

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

"THAT LEO PEDDLE BE NOMINATED FOR A ONE YEAR TERM TO THE COUNTY BOARD OF HEALTH"

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

"THAT NOMINATIONS CEASE"

MOTION CARRIED

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

"THAT ARCHIE FADER BE NOMINATED FOR A TWO YEAR TERM TO THE BOARD OF MANAGEMENT, REHAB CENTRE"

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

"THAT STEPHEN MONT BE NOMINATED FOR A TWO YEAR TERM TO THE BOARD OF MANAGEMENT, REHAB CENTRE"

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

"THAT NOMINATIONS CEASE"

MOTION CARRIED

It was moved by Councillor Holland, seconded by Councillor Peters:

"THAT THE APPOINTMENT OF REPRESENTATIVE TO ATLANTIC WINTER FAIR, BOARD OF DIRECTORS BE DEFERRED TO THE NEXT SESSION OF COUNCIL"

MOTION CARRIED

It was moved by Councillor Giffin, seconded by Councillor Peters:

"THAT HUGH MCKAY, BE NOMINATED AS THE HALIFAX COUNTY REPRESENTATIVE TO THE FENCES ARBITRATION COMMITTEE FOR A TWO YEAR TERM"

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

"THAT NOMINATIONS CEASE"

MOTION CARRIED

APPOINTMENT OF DEVELOPMENT OFFICER

It was moved by Councillor Sutherland, seconded by Deputy Mayor

Richards:

"THAT MS. KELLY DENTY BE APPOINTED AS A DEVELOPMENT OFFICER PURSUANT TO THE PROVISIONS OF THE PLANNING ACT, EFFECTIVE DECEMBER 4, 1992"

MOTION CARRIED

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

"THAT MS. ROSALYN SMITH'S SIGNING AUTHORITY AS A DEVELOPMENT OFFICER BE RESCINDED, EFFECTIVE DECEMBER 4, 1992"

MOTION CARRIED

FIRST READING BUILDING BY-LAW

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

"THAT THE FIRST READING OF THE BUILDING BY-LAW BE DEFERRED TO THE NEXT SESSION OF COUNCIL"

MOTION CARRIED

12 IN FAVOUR

7 AGAINST

VIDEO GAMES AND LOCAL FUNDRAISING ACTIVITIES

Councillor Smiley said to replace illegal gambling machines the government has responded by placing legal in outlets such as laundromats, bowling alleys, corner stores, bars, etc. She said whole paychecks have gone into these machines and in some cases the spouses are sent to social services to deal with the impact. The Health Council of Nova Scotia wants rehabilitation plans put into place. She said when questioned why underaged gambling isn't addressed by the government we are told that they don't have the manpower available to police this problem and they also report that they don't have any support services to deal with the health issues that arise from the use of these machines. Because of the perceived impact on the general population of Nova Scotia citizens she would like to have Halifax County invite members of Gamblers Anonymous, GAMANON which is a support group for families, and representatives from the Commission on Drug Dependency.

She said she felt this session would have to be in-camera to protect the those individuals. She also feels there should be a representative of the Health Department. She said the Commission on Drug Dependency has taken a leadership position in looking at this issue. They have become quite concerned with the problems

that have been arising out of the use of these machines and they have had two seminars to try to alert the police, health people, and education people as to the problems that are coming up out of the use of these machines.

She said she has had conversations in her community with people who have admitted addiction and also has spoken to family members who have been devastated by the activities of a gambler in the family. She has spoken to representatives from the Commission on Drug Dependency who have admitted that this is a serious problem that is growing in epidemic proportions. She said she attended a meeting of gamblers anonymous and saw that there is indeed a problem with addiction to these machines. After listening for three hours the pain and anguish came through. These people are crying out for help and there is no trained personnel in this province to deal with this addiction. She said the people of Nova Scotia should be speaking on this issue and making a decision on whether or not this is something they want allowed in their community.

She said these machines are computers which are programmed in a certain way and you never get back the amount of money you may put in. She said she has been told that these computers have been designed by psychologists. She said she will not stand back and accept the treatment of those afflicted in her community. She said that council has to become educated and be prepared to answer to the residents when they ask where council was during the epidemic. She said the government admits that they do not have enough manpower to regulate these machines and they are accessible to the whole community. She said she is very concerned about what is going on in her community and the people it is affecting. She said council has to find out exactly what this addiction is all about and if it is a serious addiction and it is reaching the epidemic proportions then the government has to be forced or pressured into putting the medical resources in place to deal with it. She said she has heard a task force has been set up.

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

"THAT COUNCIL HOLD AN IN-CAMERA SESSION TO DISCUSS THIS ISSUE WITH MEMBERS OF GAMBLERS ANONYMOUS, GAMANON AND REPRESENTATIVES FROM BOTH THE DEPARTMENT OF HEALTH AND THE COMMISSION ON DRUG DEPENDENCY"

MOTION CARRIEDPITS AND QUARRIES

Councillor Peters said that approximately a month ago she requested a letter be written to the Department of the Environment regarding their assurances that there would be no negative impact from the Waverley quarry on the Shubenacadie Lake System.

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

"THAT A LETTER BE WRITTEN TO THE DEPARTMENT OF THE ENVIRONMENT ASKING THAT THEY TEST THE LAKES IN LAKE WILLIAM TO ESTABLISH A BASE LINE FOR THE TESTING OF ARSENIC, MERCURY AND THE HEAVY METALS AT THE PRESENT LEVELS AND FURTHER THAT THEY TEST THE WATER TWICE A YEAR THEREAFTER TO MONITOR ANY INCREASE IN THIS"

She said here concern if that if there is any disturbance of the sediment in the lakes, and it does go into Lake William and into district 14 the effects could be devastating. She said she won't know if there is an increase unless a baseline is established.

MOTION CARRIED

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

"THAT STAFF PROVIDE A REPORT WITH REGARDS TO PROVINCIAL LAND USE POLICIES"

She said she has a number of old quarry sites in district 14, one in Goffs and one in Grand Lake. She said that the decision that she has seen regarding the quarry site in Waverley causes her serious concern and she does not want to be faced with the same kind of ad hoc decisions as has happened in the past with respect to other quarries.

MOTION CARRIED

DEPARTMENT OF TRANSPORTATION

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

"THAT A LETTER BE WRITTEN, WITH A CARBON COPY TO THE HONOURABLE KENNETH STREATCH, TO THE MINISTER REGARDING THE INTERSECTION OF HOLLAND ROAD AND HIGHWAY #2 ASKING WHEN THE REALIGNMENT WORK AT THE INTERSECTION WILL BE COMPLETED"

She said there has been survey work done and she was advised early in the summer that the work realigning that intersection would be done this fall. She said there has been a fatality at this intersection and there have been numerous accidents. She said the poles have been moved and the survey work has been done. She asked if the Minister could be asked when that work will be done.

MOTION CARRIED

RECYCLING INCENTIVES

Councillor Sutherland said that after meeting with community groups

it was brought to his attention that, in some cases, recycling has been taken advantage of. He said that in a report from Mr. Wdowiak it shows recycling at approximately 2% and he was suggesting that maybe incentives could be made. He said this could involve providing bags at a reduced rate or providing bins. He said at the present time there is not much incentive for people to recycle. He said that at this time he was just raising the issue and maybe ask if Metro Authority has looked at ways of increasing and promoting recycling by providing some incentives to households.

Mayor Lichter said Metro Authority has decided to set up a recycling program committee that would be a volunteer committee represented by three citizens from each municipality. He said he would ask council to think about nomination for the next council session. He said that committee would not only look at the public relations aspect but also any and all ideas they might be able to bring forth as to how to improve and make more efficient.

DEPARTMENT OF TRANSPORTATION

Councillor Fralick said that over the past five years the intersection at Exit 5, Flat Lake Drive, Sobey's and St. Margarets Bay Arena has been discussed. On the weekend the tender for the work to expand the intersection and upgrade the highway was announced. He said in the interim they would like to have increased lighting at that intersection to make sure there are no more accidents until after the improvements are done in the spring.

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

"THAT A LETTER BE WRITTEN, WITH A COPY TO THE HONOURABLE KENNETH STREATCH, TO THE DEPARTMENT OF TRANSPORTATION REQUESTING THAT ADDITIONAL LIGHTS BE SUPPLIED AT THAT INTERSECTION TO IMPROVE THE LIGHTING FOR THE WINTER AND FURTHER THEY BE COMMENDED FOR THEIR ACTIONS"

MOTION CARRIED

DEPARTMENT OF EDUCATION

Councillor Rankin said this concerns the Beechville/Lakeside Elementary and Timberlea Junior High School. He said there have been concerns expressed by a number of residents that roadside signs on the St. Margarets road are inadequate in terms of alerting the vehicular traffic to walking school children and school traffic to and from the school exit on James Street.

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

"THAT A LETTER BE WRITTEN TO THE SCHOOL BOARD, WITH A COPY TO PAT SMITH AND VICKI BROWN, CONSIDER THE INSTALLATION OF PROMINENT SCHOOL SIGNS TO ACCOMPLISH

THESE MEASURES"

MOTION CARRIED

SCHOOL BOARD

Councillor Ball said that year after year the students in Halifax County, district 5, do not know what High School they will be attending. The agreement for the school year 1993/94 has been struck but he is aware that over a year ago there was a commitment to resolve this particular situation on a permanent basis and no resolution has come to light and everything seems to be year to year.

It was moved by Councillor Ball, seconded by Councillor

"THAT A LETTER BE WRITTEN TO THE DEPARTMENT OF EDUCATION REQUESTING THE PERMANENT STATUS OF DISTRICT 5 STUDENTS ATTENDING J.L. ILSLEY HIGH SCHOOL AND FURTHER A LETTER BE WRITTEN TO THE SCHOOL BOARD ASKING WHERE THEIR NEGOTIATIONS ARE WITH REGARDS TO THIS MATTER. FURTHER THAT A COPY OF THESE LETTERS SENT TO PAT SMITH, VICKI BROWN AND THE MLA FOR THE AREA."

MOTION CARRIED

URGENT AGENDA ITEMS

Mayor Lichter circulated a memo to the members of council with regards to procedure for this item. He said the question was raised, at the Executive Committee, as to why and how the urgent or emergency items are being handled. He said it was decided he would put together some form of a solution to the problem and present it to council.

Councillor Deveaux said that it is sometimes debatable whether or not urgent agenda items are of an urgent nature. He said he has always felt that the title "New Business" should be used instead of "Urgent Agenda Items".

Mayor Lichter said he has concern with this because if there is "New Business" a time limit would have to be put on it because he feels that new business would give the councillors an opportunity to bring up issues resulting from the council session.

Councillor McInroy said that his feeling, on leaving that meeting, was basically that the mayor would reinforce with council members that collectively it would be preferred that Urgent Agenda Items and all supplementary agendas to council not be over utilized. He said that he has no problems with the way things are now but maybe it not be a normal course of events that every Executive Committee item from a Monday go to council on the supplementary unless there

is a valid reason why it can't wait.

Councillor Sutherland said that although the items brought up may be important to the councillor bringing them up they may not be urgent. He said that his suggestion would be to ask for items before the meeting and setting the agenda after the items are received.

Mayor Lichter said that this is what is being done at the present time with him receiving items before six o'clock and dealing with them at the end of the meeting. He said if there is some substantive issue that would require some foreknowledge of the item then council has the right to say they will not deal with it at that particular meeting.

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

"THAT THE AGENDA REMAIN AS IS"

MOTION CARRIED

ADDITION OF ITEMS TO DECEMBER 15, 1992 COUNCIL SESSION

Relief of Taxes - Councillor Deveaux

Young Offenders Act - Councillor Deveaux

Beaverbank Sewage Report - Councillor Merrigan

RCMP District #17 - Councillor Snow

DND - Councillor Ball

RCMP District #14 - Councillor Peters

ADJOURNMENT

It was moved by Councillor Merrigan:

"THAT THE MEETING BE ADJOURNED"

MOTION CARRIED

COUNCIL SESSION

December 15, 1992

PRESENT WERE: Mayor Lichter  
Councillor Meade  
Councillor Rankin  
Councillor Fralick  
Councillor Holland  
Councillor Ball  
Councillor Deveaux  
Councillor Bates  
Councillor Adams  
Councillor Randall  
Councillor Bayers  
Councillor Smiley  
Councillor Taylor  
Councillor Peters  
Councillor Merrigan  
Councillor Brill  
Councillor Giffin  
Councillor MacDonald  
Councillor Boutilier  
Councillor Harvey  
Councillor Sutherland  
Deputy Mayor Richards  
Councillor McInroy  
Councillor Cooper

ALSO PRESENT: G. J. Kelly, Municipal Clerk  
K. R. Meech, Chief Administrative Officer  
Fred Crooks, Municipal Solicitor

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The meeting was called to order at 6:00 p.m. with the Lord's  
Prayer. Mr. Kelly called roll.

APPOINTMENT OF RECORDING SECRETARY

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

"THAT JULIA HORNCastle BE APPOINTED AS RECORDING  
SECRETARY"

MOTION CARRIED

APPROVAL OF MINUTES

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

"THAT THE MINUTES OF THE NOVEMBER 3, 1992 COUNCIL SESSION



BE APPROVED"

MOTION CARRIED

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

"THAT THE MINUTES OF THE NOVEMBER 17, 1992 COUNCIL SESSION BE APPROVED"

MOTION CARRIED

LETTERS AND CORRESPONDENCE

1. Mr. Kelly outlined a letter from D. William MacDonald, Deputy Attorney General acknowledging council's letter with regards to the appointment of councillors as Commissioners of Oaths.

It was moved by Councillor Taylor, seconded by Councillor Giffin:

"THAT THE LETTER BE RECEIVED"

MOTION CARRIED

2. Mr. Kelly outlined a letter from C.E. Stewart, Superintendent of Support Services, Halifax County Bedford District School Board acknowledging receipt of council's letter with respect to the former Glengarry School in Timberlea.

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

"THAT THE LETTER BE RECEIVED"

MOTION CARRIED

3. Mr. Kelly outlined a letter from Norma Kennedy, Chairman, Halifax County Bedford District School Board in response to council's letter with respect to the distribution of racist materials at the C.P. Allen High School in Bedford.

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

"THAT THE LETTER BE RECEIVED"

MOTION CARRIED

4. Mr. Kelly outlined a letter from the Honourable Ken Streach, Minister, Department of Transportation and Communications in reply to council's letter requesting an assessment of traffic conditions at the intersection of Hammonds Plains Road and Kingswood Drive.

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

"THAT THE LETTER BE RECEIVED"

MOTION CARRIED

5. Mr. Kelly outlined a letter from the Honourable Ken Streach, Minister, Department of Transportation and Communications, in response to council's inquiry with respect to the situation at Todd's Island Road.

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

"THAT THE LETTER BE RECEIVED"

MOTION CARRIED

6. Mr. Kelly outlined a letter from the Honourable Ken Streach, Minister, Department of Transportation and Communications in response to the request for the renaming of the old loop of Route 333, Glen Haven to "Dauphinee's Loop".

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

"THAT THE LETTER BE RECEIVED"

MOTION CARRIED

SUPPLEMENTARY LETTERS AND CORRESPONDENCE

1. Mr. Kelly outlined a letter from Craig MacInnes requesting an opportunity to make a presentation to council with regards to the offering Advanced Life Support in the communities of Hammonds Plains, Sackville and Waverley.

It was moved by Councillor Giffin, seconded by Councillor Peters:

"THAT THE LETTER BE RECEIVED"

MOTION CARRIED

Councillor Ball asked if these people are looking for municipal funds for this purpose.

Mr. Kelly said their correspondence was to request an opportunity to make a presentation to council respecting advanced life support.

Councillor Peters said she has discussed this with firemen in her area and they would like to have some information. She said she would also like to have some information and would; therefore, like to invite the group to come and inform council of their plans. Once they apprise council of what they want and the resulting benefits then it can be taken under advisement as a council and investigate further.

It was moved by Councillor Peters, seconded by Councillor Giffin:

"THAT DR. JOHN ROSS, JON HUMES AND CRAIG MACINNES BE INVITED TO A SPECIAL COUNCIL SESSION"

MOTION CARRIED

2. Mr. Kelly outlined a letter from Mayor Leonard MacDonald, Town of Mulgrave expressing concern on behalf of the town with regards to the Royal Bank announcement that the branch in Mulgrave is closing out.

It was moved by Councillor Taylor, seconded by Councillor Rankin:

"THAT THE LETTER BE RECEIVED"

MOTION CARRIED

Mayor Lichter said that at the last Executive of the UNSM a motion was dealt with urging the Royal Bank to maintain the services in those towns where it is the only banking institution. He said that resolution has been forwarded to the head office of the Royal Bank.

Councillor Richards said he is not in favour of saying to the bank to stay. The decision was made with the communities taken into consideration and, as much as it was a difficult move for the people of that community, he is not convinced that Halifax County should be telling them to go back in and continue a banking service.

Councillor Bates said he was surprised to see the announcement and disappointed that the Royal Bank would find it necessary to disband the service to these communities. He said many of the residents would find it a hardship to try to go to Port Hawkesbury to do their banking.

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

"THAT HALIFAX COUNTY ASK THE ROYAL BANK TO HAVE SOME COMPASSION ON THESE PEOPLE AND THE DIFFICULTY IT WILL CAUSE THE RESIDENTS AND ASK THEM TO RECONSIDER THEIR DECISION WITH REGARDS TO THE BANK CLOSURE"

MOTION CARRIED

PLANNING ADVISORY COMMITTEE REPORT

1. File No. RA-TLB-14-92-02 - Application by Armoyan Group Limited, Phase 3 of the Governor's Glen Subdivision

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

"THAT THE APPLICATION BY THE ARMOYAN GROUP LIMITED TO REZONE ADDITIONAL LOTS WITHIN PHASE 3 OF THE GOVERNOR'S GLEN SUBDIVISION BE REJECTED"

MOTION CARRIED

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

"THAT JANUARY 18, 1993, AT 7:00 P.M. BE DATE AND TIME SET FOR PUBLIC HEARING TO ADJUST ZONING BOUNDARIES OF THE 34 PROPOSED LOTS CURRENTLY ZONED R-2"

MOTION CARRIED

2. Staff Report - Public Participation

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

"THAT THE RESOLUTION WITH RESPECT TO PLAN AMENDMENTS AS OUTLINED IN APPENDIX "A" OF THE STAFF REPORT BE APPROVED"

MOTION CARRIED

3. Amendments to the Municipality's Land Use By-Laws - Notification Procedures

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

"THAT JANUARY 18, 1993, AT 7:00 P.M. BE THE RECOMMENDED DATE AND TIME SET FOR PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE LAND USE BY-LAWS FOR SACKVILLE"

MOTION CARRIED

EXECUTIVE COMMITTEE REPORT

Lakeside Treatment Plant

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

"THAT COUNCIL APPROVE CAPITAL IMPROVEMENTS TO THE LAKESIDE TIMBERLEA SEWAGE TREATMENT PLANT AT AN ESTIMATED COST OF \$750,000.00"

MOTION CARRIED

Capital Grant Re: Cultural and Recreational Facilities - 1/6 Funding

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

"THAT COUNCIL APPROVE A CAPITAL GRANT RE: CULTURAL AND RECREATIONAL FACILITIES IN THE AMOUNT OF \$9,874.00 FOR EXTENSION OF THE MOSER RIVER FIRE HALL"

MOTION CARRIED

Department of Housing Re: Four Family Housing Units

It was moved by Deputy Mayor Richards, seconded by Councillor Rankin:

"THAT COUNCIL APPROVE THE PROPOSED PROJECT RESPECTING FOUR (4) FAMILY HOUSING UNITS AND AUTHORIZE THE SIGNING OF THE DESIGNATION LETTER FROM THE DEPARTMENT OF HOUSING"

MOTION CARRIED

Capital Grant Request

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

"THAT COUNCIL APPROVE A DISTRICT PARKLAND GRANT, DISTRICT #3, IN THE AMOUNT OF \$3,400.00 FOR DRIVEWAY AND PARKING LOT IMPROVEMENTS - ST. MARGARET'S ARENA"

MOTION CARRIED

SUPPLEMENTARY EXECUTIVE COMMITTEE REPORT

Cole Harbour Place Expansion

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

"THAT COUNCIL APPROVE THE AWARDING OF TRADE TENDERS AS PER THE RECOMMENDATION OF MR. JAMES REARDON OF SPERRY AND PARTNERS LTD. I.E. TRADE TENDER 1 TO 31 WITH THE EXCEPTION OF TRADE TENDER NUMBER 9, 25 AND 28 WHICH WILL BE CARRIED AS A CASH ALLOWANCE"

MOTION CARRIED

Capital Grant Requests

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

"THAT COUNCIL APPROVE THE FOLLOWING CAPITAL GRANT REQUESTS:  
DISTRICT CAPITAL GRANT, DISTRICT #19, IN THE AMOUNT OF \$1,000.00; DISTRICT CAPITAL GRANT, DISTRICT #21, IN THE AMOUNT OF \$3,000.00; DISTRICT CAPITAL GRANT, DISTRICT #22, IN THE AMOUNT OF \$2,000.00 AND GENERAL PARKLAND GRANT, IN THE AMOUNT

OF \$2,000.00 FOR RENOVATIONS TO THE ATHLETIC FIELD ADJACENT TO SACKVILLE HEIGHT'S"

MOTION CARRIED

District #5 West Fire Department - \$135,000 Loan Request

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

"THAT COUNCIL APPROVE A \$135,000 TEN YEAR LOAN ADVANCE TO THE DISTRICT #5 WEST VOLUNTEER FIRE DEPARTMENT FOR THE PURPOSE OF PURCHASING A PUMPER/TANKER FIRE VEHICLE. THE LOAN TO BE ON THE BASIS OF A MAXIMUM OF TEN (10) YEAR REPAYMENT TERM, WITH INTEREST, AND COUNCIL RESERVE THE RIGHT TO LEVY AND AREA RATE IN DEFAULT OF PRINCIPAL AND/OR INTEREST REPAYMENT"

MOTION CARRIED

HERITAGE COMMITTEE ADVISORY COMMITTEE REPORT

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

"THAT THE PROPERTY OF SANDRA MACLEOD, ISLAND VIEW DRIVE, BOUTILIER'S POINT BE DESIGNATED AS MUNICIPAL HERITAGE PROPERTY"

MOTION CARRIED

FIRST READING, BUILDING BY-LAW

Mayor Lichter said that he would request that the first reading be deferred to the next session because of the tie vote at the last session. He said that because a tie vote is a defeated vote the automatic interpretation was that districts can opt out therefore it would be necessary for the districts to indicate as to who wants to opt out.

The districts choosing to opt out are: #1, #3, #4, #9, #10, #12, #13, and #18. Mr. Kelly to check with Councillor Snow with regards to his wish to have district 17 opt in or out.

Councillor Peters asked if it would be advisable before a decision is made if the Plumbers Association can be invited to speak to council with regards to the ramifications of having selective application of this program.

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

" WHEN THE BY-LAW COMES BACK FOR FIRST READING AND, PRIOR TO COUNCIL MAKING A DECISION, THE PLUMBERS ASSOCIATION BE INVITED TO MAKE A PRESENTATION TO COUNCIL AT THAT

Mayor Lichter said that he knows that there is no way the Plumbers Association could recommend anything other than to bring in the By-law for the entire Municipality as it is in their best interests.

Councillor McInroy said that one benefit of having the Plumbers Association come forward would be to get some accurate assessment as to what the additional costs and what the impacts are going to be from their point of view.

Mayor Lichter said if council's hope is to somehow influence whether some councillors want to opt out or not. He said that with the Urban Services motion being defeated then it says that the opting in or out option is there. Without rescinding the Urban Services motion nothing changes until after council deals with the first reading.

Councillor Deveaux said that he was in favour of this applying to all of Halifax County not just portions.

Councillor Peters said that after the Association speaks then councillors could make a decision at that time. She said at the present time all the information the councillors have is second and third hand and she would like to obtain the information straight from a representative of the Plumbers Association so an informed decision can be made.

MOTION CARRIED13 IN FAVOUR11 AGAINSTPOLICE COMMITTEE REPORT

Deputy Mayor Richards said that this item has been before council in some form or another for some time. The Police Committee has discussed this extensively and council had given direction recommending a meeting between the Mayor, Chairman of the Police Committee and the Solicitor General to try and negotiate an arrangement to the best interest of Halifax County. He said the minister had made a commitment to support Halifax County in the amount of \$79,000.00. He said that all the statistics obtained from the RCMP indicate that Halifax County is in need of additional officers. He said that if action is not taken on this recommendation at this time the earliest possible date for obtaining additional officers would be April 1, 1994. He feels this would be an unacceptable time frame. Nine of the ten officers have been temporarily placed subject to the finalization of this issue this evening. Some of them have been in place since the latter part of June and at various dates thereafter.

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

"THAT COUNCIL SUPPORT THE HIRING OF THE TEN (10)

ADDITIONAL POLICE OFFICERS FOR THE REMAINDER OF THIS FISCAL YEAR AND HAVE THEM IN PLACE THEREAFTER. FURTHER THE ADDITIONAL COST OF \$300,000.00 FOR THE REMAINDER OF 1992/93 FISCAL YEAR BE FUNDED UNDER THE GENERAL RATE."

Councillor Richards said that as the Municipality is going to be bearing the cost of police services in various detachments all over the municipality, serving the majority of the municipality it would only seem appropriate that funding for policing costs should fall under the general rate.

Councillor Ball said he has difficulty with this because it will mean that Halifax County will be in a deficit position come budget time in April, 1993. This would be a tax burden to the ratepayer. He said he is not prepared to endorse this expenditure.

Councillor Rankin said he cannot support the proposal because of the financial impact it will have.

Mayor Lichter said that the costs in 1992/93 would be a .79 of a cent increase or 8/10 of a cent increase on the general rate. In 1993/94 it would require for \$700,000.00 a 1.84 cents (less than two cents) on the general rate.

Councillor Boutilier said that the Sackville councillors have not had an opportunity to look at and discuss this issue and its impact. He said it cannot be looked at in terms of general rate or area rate because the taxpayer will be paying anyway. He said it comes down to whether an increase in taxes can be justified. He said he would like to have had the opportunity to have some discussion on it with the other Sackville councillors.

Mayor Lichter said that it was council who asked him and the chairman of the police committee to meet with the Solicitor General to see what can be negotiated.

Councillor McInroy said that more RCMP officers are required but also the tax rate can't increase substantially from what it currently is. He said any shortfall has to be addressed with a tax increase and people are finding finances difficult at the present time. He said he can't support putting Halifax County that deep in debt this year knowing that this will have to be addressed even before budget deliberations are started. He said he does recognize that it would be beneficial.

Mr. Meech said it is his understanding that if Halifax County agrees to contract for these additional police now, the municipality will become obligated to keep them in 1993/94 because a years notice has to be given under the police contract. He said that Halifax County needs to give twelve months notice before the numbers of police officers being paid for could be reduced.



Councillor Bayers asked if the costing for those police officers, in 1993/94, would be coming from the general tax rate.

Mayor Lichter said that this would be the general intent for those officers.

Councillor MacDonald said that police are important to a community and if the additional police are not there people will be paying more in insurance costs. He said that the cost for policing as it is broken down on a tax bill is a small amount and an increase to pay for additional policing would be worth it.

Councillor Peters said that district 14 is paying a tax rate for policing and her district is split. The northern part of Enfield, she has to phone Cole Harbour for the airport and Goffs and for the other third of her area she has to phone Sackville. She said the residents do not know where to phone. She said she has a police detachment in Enfield, three kilometres away, which is in Hants County and she has to phone Cole Harbour. She said Halifax County should look at how the RCMP service the rural areas of the county before looking at hiring ten more. She said she is also worried about the tax implications and she cannot see taking on another \$300,000.00 debt at this point until the whole tax burden has been looked at. She said she would like to see this deferred until budget deliberations for the 1993/94 fiscal year.

Mayor Lichter said that if Halifax County does not get the ten police officers now, that are available and in place, the municipality will not be able to get any until April, 1994. It is not a matter of a three month delay but a delay until April, 1994. This is because of the new allocation system that is in place across the county.

Councillor Peters said that she would be willing to wait until 1994 because she does not feel that district 14 can handle any more tax burdens right now.

Councillor Brill said that the police committee was set up to study policing in Halifax County and the issue has been discussed at great length. He said staffing as well as other problems have been discussed and now that a recommendation has come forward and council cannot make a decision. He said that Halifax County receives additional services at no additional cost, i.e. forensic services. There is also a drug squad and other services that people are not aware of. He said he would also like to have this deferred so that it could be further discussed at the community council level in both Sackville and Cole Harbour.

Councillor Bates said he was speaking in favour of the motion. He said that both Sackville and Cole Harbour have known for some time the difficult caseloads that officers have to bear. He said that the municipality have been dealing with the RCMP for some time and

they are now in place. He said there are some services that have to be provided in Urban areas and he feels that the councillors from both Cole Harbour and Sackville should have some opportunity to have a second look at this.

Councillor Ball said he does not feel that the additional ten officers will reduce the crime rate in Halifax County.

Councillor Bayers said he supported the resolution as it stands and he would not support a motion of deferral.

Deputy Mayor Richards said that nobody underestimates the impact this will have on the tax rate. He said the Police Committee has attempted to try and review the policing needs of the whole of Halifax County. He said getting ten additional officers will not solve all the policing problems but will provide help in the communities where it is needed. He said when an officer comes into a detachment you not only get the officer but his full services. He said the capital cost is included in the \$70,000.00 per officer and Halifax County is able to continue the advantage of the Provincial contract which allows Halifax County to cover 70% of the cost as compared to if Halifax County had gone on municipal force level where 90% of the cost would have to have been picked up. He said that council is being asked to help the residents meet the needs of policing concerns by the additional ten officers that this recommendation supports. He said there is no time for postponing this. He said if council say "no" tonight it might be two years before another officer is seen in some of these detachment areas. He said that highway patrol is a cost that is picked up by the Province. The section that Halifax County is paying for is the general investigative section of the RCMP such as the assaults, break and enters, robberies, etc.

Mayor Lichter said he does not believe in tax increases unless it is absolutely essential. He said that to him police protection is protection of life and property. To him fire protection is exactly identical and the point he is trying to make is that both of these services are extremely important. When people get to the point where they don't dare leave their homes or walk on the street then something is wrong with society and that may not be corrected by additional police power but at least an attempt has to be made to give it a chance. He said he could not promise where the police officers would be assigned rather, it would be up to joint forces of council and the RCMP to decide where they would be assigned to best serve the needs of Halifax County.

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

"THAT THE VOTE ON THIS MOTION BE TAKEN AS A RECORDED VOTE"

Councillor Meade asked if the ten positions where just police

officer or did it also include administrative staff.

Mayor Lichter said it was ten police officers.

Mr. Meech said that the \$70,000.00 per man covers administration costs. He said it may be in some cases it might be more cost effective for Halifax County to be providing administrative support at a lesser cost so that uniform personnel are not spending time doing administrative functions and are free to go out in the field.

Councillor Cooper said that the Police Committee had inspected the requirements of policing in the municipality and fact show that there is an increased burden in the Sackville and Cole Harbour detachment areas, which covers communities other than just Sackville and Cole Harbour. He said the Police Committee is recommending a service and council has to determine if the service is necessary and then to pay for it. He said budget has to be a consideration but not the only one.

| <u>District</u> | <u>Councillor</u> | <u>For</u> | <u>Against</u> |
|-----------------|-------------------|------------|----------------|
| #01             | G. Meade          |            | X              |
| #02             | R. Rankin         |            | X              |
| #03             | K. Fralick        |            | X              |
| #04             | B. Holland        |            | X              |
| #05             | R. Ball           |            | X              |
| #06             | E. Deveaux        | X          |                |
| #07             | B. Bates          | X          |                |
| #08             | W. Adams          | X          |                |
| #09             | C. Randall        | X          |                |
| #10             | B. Bayers         | X          |                |
| #11             | J. Smiley         | X          |                |
| #12             | B. Taylor         | X          |                |
| #13             | L. Lichter        | X          |                |
| #14             | B. Peters         |            | X              |
| #15             | D. Merrigan       | X          |                |
| #16             | J. Brill          | X          |                |
| #17             | G. Snow (Absent)  | -          | -              |
| #18             | R. Giffin         |            | X              |
| #19             | B. MacDonald      | X          |                |
| #20             | D. Boutilier      |            | X              |
| #21             | R. Harvey         | X          |                |
| #22             | F. Sutherland     | X          |                |
| #23             | D. Richards       | X          |                |
| #24             | H. McInroy        |            | X              |
| #25             | R. Cooper         | X          |                |

MOTION CARRIED

15 IN FAVOUR

9 AGAINST

TABLING - REPORT RE: GREATER HALIFAX ECONOMIC DEVELOPMENT ALLIANCE

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

"THAT THE REPORT BE TABLED"

MOTION CARRIED

OCEAN VIEW MANOR, FINANCIAL REPORT

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

"THAT THE REPORT BE RECEIVED"

MOTION CARRIED

NAMING OF ROAD, DISTRICT #13 - ISELEY LANE

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

"THAT ISELEY LANE, DISTRICT #13 BE NAMED FOR THE PURPOSES OF 911"

MOTION CARRIED

MEMORANDUM RE: MEMBERSHIP - COLE HARBOUR PLACE BOARD

Mr. Kelly outlined a memo from Councillor Cooper, Chairman, Cole Harbour Community Committee recommending that the appointment to the Cole Harbour Place Board of Directors be deferred until the second council session in January.

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

"THAT THE MEMBERSHIP - COLE HARBOUR PLACE BOARD BE DEFERRED UNTIL THE SECOND COUNCIL SESSION IN JANUARY, 1993"

MOTION CARRIED

APPOINTMENT OF MEMBER, BOARD OF DIRECTORS - ATLANTIC WINTER FAIR

Councillor Cooper said that Mr. Settle had expressed his appreciation for being allowed to serve on the Board of Directors but at this time he will not be re-offering for that position.

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

"THAT A LETTER OF THANKS BE SENT TO MR. IRA SETTLE EXPRESSING THANKS FOR HIS SERVICE AS A MEMBER OF THE BOARD OF DIRECTORS - ATLANTIC WINTER FAIR"

MOTION CARRIED

It was moved by Councillor Holland, seconded by Councillor Giffin:

"THAT COUNCILLOR BILL MACDONALD BE NOMINATED AS MEMBER TO THE BOARD OF DIRECTORS - ATLANTIC WINTER FAIR FOR A TWO YEAR TERM"

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

"THAT NOMINATIONS CEASE"

MOTION CARRIED

FCM AND ECONOMIC STATEMENT RE: UIC CHANGES AND SOCIAL BURDEN ON MUNICIPALITIES

Mayor Lichter said when he was at the FCM Directors meeting a brief analysis of the Economic Statement that was tabled in the House of Commons was given. The evaluation of that particular statement appeared to be quite devastating to all municipal representatives in Windsor, Ontario. The UIC changes will create a situation whereby the Social Service downloading is going to be quite drastic to those municipalities that are still in the business of providing Social Service assistance. There are four provinces that do this with Nova Scotia being one of those. The impact will be great and it might mean that council should take a stand and notify the Federal government that Halifax County has grave concerns with the measures they have taken.

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

"THAT HALIFAX COUNTY SEND A LETTER TO THE PRIME MINISTER, WITH A COPY TO ANY MEMBER OF PARLIAMENT REPRESENTING THE HALIFAX COUNTY AREAS, INFORMING HIM THAT HALIFAX COUNTY HAS GRAVE CONCERNS WITH THE MEASURES THEY HAVE TAKEN"

Deputy Mayor Richards said he hoped council would be indicating it's disappointment with these changes as to the effects on the Social Services budgets. He said it might also be important for council to say that this particular downloading is one issue and it is hitting that segment of society that least can afford it.

Both the mover and seconder agreed for this to be included in the message to the Prime Minister.

MOTION CARRIED

NOMINATIONS, THREE REPRESENTATIVES - METROPOLITAN AUTHORITY RECYCLING PROGRAM COMMITTEE

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

"THAT JENNY STEPHENS BE NOMINATED TO THE METROPOLITAN AUTHORITY RECYCLING PROGRAM COMMITTEE"

It was moved by Deputy Mayor Richards, seconded by Councillor Adams:

"THAT CAROL FRENCH BE NOMINATED TO THE METROPOLITAN AUTHORITY RECYCLING PROGRAM COMMITTEE"

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

"THAT JANET SUTCLIFFE BE NOMINATED TO THE METROPOLITAN AUTHORITY RECYCLING PROGRAM COMMITTEE"

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

"THAT NOMINATIONS CEASE"

MOTION CARRIED

RELIEF FROM PAYMENT OF TAXES - COUNCILLOR DEVEAUX

Councillor Deveaux said that at the present time there is a system that allows relief of taxes on the current year. He said that there are situations and circumstances where people go in arrears more than one or two years. He said he would like to have the Executive Committee have a look at the situation with regards to the possibility or the feasibility of having something in the By-laws whereby this can be reviewed.

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

"THAT THIS ISSUE BE REFERRED TO THE EXECUTIVE COMMITTEE"

MOTION CARRIED

YOUNG OFFENDERS ACT - COUNCILLOR DEVEAUX

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

"THAT THIS ISSUE BE REFERRED TO THE POLICE COMMITTEE FOR REVIEW WITH RECOMMENDATIONS BEING BROUGHT BACK TO COUNCIL"

Councillor Deveaux said he would like to attend the meeting which this issue is addressed.

Councillor Adams said he would like to request that all councillors be notified when this issue is to be addressed by the Police committee.

MOTION CARRIED

BEAVERBANK SEWAGE REPORT - COUNCILLOR MERRIGAN

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

"THAT, PURSUANT TO INCREASING THE CAPACITY OF THE MILL COVE SEWAGE TREATMENT PLANT TO 9.0 MILLION GALLONS PER DAY, THE AREAS SHOWN BY MAPS 1, 3, 4 AND 5 AND AS DESCRIBED IN TABLE 3 OF THE STAFF REPORT BE CONSIDERED FOR INCLUSION WITHIN AN EXPANDED SERVICE BOUNDARY FOR SACKVILLE. IT IS FURTHER RECOMMENDED THAT THIS REPORT BE REFERRED TO THE SACKVILLE COMMUNITY COUNCIL WITH THE DISTRICT 15 COUNCILLOR INVITED TO PARTICIPATE"

MOTION CARRIED

RCMP, DISTRICT #14 - COUNCILLOR PETERS

Councillor Peters said she would like to have a letter go to Chief Superintendent Burchill asking him to address her concerns for the area of District #14 in which there are three RCMP detachments serving one district. The residents are confused as to who they call in an emergency. She has had situations where residents have called one detachment only to be advised that they have to call another. She said this is unacceptable to her and she would like a letter sent advising of her concerns and ask him if he would like to meet with her, she will. She would like these situations addressed because her fire departments are concerned as well with regards to this situation.

Deputy Mayor Richards said this item has come up before the Police committee through Councillor Taylor who has areas that are affected somewhat similar to this. He said has spoken with Superintendent Hall, the liaison with the RCMP, who indicated he is prepared to come before committee to address this one in particular. He said this issue can be raised at the Police committee and invite her to attend to have the full explanation given.

Councillor Peters said she would accept this on condition that if she is not satisfied with the answers at that time she will bring it back to council and address it further. She requested that she be advised when this issue was to be addressed.

SITE H - COUNCILLOR ADAMS

Councillor Adams said he would like to put the thought forward as to where Halifax County should be as a municipal government as a member of the Metropolitan Authority. In view of the ongoing increasing stories of difficulties that seem to be emerging from Site H he feels it would be prudent for the municipality to start the process to look for some alternates.

Deputy Mayor Richards said council has not been advised, through Metropolitan Authority, that says that Site H cannot be the recommended site. There are issues but there has been no evidence brought to council to say that Site H will not qualify as the site of choice.

Councillor Cooper asked Councillor Adams if he has further information that would further enlighten council.

Councillor Meade said he wanted to refer to the site being designated as a heritage site. He said that no documentation has been sent forward with regards to a heritage site in the area. He said that an evaluation cannot be done with regards to a heritage site because no documentation has been sent to the Heritage Advisory Committee by the group that made the application for the site to be designated as a heritage site.

Councillor Adams said he had made the application with regards to the heritage site. The information has be put together and it will be forwarded to the Heritage Advisory Committee. He said he does not have any further information other than what is on public record.

Councillor Bates said that with regards to the site being a heritage site, a motion had been passed at the Metropolitan Authority to have it investigated by professional people as well as Parks Canada. After an investigation they wrote to the Metropolitan Authority and indicated that it was not, in their opinion, an historical site.

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

"THAT A SPECIAL SESSION OF COUNCIL BE HELD WHEREBY HE WOULD INSURE THAT COUNCIL HAD SPECIFIC INFORMATION TABLED DEALING WITH CONCERNS REGARDING THE SITE SPECIFIC"

Mayor Lichter said any Environmental Assessment Process can end up with a decision by the Minister of rejection recommendation of certain remedies to be taken or approval with or without remedies. That could apply to all sites that could be picked. He said he has checked with Mr. Bell, of the consulting firm that is preparing the terms of reference and there is no requirement for an alternate site to be designated. He has checked with Bill Colter of the Department of the Environment, who is in charge of the E.A. Process, who has said there is no requirement whatsoever to have an alternate site designated in an E.A. Process. Even if an alternate site is designated you could not have two Environmental Processes go on simultaneously. Not until on is completed and rejected can you initiate a second one. He said that Waste Management is in the control of Metro Authority which is independent from this council altogether even though there are three representatives from council sitting on it. He said it is his ruling that if Councillor



Adams wants to be most effective he should bring his information directly to the attention of the chair of Metro Authority so that the chair of Metro Authority could exert any and all power that he has in order to address the possible concerns. He said that he would prefer that council not debate this issue and that Councillor Adams, with his help, go to the chair of Metro Authority and discuss with the chair of Metro Authority his concerns.

Councillor Adams withdrew his motion.

HALIFAX COUNTY MAINSTREET CO-ORDINATOR'S REPORT

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

"THAT THE REPORT BE RECEIVED"

MOTION CARRIED

URGENT AGENDA ITEMS

Councillor Deveaux said that the production of the Nutcracker is opening in Toronto this evening. It is put on by the National Ballet and the girl who has won the lead role is Tiffany Mosher from Cow Bay. He said it was opening in the O'Keefe Centre tonight and runs until January 4th. He would like to have a telegram of congratulations and best wishes sent to her.

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

"THAT A TELEGRAM OF CONGRATULATIONS AND BEST WISHES BE SENT ON BEHALF OF HALIFAX COUNTY TO TIFFANY MOSHER ON HER PERFORMANCE AS LEAD IN THE NUTCRACKER BALLET"

MOTION CARRIED

MUNICIPAL REFORM BRIEFING

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

"THAT COUNCIL MOVE IN-CAMERA"

MOTION CARRIED

PUBLIC HEARING

DECEMBER 8, 1992

THOSE PRESENT:

Deputy Mayor Richards, Chairman  
Councillor Rankin  
Councillor Fralick  
Councillor Holland  
Councillor Ball  
Councillor Deveaux  
Councillor Bates  
Councillor Randall  
Councillor Smiley  
Councillor Taylor  
Councillor Peters  
Councillor Merrigan  
Councillor Brill  
Councillor MacDonald  
Councillor Boutilier  
Councillor Harvey  
Councillor Sutherland  
Councillor McInroy  
Councillor Cooper

ALSO PRESENT:

G. J. Kelly, Municipal Clerk  
Alan Dickson, Municipal Solicitor

=====

CALL TO ORDER

The meeting was called to order at 7:00 p.m. with the Lord's Prayer at the Halifax County/Bedford District School Board Offices in Sackville. Mr. Kelly called the roll.

APPOINTMENT OF RECORDING SECRETARY

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

"THAT SANDRA SHUTE BE APPOINTED AS RECORDING SECRETARY".

MOTION CARRIED.

Application Nos. PA-SA-20-91 and ZAP-SA-20-91 - Application to Amend the Provisions of the Municipal Planning Strategy and Land Use By-Law to enable the Sackville Community Council to consider future Commercial, Office or Service Industrial Redevelopment of the Former Sackville Fire Hall Site by Development Agreement. The Site is located at the intersection of Beaver Bank Road and Judy Avenue in Lower Sackville. The Proposed Planning Strategy Amendment would require that Council, when considering any future proposed Development Agreement for this site, consider the nature of the use, parking requirements, signage and other matters of

planning concern. A Minor Amendment to the Land Use By-law is required in order to implement the proposed Policy Amendment.

The Staff Report was presented by Paul Morgan who outlined the location of the property and advised that this was a site-specific Plan Amendment which would only apply to this property. The site was just over one-half acre, 24,000 square feet, with a building which was formerly the Fire Department serving Sackville. The Fire Department subsequently relocated to Metropolitan Avenue.

Mr. Morgan stated that with regard to existing Policies, the property was within the Urban Residential Designation where priority was given to low density residential development. He noted that on the surrounding streets of Judy Avenue and Beaverbank Road there were a number of established single unit dwellings. The property was just off Sackville Drive where priority was given to commercial development.

Mr. Morgan stated that under existing Policies no general commercial uses could be considered on this site, as the Plan was written now. He stated this Amendment came about because, once the site became redundant to the needs of the Fire Department, an appraisal was undertaken as to what the best use of the building might be. The appraisal report suggested that office or commercial uses might be an appropriate use. To allow for consideration of this required an amendment and two possibilities were given to the Planning Advisory Committee. One was the redesignation and rezoning of the property to C-2 General Business Zone. The other, the alternative before Council tonight, was to allow for consideration of these uses, commercial or possible service industrial uses, by Development Agreement.

Mr. Morgan stated that the property would remain zoned P-2 Community Facility Zone so that any uses permitted by that zone would still be permitted and would not require Development Agreement. In the future, however, if there was somebody interested in commercial or service industrial uses, if the provisions were adopted, Council could consider them by Development Agreement. He said the reason this option was preferred was it was recognized there were limitations to the site; there was not a lot of parking available so that certain commercial uses would not be appropriate. As well, there were residences across the street and across on Beaverbank Road. Council would, therefore, be committing itself to looking at the amount of parking required, signage, use in terms of noise and anything else that could be objectionable to the surrounding residents. One of the criteria would also be that there would be no expansion to the building. He said it had been explained at the Public Participation Session that this criteria would not preclude doing some exterior renovations to the facade but would preclude expansion to the building. In all likelihood, this would not be a detraction from any possible purchaser because the lot coverage of the building was quite substantial at present.

Mr. Morgan emphasized that there was no specific proposal at this time. This was an enabling provision so that if, in the future, there was somebody who wanted to use the land for commercial uses, it would require them to apply for a Development Agreement application. There would be a new Public Hearing to look at the specific proposal and a contract would have to address the criteria as noted under Policy P-34(d) which was being proposed.

QUESTIONS FROM COUNCIL

None

SPEAKERS IN FAVOUR

None

SPEAKERS IN OPPOSITION

Mr. Roy Weagle, 18 Beaverbank Road, stated he had lived two houses down from the Fire Station for approximately 21 years.

Mr. Weagle stated he was not speaking so much in opposition but as a caution. He stated the residents of the area have been reasonably vocal over the years about any movement to commercialize that area of the Beaverbank Road. There were a lot of long-term people who live in the area, elderly people and younger people who lived on the Beaverbank Road itself. He said the residents had maintained what they thought to be a reasonably good residential area and was afraid that this proposal represented just another form of spot rezoning. He said it was called a Development Agreement but what it meant was that you could operate outside of the zone which was already there. He said he was very much concerned with what that meant in terms of setting a precedent for the future. He said it was not popular these days perhaps to speak of family values and quality of life but it was something very important to him and to the neighbourhood. He said he feared this would be the beginning of something.

Mr. Weagle stated that over the years they had dealt with other operations wanting to move into the street and commercialize it and Council had been very supportive of the residents in having it stopped. He said he felt in a bit of a quandary because he recognized the situation Council was in. Times were tough; there was a property there that the County wanted to do something with and he said he appreciated that very much. He said that Council must very carefully address the concerns of the community. The roads on either side could begin to be affected by what would happen if commercialization started to eat its way up the road as it had in the main road.

Mr. Weagle noted that when the four-lane highway was constructed down on the old Sackville Highway past K-Mart, etc. he remembered

being one of the few who spoke on the situation that existed. When the four lanes went in, the area lost a lot of elderly people. He said he checked with the RCMP and as they tried to cross the road, a lot of problems developed. He said he saw this as the beginning of the same sort of thing; commercialization would start marching up that road.

QUESTIONS FROM COUNCIL

Councillor Deveaux noted the surrounding area was R-1 residential and that Council did not wish to allow intrusion on that.

Mr. Weagle replied that he had been involved a number of times when there had been attempts to have spot rezoning and Council had been most supportive in preventing that. He looked upon this as something good for the future and intentions relative to this agreement.

Councillor Deveaux stated that, for clarification, what was happening tonight, if approved, was only enabling legislation. If someone came forward with a proposal, Mr. Weagle and all the neighbours would have an opportunity to oppose it at another Public Hearing.

Mr. Weagle stated that once the die was cast to enable it to happen, at some point it would happen. It might be that this or that usage could be rejected because of public input but he felt it was inevitable that once enabling legislation was passed, there would be a Development Agreement of some sort eventually.

Councillor Boutilier stated he wished to clarify that the previous public participation and Council support Mr. Weagle alluded to was specifically concerning any commercial development on the southeast side of Beaverbank Road. He said he felt that the residents who came out certainly recognized the dilemma Council had with the existing Fire Station and at that time there was very little, if any, opposition to utilizing the Fire Station in such a way as to be compatible with the environment that existed there now or previously as it existed as a Fire Station. He said Council was considering being able to put through any agreement whereby utilization of the facility could take place but at the same time fit into the existing neighbourhood. Sackville Community Council, and formerly Sackville Community Committee, supported the residents on the eastern portion of the Beaverbank Road. For some reason, the Fire Station and that particular eastern portion was lumped together and it came out clearly at the meeting that the residents did not want that and Councillors still respect that. He said, however, that Council was in a position now, because of the amount of time that has elapsed, where options that are open to Council had to be considered and one of those was to see if some uses could be accommodated which would fit into the community. With that in mind, he was looking at this Development Agreement as a

possibility. There would be a full Public Hearing for any proposal that would come through. There would be the ability to provide options which Council currently did not have; the area was zoned P-2 which limited the ability of a purchaser or lessor.

Mr. Weagle asked what was meant by lease/purchase. He asked if it meant that the potential use under the agreement could involve the purchaser eventually owning the property and being able to resell for another use without a new Development Agreement.

Councillor Boutilier responded that the Development Agreement would go with the specific site. Any change in the Development Agreement would basically make it null and void and it would have to be renegotiated if another purchase took place.

Deputy Mayor Richards asked for clarification in terms of the sale of the property. If a Development Agreement was struck to house a particular commercial activity and somebody else came along and purchased the property, would it change the Development Agreement and call for a new Public Hearing.

Mr. Morgan replied no, that the Planning Act was very specific. The Development Agreement would remain binding on any subsequent purchaser. The Development Agreement had to be registered at the Registry of Deeds before it came into effect. Any subsequent purchaser would find it through a title search as it would be an encumbrance on the property. The Development Agreement would be specific and they would not have the right to change the use.

Councillor Boutilier said he was referring to the situation where the use changed and the Development Agreement, as the original purchaser, would have to renegotiated.

Mr. Weagle asked how the property use was monitored relative to the Development Agreement. He referred to the last session which had to do with the gentlemen on the corner who conducted a business for many years of selling used cars from his home. Inspectors had been sent out to deal with it but he said he suspected that now that the gentlemen was out of business at his regular commercial lot, it would begin again. He said it was very difficult to monitor what was actually happening and asked if there would be a mechanism in place to ensure that the Development Agreement was adhered to.

Mr. Morgan stated the Municipality had By-Law Enforcement Officers but, to some extent, it relied of the community to advise of situations. One of the criteria that would have to be addressed in any Development Agreement was hours of operation. There were remedies such as fines available. He noted that with regard to the gentleman on the corner that he referred to, once staff became aware of the problem, they did take action.

Mr. Weagle noted that the residents had to be constantly watchful of what was going on. They had been involved roughly every five years over the last 20 years with proposals. He referred to the County putting in place a system of ensuring that residents receive notice of what was happening in the community.

Deputy Mayor Richards advised that there would be a Public Hearing held in the community in the near future which would address part of the concern Mr. Weagle was raising with regard to notification processes. As well, the new Sackville Community Council was attempting to advise the community of on-going issues. Mr. Weagle could discuss the matter at that time.

Councillor MacDonald stated he was concerned that it has been over a year and if Council did not find another mechanism to help move the Fire Station, he was afraid it would deteriorate and create another problem. He stated that vandalism was a possibility. If the Fire Station could not be sold zoned P-2, then the Development Agreement should be used to get something that would be appropriate for the community. There could still be input from the community.

Mr. Weagle stated he had to agree with Councillor MacDonald to some extent; however, he associated it with the fact that somebody across the street wanted to make a change if the Development Agreement was approved.

DECISION BY COUNCIL

Councillor Brill stated that the quality of life needed to be protected. People adjacent to the Fire Station were in an R-1 zone. By-laws in effect, including a recent amendment, stated that that right should be protected. He stated he was not aware that the gentleman across the street was not in business anymore but referred to Sackville Community Planning Advisory Committee Minutes addressing the issue of cars on the lot again adjacent to the Fire Station. He stated there was a By-law Officer but he did not feel confident with having one person enforce By-laws when there was one for some 30,000 people. He stated the only fair way to deal with this was to leave things status quo and if there was some cost to be absorbed, then it should be absorbed by the total community.

Councillor Taylor asked if there were any proposals presently that the present zoning would not accommodate.

Mr. Morgan replied there was nothing at the present time.

Councillor Sutherland stated he somewhat shared Councillor Brill's concerns about the quality of the neighbourhood but he did not share his assessment of the site and of the potential increase in taxation to pay off the debt on the Fire Station. He stated he believed that to deal with the Fire Station site specifically was the appropriate way. The building was in a prime area. He stated

that there was concern with the quality of life in the surrounding area and it had been made clear to the neighbours that in no way, shape or form had they or would they be considering a so-called extension of the commercial zone on the Beaverbank Road. This was dealt with by Community Council before and he thought the recommendation was the appropriate way to go. He said he would be prepared to support staff's recommendation. When a Development Agreement was brought forward, the residents would have another opportunity to discuss the matter. He said he felt that a number of uses for the building could be accommodated.

Councillor Ball stated that the Fire Station had been in that location for many years and he said he did not think it detracted from the way of life of the residents who lived in the area while it was in existence. He said he did not think there were many wanting to carry on activities from the Fire Station property unless the community of Sackville wanted to subsidize it to the tune of approximately \$300,000, the amount that the community would have to absorb if the property was kept idle. He suggested that over the past 20-25 years that the station had been in operation, people's lives had been disrupted on a 24-hour basis because no one could predict when a fire call was going to occur. This was an opportunity whereby Council can control the kind of business that goes in there, the hours of operation. He questioned who was going to pay the cost to maintain the status quo when the property became unsightly; the onus was on Council as to why they did not show leadership to do something positive with the property. He said this was a progressive way to go.

Councillor Bates asked if there had been any consideration given to removing the building and subdividing into R-2 lots and, if this was done, what amount of money would be lost as compared to the proposal now.

Councillor Harvey addressed the question. He stated this was a startlingly new proposal. He said because of the size of the property, he did not think it would be very cost effective to remove the building and turn the property into lots. He said he did not know how many lots could be subdivided.

Mr. Morgan said at best two lots, with semi-detached on each lot.

Councillor Bates noted that, therefore, Map 3 could not be drawn to scale as it would seem that at least four or five lots could be accommodated if you compared it with the R-2 down the street.

Councillor Harvey stated it was fair to say that a private developer could be looked favourably upon who wanted to tear down the building and make four lots out of it.

Councillor Bates stated he could appreciate why people in the area would be concerned with the proposal. Regardless of the number of