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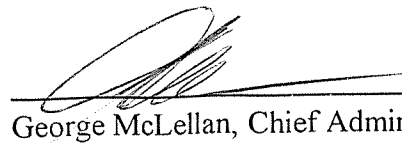


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Halifax Regional Council
July 15, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


George McLellan, Chief Administrative Officer

DATE: July 3, 2003

SUBJECT: District 18 Business and Development Association BID

ORIGIN

The District 18 Business and Development Association (Spryfield and community) is requesting Council's approval to establish a Business Improvement District under the umbrella of the Halifax Regional Municipality for the 281 commercial and business occupancy accounts in the area.

RECOMMENDATION

It is recommended that, contingent on less than 51% of the affected Commercial and Business Occupancy accounts voting against the creation the Business Improvement District and the area rate to support it :

1. Council endorse the District 18 Business Development Association's proposal to develop a Business Improvement District in the Spryfield and surrounding business community, and
2. Area rates of \$0.0859 to the commercial assessment, and \$0.1718 to the business occupancy assessment be applied within the Business Improvement District effective with the 2003-04 fiscal year with a minimum of \$50 and a maximum of \$1,000 per account per fiscal year.

BACKGROUND

Under the Municipal Government Act, the Municipality has authority for business area improvements and promotions. The municipality may provide services in the following areas:

- to beautify and promote a business district,
- to identify and promote a business district as a place for retail and commercial activity,
- to establish or maintain parking facilities and/or to beautify, improve and maintain public property in the area.

To finance such initiatives, the Municipality may levy an area rate applicable to commercial property and business occupancy assessments in the area on those who benefit by the expenditures. The municipality may provide these services directly, contract the service, or provide grants to another body to support the promotion of the business district.

There are currently four Business Improvement Associations which operate within HRM's Capital District. The BIAs are supported by a tax levied on the commercial and business occupancy assessment of those businesses and commercial landowners located within Downtown Dartmouth, Downtown Halifax, Spring Garden Road, and Quinpool Road. The Municipality has by way of a management agreement, established a contract with these associations to provide services related to the beautification, promotions, and marketing for each of their respective districts.

In addition, the Capital District has been assisting communities outside of the Capital District with establishing business improvement districts. The Spryfield community will be the first to create a Business Improvement District (BID) outside of the Capital District. The District 18 Business and Development Association, which is registered as a non profit organization, recognizes the benefit of establishing a formal BID in supporting favorable marketing, promotional programs and business opportunities for the community. They see a BID as an opportunity to work more cooperatively with HRM on revitalization issues similar to those BIDs currently in place.

DISCUSSION

The District 18 Business and Development Association is proposing a tax levy similar to those in Downtown Halifax and Quinpool Road. An area rate of \$0.0859 per \$100 of assessed value would be applied to all commercial accounts, and an area rate of \$0.1718 per \$100 of assessed value would be applied to all business occupancy accounts. The minimum annual charge for any account would be \$50, and the maximum annual charge would be \$1,000. Based on the January 2003 assessment role, it is expected that approximately \$41,600 would be generated in fiscal 2003-04 from these rates within the area of the new BID. The 139 commercial accounts would generate about \$25,500, and the 142 business occupancy accounts would raise about \$16,100. As is our policy with the other BIDS, 3% of the revenue generated is withheld as a contingency against fluctuations in the business occupancy assessment.

The Association has held two public meetings to provide information on the proposed BID and has

A registered letter was sent out to every potential assessed member of the BID on Monday, June 23 asking for negative responses to be sent to HRM by Monday, July 14 at 4:30 PM giving individuals three weeks to respond. In order for the BID to be rejected, 51% of the proposed members must be opposed to its development. Confirmation will be provided to Regional Council at it's meeting on July 15, 2003 as to the number of potential members voting against the proposal and the percentage this represents of the total potential members.

Should Council approve the proposed levy, staff will be preparing a standard service agreement with the District 18 Business and Development Association.

BUDGET IMPLICATIONS

Since funding for the proposed BID would come entirely from area rates, there is no impact on the 2003-04 Approved Operating Budget.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

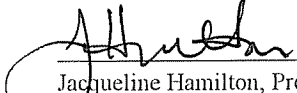
Council could deny the requested area rate. This is not the recommended course of action.

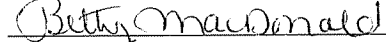
ATTACHMENTS

1. Copy of Chebucto News articles
2. Copy of letter to proposed assessed members

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Marion Currie, Project Assistant, Capital District, 466-2997

Report Approved by: 
Jacqueline Hamilton, Project Manager, Capital District 490-5685


Betty MacDonald, Director, Governance and Strategic Initiatives 490-4769

**District 18
Business & Development
Association**



June 30, 2003

RE: Creation of a business commission for Spryfield and District

To Whom it May Concern

The purpose of this letter is to provide information to you on the process District 18 Business and Development Association is following to create a levied business association for Spryfield and surrounding communities.

The overall aim of the District 18 Business and Development Association is to provide an organized structure made up of local businesses and property owners who will work towards physical improvements, promote commercial vitality, be the voice of business interests in the area and enhance the overall character and environment of Spryfield and its neighbouring communities.

The annual budget for the District 18 Business and Development Association will be raised through a levy on business occupancy and/or commercial assessment in the area. The budget levy rates are proposed by the District 18 Business and Development Association and are subject to approval by both the levied membership and Halifax Regional Council.

The levy rate proposed to support the District 18 Business and Development Association is \$.001718 for business occupancy and \$.000859 for commercial. To calculate your individual levy, use the following formula:

For Commercial - Multiply \$.000859 by your Commercial Assessment

For Business Occupancy - Multiply \$.001718 by your Business Occupancy Assessment

For either Commercial or Business Occupancy Assessment, no business will pay less than \$50.00 nor more than \$1,000.00. The Halifax Regional Municipality will bill you and then remit the funds directly to the District 18 Business and Development Association.

If you support this initiative no further action is required. If you do not support the proposal, written objection may be made by letter on or before July 14, 2003 to the HRM Capital District, C/O Sarah Hamilton, PO Box 1749, B3J – 3A5.

If you have any questions this initiative, please do not hesitate to contact any member of the District 18 Business and Development Association Board of Directors attached.

Yours truly
The Board of Directors

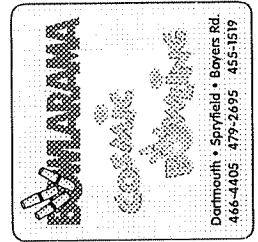
Chebucto News

Vol. 4 • No. 12 • March • 2003

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Herring Cove breakwater, government wharf not far from upgrades

Herring Cove - The breakwater and government wharf at Herring Cove may only be a few weeks away from being upgraded and

secured by its new owner the Halifax Pilotage Authority. And when the work starts the immediate

future of the breakwater and government wharf will have been secured, and in the minds eye of Herring Cove Ratepayers Association President Brian Dempsey, the community should feel completely comfortable that its continued use of the facilities will be preserved. "I'm much more comfortable working with the Authority than seeing the infrastructure in private control," he said.

Dempsey said this week that the Pilotage Authority's tender to undertake repairs to the facilities came in far above the expected \$80,000 the federal government had committed. But thanks to the efforts of Halifax West MP Geoff Regan and the Minister of Fisheries the fund was increased to cover the estimated \$135,000 project.

The Federal Department of Fisheries has been on a campaign in recent years to rid themselves of hundreds of wharves and other small craft marine related infrastructure. The depart-

ment, which now owns wharves and other docking facilities on both sides of the country, wants to turn the assets over to other agencies including those like the Herring Cove Ratepayers Association.

In Herring Cove the Ratepayers Association had discussed the government wharf and breakwater with the department's Small Craft Harbours arm, with a view to obtaining sufficient funds to repair the breakwater and maintain the government wharf. Repairing the breakwater would give the Halifax Pilotage Authority an adequate docking space for their pilot boats, diminishing their need to enter the inner harbour to dock at the government wharf. Liability insurance was an issue the Association hoped the city could accommodate on its behalf. An agreement involving the Ratepayers Association would have secured the future use and commu-

see "Herring Cove" pg. 3



Spryfield Lions Club member Rene Gallant and members of the club organized the Spryfield Lions Club Business Bowling Challenge to raise money for the Chebucto Boys and Girls Club and promote club membership. Participating in the Spryfield Bowlamara held event were King Lin Darrell Wentzell, standing left; Charlie Norman who played on the Danielson's Water and Wine team; Chebucto Boys and Girls Club Executive Director Kristle Walker and Mr. Gallant.

Development decision expected, Final say may be Utilities Board's

Spryfield - Chebucto Community Council's decision in favour or against the 156 acre Governor's Brook housing development as proposed by Kimberly Lloyd Developments Limited is expected tomorrow evening (March 3), but it seems unlikely that decision will strike an end to the issue.

Councillors Linda Mosher, Russell Walker and Diana Whalen heard about 40 submissions against the project in a public hearing held at Halifax West High School which extended over two evenings. Many objections came from residents of Purcell's Cove and Fleming Heights in

a protest largely spearheaded by the Williams Lake Conservation Company (WLCC). Other objections came from a Southend Halifax resident, a representative of the Ecology Action Centre, a biking trail enthusiast and a spokesman for the Sierra Club. Only three persons, including Brian Dempsey of the Herring Cove Ratepayers Association and Sharon Beasley, President of the District 18 Business Association, spoke in favour of the project during the hearing which attracted an estimated 450 residents.

If approved the project would create housing for 850 new families in a mix of single family, townhouse and apartment style developments over what is considered to be the next 15 to 20 years. The project includes provision for 51 acres of active and passive parkland as well as dedication of an additional 196 acres to the City of Halifax as parkland.

At issue for residents, and in particular the Williams Lake Conservation Company, are a number of factors including future traffic flows to the Armdale Rotary, the adequacy of sewer capacities at Roach's Pond (McIntosh Run) and Herring Cove to handle the project, the "deleterious" affect the project may have on disrupting the watershed areas of Colpitt and Williams Lake, and whether or not the project is consis-

see "Development" pg. 2

Business Association seeks approval for BID Commission plan

The District 18 Business and Development Association has set its Annual General Meeting in late April as the target date to present its Business Improvement District Commission (BID) proposal to the business community for review, approval or rejection says President Sharon Beasley.

"We have met with the Councillors in District 17 and 18, with municipal staff responsible for overseeing commissions, and with the municipal tax department to ensure we have a clear understanding of our responsibilities in this project," said Beasley.

She said the Association's Board of Directors sees the creation of a BID Commission as the best, most comprehensive way for the Association to gain the resources needed to continue working to improve the business community it serves. "This is a natural progression for our Association, currently made up of member businesses in the area and run by a volunteer board of directors," she said. "The issues facing the business community, and our ability to keep up with the work load as volunteers so that we can affect positive change requires resources, energy and, most important-

ly, stability of the organization for us to be most effective," she said.

To date the Association has accomplished many goals. Events over the last 5 years include a community based Business Expo to create awareness about the goods and services available in the area, an annual golf tournament which provides an opportunity for networking and raises funds for local community groups and sponsorship of the annual Santa Claus Parade. More recent activities include partnering with Open For Business, a resource and

see "Business" pg. 2

Development decision expected, Final say may be Utilities Board's

continued from pg. 1

tent with the existing Municipal Planning Strategy and Zoning By-Law of the city

The city's planning staff, in recommending Chebucto Council approve the rezoning from Holding to RDD and move into a Development Agreement with the developer, say the project will be restricted to 50 units per year, that the developer is required to upgrade the Roach's Pond holding tank, is required to undertake an environmental impact assessment and to prepare a storm water management plan prior to development.

At the conclusion of a well run controversial hearing which, by previous understanding, designated Kathleen Hall, President of the WLCC, as the last resident to speak followed by a short presentation by Rob MacPherson of Kimberly Lloyd, Council adjourned decision to allow city staff to try and answer the multitude

of questions posed by residents

"There are a number of questions which have been presented. I want to be sure staff has them all recorded but I don't think staff can answer them without doing additional research," Council Chair Mosher told the audience. She said staff would prepare a report for the Councillors who would vote on the issue at the regular March 3 Community Council session.

All three Councillors agreed and the decision was deferred. Some residents wondered whether or not they would have an opportunity to review the city staff response to questions but Mosher said the information is for Council members use. "The answers will be provided but not likely before the next Council session and there is not by law allowed to be any further discussion. just the decision," she said

But regardless of Council's decision, the matter has a good potential to land on the desk of the Utilities and Review Board (URB), a

provincial body with the ultimate say on development matters. Both the proponent and the opponent sides will have the opportunity to appeal whatever decision Council makes to the URB

When a similar proposal was rejected by Council in 1998, the Williams Lake Conservation Company was granted full rights to the hearing by the URB after the developer (Midyat Investments) filed an appeal which was later withdrawn

Ms. Hall, in her written presentation to Council on behalf of the WLCC, suggested "it

has already been stated by more than one Community Councillors that this matter is headed for an Appeal before the Public Utilities Board"

Mr MacPherson of Kimberly Lloyd told The Chebucto News that "we feel we've met the requirements of the Municipal Planning Strategy and answered the questions," but he declined to confirm the company would appeal "It will depend on the reasons why Council, if it does turn the application down, made that decision," he said



Halifax Atlantic Liberal Association President Darren Watts, left, and Past President Hughie Fraser, right, raise the hands of candidate Ian McKinnon, whose nomination from Margie Heard was accepted by the Association at a nomination convention held in February McKinnon, a former Fleming Heights residents. will carry the Liberal banner into the next provincial election

Business Association moves forward

continued from pg. 1

education centre for entrepreneurs, securing space in the South Centre Mall with the assistance of Morguard Investments, taking a position on the proposed Governor's Brook development and acting as the conduit in the community for a possible \$50,000 street space planning study currently in the HRM budget

"The Association is currently working on a strategic plan that will outline how the resources of the BID commission would be utilized," says Beasley. "We will be sharing this plan with our members at our upcoming annual general meeting to get feedback and ensure that, at the very least, our members support the plan. The creation of the commission requires approval from the majority of the businesses in a defined area and we would like to know that our members agree with the plan before we take it to the business community at large"

The resources allocated to the commission are dependent on a levy applied to both business occupancy and commercial assessment. The levy is collected by the municipality and then forwarded to the commission. The amount of the levy will be approved by the Association and usually has both a minimum and a maximum amount for each business

"The municipality has created a model which, based on the rates and minimum and maximum amounts, tells us the amount of financial resources that would be available to the commission. We have run the model using

rates used by other BID commissions in HRM. The amount of the minimum or maximum charge will be determined on what makes sense for this community," she said, suggesting that "many of our members will actually pay less under the BID commission then they do now for their current membership"

"Assuming we get positive feedback from our membership at our AGM, our next step is to introduce the plan to all the businesses in the defined area. A plebiscite is then sent to each of the businesses. Assuming a majority result in favour of the proposal, the final clearance is approval by HRM Council"

If members of the Association give their approval, the Board expects to have all of the work completed for council approval in early June. The Association is currently talking to its members about renewing membership for 2003. Any business holding current membership status will have an opportunity to hear and vote on the plan at the AGM to be held in late April

"The Annual General Meeting will be an important meeting for our members. Members will not only hear the proposed plan but will be voting for the new Board of Directors who will be responsible for implementing the plan over the next few years. As well, we will have a guest join us for the evening who has years of experience dealing with BID commissions throughout Nova Scotia. He will assist us in ensuring all the questions and concerns of our members will be answered" says Beasley



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Chebuecto News

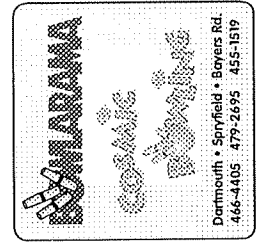
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Association gets unanimous approval for BID Commission application

Spryfield - The membership of the District 18 Business and Development Association gave unanimous approval at its annual general meeting authorizing the 2003/2004 Board of Directors to proceed with the formation of a local business improvement district (BID) commission.

The approval represents the culmination of

three years of research and study by the association in its efforts to respond to what outgoing President Sharon Beasley says is the "ever increasing role and responsibility of the business community to strengthen and revitalize the business district in Mainland South."

A BID Commission, explained Beasley, is a process where "businesses in an identified

area pay a levy which is collected by the municipality and handed over to the commission for its use. The legislative requirement," said Beasley, "is that the commission use its funding for activities like promotion, beautification, maintenance and advocacy." Because of the unique nature of the Mainland South community, she said, the association will apply to the city to establish a commission including everyone from the Armdale Rotary to Sambro

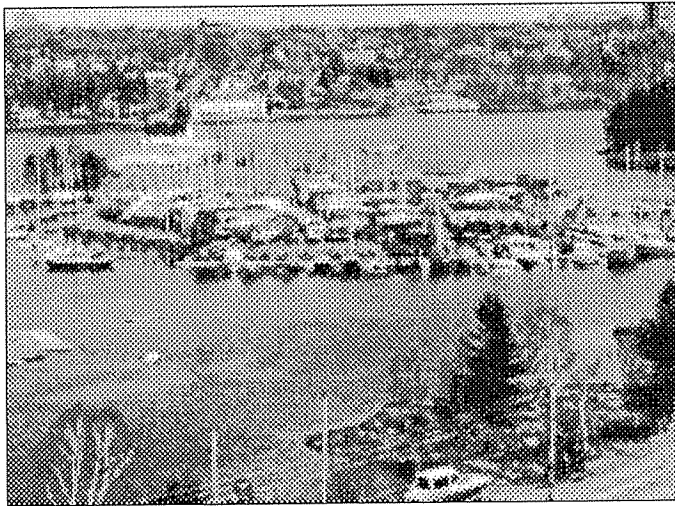
Under the proposal to be forward to the city the minimum payment by member businesses will be \$50. The maximum will be \$1,000. "Our research tells us that 58% of businesses paying occupancy tax will pay the minimum while only three percent will pay the maximum," she says. Commercially, 40% will pay the minimum and 5% the maximum. In all the Association will receive approximately \$40,000 annually to run its affairs. The formu-

la for estimating business occupancy or commercial tax base levies on an individual basis is the assessment multiplied by the rates which are \$.001718 for business occupancy and \$ 000859 for commercial.

"When you look at a business association trying to manage its affairs on a volunteer basis with a bank account of only \$1,500, having the ability to hire a part-time staff person to manage the day-to-day operation will help tremendously in our ability communicate effectively with members, develop program and create an identity for the community," she said

"I am thrilled unanimous support the business community has shown for the efforts of this volunteer group. It shows that our efforts are valued and there is a commitment from local business to have a strong and viable busi-

see "Association" pg. 2



Many of the boats at Armdale Yacht club were still cover this past sunny weekend but a good number of the skippers were out tending their ships taking advantage of the spring's real showing of good weather

Development raises concern over protection of Kidston Lake lands

Spryfield - Renewed construction of a housing project near Feldspar Crescent has caused local residents to question HRM's long term strategy for land and historical sites around Kidston Lake

At Chebuecto Community Council this month several residents, including Art Kidston whose family has heritage involving the Kidston Lands, a Feldspar Crescent Resident and members of the Spryfield Residents

Association Nancy Wooden and Chair Wendy Miller, approached Council with concerns over the project and future impacts to the Kidston Lake park and surrounding lands.

After expressing concerns over the developer's clear-cutting work, Councillor Stephen Adams told residents the activity is the second phase of the original project approved by council some years ago. The project will see a number of single family homes constructed.

But Art Kidston told Council the project destroyed what little was left of that section of the historic Rockingstone Road, a 200-year-old pathway which led to the popular Rocking Stone, a 400 ton granite boulder designated as an Historic Site by Council in 1971. Will the rock, which still sits on land near the lake, continue to be protected by that designation, he asked?

Kidston also told Council of his worry that the last remaining portion of Rockingstone Road, that part south of Feldspar Crescent which leads to the lake may be lost. He wondered whether or not the city still owns the road and if access to the lake might be at some point denied.

He said the 1995 Halifax Parkland Strategy includes 9.5 acres of community park, including a supervised beach at Kidston Lake,

see "Development" pg. 2

Association seeking detail and timelines for environmental review

Harrietsfield - The Harrietsfield Williamswood Community Association is asking Provincial Environment Minister Ron Russell to explain in greater detail the parameters and timelines of an environmental impact review of site conditions and engineering proposed by RDM Recycling in the development of its planned construction and demolition disposal site.

Spokesperson Shannon McDonald said the request was made earlier this month when representatives of the Association presented a 900-name petition to the provincial legislature opposing the project. The Minister responded to the petition suggesting the department of environment "would be reviewing the informa-

tion from the community" and "undertaking water analysis and reviewing soil conditions," she said.

But she suggested the minister did not offer much detail about the review. "The indication is that the department is not yet ready to make a decision" on this issue, she said. "The minister's response is missing the detail of exactly what is involved in the study and what the timelines will be," she said.

RDM Recycling has been working through the complexities of plans to develop a construction and demolition waste disposal operation at its Harrietsfield site. A series of heated public information sessions and a formal public hearing at City Council resulted in the com-

pany receiving municipal approval for rezoning to CD3 on 63 acres of its 150 acre property. The rezoning allows the company to accommodate the city's ambition to develop facilities in its effort to divert construction and demolition waste from the regular landfill.

Having passed the rezoning stage, the company then falls under provincial environmental regulations and must have its process and project approved by the provincial body before it can go forward. The Association presented its petition to the legislature in response to a company advertisement, required by the department, asking the public to bring environmental concerns to the department. At issue

see "Environmental" pg. 2

Association gets unanimous approval for BID Commission application

continued from pg. 1

ness community in Mainland South," she said.

What the members could not decide on was an appropriate name for the new commission. For five years now the association has been using the name "District 18" but it is not inclusive of all areas in Mainland South. "In our efforts to build relationships with our business partners throughout Mainland South," said Beasley, "the Board has been discussing changing our name to become more reflective of the communities we want to serve."

Proposed by the board for membership discussion included such names as Spryfield Business Association, Chebucto Business Association, Spryfield and District Business Commission, Herring Cove Road Business Association and Herring Cove Road and District Business Commission, but none met the favour of the membership. After consider-

able debate the membership agreed to defer the name selection until more study could be undertaken and a professional program could be put in place to help make the final decision.

The Association also, as part of its annual business, presented Property Improvement Awards to Wendell Brown and Debbie Randall, Top Cat Motor Sports and Outdoor Equipment, and Bev and Sandy Shearer, Tim Hortons owners of three businesses including outlets on Pine Grove Road and 154 Osbourne Street. The association also presented Long Service Awards to John and George Sfaigakos of Thornhill Pizza for 34 years; Dr. Ross Ainsley, Spryfield Animal Hospital, 33 years in this community and 50 years in business; and to Scott Hadley, for J. Albert Walker Funeral Home, 40 years.

Members also voted in Kevin Umlah as the 2003/2004 President. Umlah, owner of Umlah

Insurance Agency Limited, said he "looks forward to working with my fellow business owners as we move forward with the establishment of the new business commission and the benefits it will bring to our community."

Umlah will work with Peter Dockrill as Vice-President. Ms. Beasley remains as Past President for the term while returning directors

include Dan Doherty, Reg Horner, Fran Dunn, Tom Campbell, Doreen Archibald, Corrine McComb and Fred O'Hearn. New directors chosen for the board of directors included Greg Van Den Hoogen, Pharnasave; Mike McGlone, Open For Business; Gwen Armshaw, Paradime Investments Limited, and Allan MacDonald, South Centre Mall.

Development raises concern

continued from pg. 1

but he could not find any records of ownership at the Registry of Deeds. Councillor Russell Walker suggested most of the land owned by the city is not recorded in the registry.

Mr. Kidston also suggested the Kidston lake watershed, like that of Colpitt, Long and Williams Lake, drains granite terrain and "their environmental significance and sensitivity to destruction has been, and will continue to be, a dominant topic within our communities. He said he is "concerned that the lake will be surrounded by private lots and the natural watercourse will be obliterated and reduced to culverts. Will the lake and stream be protected by a no-cut buffer zone," he questioned?

He also pointed out to Council that there is a distinctive glacial feature in the area called "Table Rock" and that the area contains "outstanding examples of rock grooves and gouges left by the glaciers" which are "well known to geologists and field naturalists" and described in hiking books and geological maps.

He said in the "Generalized Future Land Use for Chebucto Peninsula" there is a preser-

vation area on the Barrers or south of the lake that was nominated under the Special Places Protection Act and "I am concerned that this has fallen by the wayside."

"You can see," he told Council, "that there are many questions about this property. Questions that were raised and studied by community groups before now and will undoubtedly be studied once again with renewed vigor and support from our Council, community groups and provincial agencies."

He provided Council with copies of a Canadian Press article outlining a development strategy called "brownfield." A brownfield, he said, is described as abandoned, vacant and derelict sites contaminated by past industrial activity. The story suggested that every hectare developed in a brownfield can save 4.5 hectares of Greenfield land from being developed in outlying areas.

Council took the concerns under advisement, suggesting consideration would be given to ensuring the protection of the area.

Environmental review

continued from pg. 1

are concerns over rain water run-off and potential leachate from the disposal operation into the area's watershed. Other concerns include odour, hours of operation and truck traffic on Old Sambro Road in the vicinity of Harrietsfield Elementary School.

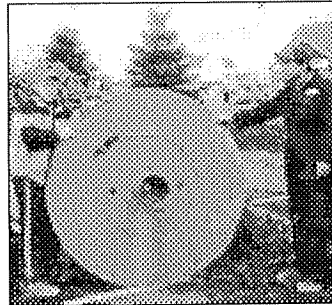
Residents contend the rezoning allows the company to expand into a full 150 acre operation and that technology to safeguard against leaching from the disposal site is not proven. McDonald says studies from the University of South Florida indicate that "this so-called inert material, once buried, undergoes chemical reactions and the United States government is taking a more serious look" at the technology.

The company says the rezoning only involves 63 acres of its site and it intends to construct a leachate collection system to ensure protection of the lake system and water table.

"Professional engineers have done extensive testing and plan development over the past three and one half years," says spokesperson Dawn Lawrence. "We have drilled far below the requirement of DOE (Department of Environment) and HRM in the area of the proposed cell and have not reached the water table. The clay we are using for the liner and sealer at the disposal site is well above the requirements for permeability. Although indications are that there would be no leachate from the project, RDM has included in its plan a leachate collection system."

She suggested residents concerns that some

of the debris to be buried will contain hazardous material are unfounded. "We do not now nor ever will accept hazardous materials," said Lawrence. "Materials such as asbestos and lead paint are identified by environmental assessments on buildings before HRM issues a demolition permit and these materials must be removed by qualified people and taken to an approved site that accepts hazardous material"



RDM Recycling of Harrietsfield is always prepared to assist the community in managing and facilitating local projects. Employees Rodney Chin, left, and Richard Doubleday took time out of their day to remove the Community Christmas Tree from South Centre Mall's parking lot in late March at the request of the local business association.



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