

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

"THAT the total contribution towards the 1885 District School Board Budget be \$14,071,335."
Motion Defeated.

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

"THAT the total contribution towards the 1985 District School Board Budget be \$14,921,335."
Motion Defeated.

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

"THAT the total contribution towards the 1985 District School Board Budget be \$13,760,327."
Motion Carried.

There being no further business, the meeting adjourned.

PUBLIC HEARING

APRIL 22, 1985

PRESENT WERE: Warden MacKenzie
Deputy Warden Walker
Councillor Larsen
Councillor Baker
Councillor Deveaux
Councillor DeRoche
Councillor Adams
Councillor Gaetz
Councillor Bayers
Councillor Reid
Councillor Lichter
Councillor Margeson
Councillor MacKay
Councillor McInroy
Councillor Eisenhauer
Councillor MacDonald
Councillor Wiseman
Councillor Mont

ALSO PRESENT: Mr. D. Reinhardt, Deputy Municipal Clerk
Ms. Lynn Henry, Solicitor
Mr. M. Hanusiak, Planner

SECRETARY: Margaret MacDonell

CALL TO ORDER

Warden MacKenzie called the meeting to order at 7:00 p.m. with the Lord's Prayer.

ROLL CALL

Mr. Reinhardt called the Roll.

APPOINTMENT OF RECORDING SECRETARY

It was moved by Councillor DeRoche, seconded by Councillor Margeson:

"THAT Margaret MacDonell be appointed as Recording Secretary."
Motion Carried.

APPLICATION NO: RA-CH/W-01-85-17

Mr. Hanusiak presented the first application indicating that this is a request by Memorial Gardens (Atlantic) Limited to rezone a portion of the lands of Dartmouth Memorial Gardens located on Highway No. 7 at Westphal from P-2 (Community Facility) Zone to C-4 (Highway Commercial) Zone.

Mr. Hanusiak indicated that all of the applications before Council were advertised in accordance with the provisions of the Planning Act and to this date no correspondence has been received either in favour of or opposed to any of the applications being considered.

Mr. Hanusiak outlined the Staff Report and advised that Staff are recommending approval of the Application for two very basic reasons. First of all, given the existing cemetery they feel that the funeral home will serve to complement that specific use. Secondly, technical requirements with regard to subdivision approval all meet with a favourable judging from the Planning Department.

QUESTIONS FROM COUNCIL

Councillor DeRoche made reference to the Staff Report's conclusion. He inquired if Mr. Hanusiak was aware, at the time the report was established, that the issue of Municipal services in that area has been resolved. Mr. Hanusiak advised that he is aware of that fact now but further advised that he was unable to contact the applicant because he just found out about this requirement of servicing. Mr. Hanusiak went on to indicate when the applicant first came forward with this proposal, it was clearly laid out to him that there would be two situations that would have to be resolved. One being the provision of central services and the other being on-site septic system. He advised that the applicant indicated that that would not be an issue as far as they were concerned and they would go with whatever was demanded of them.

Councillor DeRoche further inquired if the applicant was aware that the piece of property they own, abutting Highway No.7, will in fact have to constitute part of the total package. Mr. Hanusiak advised that the project architect is aware of the subdivision requirement.

SPEAKERS IN FAVOUR OF APPLICATION RA-CH/W-01-85-17

None.

SPEAKERS IN OPPOSITION TO APPLICATION RA-CH/W-01-85-17

None.

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

"THAT the Rezoning Application No. RA-CH/W-01-85-17 be approved with the provision that the subdivision of the two properties referenced does in fact take place."
Motion Carried.

STAFF REPORT FOR APPLICATION NO. RA-SA-05-85-19

Mr. Hanusiak advised that the second application before Council is an application by Mr. Doug Lowe to rezone Lot C-1 of the lands of Joseph Marryatt, located on the Beaver Bank Cross Road at Lower Sackville from R-1 (Single Unit Dwelling) Zone to R-2 (Two Unit Dwelling) Zone. The purpose of the rezoning is to construct a side by side duplex on the property.

Mr. Hanusiak advised that the property has been changed somewhat. He indicated that the property has been slightly altered from what it is shown on the Staff Report but the change has little impact on the overall application.

With respect to surrounding land uses and zoning, Mr. Hanusiak advised that the majority of land that has a zoning on it now is R-1 and in fact the land use reflects that R-1 Zoning on the lots that have been developed. Mr. Hanusiak made reference to the land falling under the Millwood Plan Unit Development Agreement. He indicated that all of the lots, except the ones that have the small "hatched" marks through them, are designated for single family development.

With regard to the Municipal Planning Strategy for Sackville, Mr. Hanusiak indicated that the Lot itself is located in the "Urban Residential" designation. In that regard and from the policies and directives in the Plan, Mr. Hanusiak stated that Council can consider an R-2 Zoning on the subject property.

Mr. Hanusiak advised that Staff is recommending rejection of the application for two reasons. It was indicated, as stated in the Staff report, that although the plan allows consideration of two unit dwellings to locate in existing neighbourhoods single unit dwellings, both existing and proposed, appear to be solid in this vicinity. It was further advised that the particular situation and shape of this lot will not permit a semi-detached unit to be easily blended.

QUESTIONS FROM COUNCIL

Councillor MacKay noted that this portion or area of Sackville is not unlike the area of Sackville where he lives indicating that it is predominantly an older neighbourhood that is under development. He went on to advise what historically has happened, is that you are not going to find any two homes that are going to have the same setback. Councillor MacKay went on to state that in many situations those homes which had a reasonable setback and as the road was widened or the alignment of the road was straightened out, frontage was taken from those people and left those homes close. There were other homes which were setback fifty to one hundred feet and new homes were constructed in between. He advised that because of economics, people did not desire running water and sewer lines back fifty or one hundred feet and, therefore, put them out anywhere from twenty to thirty feet. As a result, Councillor MacKay advised that you have these older roads like the Old Sackville Road and the Beaver Bank Road, where you have a "hodgepodge" of setbacks. He indicated that it is virtually impossible to have all of the same setbacks and, therefore, could not support Staff's recommendation.

Councillor MacDonald indicated that, as Millwood develops, duplexes will blend in more with that particular area.

Councillor McInroy declared conflict of interest.

Councillor Wiseman inquired if Council had the ability to turn this application down based on the fact that the particular situation would not permit a semi-detached unit to be easily blended. She inquired if this consideration is enough to stop a rezoning request. Mr. Hanusiak stated in reading the Municipal Planning Strategy and going through the "Urban Residential" designation, that particular designation gives priority and strength to the existing single family development. However, recognizing the need for an eventual mixture of development, Staff could consider higher density forms of residential development. He further noted that the Plan is very clear in its statement that those new forms of development, even two unit developments, be of a scale and location consistent with the surrounding area. Mr. Hanusiak also noted that he did not feel this was the highest and best use of the land and promotes a poor type of design.

Councillor Wiseman further noted that there was a lot on the corner of Sawyer Crescent and the Beaver Bank Cross Road that actually abutts this lot. She inquired if that house built on that lot was facing onto Sawyer Crescent, what would be the sideyard clearance for that house on that corner lot. Mr. Hanusiak advised that from all indications the lot itself is approximately seventy to seventy five feet in width and would need an eight foot sideyard on one property line and a twenty on the other side. He advised that there would still be about forty feet or forty five feet of room in which to build a home facing onto Sawyer Crescent as opposed to the Beaver Bank Road but it was advised that the option is there to do it the other way.

Councillor Lichter advised that the duplex is a thirty by thirty five foot building and there is an existing dwelling almost that size on the Lot next to it. Councillor Lichter could not see any difficulty with this application because of some of the lot approvals which have been given in different parts of the County in the past.

Councillor Lichter inquired if the Department of Housing, where they had a PUD with us, requested that we go from an R-1 to an R-2 Zoning. Mr. Hanusiak advised that the Department of Housing did receive such a change. Therefore, Councillor Lichter stated that it is not inconceivable that Millwood Development that is designated for R-1 may come to Council and request right adjacent to the lot, for an R-2. He further noted that there would be nothing in the Plan that would prevent the Department of Housing from coming forward with that kind of a rezoning. Councillor Lichter indicated that he would hate to reject something today and then turn around a year later and do it for the Department of Housing right next door.

Councillor Lichter inquired if this was a single family dwelling to be placed on that lot, how far back could it be placed on the lot. Mr. Hanusiak advised that it could probably go back about twenty four or twenty five from the setback and just nip under the eight foot sideyard clearance. Mr. Hanusiak indicated that he is referring to a typical bungalow style home. Councillor DeRoche also inquired how close the newly designed lot line with the existing dwelling and its auxillary shed be. Mr. Hanusiak advised that the auxillary shed is gone now or is presently in the process of being removed. Councillor DeRoche

inquired how close that new line would be to the existing dwelling. It was Mr. Hanusiak's understanding that it would be eight feet. Using the new boundary line, Councillor DeRoche inquired if there was not in fact some way that the center lot line on the duplex could be realigned so that instead of adding additional square footage to lot C-1A you apportion it to a greater extent. Mr. Hanusiak indicated that this would be possible but problems would arise with that.

SPEAKERS IN FAVOUR OF APPLICATION RA-SA-05-85-19

Mr. George Major from Lower Sackville indicated his desire to speak in favour of the application. He advised that he has been involved in real estate sales for a number of years in the community.

Mr. Major indicated that there were sixteen R-2 lots on the plan with the proposed housing commission development in the very immediate area to this lot. He further stated that he did not feel that what is being requested will be much different in a year or two with respect to the style of houses in the area.

Mr. Major went on to indicate that no matter what goes on this lot, it is going to be inconsistent with the existing houses as they are there now but it will be completely in line with two thirds of the surrounding lots once the development goes ahead.

QUESTIONS FROM COUNCIL

Councillor DeRoche asked Mr. Major if he would be prepared to alter the center line of the building in order to provide additional square footage for that piece of property. Mr. Major indicated that he did not have any problem with that request.

SPEAKERS IN OPPOSITION TO APPLICATION NO. RA-SA-05-85-19

None.

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

"THAT Application RA-SA-05-85-19 be approved."
Motion Carried.

STAFF REPORT FOR APPLICATION NUMBERS: ZA-SA-51-84; ZA-CH/W-52-84; ZA-EP/CB-53-84; ZA-TLB-54-84; ZA-LM-55-84

Mr. Hanusiak indicated there are five applications before Council. He further advised that they will be presented together because they are interrelated; however, there will be five separate motions on the matters.

Mr. Hanusiak outlined the staff report indicating that under the land use by-laws there are a number of physical attachments to dwelling units and other type of buildings in any of the zones which are permitted within the required setback yard or in the rear yard. The

by-laws presently allows steps, architectural features, etc. to be permitted within the required side yard clearance. Over the past two and half years, Mr. Hanusiak indicated that rare occasions have occurred where disabled individuals have come forward and asked to put wheelchair ramps or lifting devices to aid in their mobility along the side of their house. Mr. Hanusiak further advised the only way to approach the situation was through a minor variance application. For the sake of simplicity and the advantage to these individuals, Mr. Hanusiak stated that the Planning Department are looking to simply amend the by-laws to allow wheelchair ramps and other lifting devices in that required side yard. The nature of the amendments and their precise wording was attached to the Staff Report.

QUESTIONS FROM COUNCIL

Councillor DeRoche advised that there were at least two pieces of correspondence received with respect to these applications in support of the amendments. He further indicated that one item of correspondence was received from W.A.D.E. with respect to the Lake Major Plan and the other item of correspondence was received from the Westphal/Cole Harbour and Area Service Commission with respect to the Cole Harbour/Westphal plan.

SPEAKERS IN FAVOUR OF THE APPLICATIONS

None.

SPEAKERS IN OPPOSITION TO THE APPLICATIONS

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

"THAT Application No. ZA-SA-51-84 be approved."
Motion Carried.

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

"THAT Application No. ZA-CH/W-52-84 be approved."
Motion Carried.

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

"THAT Application ZA-EP/CB-53-84 approved."
Motion Carried.

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

"THAT Application No. ZA-TLB-54-84 be approved."
Motion Carried.

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

"THAT Application No. ZA-LM-55-84 be approved."
Motion Carried.

There being no further business, the meeting adjourned.

PUBLIC HEARING

APRIL 29, 1985

PRESENT WERE: Warden MacKenzie
Councillor Larsen
Councillor Baker
Councillor Deveaux
Councillor DeRoche
Councillor Gaetz
Councillor Reid
Councillor Lichter
Councillor Snow
Councillor Margeson
Councillor MacKay
Councillor McInroy
Councillor MacDonald
Councillor Wiseman
Councillor Mont

ALSO PRESENT: Mr. G. J. Kelly, Municipal Clerk
Mr. R. Cragg, Municipal Solicitor
Mr. D. Harrison, Planner

SECRETARY: Margaret MacDonell

CALL TO ORDER

Warden MacKenzie called the meeting to order at 7:00 p.m. with the Lord's Prayer.

ROLL CALL

Mr. Reinhardt called the Roll.

APPOINTMENT OF RECORDING SECRETARY

It was moved by Councillor DeRoche, seconded by Councillor Margeson:

"THAT Margaret MacDonell be appointed as Recording Secretary."
Motion Carried.

APPLICATION NUMBER DA-TLB-12-84-02

Mr. Harrison, prior to reviewing the Agreement, gave a brief overview of the area in which this Development Agreement will apply to.

It was advised that the application is for a Development Agreement to expand the Alderwood Mobile Home Park.

Mr. Harrison reviewed the agreement advising that Part 1 of the Agreement describes definitions pertaining to mobile homes and those structures that are relevant to this development of a mobile home park.

It was noted that Section 2 indicates that this Agreement applies to said lands described in Schedule "B". At this point in time, Schedule "B" includes the sketch plan attached to the report. Mr. Harrison indicated that the Planning Department will be receiving a survey of this plan prior to any signing of the Agreement.

Part 3 describes the restrictions on the use of the property. It is restricted to a mobile home park and may contain a maximum of twenty-four (24) units.

Mr. Harrison went on to state that Part 4 pertains to the various servicing requirements and procedures making reference to Schedule "C" referring to all the pipe standards and road construction standards.

Part 5 describes the mobile home spaces. It was stated that each mobile home space requires a minimum area of four thousand (4000) square feet, a minimum width of forty (40) feet, and also containing parking requirements.

Part 6 describes the set up of the units on a mobile home stand meeting either the National Building Code or that approved by the Chief Building Inspector of the Municipality.

Mr. Harrison advised that Part 7 deals with the locational requirements of the units on the mobile home spaces and requires setbacks from Alderwood Court and from the Greenhead Road, from the boundary of the property, and from any other mobile home or addition or expansion to a mobile home in the Development.

Part 8 sets out the standards for skirting. Part 9 addressed that particular setbacks for any accessory buildings from Alderwood Court, from the Greenhead Road, from any mobile home and other accessory building, from the boundary of the property, and describes also the maximum floor area and maximum height.

Part 10 addresses particular standards relevant to business uses being conducted in the property especially relevant to maintaining that business inside the unit and with traditional kinds of control on outdoor storage. Part 11 describes the dimensions of Alderwood Court, the park street having minimum radius and widths, naming the street, stop sign, and landscaping of the street between the travelled surface and the boundary of the street.

Part 12 addressed the requirement to maintain the end of the cul-de-sac open for access to and from the development to the public areas adjacent to it. Part 13 addresses the question of existing but not functional sewage treatment facility adjacent to the Property and asks that it be removed subject to the requirements of the Public Health Act.

Part 14 describes the materials needed to satisfy the Agreement and that any variation in these design and construction standards shall be at the discretion of the Director of Engineering for the Municipality. Part 15 outlines the general responsibilities of the Development including maintenance of all services of Alderwood Court and the provision of snow plowing to the Property.

In conclusion, Mr. Harrison indicated that Parts 16, 17, 18, 19, 20, 21, and 22 deal with the implementation of the Agreement.

QUESTIONS FROM COUNCIL

Councillor DeRoche inquired if there was an omission in Part 8 (vi). Councillor DeRoche suggested that the statement should read "at least three (3) air vents shall be installed in the skirting on each of the longest sides of the mobile home and shall comply with the National Building Code".

Councillor DeRoche further inquired if the criteria with respect to the additions to Alderwood were in keeping with the new criteria that has been discussed with respect to the amendment to the Mobile Home Park By-Law. Mr. Harrison advised that many of the standards are taken from there but also some are specific to the proposal as well.

Councillor MacKay expressed concern with respect to Part 12 inquiring who held the responsibility for maintenance and who is the owner of the walkway. Mr. Harrison advised that access, as it is intended here, refers to no construction or erection of hedges or fences. He further advised that maintenance would be the responsibility of the County of Halifax (Parks and Recreation) and would be the responsibility of the Developer on the other side.

Councillor Margeson inquired if any written submissions were received either in favour of or opposed to the Application. Mr. Harrison advised that no written submissions were received.

SPEAKERS IN FAVOUR OF APPLICATION NUMBER DA-TLB-12-84-02

Mr. Stanley Havill indicated his desire to speak in favour of the Application.

Mr. Havill indicated that this is a very small Park and anticipates this area to be nicer than any other area in that region including the housing side too.

QUESTIONS FROM COUNCIL

Councillor MacKay inquired when their anticipated date of completion for the Park was. Mr. Havill indicated that they anticipate the Park will be completed within six weeks.

Councillor MacKay further inquired if the units, when ready for occupancy, would be open to people from the public to try to rent space. Mr. Havill advised that the Park will not be open to the Public for rental. He explained that they are building parks to accommodate their sales and keep their sales people going.

Warden MacKenzie expressed concern with regard to Part 13. He inquired if Mr. Havill planned on leaving the old treatment facility in place for one year within the effective date of this Agreement. Mr. Havill advised that they are hoping to clean up the treatment plant within the one year of the effective date of this Agreement. He noted that it was questionable whether or not the facility would be removed or just buried and covered over. Mr. Havill indicated that the Public Health Act requirements will be followed. He further noted that it is protected as far as the safety of the children are concerned.

SPEAKERS' IN OPPOSITION' TO APPLICATION' NUMBER DA-TLB-12-84-02

None.

It was moved by Councillor DeRoche, seconded by Councillor MacKay:

"THAT Development Agreement Number DA-TLB-12-84-02 between Alderwood Trailer Village Ltd. and the Municipality of the County of Halifax be approved."

Motion Carried.

There being no further business, the meeting adjourned.

PUBLIC HEARING

APRIL 30, 1985

PRESENT WERE: Warden MacKenzie
Councillor Larsen
Councillor Gaudet
Councillor Baker
Councillor Deveaux
Councillor DeRoche
Councillor Adams
Councillor Gaetz
Councillor Reid
Councillor Lichter
Councillor Snow
Councillor Margeson
Councillor MacKay
Councillor McInroy
Councillor MacDonald
Councillor Wiseman
Councillor Mont

ALSO PRESENT: Mr. K. R. Meech, Chief Administrative Officer
Mr. G. J. Kelly, Municipal Clerk
Mr. R. Cragg, Municipal Solicitor
Mr. Chris Reddy, Planner

SECRETARY: Margaret MacDonell

CALL TO ORDER

Warden MacKenzie called the meeting to order at 7:00 p.m. with the Lord's Prayer.

ROLL CALL

Mr. Reinhardt called the Roll.

APPOINTMENT OF RECORDING SECRETARY

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

"THAT Margaret MacDonell be appointed as Recording Secretary."
Motion Carried.

Mr. Reddy indicated that the applications before Council represent largely, corrections to inappropriate zoning in the various plan areas.

APPLICATION NUMBER RA-SA-58-84-19

Mr. Reddy advised that this application represents an error in the application of a C-1 (Local Business) Zone to a lot on Briarwood in Sackville. It was noted that individuals at Numbers 2, 6, 10, and 14 were informed of the proposed change to correct this zoning and there were no objections received. The property is located at 56 Riverside Drive, Sackville.

APPLICATION NUMBER RA-SA-59-84-20

Mr. Reddy stated that this application is for a rezoning to reflect the existing use on the property at 124 Phoenix Crescent, Sackville, LRIS No. 444760 from R-1 (Single Unit Dwelling) to R-2 (Two Unit Dwelling) as shown on the attached Appendix "A".

APPLICATION NUMBER RA-CH/W-65-84-17.

Mr. Reddy advised that this application represents a rezoning of a Day Care Centre located at 595 Colby Drive to bring it into a conforming status.

APPLICATION NUMBER RA-EP/CB-64-84-06

Mr. Reddy indicated that this application represents a change in zoning to properties at 323 Hines Road, Eastern Passage/Cow Bay. There are two parcels of land involved. One to be rezoned from I-1 (Light Industry) to I-3 (Local Service) and the other to be rezoned from I-3 (Local Service) to R-2 (Two Unit Dwelling). It was further advised that both parts of this application should reflect both the existing use and future intentions for the properties.

Mr. Reddy indicated that Mr. Charbonneau, who is the owner of one of the properties, has been talking to Staff and seems to be relatively satisfied with this solution.

APPLICATION NUMBER RA-LM-67-84-08

Mr. Reddy indicated that this application represents a rezoning of property owned by the St. Thomas United Baptist Church on Simmond Street in North Preston LRIS No. 00498576, from Rural Settlement (RS1) to Institutional (P-1) and the property of Oneita Downey on Simmond Street, LRIS No. 00498725, from Institutional (P-1) to Rural Settlement (RS1) as shown on the attached Appendix "A".

Mr. Reddy advised that notification was given to W.A.D.E., and at this point, no objections were received on this particular property.

APPLICATION NUMBER RA-TLB-68-84-02

Mr. Reddy stated that this application deals with a rezoning to reflect the existing use of the land to property located at 18 Nicholson Drive, LRIS No. 40025181, from R-1 (Single Unit Dwelling) to R-2 (Two Unit Dwelling) and the property at 12 Nicholson Drive, LRIS No. 40025116, from R-2 (Two Unit Dwelling) to R-1 (Single Unit Dwelling) as shown on the attached Appendix "A".

APPLICATION NUMBER RA-SA-69-84-20

Mr. Reddy noted that this application is for a rezoning to property at 25 Lydgate Drive, LRIS NO. 362947, at Lower Sackville, from R-1 (Single Unit Dwelling) Zone to R-2 (Two Unit Dwelling) Zone as shown on the attached Appendix "A". Mr. Reddy advised that an R-2 Zone was wrongly put on this property and it should have been an R-1 Zone.

After reviewing the seven applications, Mr. Reddy advised that most of these represent simple misplacement of zones or small variations on what is there at the moment.

Mr. Reddy explained that no objections have been received with regard to the first application. He noted that the individuals on abutting residential properties were asked for their considerations in this and there were no objections received. In the second application, Mr. Reddy stated that there was no notification given other than the advertising. The owners in the third case were notified. In the fourth instance, Mr. Reddy informed Council that Mr. Charbonneau met with members of Staff and discussed it somewhat and, at that time, he appeared to be satisfied. In the fifth case, Mr. Reddy advised that W.A.D.E. was notified and foresaw no problems with the application. Mr. Reddy indicated that he did not believe there was notification given for the sixth application. In the final application, Mr. Reddy explained that the application is just a matter of it being a readvertisement.

There were no speakers in favour of or opposed to the above seven applications.

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

"THAT Application Number RA-SAS-58-84-19 be approved."
Motion Carried Unanimously.

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

"THAT Application Number RA-SA-59-84-20 be approved."
Motion Carried Unanimously.

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

"THAT Application Number RA-CH/W-65-84-17 be approved."
Motion Carried Unanimously.

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

"THAT Application Number RA-EP/CB-64-84-06 be approved."
Motion Carried Unanimously.

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

"THAT Application Number RA-LM-67-84-08 be approved."
Motion Carried Unanimously.

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

"THAT Application Number RA-TLB-68-84-02 be approved."
Motion Carried Unanimously.

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

"THAT Application Number RA-SA-69-84-20 be approved."
Motion Carried Unanimously.

APPLICATION NUMBER RA-CH/W-02-85-17

Mr. Reddy informed Council that the application is for a Development Agreement proposed by Clayton Developments Limited for lands at the intersection of Cole Harbour Road and Caldwell Road in Cole Harbour.

The reason for this Development Agreement before Council is a result of last years decision of Council to rezone this parcel of property to a Comprehensive Development District (CDD) within which development agreements are required for development.

Mr. Reddy went on to state that the Development Agreement is a two component contract which has as its first phase a residential and church site fronting on Hampton Green and the upper side of the site. The main thrust of the agreement is to provide buffering between the existing residential communities along Hampton Green and the Caldwell Road from the intrusion of commercial uses into the area. The agreement deals with extensive provisions for landscaping and attempts to achieve that buffering through landscaping, grading, and through the phasing of development.

Mr. Reddy went on to advise that the Westphal, Cole Harbour and Area Service Commission recently provided some commentary on the Development Agreement. The first page of the package before Council, included two suggested amendments to the agreement that would go further to clarify two clauses contained within that agreement.

Mr. Reddy explained that the package itself consists of twelve town houses, a church, and 144,500 square feet of shopping centre with a 10,000 square foot second floor office space.

Mr. Reddy proceeded with the agreement, advising again that the main thrust of the agreement is to try and provide some separation between the existing residential areas in Cole Harbour and the Caldwell Road area. It was further advised that the site is vacant other than in the very center front on Cole Harbour Road. He noted that there is an Esso Service Station located there which is not part of this agreement.

It was explained that the manner in which the intent is attempted to be carried out, is through provisions for landscaping which consist of fairly extensive landscaping plans to which the developer has agreed to conform with. Considerations in the agreement also deal with the locations of the buildings on the site. It was stated that the uses in the shopping are to conform to the provisions of the commercial community designation which is more oriented towards the satisfaction of local needs rather than the travelling public. Considerable consideration in the agreement is given to storm water. Mr. Reddy noted that Part 4 of the agreement indicates that there is some consideration given to the rooting of an on-site stream through the site and beyond. However, Mr. Reddy indicated that he felt the main thrust is in satisfaction of the plan.

The responsibility for maintaining and conforming to the Provisions of this agreement resides first with the company or person who has signed the agreement the subsequently with any other owners; so, the change in ownership still requires conformity with the agreement no matter who owns the land.

QUESTIONS FROM COUNCIL

Councillor McInroy made reference to Section 4.2 Phasing advising that the section states that the town house units shall be completed within a year of the signing of the Agreement. He inquired what the effect of that would be with respect to perspective purchasers buying the units and being fully aware of the surrounding development. Mr. Reddy indicated that the intention is that the town houses together with any landscaping on the site will have to be completed within three hundred and sixty five (365) days of the signing of this Agreement. From discussions with the Developer, Mr. Reddy advised that it appears that their intention is to build those town houses themselves. Also, it was noted that any person seeking to purchase either a single lot from this development for the construction for a single row of town houses or for the construction for the church is aware, because of the attachment of the Agreement, of the propensity of what will be developing on all of the rest of the lands within this comprehensive development district.

Councillor McInroy pointed out a typographical error on Page 7, Section 4.1, Clause (A), of the Agreement. He indicated that the word "supply" should come before the word "to" in the first line. Mr. Reddy made note of this correction.

With regard to the drainage from the stream that runs from the Cole Harbour Heritage property, Councillor Wiseman inquired if the upgrading that has been done recently will be satisfactory to handle this extra

flow or was this extra flow the reason why it was upgraded. Mr. Reddy advised that the system was upgraded in light of the fact that it was an urban centered area and so it was upgraded to handle urban levels of flow. Councillor McInroy further explained that the system that was in place, which was partly piped prior to the current storm drainage system, was inadequate for the existing development. When it was upgraded to address the flooding conditions that occurred, it was upgraded on the basis that all future development including the existing site would also be accommodated.

SPEAKERS IN FAVOUR OF APPLICATION NO: RA-CH/W-02-85-17

Mr. Robert Shaw, General Manager for Clayton Developments, indicated his desire to speak in favour of the application.

Mr. Shaw stated that the application before Council is the result of several years work beginning with discussions at the Municipal Development Plan Participation Committee several years ago. At that time, Mr. Shaw advised that the Municipal Plan provided a provision for a Comprehensive Development District (CDD) and within that District the allowances were permitted the opportunity to enter a contract for mixed use development similar to what is being requested to consider at this time. Mr. Shaw stated that they supported, during the plan preparation, the type of CDD provision that did go into the plan and, in explaining and discussing their support with the Community, they also reiterated the type of intentions of theirs to produce this type of mixed use development in the Community. At that time, Mr. Shaw explained, the alternative to something like this would have been a long series of small commercial outlets. With the adoption of the MDP, Mr. Shaw noted that they proceeded directly to apply for a rezoning of the property, a zoning to the CDD provision. He advised that this was completed last year and, at that time, he advised that they outlined to Council their intentions to proceed with the type of development that they have before Council at this time. Mr. Shaw further stated that they had an opportunity, at that time, to discuss this with the general neighbourhood of Cole Harbour and the Westphal, Cole Harbour and Area Service Commission. He went on to advise that that zoning was granted and their intentions to develop a mixed use commercial residential development were fairly clear.

In October of 1984, Mr. Shaw stated that they applied for the contract that is before Council. In each stage of the Development that they have proposed, Mr. Shaw noted that it is basically in keeping with what they have indicated to both Council and to the general neighbourhood in Cole Harbour and also the interested parties during those series of years.

In January of this year, Mr. Shaw advised that they met with the three area Councillors and, at that time, presented their draft plans for the sixteen and a half acre site to provide them basically with an opportunity to begin to raise questions about what was about to happen or at least what they were going to bring forward. Mr. Shaw advised that the matters that they discussed essentially included residential buffering, sewers, and traffic. Mr. Shaw outlined the three concerned

areas which were brought up and discussed in some detail with the Councillors on a displayed plan. He further explained that all of these are essentially covered in the contract material before Council. Mr. Shaw explained that those that came to that meeting were skeptical of the impact of what this proposal might have on them and further explained that, by the end of the evening, the majority left with a feeling that the plan had basically covered the kinds of concerns or impacts that they as local residents would have. The main concern of that meeting was the probability of an existing situation on Caldwell Road with a backing up of traffic.

A final presentation of this plan and concept was made to the Westphal, Cole Harbour and Area Service Commission. Mr. Shaw informed Council that they have already indicated their support to PAC.

Mr. Shaw explained that the contract they are asking for is for a commercial residential use. He advised that the shopping center will be owned by a company called Bond Street Developments of Toronto. He went on to explain that the center will consist of 144,500 square feet of commercial space and 10,000 square feet of office space. At this time, Mr. Shaw noted that over seventy five (75) percent of this space has been preleased and there is a strong interest in the balance of the space.

The major tenants will include a Towers Department Store, an IGA food store, as well as a Drug City Pharmacy. Mr. Shaw noted that all these companies operate in the region now.

Mr. Shaw went on to state that the town house development is for twelve houses and they will be built and owned by Clayton Developments. He informed Council that they plan to commence construction of all of the residential immediately upon approval as well as the commercial component will be developed and built as a single phase. The projected cost is about thirteen and a half million dollars and they are estimating that the municipal realty and occupancy taxes will be approximately four hundred thousand dollars annually.

Mr. Shaw further indicated that it is estimated by the Commercial Developer that the center will employ over two hundred and fifty people in the Municipality.

In conclusion, Mr. Shaw advised that Cole Harbour is the fifth largest community in Nova Scotia and certainly one of the fastest growing. He noted that they are requesting Council's support for this Development to meet the needs of that Community.

QUESTIONS FROM COUNCIL

Councillor Deveaux inquired if there was only going to be one exit and entrance into the church property and, if so, was there any consideration given to placing that on Hampton Green in lieu of Caldwell Road. Mr. Shaw indicated that this Church, although it is somewhat removed from the Cole Harbour Road, it is tending to be more

of a Church for the people of Cole Harbour. It was further explained that the normal usage of the Church would be on Sunday in which case the normal traffic flows to and from work are not going to exist on Caldwell Road much the same as perhaps they would during the week. Depending on the circumstances, Councillor Deveaux felt that a traffic problem could occur. Councillor Deveaux also expressed concern with regard to the sewer system. Mr. Shaw explained that the Commercial Development like this does not have the same kinds of sewage use and or flows that a Residential Development would have. Councillor Deveaux also made reference to Page 8 of the Agreement, Phasing. He indicated that the treatment plant has been over capacity for well over a year. Mr. Shaw indicated that this has gone through the Municipal Engineering analysis and so far there is not a problem. He advised that there is sufficient capacity to deal with more applications.

Councillor MacDonald inquired if Clayton Developments would participate in the construction of the shopping center. Mr. Shaw advised that they would not be involved in the construction of the shopping center. He explained that this shopping center would be called by tender based on a design with the various provisions that the contract controls. He indicated that the architect was present and they will be employing local engineering and various other consultants that one would need to complete this.

Councillor DeRoche requested some outline with regard to the landscaping along the Caldwell Road where the Commercial Development is concerned. Mr. Shaw indicated that in the package there is a listing of the species. He explained that there will be a mixture of softwood in the five to six feet height and essentially pine.

Mr. Ron Cooper, Westphal, Cole Harbour and Area Service Commission indicated his desire to speak in favour of the application.

Mr. Cooper stated that in this instance it is a pleasure to appear before Council in support of this item. He noted that the Service Commission has always been aware of the potential and possible pitfalls of that particular piece of property being the size it is and the prominent position it has in their community.

Mr. Cooper indicated that the Service Commission are very happy with the plan that has come out for this particular piece of property advising that the shopping center is needed in their community along with the residential and church property.

Mr. Cooper informed that the Service Commission has met with Clayton Developments and see very little difficulty with this particular project. He further noted that they have reviewed the contract and again are quite happy with the provisions in it.

Mr. Cooper advised that the contract they have received is slightly different from the one which was presented. Mr. Cooper mentioned a couple of addendums and recommendations for changes to clear the contract up.

Mr. Cooper made reference to Section 3.1 (B) of the contract. Mr. Cooper requested that Council consider amending Section 3.1 (B) to reflect that it is the intent to allow vegetable sales, garden markets, etc. on the sidewalk in front of the main buildings. He recommended that Section 3.1 (B) be further amended so as to limit it to the sidewalk immediately adjacent to the main buildings.

In Section 3.2 (B), recommended that the lot line being referred to as HM be replaced with YM, MN be inserted to truly reflect the intent of that Section of the contract.

Under Section 3.4, Mr. Cooper requested that the clause read as follows: The definition of height contained in the Zoning By-law for Cole Harbour/Westphal shall not apply to the shopping centre and maximum height at any point shall be thirty-five (350 feet above the finished grade of land measured at that point.

SPEAKERS IN OPPOSITION TO APPLICATION RA-CH/W-02-85-17

Mr. Kenneth Robb, resident of 10 Caldwell Road, Cole Harbour, indicated his desire to speak in opposition to the application. Mr. Robb advised that he has been residing there since 1958. Mr. Robb pointed out on the map where his house is located.

For the past twenty some years, Mr. Robb advised, this area was zoned R-1. He went on to state that it was zoned by a previous Municipal Council on a petition that he helped to draft and was circulated to all the residents on Caldwell Road. It was requested that the Municipal Council zone Caldwell Road R-1 extending five hundred feet from the center of the Caldwell Road East and West. Mr. Robb indicated that initially he was the land surveyor that help assemble the site for Clayton Developments Ltd. and the petition was in place before that time and this Developer was well aware of the zoning that existed when they purchased the property.

Mr. Robb noted that he is primarily objecting to the abrupt changing of an R-1 Zone to a Commercial Zone. He further explained that there is an abrupt change from what that area has been used for.

Mr. Robb expressed concern with the traffic problems on Caldwell Road. He indicated that a new set of traffic lights were installed but the problem still exists. Also, Mr. Robb informed Council that they have had a one lane on a right hand on the East side of Caldwell Road widened to make a right hand turn onto Portland Street which is referred to as Cole Harbour Road but at that point it is in the City and is Portland Street. He advised that this is not alleviating the problem.

Mr. Robb stated that this proposed shopping center will introduce seven hundred parking spaces for vehicles. He also stated that the natural brook that flows through the property from the Little Pond across the street is going to be completely piped in and covered over. Mr. Robb advised that he has seen many refusals in the past from the Department of Environment about people doing this sort of thing with streams and brooks.

Mr. Robb explained that the shopping center will draw traffic from Dartmouth East into this area as well.

Mr. Robb advised that there are already empty spaces in the Micmac Mall, in the Woodlawn Mall, the K-Mart Mall, and the Penhorn Mall. He went on stating that, during the meetings to put in a Municipal Development Plan, he attended the meetings and protested the changing of this zone at that time and was told that he would have a chance later at a public hearing to voice his opinion on the matter. He indicated that he did oppose it but the area was zoned anyway.

Mr. Robb indicated that he did not see too much objection towards the town housing and the church but did oppose the development of a shopping center and the intrusion into an R-1 Zone. He felt that by putting this shopping center in, County Council are going to have to think about a possible annexation by the City of Dartmouth.

Mr. Robb advised that he could not understand why Clayton Developments could not continue the use of an R-1 and develop that area as an R-1 Zone.

Mr. Robb further stated that he felt this would affect the value of his property. Mr. Robb indicated that he will oppose this proposal before the Provincial Planning Appeal Board if it is approved. He advised that he did not think this was the right project for this area.

With regard to the sewer system, Mr. Robb noted that he has information indicating that it is overloaded.

Mr. Robb also expressed concern with regard to Clayton Park. He felt that the big unit apartments going in various places in Cole Harbour are increasing the density and density means more crime and more problems in the community.

Mr. Robb pointed out that Caldwell Road is only a sixty six foot wide road and it will be difficult to widen it and make more lanes because of the way the houses are constructed without pushing it in on peoples lawns. He also stated that this project will increase the storm water flow a great deal as well.

With regard to the District Service Commission is concerned, Mr. Robb indicated that they certainly don't speak for him or a lot of the residents in Cole Harbour with relation to approval of this application. Mr. Robb informed Council that, at the meeting he attended with the Developers in Colby Village, there were a few who objected quite strongly to the project. He advised that they feel that they can't stop the project anyway.

QUESTIONS FROM COUNCIL

Councillor Deveaux indicated that the traffic problem would not be cured even if the area was zoned strictly R-1. Given the present situation of the land in question, Councillor Deveaux further pointed out that he supported the R-1 Zoning for that parcel of land several years ago; but, he went on to state that over the years situations and circumstances change. He stated that he would now be more in favour of what's being proposed over an R-1 Zoning.

Councillor Snow pointed out that he travels the road in question and sees no traffic problem there that's not anywhere else in the County. He went on to indicate that the landscaped project being proposed is far superior to some of the properties along the street. With the buffer zone, Councillor Snow pointed out, it makes the properties more valuable. Councillor Snow also stated that it was his opinion that the proposal is one of the finest that ever came before Council since his time.

Councillor MacKay stated that, without a doubt, any Municipality would certainly welcome a Developer such as Clayton Developments has proven to be over the years.

Councillor Lichter also pointed out that the traffic problem would not disappear if this kind of development was stopped.

Councillor McInroy indicated that over the years, there have been a number of concerns expressed relative to the property in which this proposed project is located. He further noted that there have been suggestions that are far worse than what is being proposed. As the representative of the people in the area, Councillor McInroy advised that he has tried to determine in the last few months what the people thought of what was being proposed. He informed Council that he feels comfortable with the proposal and feels that he has done his best to seek out the opinion of the people that he represents and further feels that Clayton Developments has done a responsible job of presenting their proposal. He advised that the majority of the residents of District 17 are pleased with what is being proposed and are looking forward to its completion.

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

"THAT the Staff recommendation for Application Number RA-CH/W-02-85-17 be approved and further that Clause 3.4 and the two typographical errors as pointed out be amended and also that 3.1 (B) be amended to include the following 'but shall be limited to placement on the sidewalk immediately adjacent to the building in which the said sale is to be constructed'."
Motion Carried.

There being no further business, the meeting adjourned.

April Council Session - 1985

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COUNCIL SESSION

APRIL 2, 1985

PRESENT WERE: Warden MacKenzie, Chairman
Deputy Warden Walker
Councillor Poirier
Councillor Larsen
Councillor Gaudet
Councillor Baker
Councillor Deveaux
Councillor DeRoche
Councillor Adams
Councillor Gaetz
Councillor Bayers
Councillor Reid
Councillor Snow
Councillor Margeson
Councillor Eisenhauer
Councillor MacDonald
Councillor Mont

ALSO PRESENT: Mr. K. R. Meech, Chief Administrative Officer
Mr. G. J. Kelly, Municipal Clerk
Mr. R. Cragg, Solicitor, County of Halifax
Mr. Charles Peck, Director of Assessment
Mr. Owen Holland, Assessment Department

SECRETARY: Margaret MacDonell

CALL TO ORDER

Warden MacKenzie called the meeting to order at 6:00 p.m. with the Lord's Prayer.

ROLL CALL

Mr. Kelly called the Roll.

APPOINTMENT OF RECORDING SECRETARY

It was moved by Councillor DeRoche, seconded by Councillor Margeson:

"THAT Margaret MacDonell be appointed as Recording Secretary."
Motion Carried.

APPROVAL OF MINUTES - MARCH 5, 1985 COUNCIL SESSION; MARCH 11, 1985
PUBLIC HEARING

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

"THAT the minutes of March 5, 1985 Council Session be approved as circulated."
Motion Carried.

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

"THAT the minutes of March 11, 1985 Public Hearing be approved as circulated."
Motion Carried.

AGENDA ITEMS

Councillor Poirier - Petition Re School Board Budget Cuts 1985

Councillor Mont - Staff Sargeant Russ Durling

FLINT MICHIGAN CONFERENCE - COUNCILLOR DEROCHE

Councillor DeRoche thanked Council for the opportunity of going to Flint, Michigan as a representative to examine community schools. While there, Councillor DeRoche indicated that he took the opportunity of meeting with some of the elected officials in the area - one of them being the Mayor James A. Sharp Junior of the City of Flint. Councillor DeRoche advised that he requested that a welcome and an exchange of greetings be conveyed to the Warden and Council.

Councillor DeRoche indicated that he found the visit very educational with respect to community concept and in particular with regard to taxation and the levying of tax rates. Councillor DeRoche indicated that he would appreciate the opportunity, along with Councillor Adams, of elaborating on that in the future.

Councillor DeRoche further advised that he had met the Mayor of the City of Clawson, Michigan, Mary F. Arriess. Councillor DeRoche went on to advise that she asked that he present on her behalf the key to the City of Clawson. Councillor DeRoche extended to the Warden, on behalf of the City of Clawson, a key of the City of Clawson.

PETITION RE PROPOSED SCHOOL BOARD BUDGET CUTS FOR 1985 - COUNCILLOR
POIRIER

Councillor Poirier welcomed on behalf of the Warden and Council the residents who were in attendance from the Timberlea area.

Councillor Poirier read the letter, in the form of a petition, addressed to the Warden and Council from Timberlea residents expressing their deep concern over the proposed school board budget cuts for 1985.

Councillor Poirier also read a petition, with approximately sixty names on it, expressing their grave concern at the possible loss of the existing teaching positions and teaching programs in Halifax County Schools.

Councillor Poirer indicated that regardless of what happens, it is their desire not to have the children walking on No. 3 Highway.

Warden MacKenzie advised that a meeting is being arranged with the MLA'S hoping to acquire additional funds from the Provincial Government.

MEETING WITH CHARLES PECK, DIRECTOR OF ASSESSMENT

Mr. Charles Peck and Mr. Owen Holland were in attendance. They made a presentation regarding assessment for the Halifax County region.

Mr. Peck stated that if any Council member has any problem within their District then alert the Assessment Department.

Mr. Holland advised Council that they have completed their renumbering program for the County. He indicated that all of the fifty four thousand accounts were rearranged in the numerical sequence. He further advised that the advantages to this rearrangement are great stating that anyone within the Assessment Department can deal with any account as required quickly. Mr. Holland explained that they are on a three year inspection program. He advised that last summer they completed Bedford and this winter they completed Districts 2, 16, and 7. Starting next week, Mr. Holland advised that they would be dealing with Districts 21, 15, 1, 3, 4, 5, 6, 8, and 14.

Mr. Holland further noted that the Assessment Department has become involved in the dwelling unit count. In completion, Mr. Holland indicated that they are very conscious of their public relations.

Deputy Warden Walker expressed concern with the fact that the assessments within his District, District 1, are always higher than other areas of Halifax County. Mr. Holland agreed to look into this matter.

Councillor Baker expressed concern with regard to having inquiries responded to quickly. He indicated that he had a problem with two pieces of property in Terence Bay. Mr. Holland advised that the Assesement Department desires that individuals who come into the office dicuss their assessment with the District Assessor because he is the person who knows the property. Mr. Holland indicated that if the District Assessor is not available, he is.

Councillor DeRoche stated that he has had a number of calls from his residents expressing the fact that the individuals who did the inspections were extemely courteous and were satisfied with the service.

Councillor Reid expressed concern with regard to complaints he has heard respecting the incorrect spelling of names and wrong addresses. Mr. Holland advised that the tax office are continually receiving information of address changes, etc. He further noted that last year eleven thousand addresses were changed. It was indicated that an address is not changed unless the Assessment Department is notified but agreed to look into this concern.

After discussion, Mr. Peck and Mr. Holland briefly met with each member of Council.

LETTERS AND CORRESPONDENCE

Mr. Kelly advised that a letter had been received from the Department of Transportation. He indicated that the letter is in acknowledgement of our letter of March 14 with respect to signs in the Musquodoboit Valley area indicating the location of the Middle Musquodoboit Hospital.

It was moved by Councillor Gaetz, seconded by Councillor DeRoche:

"THAT this item of correspondence be received."
Motion Carried.

Mr. Kelly also advised that a letter had been received from the Department of Housing. He indicated that the letter is in response to our inquiry regarding a senior citizens project in District #3.

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

"THAT this item of correspondence be received."
Motion Carried.

PLANNING ADVISORY COMMITTEE REPORT

Rezoning Application Nos: ZA-SA/13-85, ZA-CH/W-14-85, ZA-EP/CB-15-85, ZA-T/L/B-16-85, ZA-LM-17-85.

The Planning Advisory Committee recommended that the Rezoning Applications be approved and that Council hold a public hearing on May 13, 1985 at 7:00 p.m.

It was moved by Councillor DeRoche, seconded by Councillor Larsen:

"THAT the applications be approved and that Council hold a public hearing on May 13, 1985 at 7:00 p.m."
Motion Carried.

Plan Amendment - Eastern Passage/Cow Bay - Regional Parks Designation

Mr. Kelly advised that the Planning Advisory Committee recommends that the proposed amendment to the Cow Bay/Eastern Passage Municipal Planning Strategy as outlined in the staff report be approved and that a public hearing be held on May 13, 1985 at 7:00 p.m.

It was moved by Councillor DeRoche, seconded by Councillor Mont:

"THAT the amendments be approved and that a public hearing be held on May 13, 1985 at 7:00 p.m."
Motion Carried.

Parkland Dedication

The Planning Advisory Committee recommended that the following parcels of land being donated to the Municipality under the provisions of the Planning Act, be accepted as parkland by Council.

1. Fall River Village, Park Parcel adjacent to Lot 15.
2. Forest Hills, Park Area "Parcel CC-1".

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

"THAT Fall River Village, Park Parcel adjacent to Lot 15 be accepted as parkland."
Motion Carried.

It was moved by Councillor Mont, seconded by Councillor DeRoche:

"THAT Forest Hills, Park Area "Parcel CC-1" be accepted as parkland."
Motion Carried.

SUPPLEMENTARY REPORT OF THE PLANNING ADVISORY COMMITTEE

Development Agreement No. RA-CH/W-02-85-17

Mr. Kelly read the report of the Supplementary Report of the Planning Advisory Committee and advised that the Planning Advisory Committee recommends that Council enter into a Development Agreement with Clayton Developments Limited for the construction of a comprehensive development consisting of row houses, a church and a shopping center within the Comprehensive Development District; and that a public hearing be held.

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

"THAT Council enter into a Development Agreement with Clayton Developments Limited for the construction of a comprehensive development consisting of row houses, a church and a shopping center within the comprehensive Development District; and that a public hearing be held on Tuesday, April 30, 1985 at 7:00 p.m."
Motion Carried.

EXECUTIVE COMMITTEE REPORTEasement - Maritime Tel & Tel

Councillor Eisenhauer and Councillor Larsen declared conflict of interest.

Mr. Kelly read the report and indicated that the Executive Committee is recommending approval for the request by Maritime Tel & Tel to install an interface cabinet in Millwood Subdivision, Sackville.

It was moved by Councillor Baker, seconded by Councillor Gaudet:

"THAT the request by Maritime Tel & Tel to install an interface cabinet in Millwood Subdivision, Sackville be approved."
Motion Carried.

Request for District Capital Grants, Districts 16, 19, and 20

Mr. Kelly indicated that the Executive Committee received a request for District Capital Grants, Districts 16, 19 and 20 in the amount of \$500 from each district for land improvements for the Fultz House Museum.

It was moved by Deputy Warden Walker, seconded by Councillor Snow:

"THAT District Capital Grants, Districts 16, 19 and 20 in the amount of \$500 for each district for land improvements for the Fultz House Museum be approved."
Motion Carried.

Request for District Capital Grant, District 16

Mr. Kelly advised that the Executive Committee received a report respecting enumerators fees for the 1985 municipal election.

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

"THAT enumerators fees for the 1985 Municipal Election be .50 cents per name plus \$50.00 expenses."
Motion Carried.

Amendment to By-Law #10, the Taxi By-law

Mr. Kelly read the report and indicated that the Executive Committee recommend that the initial charge be increased from one dollar to one dollar and forty cents and that the charge per mile be raised from 10 cents per one-tenth mile to 10 cents per one-eleventh of a mile. The report included a copy of the amendment.

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

"THAT the initial charge be increased from one dollar to one dollar and fourty cents and that the charge per mile be raised from 10 cents per one-tenth mile to 10 cents per one-eleventh of a mile."

Councillor Deveaux inquired as to what type of presentation the representatives of the Halifax County Taxi Driver's Association gave to substantiate their request for an increase. Mr. Kelly advised that the representatives did attend the Executive Committee meeting and had sent in a proposal. He further advised that it was their feeling that the fees that they proposed would be within reason due to the fact that their last increase was in 1982 and there was an increase in costs for various phases of their operation. Mr. Kelly also indicated that they feel that some of their runs are relatively short runs and this is why they asked for a more sizeable increase in the drop rate but for each additional mile it would increase from one dollar to one dollar and ten cents.

A number of Council members felt that the increase would be a dramatic one and might place a hardship on some people. Councillor MacDonald suggested that the Municipality should have some kind of a taxi commission to look at overall problems related to the taxi service. Mr. Kelly advised that the Executive Committee is the present committee that examines and deals with matters pertaining to by-laws.

Councillor Snow stated that he did not feel their request would result in a dramatic increase and would definitely support their request.

Councillor Mont felt it would be useful if a public procedure was followed when dealing with this item. He further suggested that if an increase is approved, notice should be given that an increase will take place sometime in the future.

Mr. Meech suggested that this item be tabled until the next Council Session in order to allow a two week period in which to acquire a reading as to whether in fact people feel the increase is too high. It was his opinion that the taxi drivers have to give some consideration as to what the public will tolerate.

Concern was expressed with regard to the type of measurement used respecting this matter. It was requested that consideration be given to a regional pattern that may be suitable for the people and suitable for the operator of the cab as well as suitable for profit. It was suggested that Council find out how much of a penalty it would be for the taxi operators to change their equipment to one particular system - either kilometers or miles.

It was moved by Deputy Warden Walker, seconded by Councillor MacDonald:

"THAT this matter be referred back to the Executive Committee for review."

Motion Carried.

APPOINTMENT OF REPRESENTATIVE TO THE NOMINATING COMMITTEE, HALIFAX COUNTY HOUSING AUTHORITY

Mr. Kelly read a letter from the Honourable Michael Laffin, Minister of Housing, advising that the term of office of Councillor Harold McInroy, Municipal Representative on the Nominating Committee for the Halifax County Housing Authority will expire June 14, 1985.