

Moved by Alderman R. B. Colwell, seconded by Alderman Brennan that the matter of billboard licenses be referred back to the Board of Control for further consideration, the said Board to take up the matter of seeking legislation with a view to imposing further restrictions as to billboards, or prohibiting them altogether. Motion passed.

**OVERHEAD CONVEYOR ACROSS CAMPBELL ROAD, NOVA SCOTIA  
FERTILIZER COMPANY.**

Read reports Board of Control and City Engineer re application from the Nova Scotia Fertilizer Company for permission to erect conveyor across Campbell Road at their Works.

*City Hall, September 1st, 1915.*

*The City Council.*

*Gentlemen:*—The Board of Control submit for approval by the City Council the attached report of the City Engineer re application from the Nova Scotia Fertilizer Co. for permission to erect a conveyor across Campbell Road at their property.

L. FRED. MONAGHAN, *Secretary Board of Control.*

*City Engineer's Office, September 1st, 1915.*

*His Worship the Mayor.*

*Sir:*—I beg to report on the attached application from the Nova Scotia Fertilizer Co. for permission to erect conveyor across Campbell Road at their property. Special legislation would have to be obtained to permit the Company to erect a conveyor encroaching on and obstructing the road.

The Africville portion of Campbell Road will always be an industrial district and it is desirable that industrial operations should be assisted in any way that is not prejudicial to the interests of the public; in fact, we may be obliged in the future to consider the interest of the industry first.

I would recommend that legislation be obtained to enable the City to grant permission to the Nova Scotia Fertilizer Co. to erect a conveyor across Campbell Road on such terms as may be provided in the permit and which the Nova Scotia Fertilizer Co. must first agree to.

I have a further communication from the Company giving a brief description of the conveyor, but there would be details to settle which can be determined upon later. The conveyor would be of the chain belt type and would run in a covered wooden casing across the street at such a height that it would not interfere with passing loaded teams, and the casing would have a safety floor to prevent any injury to persons using the street from bags or other articles falling off the conveyor.

F. W. W. DOANE, *City Engineer.*

Moved by Controller Murphy, seconded by Controller Harris that the same be adopted. Motion passed.

*Halifax, August 10th, 1915.*

*City Auditor.*

*Sir:*—I beg to hand you herewith bill of costs of Messrs. Lumley & Lumley, on which there appears a balance due them of £142. 6. 9. As you were under the impression which I shared that all the costs in this had been paid, I wish to make the following explanation to be laid before the Board of Control:—

I was in England when the bill was sent here by Messrs. Lumley. At the same time that it was presented, as I understand, Mr. Allison presented his bill for the taxed costs of the Car Company. When I returned from England I was informed that all the costs were either settled or in the course of settlement, and that all that was necessary was that some legislation should be obtained legalizing payments that had been made.

Messrs. Lumleys' own bill I never saw and I supposed that everything had been settled except the necessary legislation. I prepared legislation authorizing payment of the amount which I was told was required. After this legislation had passed I received a letter from Messrs. Lumley requesting payment of the balance of their account. I immediately consulted with you, and finding that there was evidently some confusion between the taxed costs on the other side and the amount of our own solicitor's charges I wrote Lumley & Lumley asking for a full statement of their account, which I now hand you, and from which it appears that their bill for which we are liable amounted to £392. 6. 9., of which £250 was paid by us, leaving a balance of £142. 6. 9. above stated.

This amount has now been owing for some time and they are asking me to have it closed as soon as possible. As the bill is undoubtedly due and will have to be paid, I presume the only thing to be done is to follow the practice pursued in respect to the former payments, namely to borrow the money and include it in next year's estimates or cover it by special legislation.

F. H. BELL, *City Solicitor.*

The Board has requested Controller McKeen to make all arrangements necessary for the providing of funds for settlement of the account, the City Solicitor to prepare any legislation that may be required.

L. FRED. MONAGHAN, *Secretary Board of Control.*

Moved by Controller McKeen, seconded by Controller Murphy that the report be adopted. Motion passed.

**APPLICATION IMPERIAL OIL COMPANY RE PROPERTY AT AFRICVILLE.**

Read report Board of Control re application of the Imperial Oil Company re property at Africville and for concessions from the City.

*Halifax, September 9th, 1915.*

*The City Council.*

*Gentlemen:*—Having very carefully considered the proposal as set out in communication of July 27th from above Company, the Board of Control beg to make the following recommendations:—

1. Not feeling justified in recommending to your body to treat with the application of the Company for the entire quantity of land involved, it will therefore be unnecessary to make any recommendation for the diversion of Campbell Road at this time. In the course of discussion it was found unnecessary to treat the closing of Gottingen Street between the Cotton Factory and Campbell Road. For the reason that privileges for public thoroughfares in this vicinity are very limited and at a not distant date it might be found necessary to have more adequate privileges in this neighborhood, we cannot recommend that either Longard Road or Gottingen Street rights of way be given over.

2. We would recommend for your favorable consideration the application for tax exemption on any additional plant erected for a period not to exceed ten years, conditional on this company's making an undertaking to have available at the expiration of three years buildings and plant property to a valuation of at least \$250,000.00 for assessment purposes at the expiration of exemption period.

3. In reference to their request that we assist them in securing from the Department of Marine and from the Provincial Government necessary permission to construct suitable wharves and docks on their property, we would of course hold ourselves ready to render them any such assistance possible.

4. Realizing that the carrying through of the proposals under consideration would have certain advantages for the City, we would recommend that if it were found necessary we exercise the legislation which we now have for the expropriation of part or the whole of the property known as Africville, retaining the right to treat with the application for whatever part of same may in the opinion of the City Council and of this Board be necessary for the proper carrying out of their undertaking, said portion to be disposed of to them at a price to be agreed upon.

In the consideration of this proposal our Board has been very much handicapped due to lack of definite information as to just what this Company purposes to do. They have not at the time available such data on the plant which they hope to erect as would enable us to say just what amount of land would be necessary for the proper placing of same, but if such information were forthcoming we could go into this matter further and recommend just what in our opinion would be adequate for their purpose. No doubt the Imperial Oil Co. would be glad to get together such further information as is necessary for this purpose, pending receipt of which we feel that the above will about cover the points immediately up for consideration.

P. F. MARTIN, *Mayor and Chairman.*

#### STORAGE OF OILS—IMPERIAL OIL CO. PLANT AFRICVILLE.

*Imperial Oil Co. Ltd., Halifax, N. S., July 27th, 1915*

*To the Board of Control,  
City of Halifax.*

*Dear Sirs:*—In the Ordinances and By-Laws of the Halifax City Charter, page 196,—paragraph 658 reads as follows:—

“(1) The City may purchase or expropriate, in the manner provided in this Act, the property situated on Bedford Basin, and described as follows: “Bounded on the Northeast by Gottingen Street, on the Southeast and Southwest by the property of the City, and on the Northwest by Bedford Basin, excepting therefrom so much thereof as is occupied by Campbell Road, the Intercolonial Railway and the Halifax and South Western Railway.”

(2) When the City has obtained the said property it may close up so much of the Campbell Road as passes through the same, and divert the said road to pass to the South of the track of the Intercolonial Railway, and, if need be, expropriate any land required for such diversion. 1907 c. 69, s. 33."

We wish to say that the Imperial Oil Company, Limited, is desirous of requiring this property for the purposes of making new extensions to their business, and under certain conditions are willing to purchase this property, providing the City will expropriate as provided above.

We send herewith a plan which shows our property at present situated on Campbell Road and marked "I. O. Co." The desire of our Company is to acquire the property from the southern side of that line to the southern side of Gottingen Street, and from the Cotton Factory right-of-way to the waterfront, less the rights of-way owned and controlled by the Intercolonial Railway and the Halifax & South Western Railway, and including the piece of waterfront owned by the City East of Campbell Road. We have drawn off on the enclosed plan in red the amount of property required, on which we anticipate placing large tankage, looking forward to the establishment of an Asphalt and Fuel Oil Refinery.

We understand the area is between ten and twelve acres, and we are willing to pay at the rate of \$1000 per acre for this property, subject to the following conditions, if agreed to by the City of Halifax.

1st: The City Council will agree to the closing up of Longard Road and diverting Campbell Road, also not opening that portion of Gottingen Street between the Cotton Factory and Campbell Road, giving us a title to that portion of property taken by those roads.

2nd: That the City of Halifax should grant us exemption from taxes for a period of twenty years on any increased valuation, or new construction we place there we continuing to pay taxes to the City as per present valuation.

3d: That the City would assist us in securing from the Marine Department and Provincial Government whatever permission is necessary to construct suitable wharves and docks in front of the Africville property.

If the above is agreed to we will at once proceed to erect two 35,000 barrel tanks, as well as proceed with the work of levelling, pipe laying and other work necessary to put the property in condition for our requirements.

The object of acquiring this property is to make Halifax a centre of distribution for the Maritime Provinces. Our products would be received here by steamer, and distributed by steamer and otherwise, to all points in the Maritime Provinces, and probably the River St. Lawrence. This you will see will necessitate the visit to this port of a large number of steam craft.

We also anticipate increasing our Fuel Oil storage on the same property, and as fuel oil is fast becoming in use in many sea-going crafts this will also become a port of call for steamers in that connection.

Under the above proposition the business of this port will be materially increased, and we understand it was the object of the City Council in obtaining power to expropriate Africville that it could at some time be turned over to an industrial enterprise, and on looking over this peninsula it is about the only spot suitable and large enough for our requirements.

The above proposition will not entail any loss of revenue to the City. If they were able to secure this property for less than \$1000 per acre we presume it would be their desire to charge us merely what it would cost them.

S. S. SHATFORD, *Manager.*

Halifax August 19th, 1915.

To His Worship the Mayor and Board of Control, City of Halifax.

Dear Sirs:—Not having an opportunity of discussing our proposition with you, I take the liberty of sending you a copy of letter I have to-day written to the Board of Trade Industries Commission and submit contents for your consideration along with the proposition from this Company.

S. S. SHATFORD.

August 18th, 1915.

Wm. R. Powell, Esq.,  
Chairman The Board of Trade Industries Commission.

Dear Sir:—I have pleasure in complying with your request to submit what in my opinion are the advantages the City of Halifax would derive by the acceptance of our proposition recently placed before the Board of Control, and submit the following:—

1st. The acceptance of our proposition would level up and change the present part of the City known as Africville and establish in its place an Industry.

2nd. The City would be receiving taxes on present assessment of \$7000.00. Today they do not receive this, so I have been informed.

3rd. The offer to pay the City \$1000.00 per acre will probably reimburse them, in my opinion, for any expenditure they may make, therefore the City has little or nothing to lose in the transaction.

4th. The City will aid in establishing a large industry within its borders, the construction of which alone will entail a very large outlay and work on tanks, foundations, levelling and wharf will be immediately begun after arrangements, if any, are made in the City.

5th. Halifax will become a distributing centre for all Petroleum Products for the Maritime Provinces and Newfoundland, and for the river St. Lawrence ports.

6th. This will necessitate the visit to our port of a large number of steamers with their usual large disbursements.

7th. While the operation of an Oil Refinery may not engage the services of a large number of men, those actually engaged are what may be termed skilled laborers, being Petroleum Experts, Chemists, Engineers, Coopers, etc.

8th. Clearing off the ground, which is exceedingly rough, will entail a large amount of common labor. This money will be spent right in Halifax.

9th. On the installation of the Asphalt and Fuel Oil Refinery, Halifax will have within its own gates the manufacture of the cheapest road making and repairing material known, namely, Asphalt, and Ocean Steamers using Fuel Oil will make this a port of call.

10th. The taxes to be obtained from the assessment of valuable property, equipment and stock, after the period of exemption has passed.

To the enquiry as to the approximate amount of assessable property the Company may have at the end of the exemption period, I wish to say when the Refinery is constructed, they expect to have expended about \$350,000.00 to \$450,000.00.

Some comment has been made to the effect that the Company are asking for a large tract of land and water front. The reply is, that this is a large enterprise, and a smaller property would force the Company to go elsewhere. I am of the opinion the Board of Control will not discriminate against large enterprises.

It has also been stated The Imperial Oil Company, Limited, have asked for an exemption, which the City cannot give. There can be no harm in this as the City can say what they can give and what they cannot. Twenty years was suggested by an offer made to the Company from another Corporation. The whole matter is one of negotiation.

A few extracts from the correspondence I have had with the General Manager and others of the Imperial Oil Company, Limited, will probably be of interest to you.

Letter dated June 21st, Subject, "Proposition Asphalt Plant at Halifax:"—

"In talking with Mr. Teagle this morning, we have got to come to some quick conclusion with regard to putting in an Asphalt Plant for the manufacturing of Asphalt, and I feel if we do anything at Halifax at all, it would have to be done on the property there known as Africville, running from Gottingen Street to our present property. It is important that quick action be taken, so that we can know the particulars and decide on the location of this Asphalt Plant."

Another letter from the General Manager dated July 19th, Subject "Land for Asphalt Plant at Halifax:"—

"If the City would provide the necessary property at \$1000 per acre, or thereabouts, we could go on at once to construct the tankage necessary to accommodate the trade that would be handled through this port. This, it may be well, would be followed in the near future by the construction of a Refinery that would entail the expenditure of quite a large amount of capital and the employment of considerable labor.

You will quite understand the Company has no thought of acquiring a single acre of land, for which it has not some prospect of being able to use. It would only be encumbering themselves with property that would be earning nothing. The Company never buys property in excess of its requirements in its own business. This ought to be of sufficient assurance to the City Council of Halifax in this connection."

Another letter from the Honorable W. J. Hanna, dated July 23rd, Subject, "Asphalt Refinery for Halifax."

"You will appreciate the difficulty of giving an undertaking as to the number of employees. It would in any case be given at the minimum number and would be a poor indication of the value of the plant to the City."

One more reference to Campbell Road diversion. I understand the Intercolonial Railway claims that portion of Campbell Road as their property. If their claim is a good one this road will need to be diverted at some time, and, it might as well be done now as at any other time, and under this proposition, it would be much cheaper for the City to do it now than later.

If, in the opinion of the Board of Control, anything unsubstantial appears to them in the proposition, they can safeguard the interests of the City in their undertaking with the Oil Company.

S. S. SHATFORD.

Moved by Alderman H. S. Colwell, seconded by Alderman R. B. Colwell that each member of the Council be furnished with a copy of the report and that the report be referred back to the Board of Control for further consideration. Motion passed.

#### HYDRO-ELECTRIC POWER.

Read report Board of Control re proposition of the Halifax Power Company Limited to supply the City of Halifax with hydro electric power developed at the North-East River and Indian River.

*Halifax, N. S., September 4th, 1915.*

#### *The City Council.*

*Gentlemen:*—With regard to negotiations now being carried on between S. M. Brookfield and associates on behalf of the Halifax Power Company, Limited, and the Board of Control, involving an offer to the City of Halifax to acquire a controlling interest in the proposed water power development of the North East River and Indian River at St. Margaret's Bay, County of Halifax—the outstanding features of the scheme are as follows:—

The said Halifax Power Company, Limited, has a Charter with ample rights to bring into and sell hydro-electric power to the City of Halifax for street lighting and also to the citizens for domestic lighting and commercial purposes.

The capacity and economic value of this proposed water power development is certified to by different reports of hydro-electric engineers of wide experience and undoubted standing, made after careful and thorough surveys. The proposed scheme consists of three units, which, when fully developed, would give an estimated energy of over 8000 H. P. at an estimated cost of about \$1,200,000.

The present proposal is to develop only the first unit meantime, which is estimated to furnish sufficient energy to amply light the City streets, with considerable surplus for both domestic lighting and mechanical power.

The Company has already expended over \$100,000 for surveys, construction and the acquiring of necessary riparian rights and other privileges.

The proposed terms on which the City is to hold its controlling interest is to be on the same basis as the present shareholders, both in respect to the proportion of common stock and bonds.