could consider this under the MPS without conflicting with some kind of policy.

Mr. Skora responded that this would effect the whole R-2.

Deputy Warden Ball indicated that he discussed this issue with Mr. Butler. Mr. Butler told him that the 750 square feet for the regulation in the R-2 was consistent not only with the District 5 Plan but consistent with all plans in the Municipality. Yes, it is possible that a plan amendment could take place to increase the size. That plan amendment could then, in theory, be applied to all Municipal Planning Strategy's throughout Halifax County.

Deputy Warden Ball asked if Council could consider to increase the size of the accessory building.

Mr. Skora responded that this could be considered and evaluated in the process.

Warden Lichter stated this would not require a plan amendment.

Councillor Eisenhauer asked if the policies that had rural characteristics could be zoned R-6.

Mr. Skora stated this lot had a characteristic to be basically zoned R-6.

Councillor Eisenhauer referred to the uses permitted in R-6. He asked if there were any other commercial uses that the R-6 would permit that the R-2 does not.

Mr. Skora stated within R-2, we have Home Occupation. He gave a description of Home Occupation and advised of the uses permitted in an R-2 zone.

Councillor Eisenhauer requested that Mr. Skora advise of R-6 uses.

Mr. Skora advised that commercial uses were permitted in R-6. He

stated the particular uses permitted.

Councillor Deveaux asked if there was a substantial increase in the use for businesses.

Mr. Skora stated that they had the same regulations in R-2 and R-6 to control these uses in terms of outside storage, appearance, etc.

Councillor Deveaux asked if it was possible to have a plan amendment as well as a development agreement.

Warden Lichter stated that you could always have a plan amendment. He advised a development agreement could be entered into in this particular case.

Councillor Deveaux stated that it would be more sensible to go this route. He expressed concern with respect to the property should it be sold.

Councillor Merrigan stated that he did not wish to vote on rezoning of R-6 if it would create problems for residents. He referred to the staff report listing private hunting and fishing, agricultural uses, forestry, woodlot uses and arts and craft shops. He asked where the commercial uses mentioned came from.

Mr. Skora advised that all of the uses permitted in an R-6 zone were not listed in the report.

Councillor Merrigan asked if the uses outlined in the staff report were an addition to R-2.

Mr. Skora answered that they were.

Councillor Merrigan asked what the uses were in R-2 and what the uses were in R-6.

Mr. Skora advised the uses allowed in each zone.

Warden Lichter advised the applicant if a rejection was approved in this particular case, a second application could be considered to amend the size of the garage in the Land Use By-law.

MOTION DEFEATED.

6 IN FAVOR.
12 AGAINST.

It was moved by Councillor Merrigan, seconded by Councillor Horne

"THAT the application for rezoning be approved."
MOTION LOST.

10 IN FAVOR.
10 AGAINST.

It was moved by Deputy Warden Ball, seconded by Councillor Sutherland

"THAT if the applicant wishes to apply for another Land Use By-law Amendment, that this be discussed with Staff and the Planning Advisory Committee."
MOTION CARRIED.

APPLICATION #PA-8&9-31-90 - APPLICATION BY PAUL NORWOOD OF WONDERLAND MOBILE HOME PARK LIMITED AND MOUNTAINVIEW MOBILE HOME THAT AMENDMENTS BE MADE TO THE MUNICIPAL PLANNING STRATEGY FOR PLANNING DISTRICTS 8&9, TO CLARIFY THE INTENT OF THE LAKE ECHO COMMUNITY DESIGNATION REGARDING THE EXPANSION OF WONDERLAND AND MOUNTAINVIEW MOBILE HOME PARKS

Mr. Tony O'Carroll, Planner, advised that an application had been received from Paul Norwood, the owner of two mobile home parks located in Lake Echo - Wonderland and Mountainview Mobile Home Parks. These two mobile home parks are currently being serviced by one sewage treatment plant. At the time of adoption of the District 8&9 Municipal Planning Strategy, the park sewage treatment was governed by a joint certificate which, at that time, specified a maximum number of mobile home spaces. Subsequent to the adoption of the plan which allowed Mr. Norwood to seek expansion in the mobile home park by development agreement was subject to the conditions of the joint certificate. He experienced problems with the plan. Together, with the advice of the Department of Environment and Department of Health & Fitness has worked to rectify this situation and, subsequently, a second joint certificate was issued which reduced the number of mobile home spaces that he could have. However, this allowed the option open that if he could improve the treatment plant and demonstrate this, that a new joint certificate would be issued which would increase the number of mobile homes he could have in his mobile home park. However, the plan was locked into the 1986 first joint certificate which set the maximum limit of 297. Mr. Norwood is anxious to proceed with developing past that stage in conjunction with the new joint certificate. Therefore, it is necessary that the policy in the plan governing his development rights be amended to take note of the new joint certificate and new conditions. There was some inconsistency in the plan at the time it was adopted, a figure of 491 units were mentioned. This figure did not balance with the one the joint certificate indicated. To reduce any confusion

between what figures we are talking about, this figure is recommended to be moved from the tax. The total number of mobile dwelling spaces are to be those that are given permission by the Department of Health & Fitness and the Department of Environment in any joint certificate that will not go beyond the design capacity of the plan which is presently in existence. Where subsequent joint certificates allow Mr. Norwood more development rights, he would be able to come to use and enter into a development agreement for that number permitted under any future joint certificate.

QUESTIONS FROM COUNCIL

Councillor Sutherland stated that unless it shows in the joint certificate, we have some problems identifying the units there. The onus is on the Plant Operator to improve the environment.

He asked if Mr. O'Carroll was aware of the Woodbine situation. Mr. O'Carroll stated that he was not as familiar as Councillor Sutherland. He stated that when this plan was adopted, the owner wanted to be able to develop all the units possible on that system. The plan was amended the night of the adoption to allow for that. The joint certificate said 297. The present joint certificate says less than that, but, if he can prove that the plant can handle a higher number of units, a new joint certificate can be issued with the increased numbers. The plan is quite clear that Mr. Norwood should be allowed to develop to the capacity of that sewage treatment plant.

Councillor Adams asked if it was fair to say that they were in the present situation because of misinterpretation of intentions at the time of adoption.

Mr. O'Carroll advised the change in the joint certificate was significant. At the time the plan was adopted, there was a figure of 297. However, it had been discussed and the plant could handle more but that was the figure in the certificate.

SPEAKERS IN FAVOR

Paul Norwood, Owner of the Mobile Home Parks advised that he was available to answer any questions Council wished to ask.

SPEAKERS IN OPPOSITION

None.