

HALIFAX REGIONAL MUNICIPALITY

HALIFAX REGIONAL COUNCIL MINUTES

March 30 & 31, 2004

PRESENT:

Mayor Peter J. Kelly
Deputy Mayor Steve Streach
Councillors: Krista Snow
David Hendsbee
Ron Cooper
Harry McInroy
Brian Warshick
Condo Sarto
Bruce Hetherington (afternoon session only)
Jim Smith
John Cunningham
Jerry Blumenthal
Dawn Sloane
Sue Uteck
Sheila Fougere
Russell Walker
Debbie Hum
Linda Mosher
Stephen Adams
Brad Johns
Robert Harvey
Len Goucher
Reg Rankin
Gary Meade

STAFF:

Mr. George McLellan, Chief Administrative Officer
Mr. Wayne Anstey, Municipal Solicitor
Ms. Jan Gibson, Acting Municipal Clerk
Ms. Sherryll Murphy, Legislative Assistant
Ms. Patti Halliday, Legislative Assistant
Ms. Julia Horncastle, Legislative Assistant (Mar. 31)

TABLE OF CONTENTS

1.	INVOCATION	4
2.	APPROVAL OF MINUTES - March 11, 2004	4
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	4
4.	BUSINESS ARISING OUT OF THE MINUTES - None	4
5.	MOTIONS OF RECONSIDERATION	4
6	MOTIONS OF RESCISSION	4
7.	CONSIDERATION OF DEFERRED BUSINESS	5
7.1	Case H00108 - Application to Demolish 1790 Granville Street, Halifax (A Registered Heritage Property)	5
8.	PUBLIC HEARINGS	5
8.1	Public Hearing: Regional Planning: Interim Growth Management Strategy Amendments	8
9.	CORRESPONDENCE, PETITIONS & DELEGATIONS	5
9.1	Correspondence	5
9.2	Petitions	5
9.2.1	Petition - Councillor Hendsbee - Installation of Traffic Lights at the Intersection of #7 Highway and #107 Access Road Exit - Porters Lake	5
10.	REPORTS	6
10.1	CHIEF ADMINISTRATIVE OFFICER	6
10.1.1	Tender 04-055: Sun Server Equipment for Computer Aided Dispatch & Records Management System	6
10.1.2	Joint Tender for Traffic Paint with Province of Nova Scotia # 60122312	6
11.	MOTIONS	6
12.	ADDED ITEMS	6
12.1	Legal Matter - Harbour Solutions Project - Biosolids Facility	7

12.2	Property Matter - Outstanding Expropriation Settlement - 2578-2581 Brunswick Street, Halifax	7
12.3	Property Matter - Expropriation of Land by Halifax Regional Water Commission	8
13.	NOTICES OF MOTION	8
13.1	Notice of Motion - Councillor Fougere - Procedures for Public Hearings ..	8
14.	ADJOURNMENT	34

1. **INVOCATION**

The meeting was called to order at 2:00 p.m. with Councillor Fougere leading the invocation.

2. **APPROVAL OF MINUTES - March 11, 2004**

MOVED by Councillor Blumenthal, seconded by Councillor Hetherington that the minutes of the March 11, 2004 meeting of Halifax Regional Council, as distributed, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

3. **APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

Additions:

- 12.1 Legal Matter - Harbour Solutions Project - Biosolids Facility
- 12.2 Property Matter - Outstanding Expropriation Settlement - 2578-2581 Brunswick Street, Halifax
- 12.3 Property Matter - Expropriation of Land by Halifax Regional Water Commission

Councillor Mosher Hum thanked the Environment Club of the Grosvenor Wentworth School for their donation of \$200 towards the restoration of Hemlock Ravine Park. Councillor Mosher noted that the Environment Club had raised the money by holding an afternoon dance for Grades Four to Six. The Councillor advised that she and Mr. Peter Bigelow, Manager, Real Property Planning, were presented a cheque at a special ceremony held yesterday.

MOVED by Councillor Blumenthal, seconded by Councillor Hetherington that the agenda, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

4. **BUSINESS ARISING OUT OF THE MINUTES** - None

5. **MOTIONS OF RECONSIDERATION** - None

6. **MOTIONS OF RESCISSION** - None

7. **CONSIDERATION OF DEFERRED BUSINESS**

**7.1 Case H00108 - Application to Demolish 1790 Granville Street, Halifax
(A Registered Heritage Property)**

- This matter was deferred from the meeting of Regional Council held on March 23, 2004.

Councillor Sloane referred to the Public Meeting which was held last Thursday and noted that progress has been made with regard to this property. Staff and the developer have agreed to make a serious attempt to save the facade.

MOVED by Councillor Sloane, seconded by Councillor Warshick that the Regional Council refuse the demolition permit for the registered Heritage Property at 1790 Granville Street (Map 1 of the February 17, 2004 staff report), known as the Kelly Building.

Councillor Sloane noted that this is a show of support for heritage property and may be viewed favourably by heritage funding bodies when the developer applies for financial assistance through heritage funding programs.

A further short discussion ensued and the **MOTION WAS PUT AND PASSED UNANIMOUSLY.**

8. PUBLIC HEARINGS - 3:00 p.m.

**8.1 Regional Planning: Interim Growth Management Strategy Amendments
(Previously Circulated - March 11/04)**

As it was not yet 3:00 p.m., the advertised time of the public hearing, Council completed with the remaining agenda items.

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence - None

9.2 Petitions

**9.2.1 Petition - Councillor Hendsbee - Installation of Traffic Lights at the
Intersection of #7 Highway and #107 Access Road Exit - Porters Lake**

Councillor Hendsbee submitted a petition, containing approximately 151 signatures, on behalf of the residents of Porters Lake and Area petitioning the Department of Transportation of the

Province of Nova Scotia to have Traffic Lights installed at the intersection of #7 Highway and #107 access road off of 20 in Porters Lake, Nova Scotia.

10. REPORTS

10.1 CHIEF ADMINISTRATIVE OFFICER

10.1.1 Tender 04-055: Sun Server Equipment for Computer Aided Dispatch & Records Management System

- A staff report dated March 23, 2004 prepared for George McLellan, Chief Administrative Officer, was before Council for consideration.

MOVED by Deputy Mayor Streach, seconded by Councillor Rankin that Regional Council:

- 1. Award Tender No. 04-055: Sun Server Equipment to Sun Microsystems of Canada.**
- 2. Approve financing the equipment purchase over three years, with a \$1.00 buy-out option, for a total of \$111,336.20 including net HST per year from Account Nol A436 6706, Computer Aided Dispatch/Records Management System and further that funding be as per the Budget Implications section of the March 23, 2004 staff report and subject to approval of the lease from the Minister of Service Nova Scotia and Municipal Relations.**

MOTION PUT AND PASSED UNANIMOUSLY.

10.1.2 Joint Tender for Traffic Paint with Province of Nova Scotia # 60122312

- A staff report dated March 19, 2004 prepared for George McLellan, Chief Administrative Officer, was before Council for consideration.

MOVED by Councillor Warshick, seconded by Councillor that Council award Tender #60122312 for traffic paint to Laurentide Atlantic Ltd. for a total Tender price of \$69,828.00 plus net HST for a total of \$74,317.24 with funding available from cost centre R748 6517. MOTION PUT AND PASSED UNANIMOUSLY.

11. MOTIONS - None

12. ADDED ITEMS

12.1 Legal Matter - Harbour Solutions Project - Biosolids Facility

- This matter was considered earlier today at the In Camera Council and was now before Regional Council for ratification.

MOVED by Councillor Rankin, seconded by Deputy Mayor Streach that:

1. **Regional Council authorize staff to negotiate with SGE Hatch/N-Viro for the planning, engineering, procurement, construction, commissioning, and operation (design/build/operate) of the biosolids processing facility to be located at Aerotech Park.**
2. **Should negotiations not progress to staff's satisfaction, staff will proceed immediately with a Request for Proposal process and temporary biosolids disposal contingency plan or negotiate directly with proponent number two as subsequently to be determined by Council; and**
3. **The March 26, 2004 report not to be released to the public until Council approves the final key terms and conditions for the contract.**

MOTION PUT AND PASSED UNANIMOUSLY.

12.2 Property Matter - Outstanding Expropriation Settlement - 2578-2581 Brunswick Street, Halifax

- This matter was considered earlier today at the In Camera Council and was now before Regional Council for ratification.

MOVED by Councillor Walker, seconded by Councillor Blumenthal that:

1. **Council approve an all inclusive expropriation settlement of \$98,534.00 (less the amount of \$19,188.00 already paid to Harbour City Homes in this matter) inclusive of approximately \$24,000.00 in legal/appraisal fees for compensation for the expropriation of portions of 2581 and 2579 Brunswick Street.**
2. **Council give approval of conveyance of two undersized lots, one adjacent to 2581 Brunswick and the other to the rear of 2579 Brunswick Street for the sum of \$1.00, on the terms and conditions set out in the discussion section of the report dated March 11, 2004.**

**3. The report not be released to the public until the transaction has closed.
MOTION PUT AND PASSED UNANIMOUSLY.**

12.3 Property Matter - Expropriation of Land by Halifax Regional Water Commission

- This matter was considered earlier today at the In Camera Council and was now before Regional Council for ratification.

MOVED by Councillor Hendsbee, seconded by Councillor Cooper that:

- 1. Halifax Regional Council approve of the expropriation by the Halifax Regional Water Commission of the Leonard Lands at Preston, the details of which are contained in the resolution of the Commission dated March 4, 2004 attached as Appendix I of the staff report dated March 22, 2004.**
- 2. The report not be released until the expropriation is completed.**

MOTION PUT AND PASSED UNANIMOUSLY.

13. NOTICES OF MOTION

13.1 Notice of Motion - Councillor Fougere - Procedures for Public Hearings

Councillor Fougere gave Notice of Motion of her intention, at the next regular meeting of Halifax Regional Council to be held on April 6, 2004, to introduce a motion requesting staff to bring forward a report regarding possible amendments to Administrative Order #1 relating to the procedures for public hearings.

At this point, the Council **recessed** to reconvene at 3:00 p.m. to consider item 8.1, Public Hearing regarding the Regional Planning: Interim Growth Management Strategy Amendments.

The meeting reconvened at 3:00 p.m. with all members present.

8.1 Public Hearing: Regional Planning: Interim Growth Management Strategy Amendments

C All correspondence and petitions received are on file in the Municipal Clerk's Office.

For the benefit of the public, Mayor Kelly reviewed the process to be followed for the Public Hearing.

Mr. Kurt Pyle, Planner, provided an overview of the recommendations. A summary of the proposed amendments was as follows:

1. Amendments apply to residential properties on well and septic systems
2. Limit application of Interim Growth Management measures
3. Recognize existing subdivision applications:
 - ∩ Final plans
 - ∩ Tentative plans
 - ∩ Concept plans (25 lots/yr, limits on road length)
 - ∩ Preliminary plans since May 22, 1997
4. Eliminate the “final endorsement” stage under Subdivision Bylaw
5. Restrict development to “existing roads”
6. Prohibit new roads, both public and private (other than in concept plans)
7. Continue existing growth management measures
8. Apply lot frontage controls
9. Address Discretionary Planning Approvals
10. Require annual monitoring

Mr. Pyle also referenced a memorandum from staff dated March 25, 2004 which contained some amendments regarding reference numbers, map clarification and clarification of subdivision by-law amendments which he read into the record. Mr. Pyle requested that Council adopt these additional amendments associated with the overall package.

Responding to a question of Councillor Hendsbee, Mr. Wayne Anstey, Municipal Solicitor, stated K class roads do qualify under the definition of existing roads, but they would not be exempt under the provisions of the current by-laws that they must be brought up to standards before being built on.

In response to a question of Councillor Uteck regarding the number of lots available, Mr. Ed Thornhill, Development Services, stated there would be 5,000 industry driven lots over the two year period.

Responding to a question of Councillor Adams, Mr. Anstey stated if Council puts forth a motion of insubstantial nature (ie. variance in length of road but no change in lot numbers), this may be considered a minor change. However, he noted if the amendment put forth was a more significant change in wording of the by-law, then it would be prudent for staff to bring forth the actual amendments and for Council to test them by Public Hearing.

Mayor Kelly called for members of the public wishing to speak either in favour or against the amendments.

Mr. Geoff Le Boutillier, Chair, St. Margaret's Bay Stewardship Association

Speaking in favour of the amendments, Mr. Le Boutillier made the following comments:

- C Tantallon has been rumoured to be the fastest growing area east of Ottawa. This change has been sudden, the rate of growth geometric, and all development has been as-of-right.
- C More community consultation and asset mapping with the villages, organizations and citizens' groups around St. Margaret's Bay is needed.
- C The Regional Plan needs to be the fruit of a bottom up consultative process for it to work. If not, there will be no sense of ownership and it will be doomed.
- C The Association supports the interim controls although they are a bitter pill to many. However, there must be room for innovation and improvement.
- C The Regional Plan must be completed by the end of 2005.

Copies of his comments were provided to Council.

At this time, due to over-crowding and disruption in the Chamber, Council recessed until 6:00 p.m. to allow time to arrange for audio/video capabilities in the overflow room.

MOVED by Councillor Hetherington, seconded by Councillor Blumenthal, that the meeting recess. MOTION PUT AND PASSED UNANIMOUSLY.

The meeting reconvened at 6:00 p.m. with all members of Council present with the exception of Councillor Hetherington who was absent with regrets.

Mr. Kurt Pyle presented a brief overview of the proposed amendments and responded to questions of clarification from Council.

Mayor Kelly opened the floor for members of the public on the list wishing to speak either in favour of or against the amendments.

Ms. Virginia Bonn, Development Manager, Crombie Developments

Speaking against the amendments, Ms. Virginia Bonn made the following comments:

- C The growth management policies will create the same problems as Beaver Bank, Upper Sackville and Hammonds Plains.
- C If the amendments are approved by Council, to protect their property rights and investment, Crombie Developments will have no other alternative but to construct 10 kms of road in 10 years.
- C She expressed concern that the Regional Planning Steering Committee does not have fair representation from the rural areas or affected industry members. There should be a member from each District at a minimum.
- C To encourage public attendance, meetings should be held in the evenings, not the afternoons.
- C The policies do not take into account the changing demographics of housing or employment.
- C The interim growth management policies are unjustly discriminatory towards rural property owners, and she requested that Council approve Alternative 1 without the conditions and ensure that the rural areas and industry members are represented on the Regional Planning Steering Committee.

Ms. Emily Dempsey, Herring Cove

Speaking against the proposed amendments, Mr. Dempsey made the following points:

- C She outlined her particular situation and the effect of the interim growth controls on her plans.
- C Her family land will now be developed in sprawl manner because it can no longer be developed as planned.
- C She urged Council to make an informed decision and allow people to have some options, such as the one put forth by UDI.

Mr. Jeff Fee, President, Association of Nova Scotia Land Surveyors

Speaking against the amendments, Mr. Fee made the following comments:

- C The goals and principles developed by staff and approved by Council sound good, but he questioned if they are grounded in reality.

- C The Association has concern that the public consultation process was flawed and, therefore, the outcome is biased.
- C Many groups were not included in the consultation and are now constrained by the goals and objectives on a move forward basis.
- C He questioned the logic of curtailing development where demand is the highest, and why the controls are limited to outlying areas.
- C He also expressed concern as to why no meetings were held in the affected areas.
- C Council should support a more balanced approach.
- C The proposal eliminates the construction of new roads and supports an urban agenda.

- C Not everyone wants to live in the urban core and many want to live in outlying areas.

Ms. Janice Kerr, Ship Harbour

Speaking against the amendments, Ms. Kerr made the following points:

- C The proposed policy will not address nor solve city core development problems.
- C A remedy applied to the rural areas will not cure an ailment in another part of HRM.
- C The individual landowners in the rural area must be directly consulted prior to policy and decision making.
- C The policy making process should be pro-active rather than reactive.

Ms. Joyce Evans, Hammonds Plains

Ms. Evans addressed Council making the following comments:

- C In the mid 1990's, the MPS for Hammonds Plains was reviewed. All parties had their say and democracy prevailed.
- C By July 1998, proposed building lots reach the 3000+ mark and there was an increased need for infrastructure. The infrastructure has still not caught up.
- C There needs to be a structured and democratic approach to planning.
- C There should be some affordable housing in Hammonds Plains.
- C Local developers need a "piece of the pie" as well in order to make a living.

Mr. Keith Pare, Schwartzwald Subdivision, Fall River

Speaking in support of the amendments, Mr. Pare made the following comments:

- C He expressed concerned with the potential negative impact on his community from 106 lots in the concept stage of development.
- C A petition signed by residents of 82 homes was served in opposition to development of these lots.
- C The main concerns are traffic congestion and safety, lack of recreation, classroom sizes, emergency response and strain on the volunteer fire service, water quality and quantity.
- C He is not opposed to development but stated financial gain is not the only thing to be considered.
- C No development should not be at the expense of families in the community and should not proceed until proper plans are put in place.
- C Hydrogeological tests should be put in place and the results made public.
- C Existing homeowners should be able to recover the costs of having their wells tested before development for legal recourse, if necessary.
- C If during development water becomes a problem, HRM and the developer should be responsible to correct it.

C Homeowners should also have the right of choice.

Mr. Keith Kerr, Eastern Shore

Speaking against the amendments, Mr. Kerr made the following comments:

C He pays over \$2,000 in property tax and is not sure what he receives in return as it appears he can not even do what he wants with his land.

C Sewage, water and traffic are all serious problems that need solutions.

C Metro is getting too big and the suggested remedy is not the solution as it will only make the sewage problem in Halifax worse, increase traffic and it will not help the water supply. These are all problems that go with large metro areas.

C Perhaps development in the core area should be restricted and development be permitted in the serviced areas strictly following the regulations and standards in place.

Ms. Patricia Manuel, Halifax

Ms. Manuel addressed Council in support of the amendments and made the following comments:

C The amendments should be stricter and be extended to the serviced areas.

C The rural life style in the un-serviced areas is not represented by the style of development taking place in those areas.

C She expressed concern regarding the impact of sprawling development and the form of developments on the health of all people in the community and how they may or may not be able to participate in community life.

C It is difficult to get around by foot and people are increasingly forced to use their cars.

C The design of development is an issue and communities need to be designed in a manner to best address health issues and prevent sprawl.

Ms. Barbara Verge, Hammond Plains

Speaking in support of the amendments, Ms. Verge made the following comments:

C The Hammonds Plains Road needs improvement, yet development in the area continues.

C Something needs to be done and she supported Council in its efforts.

RECESS

A five minute recess was taken and the meeting reconvened at 7:05 p.m.

At this time, a discussion took place as to how long the meeting should continue. It was noted a 2/3 majority was required to extend beyond 10:00 p.m.

MOVED by Councillor Cooper, seconded by Councillor Warshick, that the meeting extend to 11:00 p.m. MOTION DEFEATED.

Members of Council voting **in favour** of the motion: Mayor Kelly, Councillors: Snow, Hendsbee, Cooper, McInroy, Warshick, Smith, Cunningham, Sloane, Fougere, Walker, Hum, Mosher and Meade.

Members of Council voting **against** the motion: Deputy Mayor Streach, Councillors: Sarto, Blumenthal, Uteck, Adams, Johns, Harvey, Goucher and Rankin.

(Councillor Hetherington was absent).

Ms. Peggy Cameron, Charles St., Halifax

Ms. Cameron spoke in support of the amendments and made the following comments:

- C Options that should be included in development plans are:
 - C Transportation that does not rely on single occupant motor vehicles.
 - C Rapid transit or high speed connections should be provided.
 - C Conservation of lands for habitat area protection or recreation area.
 - C How demographics are viewed as a society and what will be required in the future.

Mr. David Wimberley, Representative of St. Margaret's Bay Stewardship Association

Speaking in support of the amendments, Mr. Wimberley made the following comments:

- C Time, space and flexibility are needed to develop and understand the information to make smart growth plans, which the moratorium provides.
- C The controls are necessary for the integrity of the planning process to preserve future options.
- C The Association supports the amendments but would prefer stronger controls.
- C The vast majority of the public supports the moratorium.
- C The Association requests that HRM partner with them, as working cooperatively with local community organizations is the best and most proper way to decide the future of communities.
- C The Association requests that HRM partner with them in the community asset mapping project.
- C He submitted a copy of the May 22, 2003 *Globe and Mail* article by Richard Gilbert, an international analyst specializing in transportation and energy issues.

C The current patterns of development in HRM are not smart.

Ms. Margaret Watters-Keizer, Porter's Lake

Speaking against the amendments, Ms. Watters-Keizer made the following comments:

C The Eastern Shore is just beginning to develop, and it needs the employment that development and construction creates, which, in turn, will bring in more tax dollars.

C The moratorium is taking away the ambition and prosperity of all those associated with building homes.

C With good planning, landowners should be permitted to use and develop the land as they wish.

Mr. Frank Longstaff, Lake Echo

Speaking against the amendments, Mr. Longstaff made the following comments:

C He owns an un-serviced subdivision in Lake Echo which has 136 acres remaining.

C Approximately 20 lots have been developed since 1973 when it was purchased.

C 1254 feet of road was also constructed in the 1973 in preparation for further development at a later date.

C The subdivision was re-zoned several years ago to R-1 to maintain a good standard of buildings in the area.

C Conceptual plans for the balance of the property were developed four times, each time reducing the number of lots to meet Department of Environment size requirements.

C The latest concept plan provides for approximately 90 building lots, each with an area of roughly 50,000 s.f.

C In 1986, permission was granted by the Department of Transportation for a second exit to Highway 7. Five years ago, a prospective purchaser of the subdivision was advised by the Department of Transportation the intersection was condemned due to insufficient siting distances. A proposed deal with the Department of Transportation still has not been reached despite repeated contacts.

Ms. Christine Ann Smith, Halifax

Ms. Smith, speaking in support of the amendments, made the following comments:

C The following need to be integrated into the Regional Plan:

C Minimize stormwater runoff by maintaining tree cover to maximize infiltration and evapotranspiration.

C Re-evaluation of the legislation surrounding the clear-cutting of forest for subdivision development by a Forest and Wild Lands Committee.

C Re-evaluation of water availability and water quality.

C Consultation with First Nations communities.

A copy of her comments was submitted for the record along with a petition containing approximately 1000 signatures of people in support of the amendments.

Ms. Sylvie Aikman, Halifax

Speaking in support of the amendments, Ms. Aikman made the following comments:

- C Sprawl has been linked to inactive lifestyles, obesity and all the health complications that come with it.
- C Growth should be planned to ensure resources, health and identity are conserved.

Ms. Selene Cole, Dartmouth

Ms. Cole spoke in support of the moratorium making the following comments:

- C The moratorium needs to stay in place to ensure sustainable development.
- C Development planning should take into consideration current building methods and materials, affordable housing and water course safety and sewage.
- C Sprawl development will put stress on wildlife, consume natural areas and effect water quality. It will also add to air pollution and more congestion.

A copy of her comments was submitted for the record.

Ms. Susanna Chang, Bedford

Speaking in support of the amendments, Ms. Chang made the following comments:

- C The Energy Issues Committee of the Ecology Action Centre supports the amendments put forth by staff as they are necessary in the lead-up to the adoption of the Regional Plan.
- C They highlight energy conservation as goal for all planned developments and promote active transportation and accessible public transportation which promotes energy efficiency.
- C The Committee also believes Alternative 2 could be implemented providing more stringent controls.

Mr. John Abati, Fairview

Speaking in support of the amendments, Mr. Abati made the following comments:

- C He spent 5 years in the construction trade and has 20 years experience in environmental protection and spent 10 years as a land use planner in south-western Ontario.
- C Many arguments for the moratorium have been made by scientists, planners, researchers and environmentally educated and concerned individuals, while the opposing views have been economically based.
- C HRM is looking out for its residents.
- C Comments in favour of the amendments are about community health and environmental sustainability which will lead to a long-term prosperous economy for all residents.
- C He supports smart sustainable development and would like the moratorium increased.

Mr. Ross Tofflemire, East Petpeswick

Mr. Tofflemire spoke against the amendments making the following comments:

- C He expressed concern regarding the time frame and possible extension of the moratorium.
- C He owns a piece of property which is unique as is it is very narrow and long. If the amendments are adopted, he will not be able to develop it for his family.
- C Property owners should have the right to build on their property if they wish to do so.

Ms. Valerie Logan, Blind Bay

Ms. Logan spoke against the amendments and made the following comments:

- C The moratorium will prevent construction of road and, hence, development of her 48 acres of land in Hatchett Lake.
- C If planning is developed without input from the community and landowners, dreams and land will die. It also jeopardizes small and medium businesses in the construction industry and the community.
- C Input is needed from all communities that will be affected as the moratorium will have long term effects.
- C She urged Council to not make quick rash decisions.

Mr. Mike Tanner, Eastern Shore

Speaking against the amendments, Mr. Tanner made the following comments:

- C Residents are self reliant in the rural area with water and sewer services.
- C Rural area residents enjoy their properties, clean air and water and privacy and would like their children to have the same opportunity on family land.

Mr. Blaise Greenwood, Minesville

Speaking against the amendments, Mr. Greenwood made the following comments:

- C He expressed concern regarding the effect the moratorium will have on his small construction business which employs four people.
- C He also expressed concern that the moratorium will create a pricing war when the industry is finally making some money. In two years, businesses can be destroyed.

RECESS

A five minute recess was taken at this time. The meeting reconvened at 8:05 p.m.

Mr. Art Keeble, Smith Settlement

Mr. Keeble spoke against the amendments making the following comments:

- C There were no public information meetings held in the un-serviced areas so those affected did not have the opportunity to speak.
- C The moratorium affects a lot of people and is pitting one against the other.
- C More study is required and the industry should be permitted to continue as is for now as there is no need for panic at this time.

Mr. Steve Williams, Tantallon

Mr. Williams spoke against the amendments and made the following comments:

- C He has 20 years experience in the development industry.
- C Many residents do not know what the moratorium is about as the media and staff have focussed the campaign on developers and has not addressed the land rights of thousands of people who are not developers.
- C Residents have asked for proof that staff are correct in what they say but have not received it.
- C Traffic problems in the urban area will be increased with the moratorium.

Mr. Todd Smith, Eastern Passage

Mr. Smith spoke against the amendments and made the following comments:

- C The process has been flawed as the public was not fully informed.
- C The moratorium will take away jobs.

Mr. Dale Anderson, Eastern Shore

Mr. Anderson spoke against the amendments and made the following comments:

- C He is a carpenter by trade and if the moratorium is longer than two years, he will be out of work.
- C The moratorium will have a huge negative impact on all in the construction industry and it should not be approved.

Mr. Donald Conrad, Porter's Lake

Mr. Conrad spoke against the amendments and made the following comments:

- C HRM needs to take into consideration areas where there are major pieces of land that owners want to develop strictly for family members.
- C The focus of the limitations should be on the large developers out for financial gain, not on families wanting to subdivide for family members, as they are not the problem.

Mr. Mike Young, Eastern Shore

Mr. Young spoke against the amendments making the following comments:

- C No meetings were held in the affected areas for staff to hear both sides of the issue.
- C Council needs to understand the red tape required by a developer to get a house on a property.
- C The moratorium will put a lot of people out of work.
- C If the amendments are adopted, his land will become worthless.
- C If the moratorium passes, he will not get permits and will just do what he has to do.

Mr. Derek Penny, East Lawrencetown

Speaking against the amendments, Mr. Penny made the following comment:

- C Education will need to be provided for construction workers who will lose their jobs.

Ms. Margaret Deazley, Clam Harbour

Speaking against the amendments, Ms. Deazley made the following comments:

- C Meetings were not held in the areas mostly affected.
- C Providing additional information to the public may lessen the confusion.
- C People should be able to chose where they live.

Ms. Lisa Bonn, Jeddore

Ms. Bonn spoke against the amendments making the following comments:

- C More than one-half of the revenue from her family`s excavation company comes from new home construction.
- C Her concern is whether or not there will be enough revenue to support her family if the moratorium stays in place.
- C Her children should have the opportunity to live and work in the community where they grew up, if they so choose.

Mr. Melvin Bonn, Jeddore

Speaking against the amendments, Mr. Bonn made the following comments:

- C He has 18 years experience in the construction industry.
- C Development in his area is at a moderate pace with no concerns.
- C Everyone should be able to live where they so desire.
- C Controlled building will push development outside of HRM boundaries but people will still commute to the city.
- C Flag lots are not permitted on Highway 7.
- C Allowing 10-15 lots per year is not out of control.
- C He does not want major growth, but he wants steady growth for now and years to come.
- C Rural area residents are better equipped to deal with water and power outages.

Mr. Keith Leahey, Eastern Shore

Mr. Leahey spoke against the amendments, making the following comments:

- C His relationship, as a developer, with HRM staff and Councillors has been jeopardized by the moratorium.
- C District 1 relies on traditional industries for existence, construction being one.
- C People are worried about their future and inherent right to live in the rural area.
- C The moratorium will affect many industries.
- C Council should meet with the industry and the residents to address growth in a way to protect the environment, sustain growth and help support families.

Mr. Doug Meldrum, Porter's Lake

Speaking against the amendments, Mr. Meldum made the following comments:

- C He has 30 years experience in the construction industry and it was always planned well.
- C He would like his children to have same opportunity to live in the rural area.

Mr. Allan Stevens, Porter's Lake

Mr. Stevens spoke against the amendments and made the following comments:

- C He works for a surveying and engineering company and has already felt the effect of the moratorium.
- C Traffic problems will be increased in the urban area.
- C His main concern is that each community needs growth to be sustainable.

Ms. Marlene Parsons, Jeddore

Ms. Parsons spoke against the amendments, making the following comments:

- C Her son will have to leave Nova Scotia to gain employment in the surveying industry and this will affect her family.
- C Putting community development in the Eastern Shore on hold for two years is not reasonable.
- C No development is death to a community. Small businesses and youth will be gone.
- C HRM needs restrictions and a plan, but everyone should work together in next two years.
- C The public was not properly informed of the effects of the amendments.
- C More meetings need to be held in the affected areas.

Mr. Tom Giovannetti, Dartmouth

Mr. Giovannetti spoke against the moratorium, making the following points:

- C Public consultation should be required to examine the potential negative effects of the moratorium.
- C Stakeholders should have been consulted in conjunction with professional stakeholders.
- C No conclusive reports have been provided to substantiate the engineering opinions necessary to establish and grant the Ministerial Order.

- C Council should consider Section 8.3 of the Manual of Professional Practice with respect to the practice of regulatory engineering.
- C Tighter development controls and requirements for the broad-based assessments will, in the short term, control the development process to allow sustainable growth to occur in conjunction with the development of the Regional Plan.
- C The time frame of the moratorium should be used to identify the problematic growth areas and to establish interim planning controls while the Regional Plan is in process.

RECESS

A five minutes recess was taken at this time. The meeting reconvened at 9:05 p.m.

Mr. John Kidson, West Chezzetcook

Speaking against the amendments, Mr. Kidson made the following comments:

- C He understands the need for development regulations but believes it is already regulated.
- C Only permitting 25 lots per year would not create major traffic problems.
- C People chose to live in rural areas.

Dr. Wayne Stobo, Waverley

Dr. Stobo spoke in support of the amendments, making the following comments:

- C He is a homeowner who lost the use of a well due to poor planning.
- C Many people in the area already suffer from poor water quality and quantity which affects the quality of life and property value.
- C The Halifax Watershed Advisory Board has sent a letter of support to the Mayor for this initiative.
- C Hydrogeological surveys are necessary for sustainable development.
- C Much development in HRM is as-of-right and advisory boards have no say or room for comment to mitigate any damage resulting from them. HRM also has limited ability to influence that type of development.

Mr. Frank Stevens, Musquodoboit Harbour

Speaking against the amendments, Mr. Stevens made the following comments:

- C It is unfair to stop growth in rural HRM.
- C Many residents of the rural area felt intimidated and would not attend this Public Hearing.

- C Prior to the last five years, growth in the rural areas has been in the decline for the last 20 years.
- C He suggested controlled development of a subdivision with a fixed number of lots per year should be permitted.
- C If growth is halted, income will be lost and people will leave the rural areas.
- C The moratorium will cause construction industries to go out of business.
- C Other community services will also be lost if there is no growth.
- C There is not much thought in the document and more public input is needed.
- C Meetings should be held in the affected areas.
- C There needs to be more communication with people on the Eastern Shore.

Mr. Ed Weaver, Halifax

Speaking against the amendments, Mr. Weaver made the following comments:

- C He will be out of work in one year (small developer/contractor/landscaper).
- C There appears to be a lot of confusion.
- C Council does not have a realistic choice on which to vote.
- C Rural development has been targeted by staff and he does not understand why.
- C The large-scale developers are not here and the growth controls were supposed to address large scale development.
- C There is no development problem on the Eastern Shore.
- C Have asked staff for numbers at the public meetings but did not receive them.

Mr. Barry Zwicker, St. Margaret's Bay

Mr. Zwicker spoke against the amendments, making the following comments:

- C The media seem to be portraying anyone against the moratorium to be a developer, and that is not the case as other are concerned as well.
- C A lot of the advertisements have painted the rural area as being a burden on the coffers of HRM, and he fails to understand why that is.
- C There is a lot of misinformation.
- C Un-serviced lots are not designed for city services. The developers are paying for the roads, and the lot owners are paying for services.
- C The Regional Plan needs to take future technology into account.

Mr. Sam Rogers, Prospect

Mr. Rogers stated the Residents' Association is generally in favour of the moratorium and he encouraged Council to uphold it.

Ms. Donna Hines, Dartmouth

Speaking against the amendments, Ms. Hines made the following comments:

- C She supports regional planning but not the moratorium.
- C Major stakeholders should have been part of the decision-making, but they were not nor were they asked to be involved.
- C The traffic issue should be addressed before urban development.
- C Development companies have indicated to her their prices will increase 20 percent.
- C There does not appear to be experience on how to implement a regional plan.
- C The number of available lots is unclear.
- C Why stop growth when it is just starting to boom?

Ms. Marie Welton, Halifax

Speaking in favour of the amendments, Ms. Welton, representing the Urban Issues Committee of the Ecology Action Centre, made the following comments:

- C The amendments are necessary in the lead-up to the Regional Plan and lay the groundwork for growth in Halifax in a way that does not:
 - C exacerbate traffic congestion
 - C compromises air quality
 - C lead to over-extension of infrastructure
 - C threaten the long-term integrity of shared environmental assets
- C Alternative 2 would provide even more stringent controls.

Ms. Joan Sager, Stillwater Lake

Speaking against the amendments, Ms. Sager made the following comments:

- C Housing starts, which are a major economic indicator, in HRM have been going well.
- C Alternative 4 (25 lots per year and the development of new roads) should be permitted.
- C An advisory panel, consisting of landowners, small and large scale developers, urban representation and environmental groups, should be set up to assist the planning committee.
- C Growth cannot be stopped.

Mr. Robert Sager, Hammonds Plains

Mr. Sager, speaking against the amendments, made the following comments:

- C The public meetings were concentrated in the serviced areas.
- C The advertisements and terminology used tended to create a bias and conflict rather than cooperative spirit.
- C Some areas will have economic growth cut off and others will have it increased and he was not sure this was a good process.
- C A moratorium in un-serviced areas will create people to gravitate to the urban area and it will not create green areas.
- C There is an issue with higher density as well and lower income families forced into a high density area can create problems. Living in an un-serviced area currently provides them with an option.
- C HRM needs to incorporate some method to tap into the expertise of industry, land owners, interest and environmentalist groups, and the planning process cannot be one-sided, which it currently is.

Mr. Ricky Conrod, Eastern Shore

Speaking against the amendments, Mr. Conrod made the following comments:

- C If subdivisions are not permitted, there will be no rights of way to back lands and he questioned if the owners will receive a break on taxes because they cannot use their land.

Mr. Sidney Bonang, Eastern Shore

Speaking against the amendments, Mr. Bonang made the following points:

- C The moratorium will ruin the value of his property.
- C People should have the right to do what they wish with the property they own and for which they pay taxes.

Mr. Darrell Dixon, Hammonds Plains

Speaking against the amendments, Mr. Dixon, President, UDI, made the following comments:

- C UDI supports regional planning.
- C A senior market analyst with CMHC has stated all the market indicators clearly indicate that there is only a five month supply of lots in this market.
- C There needs to be a roundtable approach to ensure the regional plan has the knowledge base of industry so it is effective, efficient and meets the needs of current and future residents.

C The UDI is looking for a reasonable compromise which permits some small flexibility to allow for low level development, low level road construction and allows the industry to adjust to and participate in a regional plan.

As it was now 10:00 p.m., the meeting recessed to reconvene on March 31, 2004 at 1:00 p.m.

The meeting reconvened at 1:00 p.m. on March 31, 2004 with all members present with the exception of Councillor Hetherington who was absent with regrets.

Jennifer Tsang, Terrain Group noted:

- there were no draft policies for the public to look at and there was no information available to serve the public,
- there was no mention of a concept planning stage,
- representation from development industry needs to be included,
- for people who don't do business in the two categories, their development is being stopped,
- this proposal will have an impact on HRM economy and on the development industry,
- the industry has the expertise,
- a moratorium is a drastic measure,
- the development industry is suggesting Alternative 1,
- the Hammonds Plains model should be used.

Scott Sager, Upper Tantallon, noted:

- the moratorium causes problems,
- jobs and livelihoods are affected by the moratorium,
- do not extend the moratorium as it does not meet objectives,
- the lot inventory is inadequate, only 20% is available,
- there are too many lots that are not developable,
- reaction to the moratorium will cause sprawl and not reduce it,
- the proposal freezes opportunities to make changes,
- the proposal puts issues on hold rather than solve them.

Graham Read, Armdale, noted:

- all citizens are stakeholders in this issue,
- those inside service boundary will be affected as well,
- he supports Council, staff and minister on the strategy and commended them on the transition plan,
- there is a concern that there may be more development than what will be needed for expected growth,
- development should be done in a manageable way,
- uncontrolled sprawl is detrimental to the communities.

Paul Power, East Jeddore, noted:

- he is against the moratorium,
- the moratorium should not have to affect the outside areas if it is to control the development within urban areas,
- he owns land that cannot be developed under the moratorium,
- the rural areas not be part of the moratorium.

Jim Swinehammer, Eastern Shore, noted:

- the moratorium has taken jobs from him as a small contractor,
- Council should think about the cutting back on road construction,
- he agrees there needs to be some form of management,
- a growth rate on eastern shore can be sustained,
- the people in the rural areas are not sprawlers, they have always lived there.

Ralph Crowell, Lawrencetown, noted:

- he is in the excavating business and employs eight people,
- this plan as it is now is going to have a bad effect on their livelihood,
- in a about a year he will only be employing half his current number,
- there was no information provided ahead of time prior to the moratorium being announced,
- there are areas where lots were laid out but cannot be developed because they cannot be serviced.

Stanley MacHattie, East Lawrencetown, stated:

- it is not possible to buy land and subdivide to build a family home for him or a family member,
- people should have right to have their say.

Robert Gaetz, Chezzetcook, stated:

- he owns lands that under this moratorium cannot be divided up and given to his children,
- he cannot build a private road,
- he can't divide the land or have the private road.

Brian Stevens, Montabello, Dartmouth, stated:

- there was no transition time to help people to adjust,
- if HRM is trying to save traffic problems then does not see how development in rural areas will help that problem,
- no one has provided details or facts to show that rural development is costly to HRM,
- in the rural areas people have wells and septic tanks and the Department of Transportation looks after the roads which means HRM is not involved,
- HRM should do studies, plan solutions and work with people in industry,

- HRM has to prove facts of what is stated in moratorium,
- he feels there is a double standard,
- all areas of HRM are not being treated equally,
- people affected and those in the industry are not consulted and kept informed,
- information and facts were not available,
- there is no transition plan,
- there are a large number of people that will lose jobs in this process,
- there will be less work if rural area contractors start contracting in urban areas,
- people have the right to chose where they live either rural or urban,
- a reasonable transition period is needed.

Margo Whitman, Tantallon, stated:

- there is a need to strike a balance,
- there is a need to encouraged communication to discuss mutual needs and work them out,
- Alternative #1 should be considered,
- many rural living people have been affected.

Lance Bonang, Seaforth, West Chezzetcook, stated:

- what is taking place will affect his family,
- the moratorium will have the effect of people losing their jobs,
- if the land is not developed why should they have to pay taxes when they can't do anything with it,
- the bigger businesses are the ones at the end that will end up with the land and the small land owner will lose.

Martin Singh, Musquodoboit Harbour, stated:

- he supports moratorium
- people should be allowed to pass on lots to their families in order to build homes,
- HRM should not put up another barrier to families that want to stay in area,
- he is concerned how small contractors will be affected.

Paul Sinclair, Lower Sackville, stated:

- he may have to close his business,
- he has listened to all concerns of all individuals,
- there may be the possibility of a compromise but there is nothing on that in the document,
- residents were not asked before hand on how their business could stay alive and survive,
- he is in favour of good planing but not at the cost of putting people out of work and changing the way of doing business,

- there will always be transportation problems with people trying to get into downtown to work,
- HRM should try to find a compromise that everyone can live with.

Council recessed for five minutes at this point in the meeting.

Paul Pettipas, CEO Home Builders Association, stated:

- there is a shortage of land for development,
- there are a lot of small businesses
- the residential construction industry needs building lots to sustain itself,
- land values will be greatly reduced,
- the proposed amendments will curtail new development for up to two years,
- there must be a voice by industry in regional planning,
- twenty five lots per parcel will not create a great rush to develop for sake of developing,
- the industry is capable of abiding by good development practices.

Gordie Robichaud, Chezzetcook, stated:

- communities that are for the moratorium should be determined by individual votes,
- communities of the Eastern Shore and Bay area are against the moratorium,
- most small business may go bankrupt,
- there is a large amount of property on Eastern shore that could be developed for many years to come,
- not all property owners want to develop their lands but want and need the right to decide what becomes of what is rightfully theirs,
- septic systems and dug wells are not hurting the environment,
- wells are better and safer than they were in past,
- they work and live outside city limits which does not generate traffic into the cities.

Barry Zwicker, Dartmouth, stated:

- he is concerned with the basis upon this was put forward,
- this moratorium is all to do with economics of planning
- there are currently many planning strategies and land use by-laws which are difficult for people to understand,
- there are policies that say what you can't develop but nothing being put in place as to what you can develop.

Chris McCulloch, Windsor Junction, stated:

- he is against the moratorium,
- working together to manage growth is better,
- if the regulations take effect, Council should recognize small developers,
- this process is costing many developers to lose a lot of money which is adversely affecting their families.

Alan Ruffman, Ferguson's Cove Road, stated:

- he owns land in the Halifax County but feels comfortable with moratorium providing HRM is serious about regional planning process and there is full public participation,
- the question of affordable housing both in the city and in downtown should be addressed,
- regional planning is long overdue.

Bill Grace, Bedford, stated:

- he is against the moratorium,
- land developments are under a government monopoly,
- he feels this is restricting the number of lots available
- there should be a date that is fair to all people for the moratorium.

Frank Pollarmo, Glen Drive, Halifax, stated:

- lines are drawn between urban rural developer and land owner
- he believes in doing development in the right places
- HRM has to decide which areas should be protected and where development should go in rural areas
- HRM should select the right places for development.
- there is a need to change and a need to protect natural features by directing development in the right locations,
- HRM has to think where we are going to put limited resources and what we are going to do collectively,
- there is a need to decide where we want to go and what we want to build.

Elizabeth Salton, Hackets Cove, St. Margarets Bay, stated:

- she does not want the regional planning initiative to fail,
- she endorsed the interim growth controls,
- there has been a lack of consultation with public,
- there is sympathy with families that only want to subdivide a piece of land for family use,
- everyone has to be involved in the process.

Rebecca O'Brien, on behalf of Transportation Issues Committee, ecology Action Centre, stated:

- she supports the proposed amendments as put forward,
- she believes the amendments are necessary,
- an increase in traffic increases greenhouse gas emissions,
- Council should proceed with Alternative 2.

Reg MacAusland, stated:

- he has been involved planning processes and not opposed to planning,

- he is opposed to the document in front of council and is a process that he perceives as being flawed,
- he considers the proposed amendments fundamentally flawed,
- there is the question of what in quantifiable terms are the regional growth objectives for Districts 1 and 3,
- there is the question of what are objectives for Districts 1 and 3 relative to overall HRM,
- he asked what are underutilised infrastructures in Districts 1 and 3 as was noted by staff,
- a great number of people are affected,
- there should be an open process.

Council recessed for five minutes at this point in the meeting.

At this point in the meeting Mr. George McLellan, Chief Administrative Officer, took his place at the meeting.

Scott Rowlings, Musquodoboit Harbour, stated:

- there is no growth currently in Musquodoboit,
- businesses suffer due to lack of growth,
- he does not see how rural communities can be subject to growth restrictions set for urban areas,
- they have 2-3 acre lots in rural areas,
- he would like to see more people move to rural areas
- if development in their area is stifled many things such as rinks and community centres will not be able to sustain themselves and be viable.

Nick McLean, Dartmouth, stated:

- he has seen what happens when there are no sensible controls on growth,
- we have to be sure our city is well built in order to attract people and businesses,
- there is a need to combat urban sprawl,
- if we keep moving out into the rural areas HRM will lose a lot of the natural wilderness areas,
- if we want to protect the quality of life in rural areas we want a type of growth that attracts people there.,
- he urged Council to pass the amendments and to continue with regional plan.

Eleanor Reynolds, Jubilee Road, stated:

- there is a need a moratorium for all the region to plan for next twenty five years,
- unbridled growth is not planning,
- healthy growth and consultation with the public should be encouraged,

Don Odegard stated people, especially small land owners in his area, should have more say.

Joy Wolfrey, Purcells Cove, stated:

- there are good builders in HRM but they don't build cities only buildings,
- planners will help determine where we want to be and how we want development to be,
- he supports the interim growth controls as they are essential,

Darren Conrad, Chezzetcook, stated:

- he owns an excavating company,
- he is against the moratorium
- there should have people more involved in process.

Sean Ruggles, Head Chezzetcook, stated the moratorium will affect his livelihood and in fear of losing his job.

Paul Beaver, Head Chezzetcook, stated:

- he is opposed to the moratorium,
- there are a lot of communities and if you take work away there will be a lot of unemployment,
- there is a need development on eastern shore to create an economy.

Marjorie Willison, Spryfield, stated:

- he was speaking in support as he sees it as a compromise,
- it will help slow consumption of land,
- practical approach to ease everyone through a shift from as of right of development to development that promotes common good,
- the interim growth management helps to an economically viable and sustainable development,
- this gives time to educate between urban design and public health and well being, as well as time to plan transportation for future,
- the recommended approach has enough flexibility to help smaller companies to survive a difficult period,
- information was provided and felt views were taken into consideration.

David Blanchard, asked if there were any models on development and growth that had been viewed and examined. He suggested more time was needed to review this plan and development.

Bernard Trembley, stated there is a need to learn from mistakes that have been made. He noted some things cannot be fixed once they are gone. The moratorium is the right way to proceed and should be implemented.

Mayor Kelly called three times for any additional speakers wishing to speak either in favour of or in opposition to the proposed amendments. Hearing none, the following motion was placed.

MOVED by Councillor Blumenthal, seconded by Councillor Smith, that the public hearing close. MOTION PUT AND PASSED UNANIMOUSLY.

MOVED by Councillor Streach, seconded by Councillor Rankin, to refer the document back to staff with a clear indication that Council requests an adjustment to the approach as it relates to the proposed growth management strategy.

Deputy Mayor Streach suggested staff consider the following points:

1. what has been heard over the last two days.
2. move the line of exemption west to include the greater portion of the Eastern Shore.
3. consider options such as the Hammonds plains model to allow for a prescribed number of lots over a prescribed number of years for moderate growth leading up to the implementation of the regional plan.
4. consider small land owners and small business operation and the impact of the plan.

Councillor Uteck asked that staff consider the option of a full cost pricing model as an awareness tool. She would like the cost pricing value to show exactly what the true costs of building outside the serviceable boundary are. She asked if the hydrogeological assessment needs the consent of the Province or can HRM undertake this process. The Councillor requested information be provided why there is a discrepancy between HRM figures and those by CMHC as well as the number of lots available.

Councillor Rankin requested staff look at the Hammonds Plains model.

Councillor Johns asked what the implications are to implementing growth management for all HRM not just unserved areas.

Councillor McInroy stated there is a need for an advisory committee to address the issue of ongoing or new public participation. The Councillor stated he objected to the word sprawl and asked that HRM discontinue with the use of both the word sprawl and moratorium. The Councillor requested staff provide an end date.

Councillor Smith noted twenty five lots per PID per year were presented as a solution and asked what is that in potential lots per year if it was implemented.

Councillor Cooper asked how HRM arrived at something that is just for small scale developments and asked that staff look at some way to accommodate small scale developers. The Councillor requested staff come back with something that allows small amounts of development such as eight to ten lots on very small lengths of road that could be linked to major roads.

Councillor Fougere asked staff provide justification for the different numbers of lots approved. She asked for the area included in the current serviceable boundary. She asked that staff address the issue of flag lots not being allowed on the #7 Highway. She requested staff examine the potential for causing ribbon development with respect to land locked parcels of land. She asked comparison of the difference between the Hammonds Plains model and the ones that are suggested in the interim plan.

Councillor Goucher suggested more communication be provided to the rural areas as well as a means by which the smaller family lot development can be addressed.

Councillor Mosher asked what was the date of the MPS for Hammonds Plains and what is the effectiveness of that model. She asked that the implications of ribbon development be provided.

Councillor Warshick requested information on maintenance costs of roads for private versus subdivision. The Councillor asked what is going to happen in sixteen months and in the interim with regards to whatever option is selected. He suggested people be advised of what the long terms effects of what the decision will be. The Councillor requested information on how many pieces of land will be affected if done by PID.

MOTION PUT AND PASSED.

14. ADJOURNMENT

The meeting was adjourned at 5:10 p.m.

Jan Gibson
Acting Municipal Clerk