

"THAT COUNCIL INFORM THE SOLICITOR GENERAL THAT MORE TIME IS NEEDED TO DEAL WITH THE RECOMMENDATIONS IN THE REPORT".

MOTION CARRIED

DEBENTURE ISSUE:

Sludge Disposal Lagoon - \$575,000.00

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

"THAT THE DEBENTURE ISSUES RE: SLUDGE DISPOSAL LAGOON IN THE AMOUNT OF \$575,000.00 BE RECEIVED".

MOTION CARRIED

Munroe Sub-Division Storm Sewer - \$350,000.00

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

"THAT THE DEBENTURE ISSUE RE: MUNROE SUB-DIVISION STORM SEWER IN THE AMOUNT OF \$350,000.00 BE RECEIVED".

MOTION CARRIED

EASTERN SHORE MAINSTREET PROGRAM

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

"THAT THE REPORT ON THE EASTERN SHORE MAINSTREET PROGRAM BE RECEIVED".

MOTION CARRIED

SOCIAL SERVICES CASELOAD AND EXPENDITURE REPORT

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

"THAT THE CASELOAD AND EXPENDITURE REPORT FROM SOCIAL SERVICES BE RECEIVED".

MOTION CARRIED

STAFF REPORT RE: PURCHASES OVER \$10,000.00 - JULY AND AUGUST, 1991

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

"THAT THE STAFF REPORT RE: PURCHASES OVER \$10,000.00 - JULY AND AUGUST, 1991 BE RECEIVED".

MOTION CARRIED

Councillor Randall stated that he is concerned with the #207 Highway which extends from Lawrencetown through Three Fathom Harbour, Seaforth, West Chezzetcook and eventually out to the #7 in Head Chezzetcook. He stated that it is a long winding road that is very dark and fogged in most of the time. He stated that there have been quite a few accidents that have occurred on this portion of highway.

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

"THAT A LETTER BE SENT BY COUNCIL TO THE DEPARTMENT OF TRANSPORTATION WITH A COPY TO THE LOCAL MLA REQUESTING THAT CONSIDERATION BE GIVEN TO PLACING WHITE LINES ALONG THE EDGE OF THE PAVEMENT ALONG THE #207 HIGHWAY".

MOTION CARRIED

BARRELLS - COUNCILLOR FRALICK

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

"THAT A LETTER BE SENT TO THE METROPOLITAN AUTHORITY BY COUNCIL REQUESTING THAT THEY ACKNOWLEDGE THE BRIEF FROM BARRELLS AT THEIR NEXT MEETING. FURTHER THAT A LETTER FROM BARRELLS ASKING WHY IT COSTS EXTRA FOR A SITE IN THE ST. MARGARET'S BAY AREA BE SENT FORWARDED TO THE METRO AUTHORITY".

MOTION CARRIED

Councillor Bates stated that all the members of the Metropolitan Authority had received a copy of the brief.

LANDFILL SITES AND INCINERATION - COUNCILLOR MEADE

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

"THAT A LETTER BE SENT FROM THE COUNCIL TO METROPOLITAN AUTHORITY TO RECONSIDER A MOTION BY WARDEN LAZLO LICHTER TO HAVE THE LANDFILL SITE IN HIS DISTRICT BE ADDED TO THE LIST".

Councillor Horne stated that the site does not meet the criteria set out by Metropolitan Authority. He stated that the site is not suitable.

MOTION DEFEATED

Councillor Meade stated that the Municipal Planning Strategy for planning districts #1 and #3 states: "It shall be the intention of council to prohibit establishment of garbage dumps, sanitary

landfills, hazardous material storage sites or waste disposal sites within the boundaries of planning districts #1 and #3". He stated that this was approved by the Minister of Municipal Affairs on August 26, 1988 and became law. He stated that no other Municipal Planning Strategy has the word prohibit.

Mr. A. Dixon, Solicitor, stated that Mr. Crooks had not discussed this issues with him so therefore he could not comment at this time.

Councillor Meade asked if the Metropolitan Authority could be requested to tender for the proposed incinerator.

Mr. Meech stated that it had not been tendered because there wasn't plans and specifications developed that would allow somebody to give a specific proposal in terms of a specific price.

PETITION - ATTWOOD CRESCENT, COLBY VILLAGE, COLE HARBOUR

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

"THAT THE PETITION BE RECEIVED AND FORWARDED TO THE MINISTER OF TRANSPORTATION ASKING THAT IT BE PLACED ON HIS BUDGET FOR THE 1992 BUDGET YEAR".

MOTION CARRIED

LOCKVIEW/MACPHERSON SERVICING

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

"THAT THE REPORT BE RECEIVED AND THAT COUNCIL SUPPORT THE SECOND SCENARIO".

MOTION CARRIED

IRVING TRUCK STOP - COUNCILLOR HORNE

Councillor Horne stated that the Irving Truck Stop has been polluting the Benere Brook for the last three years. He stated that there is a problem of extremely strong smells coming out of the truck stop which makes it uncomfortable for nearby residents.

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

"THAT A LETTER BE WRITTEN TO THE MINISTER OF THE ENVIRONMENT AND MINISTER OF HEALTH REQUESTING ACTION BE TAKEN TO PREVENT FURTHER POLLUTION OF THE WATERWAYS AS WELL AS THE AIR IN THE AREA".

MOTION CARRIED

NEW BUSINESS

Policing in Halifax County - Councillor Richards

Deputy Warden Ball and members of council wished the outgoing councillors well in their future endeavours.

ADJOURNMENT

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

"THAT THE COUNCIL SESSION BE ADJOURNED".

MOTION CARRIED

PUBLIC HEARING

October 7, 1991

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

ALSO PRESENT: G. J. Kelly, Municipal Clerk
Alan Dickson, Municipal Solicitor

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The meeting opened at 7:00 p.m. with the Lord's Prayer. Mr. Kelly called the roll.

APPOINTMENT OF RECORDING SECRETARY

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

"THAT SANDRA SHUTE BE APPOINTED AS RECORDING SECRETARY".

MOTION CARRIED.

1. RA-SA-11-91-22 - APPLICATION BY DINO MARCATTILI TO REZONE A LOT LOCATED AT 945 SACKVILLE DRIVE FROM R-4 (MULTI UNIT DWELLING) TO C-1 (LOCAL BUSINESS) IN ORDER TO PERMIT THE CONSTRUCTION OF A FOOD STORE THAT INCLUDES A MEAT MARKET.

The Staff Report was presented by Mr. Tony O'Carroll who advised that under the Sackville Municipal Planning Strategy, lands in this designation could be considered for rezoning for local commercial purposes under Policy P-34. Council could consider this application provided that the use was intended to serve the local area and that any external appearance was in keeping with surrounding uses. The maximum permitted size was 2,000 sq. ft. Mr. O'Carroll advised Mr. Marcattili intends to serve the local area with his food store and that abutting lots on either side allow for retail use.

Mr. O'Carroll advised that the site was vacant and has been graded and covered with a layer of slate fill. The Department of Transportation acknowledged that the site itself was not a problem with stopping sight distances. No details of the building plan have been presented as yet so it was impossible to comment as to what the external appearance would be like at this time.

Mr. O'Carroll said that staff recommended this application be approved and that it meets the criteria in Policy P-34 and that at this stage there should be no problems with site development. He pointed out that under the present R-4 zoning, it was possible that an eight or nine unit dwelling could be built on this site and that the proposed use under C-1 would not provide a greater impact on the land and on the surrounding neighbourhood than the R-4 development would.

QUESTIONS FROM COUNCIL

Councillor Sutherland asked what controls would Council have in keeping the external appearance of the building in line with the surrounding area.

Mr. O'Carroll advised that the fact that Mr. Marcattili had not provided a building plan meant that this question could not be answered at present. The zone itself does not have any real controls in it that would deal with external appearance as a use; therefore, the Municipality would need to be assured from Mr. Marcattili that the building would be along the lines of local commercial use. There was no specific requirement that a building design plan be provided at this stage.

SPEAKERS IN FAVOUR

None

SPEAKERS IN OPPOSITION

None

DECISION BY COUNCIL

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

"THAT APPLICATION NO. RA-SA-11-91-22 BY DINO MARCATTILI TO REZONE A LOT LOCATED AT 945 SACKVILLE DRIVE, FROM R-4 (MULTI-UNIT DWELLING) ZONE TO C-1 (LOCAL BUSINESS) ZONE TO ALLOW FOR THE CONSTRUCTION OF A FOOD STORE THAT INCLUDES A MEAT MARKET, BE APPROVED BY MUNICIPAL COUNCIL".

MOTION CARRIED.

2. DA-CH/W-01-91-25 - APPLICATION BY ALLSCO BUILDING SUPPLIES LTD. TO ENTER INTO A DEVELOPMENT AGREEMENT IN ORDER TO PERMIT THE EXPANSION OF AN EXISTING BUILDING SUPPLY OPERATION AT 1380 COLE HARBOUR ROAD.

The Staff Report was presented by Mr. Tony O'Carroll who advised that Allsco Building Supplies Limited had an existing building supply operation at the above address and was seeking to expand the operation by the construction of a 6,300 sq. ft. building beside the existing building and connect to it. In order to do this, a Development Agreement was required subject to criteria which would ensure its compatibility with the surrounding area and would make best use of the site for the purposes of traffic control and parking and he advised that the Development Agreement addressed those important issues.

Mr. O'Carroll advised that the Residential A designation, although intended to give priority to residential development and to those uses supportive of residential development, nevertheless provided for what were existing businesses at the time the plan was adopted. Allsco was an existing business. Policy P-61 does allow for the expansion to a similar use and provides for the evaluation of the impact on the abutting properties, compatibility with surrounding area and the adequacy of transportation facilities. There were also requirements that any proposed expansion would be related to an existing industrial use and for an assessment of environmental concerns, particularly the impact on watercourses.

At the moment the property is actually two separate properties - the initial property on which Allsco was formed and, in order to expand the business, it was necessary to move to the abutting property which was zoned R-1 and contains a dwelling and garage. The owners have consolidated a portion of the R-1 lot with the I-1 lot and the intention is to consolidate the lot with the dwelling on it (Lot M-X) along with the newly created lot (Lot S-X). This would be done as part of the Development Agreement which would allow the proper layout of the site relative to parking although the actual expansion would be contained entirely on Lot S-X. In addition to expanding onto the R-1 portion, Lot S-X, the idea was to utilize Lot M-X either for residential purposes or to use the dwelling as an accessory use. Provision has been made for this.

Behind the operation is a major industrial area zoned I-1 and occupied by Seaboard Contractors and a feed and livestock supply operation is across Cole Harbour Road. The rest of the surrounding uses are residential and include both single, 2-unit dwellings and one apartment building. Mr. O'Carroll advised it was, therefore, essential that any development in the area should blend in with the surrounding residential area and be compatible with it.

There is parking in front of the existing building which will be redesigned and parking will be directed onto the mainly R-1 zone

portion. It was agreed that the amount of parking would be adequate for manufacturing use even though it was less than required under the Land Use By-law. The developer agreed to try to work with a design that would upgrade the visual appearance of the lot along Cole Harbour Road, i.e. retain two mature elm trees. The existing dwelling, if to be developed for accessory purposes, would not have the trees removed. The other major departure from the Land Use By-law was the rear yard setback - a reduction from 25 feet to 16 feet which was not incompatible when dealing with the lot configuration. The proposed addition contains two loading doors and it was important, given the narrowness of the lot, to allow trucks to back in properly and get in out of the way. The developer felt he could not manage with anything less than shown. It was the opinion of staff that the balance was maintained. The reduction in parking spaces and less rear yard were balanced by the upgrading of the front of the area. It will present a reasonable compromise between the full utilization of the lot and the concern with its compatibility with the type of residential environment in the area.

The Development Agreement specifies that the building would not go beyond 25 feet in height. In addition, there presently was no outdoor storage and this was maintained in the agreement. The Engineering Department has advised that there are no problems with the proposed servicing by municipal central services for a development of this scale. The Department of Transportation has approved in principle the road design although it would have preferred a second access along Cole Harbour Road. Storm drainage will be addressed in more detail at the time the building permit is applied for.

Mr. O'Carroll advised that staff recommended approval of this Development Agreement.

QUESTIONS FROM COUNCIL

Councillor Cooper asked about maintaining the appearance of the property. Mr. O'Carroll replied this was a question of aesthetics, best answered by a landscape architect. He said the provision had been addressed, i.e. they are keeping two mature trees, which was important. The trees behind would be cut down but would be maintained along the roadway. The limitation of 25 feet for the height of the expansion would reduce profile but there was no way of getting around the fact that this was a commercial/industrial operation.

Councillor Bates asked if the Development Agreement were approved, could the developer then sit on the project for 10 years if they felt like it and then proceed to apply for a building permit. Mr. O'Carroll responded that he understood they could as long as they met the conditions of the agreement when they were ready to apply for the building permit.

SPEAKERS IN FAVOUR

Mr. William Leahey advised he was the lawyer representing Allsco Building Supplies Limited. He said he wanted to address the question of Allsco proceeding on this matter. Allsco has been dealing with the question of getting permission to construct this new addition to its existing building for approximately 22 months at the present time. The intention was to move as quickly as possible with respect to the erection of the new addition to the property. It was felt this would be good both for the community and for Allsco. There would be a significant increase in employment and the tax base and would be good for the local economy. As far as the operation itself was concerned, there were no noxious fumes or pollutants, no noise and because of the fact that the entire operation was contained in the building, it was not thought necessary to put a limit on the hours of operation. He said this was an economic activity that benefits the area and does not carry with it any of the deficits that many industrial activities generally do - they manufacture and sell siding and vinyl windows. They hope to get on with it as quickly as possible.

QUESTIONS FROM COUNCIL

Councillor Bates asked if the downturn in the economy had affected Allsco's plans in any way. Mr. Leahey replied that his client remains confident that it will be able to get construction under way as quickly as possible. The downturn in the economy has not affected Allsco's economic position, in fact they report a significant increase over the last 12 months in terms of sales of building supplies.

SPEAKERS IN OPPOSITION

None

DECISION BY COUNCIL

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

"THAT APPLICATION NO. DA-CH/W-01-91-25 - APPLICATION BY ALLSCO BUILDING SUPPLIES LIMITED TO ENTER INTO A DEVELOPMENT AGREEMENT IN ORDER TO PERMIT THE EXPANSION OF AN EXISTING BUILDING SUPPLY OPERATION AT 1380 COLE HARBOUR ROAD BE APPROVED BY MUNICIPAL COUNCIL".

Councillor Cooper stated that the crux of the matter was that this was an existing business in the area and by the Development Agreement, the County was able to have the opportunity to take into consideration the effect on the immediate neighbourhood. The provisions in the Development Agreement provide for the impact on abutting properties and the compatibility of the surrounding area. He said there was also mention in the report that provision was

made that the replacement of the existing building would be by Resolution of Council. Any change of use would also be by Resolution of Council, taking into consideration the effect on the community.

MOTION CARRIED.

3. DA-1&3-05-91-01 - APPLICATION BY HORST M. SCHAFFNER TO ENTER INTO A DEVELOPMENT AGREEMENT IN ORDER TO PERMIT THE DEVELOPMENT OF A COUNTRY INN, RESORT AND MARINA AT 7990 ST. MARGARET'S BAY ROAD, BEING THE FORMER SITE OF COLONIAL HOMES LIMITED, IN INGRAMPORT.

The Staff Report was presented by Susan Corser who stated that with this Development Agreement, Horst and Marianne Schaffner wished to develop a marina, a resort inn and supporting facilities. As illustrated by Figure 1 in the Staff Report, the proposed marina operation would include a breakwater, docking facilities and floating finger piers. It would also include the renovation of an existing warehouse building for boat storage. The proposal includes the development of a small resort inn and restaurant. It was intended to retain the existing single unit dwelling presently on the property as their residence. The business would be family owned and operated. The intention was to phase the project - the marina itself and the inn would be constructed as Phase I. The inn would contain eight accommodation units in the first phase. The second phase would approve the addition of four units and the final phase would extend the inn up to an additional twelve units, maximum total 24 units.

Ms. Corser advised the site was approximately 5.75 acres. With regard to land uses from maps 3-5 of the Staff Report, a residential environment primarily was supported in the area with some local business and services. The site had approximately 200 feet of frontage along St. Margarets Bay and approximately 2300 feet of frontage along St. Margarets Bay Road - Route 3. The existing warehouse was part of the Colonial Homes pre-manufacturing business which was previously on the site. A second large warehouse was removed from the site prior to the purchase of the property by the Schaffners and the foundation of this warehouse remains. The foundation was essentially the location now proposed for the new inn.

Ms. Corser advised that the property was located within the mixed rural residential designation within Planning Districts 1 and 3. The designation was intended to support and encourage a broad range of uses normally associated with a coastal community. The land use pattern was characterized by mixed residential development, commercial activity, community facilities and some small scale resource based activity. The property was the former site of a pre-manufactured home business operated by Colonial Homes. During the preparation of the planning strategy for Districts 1 and 3, the subject property was zoned general Industrial to reflect the

construction and manufacturing industry for which the site was being used. The site retains this R-1 general Industrial zone at present. In addition to manufacturing, assembly and general industrial uses, the R-1 zone also permits all of the uses permitted under the Mixed Use 2 zone, which covers a wide range and wide scale of uses. Mixed rural residential designation in the plan recognizes both the attractiveness of the St. Margarets Bay area for such uses as marinas as well as the value that such uses can have with regard to tourist trade. The planning strategy, however, does not permit marinas by right to ensure that disruption to neighbouring land uses was minimized. Marinas could only be considered by Development Agreement subject to Policy P-40 of the plan. The criteria contained in Policy P-40 was outlined in the Staff Report.

Ms. Corser said that, in considering the requirement of Policy P-40, it was the opinion of staff that the property possessed some natural limitations which respect to use as a marina. Specifically, the location lacks the natural attributes to shelter and protect the area which was designated for the docking facilities; however, as indicated, the development would include a man-made breakwater and this would serve to shelter and protect the marina. With the inclusion of the breakwater, the site would seem suitable for the proposed use. As well, other locational features would add to the site's overall suitability including the existence of natural vegetation, ease of accessibility to the travelling public and the relative isolation of the site to adjacent uses. With regard to traffic generation and safe sighting of points of access, the Department of Transportation had reviewed the application and recommended a change in access to the site from the existing situation as the existing access does not meet the requirements of the Department of Transportation for stop and sight distances.

The proposed Development Agreement responds to concerns relating to site layout and design and overall maintenance of the facility in parts 5-8 of the proposed Development Agreement. These parts particularly provide for building, parking and marina requirements and the general operating and maintenance requirements of the facility. The applicant has agreed to build the structure as shown in the architect's conception. The Departments of Health and Fitness and Environment have been approached and the developer must ensure that all water and sewer associated with the development are designed and engineered in a fashion acceptable to these provincial agencies. The Development Agreement, therefore, required that the County Development Officer be provided with a copy of this joint Certificate of Approval prior to issuance of permits. Sub-section 4.1 (a) and 4.1 (b) respond to the requirement that the development be assessed on its effects on the natural environment as indicated by the appropriate provincial and federal government authorities. The provincial and federal governments were prepared to recommend the proposed marina subject to the necessary approvals. The

provincial and federal approvals and permits must be obtained by the applicant before the Development Officer can issue the required municipal permits. The federal government has screened this application under the federal assessment and review process and has reported that any potential impacts would be either insignificant or could be mitigated. The Development Agreement, therefore, requires the developer to meet the requirements of the federal government to mitigate any impact identified by the review process.

With respect to the sale and storage of petroleum, the developer was required to obtain a retail gasoline licence from the Public Utilities Board, register petroleum storage tanks with the provincial Department of Environment and comply with the Department's regulations respecting petroleum storage facilities. Hours of operation were defined in the Development Agreement. With respect to services provided by the marina, the lounge, which was defined as a commercial entertainment use under the Land Use By-law, would be operated solely in conjunction with the restaurant. The dining room and lounge licence, as required by the Nova Scotia Liquor Licensing Board, would permit the dining room to remain open until 2 a.m.

Ms. Corser stated that Policy P-81 of the plan requires Council to consider general planning matters as well. In this regard, it was the opinion of staff that the marina could be developed in accordance with the general intent of the plan for Districts 1 and 3. The only site constraint identified was with respect to the provision of sewer and water services and, due to the narrow configuration of the site, the site was unable to accommodate a conventional on-site system and disposal field. To overcome this site constraint, the developer was proposing to construct and maintain a private sewage treatment plant. With respect to water supply, the developer has provided two drilled wells which would pump water into a reservoir to be located in the basement of the inn. These matters would be dealt with through the joint Certificate of Approval process through the provincial government. The Development Agreement specifies the establishment of controls over the hours of operation, maintenance of property, lighting of property, waste disposal and landscaping.

Ms. Corser advised that staff recommended approval of the proposed Development Agreement.

QUESTIONS FROM COUNCIL

Councillor Meade referred to 6.4 - lighting of the parking lot. He asked if the lights were generally located so as to divert light away from adjacent properties. Also, he asked if properties across the cove from the marina would be affected.

Ms. Corser responded that when she reviewed the proposal, she dealt more with neighbouring properties by land; however, it had been

brought to her attention that the properties across the water were adjacent as well. She said the wording probably did not infer this as it was now but that there may be a way to re-word to accommodate properties across the water - something to the effect that "arranged so as to divert light away from adjacent properties and minimize reflection across the water".

Warden Lichter advised that ten letters were in his possession addressed to Council, all in favour of the Development Agreement. He advised that an additional 19 letters were also passed to him addressed to either Councillor Meade or the applicant. There were also six letters written in German. All of the letters were in favour of the development. A petition signed by 129 people in favour of the development was also received.

Councillor Sutherland asked if the letters received were from people in the immediate area of the proposed development. Warden Lichter advised, and Councillor Meade concurred, that the letters appeared to be from the general area of Councillor Meade or close by the area of proposed development. The German letters were from Germany.

SPEAKERS IN FAVOUR

Jennifer Stevens advised that the Schaffners had been in the area for 12 years and had become very familiar with the people in the area. She felt they were very sensitive to the area and would do a good job on the project and that the project was compatible with the area - it was on a tourist route. She said the area needed a restaurant because the area was sadly lacking in these facilities. She said the area was a commercial lot and since the Schaffners had taken it over, they had improved the aesthetics of the lot in general and they could only believe they would continue to do so.

QUESTIONS FROM COUNCIL

None

SPEAKERS IN FAVOUR

Frank Mosher, Tantallon, advised that the Schaffners had sold everything they had in Germany to come to Nova Scotia to fulfill a lifetime dream. They bought the old Colonial Homes property which was a terrible eyesore and spent considerable monies to make the property more attractive. He said if they were allowed to carry out their plans, the establishment would blend into the pristine area very well. He said he was not aware of any building code requirements that would not be met - they were even putting in their own sewage treatment plant. He said this province was in the midst of a serious economic crunch, the worst of which was yet to come. This project, if allowed to proceed, would bring badly needed jobs and tourism dollars to the area. The project had Coast

Guard approval and was not interfering with an established waterway and should actually improve lobster fishing in the area in the winter. The St. Margarets Bay area had been classified by the federal government as not offering adequate hotel accommodation and definitely was lacking in suitable restaurant and marina facilities. The small restaurant, inn and marina would not only provide jobs and bring in tourism dollars but would provide eating facilities and docking facilities for both the rural community and visiting tourists. By denying the Schaffners the opportunity to make a living off their investment was not only wrong but does not portray the traditional warmth and friendliness of Nova Scotia.

QUESTIONS FROM COUNCIL

None

SPEAKERS IN FAVOUR

Peter Gregg advised he was a business consultant with HHW Consultants, which had been engaged by the Schaffners to assist them in the preparation of a business plan for the proposed development. He advised their assessment of the project was that it was a very viable business opportunity. The Schaffners had extensive successful experience in Germany in a related business activity and thus brought their skills and experience to make this business successful. The proposed development involved an investment in excess of one million dollars in a time of recession and hard economic times.

He said that when tourists come to Nova Scotia, they gravitate to Halifax and take day trips to Peggys Cove and surrounds. This development would be a facility which would attract not only tourists passing through but from Germany. In addition, a recent study commissioned by Atlantic Canada Opportunities Agency illustrated beyond a shadow of a doubt that St. Margarets Bay was perhaps the most under-serviced area for accommodation and restaurants in that part of Nova Scotia from Halifax to Yarmouth. With respect to the marina, the role of the marina would create an integral part of the project that would make the overall project a success.

QUESTIONS FROM COUNCIL

Councillor Bates asked why the development was being built in phases. Mr. Gregg advised that it was a matter of prudence. The objective was to put the overall infrastructure in place - the marina, the restaurant and the first phase of the inn and gradually build the business. He said they have sufficient business already guaranteed for the next two years to fill the inn during its first phase.

Councillor Bates asked if the Schaffners were hesitating in building 24 units as opposed to eight at the present time and asked if there was sufficient business for 24 at this time. Mr. Gregg replied that his advice to them at this stage had been to be prudent and cautious and develop the business. They were basically investing their life savings to make their dream come true and they believed they could make the business a success on a phased-in basis.

SPEAKERS IN FAVOUR

John Hardy, Ingramport, said he lived four houses down from the proposed development and advised he was in favour of it. He had a local business in the area which has done well for him and hoped that everything else in the area would grow.

QUESTIONS FROM COUNCIL

None

SPEAKERS IN FAVOUR

Kevin Clark, Ingramport, said he lived in the next adjacent property to the south of the development. He said that he could see nothing but a positive outflow from the marina and inn, that it was way overdue in the St. Margarets Bay area. Right now, people were gassing up their boats at their homes resulting in excess spillage. If this were done under a controlled environment, you would find that petroleum spills would be kept to a minimum, especially with the increase in boating on St. Margarets Bay. He said everyone was concerned with the environment and this would be one way to ensure it was done in a prudent manner.

QUESTIONS FROM COUNCIL

None

SPEAKERS IN OPPOSITION

Steven Taylor, Boutilliers Point Road, said it was unfortunate he was lumped in as opposition because he was certainly not opposed to the development at all. He said he was concerned with a few details in the Development Agreement. Properly done, the development would be a real plus to the area.

He said he had written to Councillor Meade and Councillor Meade's question regarding lighting was partially in response to his letter. He lived across the cove and that light would carry across the cove and would impinge on people across the cove more than people who were adjacent on the same side of the shore. He said he was satisfied with the manner in which light intrusion had been

dealt with and that appropriate wording would be worked out to deal with the concerns.

He said, in conversation with his neighbours, that there was a concern with the hours of operation under 8.3 - from 7:00 a.m. to 10:00 p.m. was a little extreme given that this kind of operation would lead to a lot more boat traffic. Also, one of his neighbours were concerned with children, whose bedtime hours tend to be earlier. Also, the lounge hours were until 2 a.m. and the Development Agreement did not provide sufficient specification of how noise from the lounge would be contained. He proposed that the agreement be modified in some way to try to restrain noise levels from within the operation of the lounge, particularly music or outdoor seating. If adjustments could be made in the Development Agreement, such as reducing the operating hours substantially to normal commercial hours for boat hauling and outdoor boat maintenance and fueling and if some kind of limit could be placed on the noise intrusion from the lounge, then he thought there would be no objections from anyone on his side of the cove.

QUESTIONS FROM COUNCIL

None

SPEAKERS IN OPPOSITION

Bev Pittman, Head of St. Margarets Bay, advised she was not opposed but had concerns. She said she had sat on the Planning Committee previously, as Councillors would attest. Her main concern was if anything had been done to prevent the boats from discharging their sewage into the bay. She gave the Dartmouth Yacht Club as an example and recommended that the Schaffners be asked to have a dump tank whereby the boats in the bay could dump their sewage; otherwise, the area would be quite a floating mess.

She asked if the length of the breakwater would interfere with fishing and had the fishermen in the area had an opportunity to talk to the Schaffners and explain their worries. She said she had sat on the Planning Committee and the mixed use was not for marinas and the concern was not to pollute oceans.

QUESTIONS FROM COUNCIL

None

DECISION BY COUNCIL

Councillor Meade advised that over the last week he had been campaigning in this particular area and he had found that people were concerned, Boutilliers Road in particular, about the noise and the lighting that would be coming from this project. Even though it would be not that noisy for the adjacent property owners on

Ingramport side, on the other side it would carry right across the water. The development would be an asset to the community, would provide work for people building the breakwater and structure itself and he wondered if it would be possible to have minor amendments put in the Development Agreement - about lighting and hours of operation.

Warden Lichter asked Alan Dickson, the solicitor, if the restrictive uses could be covered tonight and was told yes.

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

"THAT DEVELOPMENT AGREEMENT NO. DA-1&3-05-91-01 FOR HORST AND MARIANNE SCHAFFNER TO PERMIT THE DEVELOPMENT OF A RESORT AND MARINA AT 7990 ST. MARGARETS BAY ROAD, INGRAMPORT, BE APPROVED BY MUNICIPAL COUNCIL WITH THE FOLLOWING CHANGES:

- 6.4 - add "and minimize reflection across the water"
- 8.3 (a) - Marina fuel service hours 8:00 a.m.-9:00 p.m.
- (b) - Outside boat maintenance service 8:00 a.m.-9:00 p.m.
- 4.1 (f) - add that sewage treatment facility should be sized sufficiently to accommodate the sewage from yachts."

Councillor Sutherland asked if the concern regarding the effects of the installation of the breakwater had been resolved sufficiently. Councillor Meade advised he had received no feedback from the local fishermen but that there was a rock outcrop 300 feet further down the shore and the Department of Fisheries had mentioned that the breakwater would not affect fish stock in the area.

Councillor Bates asked about the restaurant hours. Councillor Meade advised that a motel and restaurant could be built on the property with no Development Agreement whatsoever but to make it viable they were looking for a marina also. The restrictions in the Development Agreement were more than the Liquor Licencing Board. He said he realized that closing time was 2 a.m. but in St. Margarets Bay people went to bed by 11 p.m. Councillor MacDonald noted that one of the problems with Sackville was late hours, as evidenced by the recent events at JB's and that consideration should be given to late closing hours. Councillor Richards referred to 8.4 whereby the lounge and restaurant would have the same operating hours. Councillor Poirier said that precautions should be taken to ensure that noise was restricted and that it should be dealt with properly.

MOTION CARRIED.

ADJOURNMENT

Meeting adjourned at 8:20 p.m.

SPECIAL COUNCIL SESSION

October 21, 1991

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

ALSO PRESENT: Mr. K. Meech, Chief Executive Officer
Mr. Dale Reinhardt, Deputy Municipal Clerk
Mr. Fred Crooks, Municipal Solicitor

The meeting was called to order at 6:00 p.m. Mr. Dale Reinhardt called roll.

APPOINTMENT OF RECORDING SECRETARY

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

"THAT JULIA HORNCastle BE APPOINTED RECORDING SECRETARY"

MOTION CARRIED

MEMORANDUM - CANDIDATES ELECTED BY ACCLAMATION

Mr. Fred Crooks, Municipal Solicitor, stated that it was appropriate at this session of council for the clerk to declare those candidates elected by acclamation to be duly elected in accordance with the Municipal Elections Act.

Mr. Dale Reinhardt, Deputy Municipal Clerk, read the names of councillors elected by acclamation. He stated that the Oath of Office will be taken on the November 5, 1991 council session.

CORRECTIONAL CENTRE

Maureen Ryan, Policy Division, outlined the report. She stated that in January, 1991 Correctional Services of Canada made an announcement that they were planning to locate a correctional centre for federally sentenced women within one of the provinces of Atlantic Canada. She stated that interested Municipalities were asked to make a submission should they wish to have such a facility located in their area. She stated that on January 25 and August 21, 1991 Halifax County Council invited Correctional Services of Canada to make a development application for Halifax County's consideration. She stated that the report is comprised primarily of factual information on the availability of community services which Correctional Services of Canada will require to support the facility. She stated that Correctional Services of Canada intends to use the information provided in the report to make a recommendation of the location for this facility by December 4, 1991.

QUESTIONS FROM COUNCIL

Councillor Harvey asked if any specific site was being suggested.

Warden Lichter stated that no specific site was being suggested.

Councillor Richards asked that since a site had not been designated, would this handicap Halifax County in any way.

Ms. Ryan stated she did not think so as Halifax County Municipality has many assets in terms of the availability of community support services, its proximity to the cities of Halifax and Dartmouth where specialized services can be found and other assets which would make Correctional Services of Canada take a serious look at Halifax County.

Councillor MacDonald asked how many jobs would be created if the correctional centre was in Halifax County.

Ms. Ryan stated that it would create 5 permanent positions. She stated that the facility would only accommodate 35 inmates.

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

"THAT STAFF FORWARD THE COMMUNITY EVALUATION QUESTIONNAIRE TO CORRECTIONAL SERVICES OF CANADA IN ORDER THAT HALIFAX COUNTY BE CONSIDERED AS A POSSIBLE SITE FOR THE FACILITY FOR FEDERALLY SENTENCED WOMEN".

MOTION CARRIEDSIDEWALK REPLACEMENT - COLBY DRIVE

Mr. Meech stated that the reason for the urgency with regards to the sidewalk replacement on Colby Drive is due to the fact that the Department of Transportation is presently in the process of doing some roadwork on Colby Drive and the Department of Transportation needs the approval of Halifax County Municipality to cost share to replace the asphalt curb with concrete curb. He stated that it is recommended that council authorize the execution agreement with D.O.T. to complete this at a cost of \$25,000.00 out of the sidewalk area rate.

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

"THAT COUNCIL APPROVE REPLACEMENT OF THE ASPHALT SIDEWALK WITH CONCRETE, ON COLBY DRIVE, COLE HARBOUR, FROM CUMBERLAND DRIVE TO BRIARLYNN CRESCENT".

MOTION CARRIED

POLLUTION CONTROL STUDY (BEAVERBANK)

Mr. Julian Hasen, from UMA Engineering, stated it has been known for some time that the area has a problem with septic system failures and these failures are the basis of study. He stated that well contamination was also looked at in the study.

Mr. Hansen stated that the background to the study concerns the problems that have been found. He stated that in a report put out by Municipal Affairs in 1979 it was noted that Beaverbank had 25% failures. He stated that in 1988 the Department of Health undertook a failure study because of continuing problems in the area. He stated that they were able to determine that the problems were increasing and was as high as 32%. He stated that part of the study area includes the Woodbine Mobile Home Park. He stated that the objective of the study was to identify the nature and extent of the malfunctions and provide options for correcting the malfunctions.

Mr. Hansen stated that the Beaverbank Study Area extends northwards from the Windsor Junction Road, following Beaverbank Road to Tucker Lake. He stated that there are three subdivisions on the west side of Beaverbank Road: Green Forest, Forest Glen and Tucker Lake; and on the east side: Mayflower. He stated that the Woodbine Mobile Home Park is on the south end of the study area and on the east side of Beaverbank Road. He stated that there are two schools in the area: Harold Barrett Junior High and Beaverbank Elementary.

Mr. Hansen stated that the way the package was set up was to discover initially the extend of the problems. He stated that once the extent of the problems were known, then the method in which to approach the problem would also be known. He stated that in order to determine the problems the UMA first sent out a questionnaire to

each home in the Beaverbank area. He stated that after the questionnaires were delivered and completed, representatives from UMA went and interviewed homeowners, took samples of well water and flushed dye down toilets to see how much showed up in sewer fields which would give an indication of the problem. He stated that in 1988 the Department of Health looked at Mayflower and Green Forest. He stated that the Department of Health looked at 269 lots. He stated that it was UMA's task to look at the remainder of the lots in the area including some that the Department of Health had already looked at that had since been built on or missed in their study. He stated that the total number of lots looked at in the combined studies was 525. He stated that the two schools and the Woodbine Mobile Home Park were also included in the study.

Mr. Hansen stated that the findings of the sewer study indicated that the conditions of the area are fairly tough for on site sewer disposal systems and do not lend themselves well to dug wells. He stated that the Department of Health standards for lots is that a lot has a 50,000 square foot area. He stated that UMA found that lots in the Beaverbank area are less than 50,000 square feet. He stated that UMA found that the permeability of the soil is low with a high clay content which does not lend itself to septic disposal fields. He stated that the ground water was generally high and even during the dry season the ground was still fairly moist. He stated that the Department of Health study was done during the dry season. He stated that when they investigated the 3rd subdivision it was later in the year and they found that conditions were much worse. He stated that as a result of the Department of Health findings UMA was able to make a comparison and found that there are seasonal variations.

Mr. Hansen stated that UMA looked at 28 lots in the Green Forest subdivision. He stated that the study was done at the dry time of year and UMA was able to find that 21 of those lots had problems. He stated that of these 21 lots UMA found that 14 had major problems and the rest were classified as having seasonal problems. He stated that because UMA carried out all their investigations during the dry time of year it was felt there would possibly be a variation of 33% depending on the time of year the investigation was carried out.

Mr. Hansen stated that UMA also found problems with category two lots. He stated that there could be a number of reasons why these problems existed such as poor construction practices, overloading, and not having septic tanks pumped out.

Mr. Hansen stated that very few of the lots in the Barrett Subdivision met category one requirements. He stated the problems were identified as a major problem, as seasonal problem or a suspected problem. He stated that a major problem is where sewage is evident in a septic field. He stated that a seasonal problem is one which during the wet time of year there is a major problem. He

stated that even though it may be classed as a seasonal problem it is still a problem. He stated that suspected problems are where tracers flushed down a toilet show up in the septic field even though there is no problem evident. He stated another way of telling whether there is a suspected problem is if there is an odour in the air.

Mr. Hansen stated that they also investigated the water supply. He stated that some of the houses in the area get their water from the Woodbine Mobile Home Park which gets its supply from the County Municipal system through the Sackville Utility. He stated that some of the houses in the area got their water directly from lakes. He stated that some of the lakes had problems with them in terms of water quality. He stated that samples were taken and tested for non-faecal coliforms and faecal coliforms. He stated that non-faecal coliforms is an indicator that there may be a problem such as runoff from road salt. He stated that the presence of faecal coliforms indicates that there is contribution to the well from the septic fields. He stated that UMA found that in general, from a chemical standpoint, the water quality was good. He stated that one of the problems is that quantity of water is limited and some residents have water trucked in from Sackville and dumped into their wells. He stated that even though treated water was put directly into the wells it was still possible to find non-faecal coliforms in the well water.

Mr. Hansen stated treated wells had very few problems and had both good quality and quantity. He stated that the distribution of well problems is wide spread and not located in any one area. He stated that the two lakes which supplied water to some of the homes showed signs of faecal coliforms. He stated that Woodbine Mobile Home Park has been know for some time to have problems. He stated that the park has approximately about 600 units. He stated that the park has considerable room for expansion but expansion has been curtailed because of these problems. He stated that the receiving water for the treatment plant is a little brook which dries up over the summer. He stated that the brook runs into the Shubenacadie Lake system. He stated that one of the problems with the treatment plant is hydraulic overloading. He stated that there is a plan to make a connection to the Bedford Sackville system.

Mr. Hansen stated that in terms of what might be done they looked at outside options: central collection and treatment options. He stated because of lot size there is not enough room for a sloping sand filter. He stated that the filter will drain into the ditch in front of the house. He stated that the filter has to be replaced after a period of time. He stated that when conditions are wet, tracers show up very quickly in the ditch which means bacteria is being carried into the ditch. He stated that in the case of new construction, the Department of Health, insures that the new field is not constructed on disturbed soil. He stated that they are finding that over a period of time the septic field is one

that fails because it becomes less and less efficient over a period of time of approximately 25 years and the system will have to be replaced. He stated that another way is by collecting the sewage and taking it to a disposal field. He stated that the extent of the problem is such that a central system will have to be constructed. He stated that if there is a way of handling a proper disposal field it would be a multiple trench disposal field.

Mr. Hansen stated that the possibility of putting in a new treatment plant was also looked at. He stated to do this an acceptable receiving water would have to be found. He stated that there are a number of small streams in the area and the only significant one in the area is the Beaverbank River. He stated that part of the sewage could be handled by this treatment plant and the remainder would have to be carried to the Mill Cove treatment plant. He stated that the Department of Fisheries indicated that there would have to be a comprehensive study. He stated that discharge may not be permitted because of the landlocked salmon population. He stated that there would have to be a high level of treatment. He stated that the only other solution was to carry the sewage from the area to Mill Cove by way of a connection to the Sackville Trunk Sewer. He stated that the line that connection might take is dependent on the loading carried from the study area and would have to make allowances for future developments in the area. He stated that even once the sewage reached the trunk sewer there would be some overloading problems. He stated that the trunk sewer would have to be upgraded. He stated that the best approach would be twinning some of the pipes in the trunk sewer and storing some of the peaks in off-line storage. He stated that in order to do this Mill Cove would have to be expanded.

Mr. Hansen stated that the Cluster System is not a good way to go because of the long lengths of pipe involved and high costs. He stated that the only way would be to go to Mill Cove. He stated that the difference in costs between the Cluster System and the Mill Cove Treatment would be low.

Mr. Hansen stated that the costs would be approximately 12 million dollars which would make allowance for engineering, contingency, upgrading to the Mill Cove plant, connections to the trunk sewer and upgrading the trunk sewer itself. He stated that a water distribution system would be constructed at the same time. He stated that estimate also included Woodbine. He stated that the Woodbine costs would take into account cost for looking at a connection from Woodbine itself to get into the county system. He stated that Woodbine would pay the cost of connecting to the sewer. He stated that a portion of the cost would be for Mill Cove and upgrading to the trunk sewer. He stated that the costs would be for looking after the existing population and make allowances for any future population increases.

Mr. Hansen stated that residents would have to have some form of funding assistance from the province. He stated the residents would cost share up to 30% with the county making up the difference. He stated that the county normally shares at a cost share of 60/40 with the province.

Mr. Hansen gave the following cost breakdown for the residents: 2.9 million dollars for the sewer system, 3.05 million dollars for the water system. He stated this cost share amount is based on the number of lots that is out there which is 525. He stated that the cost for sewer connection for each is \$5,627.00. He stated that there are 43% of the wells susceptible to contamination and the rest of the wells with no water in them. He stated that a new sewage plant would probably not survive an environmental review.

A copy of the formal report has been provided, for information purposes, in the resource room.

Warden Lichter stated that this survey and study results were being introduced, at this time, for information with no further action being taken.

Mr. Wdowiak stated that because of the nature of the costs that are involved direction from council is needed on how to proceed.

Councillor MacDonald stated that this issue should be deferred until the new council is in place.

Warden Lichter stated that at the present time council is not in a position to give direction because of negotiations going on with Woodbine and depending on outcome and also depending on what is going to be happening to the Mill Cove sewage treatment plant. He stated that both these things will have an impact on the outcome and the direction that this will take.

Councillor Merrigan stated that the issue should be dealt with through Urban Services.

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

"THAT THE MOTION FROM URBAN SERVICES COMMITTEE MEETING JUNE 27, 1991 BE UPHELD AND THAT IF STAFF NEEDS CLARIFICATION THEY SHOULD GO BACK TO THE URBAN SERVICES COMMITTEE".

MOTION CARRIED

RECYCLING

Councillor Bayers declared "Conflict of Interest" and left the council chambers.

Warden Lichter stated that Halifax County, for the last six months, has worked extremely hard in order to contact garbage collectors and to discuss with them the issue of recycling, curbside collection versus depot collection. He stated that they have examined the possibility of trailers being attached to vehicles. He stated that these contractors have gone out and travelled all the routes in order to see if trailers being attached to the regular compactors they would be able to manoeuvre. He stated that after all the attempts made by staff through the cooperation of the present contractors staff was in a position to be able to come to the Council with a recommendation. He stated that the recommendation and the background paper went to the Executive Committee and the Executive Committee, by motion, directed the Warden to bring it to Council. He stated that it is imperative that Council give staff direction as to what Council is going to do with recycling.

He stated that the materials recycling facility is going to be completed by Metro Authority on April 1, 1992. He stated that they will be ready to accept the recyclables from all four Municipalities. He stated that staff and Council has been working towards using and utilizing the recycling facility which is being built at the Bayers Lake Industrial Park.

Mr. Ed Wdowiak stated that yes, collection of recyclables was looked at on a weekly basis. He stated that staff had concluded that the cost would be equivalent to the regular garbage collection. He stated that this was based upon such things as the truck, gas, truck maintenance, manpower, etc. He stated that on that basis they looked at what the cost would be for the collection of recyclables on a per ton basis both in the Urban as well as the Rural areas. He stated that looking at it in this fashion it would cost more in Rural areas to provide the weekly collection. He stated that it was concluded that you should go with depot in the Rural areas. He stated that staff met with a number of recycling volunteers who operate throughout the County to share with them the analysis and recommendations that were prepared for Council. He stated that at that time it was suggested that a monthly collection of recyclables was decided on. He stated that if collection was done on a monthly basis, it could be broken down into weekly areas for collection.

He stated that 12 vehicles would do everybody in one week. He stated that if it was done on a monthly basis, much fewer vehicles would be needed. He stated that the most cost effective way would be to do the collecting is on a monthly basis. He stated that a cost analysis has been made and the cost per ton is less if collection done on a monthly basis. He stated that in the present area rate for garbage (fifteen month annualized rate) provision is made for \$450,000.00 to implement a recycling collection program for the first three months. He stated that those costs, if they are not expended, will be surplus to this years garbage collection.

He stated that the estimated cost for a years operation is \$416,000.00 on the basis of a monthly collection. He stated that this will have no impact on this years area rate for garbage collection.

He stated that staff recommends that once a month curbside of recyclables be provided to all of the garbage collection areas of Halifax County and that the recyclables collection contract be called for the twelve month period from April 1, 1992 to March 31, 1993. He stated that if the contract is for one year basis then difficulties experienced will be able to be worked out.

Councillor MacDonald asked if such areas as Sackville and Cole Harbour would be done once a month.

Mr. Wdowiak replied that yes they would.

Councillor MacDonald stated that recycling is a habit that has to be developed and would people remember to do it if they only had pickup once a month. He stated that if the County is paying the costs of the MRF are they going to be getting their money's worth. He also questioned whether the project will fail if it is not done every week and whether the transfer stations would still be used.

Mr. Wdowiak stated that the transfer stations would be closed. He stated the recyclables would have to be delivered to the incinerator site.

Councillor MacDonald asked if the garbage would be hauled directly to the MRF.

Mr. Wdowiak stated that the regular garbage will still be maintained on a once a week basis. He stated that it is only the recycling component that will be dealt with on a once a month basis.

Warden Lichter stated that the Metro Authority specifies where garbage goes. He stated that if an incinerator is built then there will be some separation set up to determine what portion goes to the incinerator. He stated that regular garbage has nothing to do with the recyclables. He stated the only reason that staff is recommending recyclables every fourth week is because of the economy and the volume of recyclables being generated by households.

Councillor Harvey stated that he appreciated the fact that cost was a big concern but he felt that a monthly collection would make it difficult to educate people to recycle. He asked if the recycling would include apartment complexes and condominiums.

Mr. Wdowiak stated that yes it would.

Councillor Harvey stated that recycling should be considered essential operation.

Councillor Snow stated due to the number of hours that Waverly has dedicated to recycling the Village Commission requests to have a permanent depot established in the area. He stated that he believed that in about the third week everything will go down to the curb. He stated that he wished serious consideration be given to establishing a permanent depot in Waverly.

Warden Lichter asked if he meant a depot in addition to curbside recycling.

Councillor Snow stated yes.

Councillor Reid stated that Mr. Wdowiak indicated that the two transfer stations in the rural districts of the County, Sheet Harbour and Middle Musquodoboit, were going to close.

Mr. Wdowiak stated he was referring to the transfer stations presently located in Dartmouth and Halifax.

Councillor Reid thanked Mr. Wdowiak for clarifying which transfer stations would be closed. He asked if the cost of \$416,000.00 was approximately one (1) cent on the tax rate.

Warden Lichter stated that is was slightly over one cent.

Councillor Reid asked if the County was looking at a 10 to 13% increase in garbage collection costs.

Warden Lichter asked Mr. Wdowiak if the one (1) cent covered three months.

Mr. Wdowiak stated that the \$413,000.00 is for a one year budget if Council chose to go with monthly collection.

Warden Lichter stated that this is only part of the recycling costs because once the recyclables are collected and taken to the MRF then you are paying for the capital costs and operation of the MRF.

Councillor Fralick stated that he though the system a good one and feels that it will work.

Mr. Wdowiak stated that 15% recyclables was targeted as a reasonable expectation but in reality only 7% to 10% may be realized.

Warden Lichter stated that the contract for collecting recyclables is recommending that it be called for one year. He stated that in a one year period staff and council will learn a great deal about how things are going. He stated that Mr. Wdowiak was not only

referring to the technical aspects of recycling but also the forecasts. He stated that they will have to forecast a certain number of tons of recyclables from certain routes will have to be collected and those who tender on it will tender on it on that basis. He stated that should in that year they find that the public rises to the challenge and puts out twice as much recyclables, not 15% but 40%, then the County would have to renegotiate the contracts because contractors could not be expected to haul twice as much garbage for the same price. He stated that the one year will be a learning year.

Councillor Meade asked if the recyclables need to be separated at curbside.

Warden Lichter stated that no the MRF would be doing this. He stated that he understood that only newspaper would be separate.

Mr. Wdowiak stated that the MRF is going to be dealing with glass, tin, aluminum and newspapers. He stated that in future there is a possibility that additional recyclables will be added.

Councillor Meade asked if the blue bags used for the recycling would be provided to the homeowners.

Mr. Wdowiak stated that some complementary bags may be provided initially along with some written guidelines for recycling.

Councillor Meade asked if there might be a problem with people throwing out their regular garbage when they should only be putting out their recyclables.

Mr. Wdowiak stated it is recognized that this could happen if council does agree with staff's suggestion for a once a month collection.

Councillor Richards stated that the recommendation as stated in the report indicates that this program would take effect in all garbage collection areas of Halifax County. He stated that he understood that these areas would be where the county involved in garbage collection.

Mr. Wdowiak stated that the only district that Halifax County does not provide garbage collection to is District #10. He stated that it is desirable to implement the recyclable collection in that district.

Councillor Richards asked if there was a mechanism in place to include District #10 if they chose to be involved.

Mr. Wdowiak stated that such a mechanism hasn't been evolved at present but if that district would wish to be included it can be incorporated. He stated that since garbage is not presently

collected in the county in that district council would have to determine how they pay for the collection of recyclables only.

Councillor Richards stated that the recommendation deals exclusively with curbside pickup. He stated that council has seen no comparison which indicates that this is the way to go from the financial point of view. He stated that the county is looking at considerable dollars.

Mr. Wdowiak stated that the Rural cost of collection accounted for continuous operation of the S.M.A.R.T. depot, the establishment of a depot at each of the two transfer stations (Lakeside and Sheet Harbour). He stated that the costs also include a provision for establishing four other recycling depots. He stated that one would cover the Waverley/Fall River/Windsor Jct. areas and a second down in the Prospect area. He stated a third would be for Chezzetcook and North Preston area. He stated he would have to check where the fourth proposed depot would be established. He stated the costs were for establishing the depots, manning them, and upgrading them on a weekly basis.

Councillor Richards stated that he was concerned with monthly collection. He stated a breakdown should be provided. He stated he could not support the recommendation until he had seen such a report.

Councillor Eisenhauer stated that his concern is with regards to bringing all the recyclables into one location. He asked if it is going to be recycled or just stock piled. He stated that he felt there might be some problems with regards to weight restrictions where newspaper is concerned. He stated that he felt that the year should enable the County to learn of any difficulties or problems that may result.

Councillor Horne stated that he also felt that the recycling program should be implemented on a once a month basis. He stated that presently only about 10% of people in the community recycle and that Metropolitan Authority should have an educational program to get more people to use this system. He asked whether or not Halifax and Dartmouth are recycling on a once a month basis.

Mr. Wdowiak stated that they are recycling on a weekly basis.

Councillor Horne asked if anything could be learned from their experience.

Mr. Wdowiak stated that their collection is not as diversified as Halifax County. He stated this made their collection a lot easier.

Councillor Horne asked if the recycling associations were in agreement with the system.

Mr. Wdowiak stated that there was no one, to his knowledge, who spoke in opposition to the recycling schedule proposed. He stated that if it was raining on the recycling day, newspapers would not be put because if they are wet it means that the paper is contaminated and therefore cannot be used for synthetic purposes. He stated that this was recognized as a possible problem.

Councillor Horne asked if there could be a drop off as well as a once a month pick up system available to enable those people who may have missed their recycle day to not end up just throwing out their recyclables with their regular garbage.

Mr. Wdowiak stated that it could be done although it had not been incorporated in the cost analysis.

Councillor Horne asked if there are markets for the recyclables that are going to be collected.

Mr. Wdowiak stated that the recyclables collected will be the ones the MRF will be accepting.

Warden Lichter stated that all councillors had received a letter from S.M.A.R.T. supporting curbside collection. He stated that he did not support the idea of depots because he stated that there are a large number of people who will not drive the necessary distance in order to take the garbage to a particular spot. He stated that the curbside system would be more convenient and productive in reaching the projected figure of 15%. He stated that depots would be duplicating the service.

Councillor MacDonald stated that Metropolitan Authority has given a consultant the job of making the public aware as well as educating them with regards to recycling. He asked if changes need to be made in the early stages will there be some provision made for dealing with the contractors to have changes incorporated into the contract.

Mr. Wdowiak stated that the proposed specifications would incorporate any changes and allow for flexibility in contracts to meet all eventualities.

Councillor MacDonald asked if contractors would be using existing equipment.

Mr. Wdowiak stated no, the equipment for collection of recyclables will not be the standard packer type of garbage collection vehicle. He stated that the recyclables cannot be compacted in a compactor because separation will need to be made at the MRF.

Councillor MacDonald asked if the recycling and regular garbage pick were going to be on the same contract.