

7.2 ACTION SHEET"911" EMERGENCY NUMBER

Deputy Mayor Roberts referred to the "911 Emergency Number" listed on the Action Sheet under date of February 8, 1982, and suggested that the Coordinator of "911" attend the next Council Session to update Council on this matter. He further stated that the Metropolitan Authority was anxious to get a response regarding Council's interest in "911". Deputy Mayor Roberts stated that such a meeting would not be with a view to making decisions, but rather to discuss the matter, and update our Fire and Police Departments.

Councillor Lugar felt that Council should receive recommendations from both our Police and Fire Departments regarding "911".

ON MOTION of Deputy Mayor Roberts and Councillor Loncarevic, it was moved that Town Council invite the Coordinator of the "911" Emergency Number to the next Council Session to give a brief on this topic.

Motion carried. Councillor Short voted against the Motion.

In response to a query from Councillor Lugar regarding the length of time items remain on the Action Sheet, the Chief Administrative Officer advised that items remained on the Action Sheet until a response is received on them.

Councillor Lugar requested information relative to "Sidney Stephen Building Heating Renovations" listed under date of January 11, 1982, on the Action Sheet. The Chief Administrative Officer advised that this matter is being held in abeyance pending further advice from the Department of Education.

Deputy Mayor Roberts requested information relative to "Redden Bros. Development Ltd. - Closing Portion of Oakmount Drive" listed under date of February 8, 1982 on the Action Sheet. The Town Engineer advised that the portions of the street in question exclude the existing walkway.

7.3 OTHER

NIL

MOTIONS OF RESCISSION

NIL

PUBLIC HEARINGS

NIL

PETITIONS, DELEGATIONS, CORRESPONDENCE

10.1 PETITIONS

NIL

10.2 DELEGATIONS

NIL

10.3 CORRESPONDENCE

The Chief Administrative Officer advised that a letter dated February 24, 1982, had been received from Halifax Mayor, Ron Wallace, regarding the possibility of the Town of Bedford obtaining representation on the Halifax-Dartmouth Port commission.

In the ensuing discussion it was determined that the authority and mandate of the Port commission was not clear to Council, and further information should be sought. Councillor Loncarevic stated that, whereas Bedford is a deep sea port, it was necessary to be more positive, and respond that we would welcome the opportunity to participate in discussion on this matter.

At this point, the Mayor welcomed Mr. Ken MacInnis, the Town Solicitor, to the meeting.

STANDING COMMITTEE REPORTS

11.1 FIRE DEPARTMENT

ON MOTION of Councillor Lugar and Councillor Tolson, it was moved that the Fire Department Report for the month of February 1982 be received and tabled. Motion carried unanimously.

11.2 RECREATION DEPARTMENT

The Chief Administrative Officer advised that no report had been received from the Recreation Department for the month of February, therefore, this report would be forwarded to the March 22nd Council Session.

11.3 BIDC REPORT

Mr. Dursi, Project Coordinator for BIDC noted, by memorandum, that a letter has been submitted to the Provincial Department of Development requesting approval for the 1982 funding allotment. He further stated that work is ongoing, and it will be necessary to begin field surveying shortly. He noted that, in this regard, a request will be made to Council shortly for approval of the committee's survey requirements.

In response to questions from Council, Mr. Dursi advised that the survey involved the area from the Hammonds Plains Road to Sunnyside Intersection in Bedford. He also advised that areas to be finalized included Crescent Park and the Cenotaph from last year's proposal.

ON MOTION of Councillor Short and Councillor Legree, it was moved that the BIDC Report be received. Motion carried unanimously.

11.4 BPAC REPORT

Councillor Loncarevic noted that it was time a new Planning Advisory Committee Structure for Bedford be formulated. He suggested that Council appoint an Ad Hoc Committee of 6 members and that this Committee be requested to prepare new Terms of Reference for BPAC, for Council's consideration.

ON MOTION of Councillor Loncarevic and Deputy Mayor Roberts, it was moved that Council appoint an Ad Hoc Committee, consisting of 2 Council Members, 2 non-Council Members from BPAC, and 2 individuals from the community, which would prepare new Terms of Reference for BPAC, for Council's consideration. Motion carried unanimously.

ON MOTION of Councillor Loncarevic and Councillor Lugar, it was moved that the Bedford Board of Trade be invited to submit one name as an individual from the community to serve on the Ad Hoc Committee, and that Mr. Rob Eagle be nominated as the other individual from the community to serve on the Ad Hoc Committee.

Hearing no other nominations, the Mayor declared Mr. Rob Eagle, and a member of the Bedford Board of Trade, stand nominated as members to serve on the Ad Hoc Committee.

ON MOTION of Councillor Legree and Councillor Tolson, Councillor Short was nominated as one of the two members of Council to serve on the Ad Hoc Committee.



ON MOTION of Deputy Mayor Roberts and Councillor Tolson, Councillor Loncarevic was nominated as one of the two Council members to serve on the Ad Hoc Committee.

ON MOTION of Deputy Mayor Roberts and Councillor Tolson, it was moved that nominations cease. Motion carried unanimously.

There being no further nominations, it was declared by Mayor Cosman that Councillor Short and Councillor Loncarevic stand nominated as the 2 Council appointments to serve on the Ad Hoc Committee.

Councillor Loncarevic then suggested that Mr. Barry Zwicker act as the staff person to the Ad Hoc Committee and that the Town Solicitor act as Legal Counsel.

#### OTHER REPORTS

##### 12.1 BUILDING INSPECTION REPORT

Copies of the Building Inspector's Report for the month of February 1982 were circulated, in which it was noted that a total of 8 permits were issued in February resulting in a construction value of \$506,000, and permit revenue of \$1,012. Council congratulated the Chief Building Inspector on the new format of the report, indicating that it was very easy to follow.

##### 2.2(a) DEVELOPMENT OFFICERS MONTHLY REPORT

Copies of the Development Officers Monthly Report for February were received by Council. Councillor Loncarevic expressed concern with obtaining 5% Parkland Dedication in the Oakmount Subdivision. Mr. Zwicker stated that a conceptual plan was forthcoming from Redden Brothers Development Limited. In response to questions raised by the Mayor, Mr. Zwicker advised that the Recreation Commission would be involved with reviewing the Master Plan, as well as the Oakmount Homeowners Association. Mr. Zwicker stated that Redden Brothers Limited have been informed that under the new Subdivision Regulations, the Town will request paving, curb and gutter on all streets in new subdivisions.

ON MOTION of Councillor Legree and Councillor Tolson, it was moved that the Development Officers Report be received. Motion carried unanimously.



2.2(b) DEVELOPMENT PROPOSAL PAJARI INSTRUMENTS LIMITED

By memorandum, the Development Officer advised Council that a proposal has been received from Pajari Instruments Ltd. to relocate its operation from Toronto, to a site adjacent Atlantic Acres Industrial Park, south of Peerless Subdivision, in Bedford.

He stated that the site in question was approximately 33 acres, which, under the proposed zoning bylaw would be zoned Secondary Development Area; 2/3 of the site would be utilized for single family dwelling residential use, in conformity with the proposed bylaw, and the remaining 1/3 would be used for manufacturing facilities and offices, therefore, this would require amending a section of the bylaw. Mr. Zwicker requested that this proposal be considered at the next Council Session dealing with the MDP and Zoning Bylaw.

ON MOTION of Councillor Legree and Councillor Short, it was moved that the development proposal of Pajari Instruments Limited be discussed at the next Council Meeting, dealing with amendments to the MDP and Zoning Bylaw, and that a decision be made on the zoning at that time. Motion carried unanimously.

14.1 RECOMMENDATION BOARD OF POLICE COMMISSIONERS:TENDER COMMUNICATIONS EQUIPMENT

By memorandum, the Chief Administrative Officer advised Council on the matter of a Radio Communications System for the Bedford Police Department. He stated that the Town had invited proposals from 6 companies and, subsequently, 5 bids were received ranging from \$93,564 to \$151,279. After briefly describing the system, and giving an approximate cost breakdown between the departments, the Chief Administrative Officer recommended that the tender be awarded to Canadian General Electric for a sum not to exceed \$93,564.

Councillor Short felt that this report should be tabled, at this time, as it is difficult to vote on one item, in isolation from other capital expenditures.

ON MOTION of Councillor Legree and Deputy Mayor Roberts, it was moved that the Town Council of the Town of Bedford award a contract to Candian General Electric for the supply of a Radio Communications System for a sum not to exceed \$93,564 and that the Mayor and Chief Administrative Officer be authorized, on behalf of the Town to sign said contract.

Discussion on the Motion ensued. The Chief Administrative Officer advised that the bid price would only be guaranteed until March 26, therefore, a delay at this time would result in increased prices to the Town.

The Chief Administrative Officer further advised that the Town's audit would be completed by the end of the week, and all indications are that the Town will have a substantial operating surplus for 1981. Finally, he stated that hopefully the financial statements would be submitted to Council during the month of March. Further discussion on this item ensued and the Chief Administrative Officer pointed out that this item would be a 1983 Capital purchase.

ON MOTION of Councillor Lugar and Councillor Short, it was moved that this matter be deferred to the next meeting of Council, to be held in two weeks, to put this matter in context with other expenditures. Motion defeated.

The original Motion was carried. Councillor Short voted against the Motion.

The Mayor requested that future reports on the awarding of tenders list all the bid prices. The Mayor then questioned whether the proposed communications system could be designed not to shut down under high amounts of E.M.P. (electro magnetic pulse). Mr. Bower of the Bedford Board of Police Commissioners advised that this feature could easily be incorporated at a cost of \$2,000 to \$3,000.

#### 14.2 RESOLUTION WITHDRAWAL OF FUNDS

##### CAPITAL RESERVE POLICE SERVICES

By memorandum, the Chief Administrative Officer advised that at the last Police Commission meeting, approval was given to proceed with purchasing the necessary furniture and equipment for the new police offices, in the amount of \$13,950.

ON MOTION of Deputy Mayor Roberts and Councillor Lugar, it was moved that Town Council, pursuant to Section 114(2) of the Town's Act, approve the withdrawal of the sum of \$13,950 from the Police Services Capital Reserve Fund for the purchasing of furniture and equipment, relative to the needs of the Bedford Police Department. Motion carried unanimously.

The Chief Administrative Officer advised that this item should complete the setting up of the Police Department, exclusive of the communications system and acquisition of a permanent building. It was noted that the lease for the present rented premises is for a term of 9 months with capacity to extend the lease for additional time if required.

14.3 PROPOSED PRIVATE MEMBERS BILL  
ESTABLISHMENT OF BUILDING APPEALS BOARD

The Chief Administrative Officer advised, by memorandum that although the County has a Municipal Building Appeals Board provided for under their building bylaw, this does not apply to Bedford. He stated that Municipal Affairs have been approached respecting the concept of Bedford establishing a similar Board and they have indicated they will "probably have difficulty with this proposal".

One viewpoint of Council was that if an individual has complied with the bylaws and regulations, they are entitled to a building permit; the decision as to whether technically an individual has complied with these bylaws and regulations rests with the Building Inspector.

Mr. MacInnis stated that a Building Appeals Board would also give the right of appeal to a third party, i.e. an individual who feels he is unjustly affected by the granting of a permit to another person.

Mr. MacInnis suggested that it might be helpful if a survey could be made of other Towns to determine how their Council's deal with this matter.

ON MOTION of Councillor Legree and Deputy Mayor Roberts it was moved that Council defer discussion on the matter of a Building Appeals Board legislation.

ON MOTION of Councillor Loncarevic and Councillor Tolson, the Motion respecting Building Appeals Board legislation was amended by adding the words "pending further research by the Chief Administrative Officer and Legal Counsel."

Motion carried as amended.

14.4 EMERGENCY MEASURES ORGANIZATION

Mayor Coşman stated that Council has previously requested that the Town adopt an Emergency Measures Bylaw and that Mr. Louis Dursi act as the Emergency Measures Coordinator. The Mayor stated that recent train derailments in



other municipalities have made it clear that EMO planning is a requirement, therefore she requested Council to put into action more detailed planning, together with the Fire and Police Departments to formulate a detailed EMO Plan.

ON MOTION of Councillor Legree and Councillor Lugar, it was moved that the Town establish a committee on emergency measures, comprised of the Mayor, Town staff, including the Fire Chief, Police Chief and EMO Coordinator, and Bedford residents with expertise in emergency measures.

Mr. Dursi, EMO Coordinator, advised Council that a committee has already been initiated, and a meeting is scheduled with EMO to begin work on a detailed Emergency Plan, rather than setting up an Ad Hoc Committee.

The Motion was not put.

14.6 BUDGET DATES

Following discussion on dates for budget deliberations, the following times were scheduled:

Monday, March 22, 1982 at 5:00 p.m.

Wednesday, March 24, 1982 at 5:00 p.m.

ON MOTION of Councillor Legree and Councillor Loncarevic, it was moved that Item 14.7 as approved in the amended Order of Business, be discussed in Committee of the Whole.

Motion carried unanimously.

ON MOTION of Councillor Lugar and Councillor Legree, it was moved that Item 14.8 as approved in the amended Order of Business be discussed in Committee of the Whole. Motion carried unanimously.

QUESTIONS

NIL

NOTICE OF MOTION

NIL

OTHER

NIL

SPECIAL TOWN COUNCIL


AJOURNMENT

TOWN OF BEDFORD

Following a meeting of Committee of the Whole the regular Council Session reconvened.

ON MOTION of Councillor Legree and Councillor Lugar, it was moved that the Council Session adjourn at 11:40 p.m.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

Officers Arnold Legree, Bosko Loncarevic and  
to show were in attendance at the  
Other invited persons at the  
Willing, Paul Allen and

LAND REGIONAL PARK

Paul Allen, Director of  
the Council, was  
Public Hearing on which concerns were expressed to the  
Regional Park.

Following the submission of Mr. Paul Allen, it was noted  
that he requested that lands between the Park Drive  
and Spring Road be excluded from the Regional Park  
and be zoned residential.

RESOLUTION - MRS. JEAN PENDER

Reviewing the submission on behalf of Mrs. Jean Pender,  
it was noted that she was of the opinion that she would  
be satisfied for the value of her property located within the  
Regional Park Area and that the Town should endeavor to  
provide to establish a policy on acquisition of Regional  
land in the immediate future.

Mayor Keith Roberts took his place at the Council at  
11:40 p.m.

RESOLUTION - PROFESSOR HARRY GRANTER

Reviewing the submission of Professor Harry Granter on  
behalf of the Sandy Lake Residents Association, it was noted  
that members of the Association generally support the principle  
of the inclusion of their cottage lots within the Regional  
boundaries, subject to certain assurances.

SPECIAL TOWN COUNCIL

TOWN OF BEDFORD

MARCH 9, 1982

Special Meeting of the Town Council of the Town of Bedford reconvened on Tuesday, March 9, 1982, 7:45 p.m. in Suite 200, Bedford Tower, Bedford, Nova Scotia, Mayor Francene Cosman presiding.

Councillors Arnold Legree, Bosko Loncarevic, David Lugar and Robert Short were in attendance at the commencement of the session. Other invited persons attending this session included Douglas Williams, Paul Giles and John Dudar of BPAC.

SANDY LAKE REGIONAL PARK

Barry Zwicker, Director of Planning and Development, listed, for the benefit of Council, those submissions received from the Public Hearing in which concerns were expressed re the Sandy Lake Regional Park.

SUBMISSION - MR. PAUL GILES

reviewing the submission of Mr. Paul Giles, it was noted that Mr. Giles requested that lands between the Twin Cities Airy Road and Smiths Road be excluded from the Regional Park designation and be zoned residential.

SUBMISSION - MRS. JEAN PENDER

reviewing the submission on behalf of Mrs. Jean Pender, it was noted that she was of the opinion that she should be compensated for the value of her property located within the Regional Park area and that the Town should endeavor to persuade the Province to establish a policy on acquisition of Regional Parkland in the immediate future.

Deputy Mayor Keith Roberts took his place at the session at 8:55 p.m.

SUBMISSION - PROFESSOR HARRY GRANTER

reviewing the submission of Professor Harry Granter on behalf of the Sandy Lake Residents Association, it was noted that members of the Association generally accept the principle of the inclusion of their cottage lots within the Regional Park boundaries, subject to certain assurances.



Zwicker reviewed the assurances desired by these residents, namely, concerns re restricted residential use, the right to bequeath to next-of-kin, the right to sell at market value to the park authority, opportunity to negotiate placement of access roads, and the assurance that property owners will not be harrassed to sell to park authorities at any particular time.

It was also noted that these concerns were outlined by the Association in a brief dated August, 1981. Another brief, dated October, 1981 essentially expressed similar concerns.

#### LEGAL IMPLICATIONS

In response to an inquiry from Mayor Cosman as to whether or not the Town might be placing itself in a position of being obligated to purchase the parkland if the area is zoned for Regional Park, Mr. Kenneth MacInnis expressed hesitation to offer a firm opinion prior to studying the whole matter thoroughly, but did indicate that the Regional Park question is one which must be addressed by the Provincial Government soon as possible.

It was noted that the Town has communicated on two separate occasions with the Minister of Municipal Affairs requesting a decision with regard to the acquisition of Provincial Parkland. To date no decision has been communicated to the Town from the Minister or his Department.

#### SACKVILLE RIVER ADVISORY BOARD

Councillor Legree advised Council that the Sackville River Advisory Board has suggested that the location of the proposed Regional park might be changed to an area involving the water beds of McCabe and Whebber Lakes and extending to the present Military Land Fill Site.

During discussion of this proposal it was suggested that whether or not the area becomes a Regional park, it might be still desirable to ensure the future of the area as a Town Park.

#### LEGAL IMPLICATIONS

During further discussion of the possible legal implications of zoning an area for parkland development, Mr. MacInnis expressed his opinion that the Town would not be obliged to ultimately purchase the lands in question and supported this opinion quoting sections from the Planning Act.

#### IGNITION - SANDY LAKE REGIONAL PARK AREA

It was noted by Councillor Loncarevic that, despite strong reports, Council has generally been unsuccessful in obtaining

ional and/or community input and concern with regard to development of Regional Parks.

MOTION of Councillor Lugar and Councillor Short, an amendment to the Motion was moved that the Zoning Map be amended by removal of the P-2 zoning for the Sandy Lake Regional Park area, to be substituted by a Secondary Development Area Zone for those lands designated the Regional Park in the MDP.

During discussion of the motion, some concern was expressed that the Council was not addressing the requests of the residents who have presented briefs at the Public Hearing, though it was also observed that there was little the Town could do with regard to the Regional Park area, it being a Provincial Park.

It was noted by Mr. Paul Giles that the Town was able to initiate a boundary change for the Twin Cities Dairy Limited and it was his opinion that the Town should do no less for those long-time residents in the Sandy Lake area who desired a similar change.

MOTION of Councillor Loncarevic and Councillor Short, an amendment to the amendment was moved that the Regional Park designation on Map No. 7 be as shown in the approved Regional Development Plan.

Councillor Tolson took his place at the meeting at 8:35 p.m.

The motion to amend the amendment was defeated. Councillor Lugar, Councillor Legree and Councillor Tolson voted against the motion.

Deputy Mayor Roberts abstained from voting.

The motion to amend was put to the meeting and passed. Deputy Mayor Roberts abstained from voting.

#### RESOLUTION - SANDY LAKE ACADEMY

After review of the submission on behalf of the Sandy Lake Academy it was indicated that those involved with the Academy did not object to this property remaining within the Regional Park but were concerned with some aspects of the future development.

#### RESOLUTION OF BOUNDARY - SANDY LAKE PARK

MOTION of Councillor Legree and Councillor Lugar, an amendment to the motion was moved that Map 7 of the Municipal Development Plan be amended to exclude the properties owned by the Giles family and one property by the Brown family along the southern shore of Sandy Lake from the designated Regional Park boundary and that the Provincial Government be requested to amend the Regional Development Plan to reflect this change.

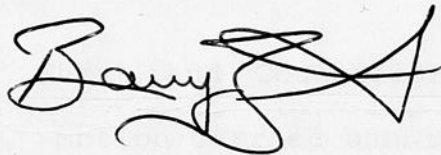
MINUTES OF THE THIRD YEAR'S MEETINGS OF THE FIRST COUNCIL OF THE MUNICIPALITY OF THE TOWN OF BEDFORD

Councillor Loncarevic expressed concern as to whether or not Town was still in favour of the Regional Park concept if so, why any of the lands involved should be excluded from the boundary.

Motion to amend was put to the meeting and carried. Councillor Loncarevic, Councillor Tolson and Councillor Short voted against the motion.

COURTMENT

MOTION of Councillor Lugar and Councillor Legree, it was moved that the meeting adjourn, to reconvene at 7:30 p.m., Tuesday, March 24, 1982. Motion carried unanimously.



SESSION OF MARCH 8, 1982

It was noted that the meeting was held in accordance with the agenda.

REPORTS AND STATE OF BUSINESS

It was reported that a request for an item "POLICY" from the Department, to be added to the agenda, it was agreed that this item would be placed on the agenda of the following meeting to be held on Wednesday, March 24, 1982.

In response to a request from Councillor Loncarevic, it was agreed that item 14.4, "Council Stipends", would be considered as item 14.1A instead of 14.4.

APPROVAL - ORDER OF BUSINESS

ON MOTION of Councillor Legree and Councillor Tolson, it was moved that the Order of Business, as amended, be approved. Motion carried unanimously.

MOTIONS OF RECONSIDERATION

NIL

ACTION SHEET

7.1.1 APPOINTMENTS TO HERITAGE ADVISORY COMMITTEE

The Chief Administrative Officer advised Council that a recommendation has been received from the Heritage Society that Barbara Greenwood and Mary Siillakus be appointed to the Heritage Advisory Committee.



Council Session - March 22, 1982

MINUTES OF THE THIRD YEAR'S MEETINGS OF THE FIRST  
COUNCIL OF THE MUNICIPALITY OF THE TOWN OF BEDFORD  
COUNCIL SESSION - MARCH 22, 1982

meeting of the Town Council of the Town of Bedford took place in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia on Monday, March 22, 1982, 7:45 p.m., Deputy Mayor Keith Roberts presiding.

ATTENDANCE

Councillors Arnold Legree, Bosko Loncarevic, David Lugar, Robert Short and John Tolson were in attendance at the commencement of the meeting.

APPROVAL OF MINUTES

3.1 SESSION OF MARCH 8, 1982

ON MOTION of Councillor Short and Councillor Loncarevic, it was moved that the Minutes of the Session of March 8, 1982 be approved. Motion carried unanimously.

ADDITIONS/DELETIONS - ORDER OF BUSINESS

In response to a request for an item, "Policy - Storm Water Management", to be added to the Agenda, it was agreed that this item would be placed on the Agenda of the Planning meeting to be held on Wednesday, March 24, 1982.

In response to a request from Councillor Loncarevic, it was agreed that Item 14.4, "Council Stipends", would be considered as Item 14.1A instead of 14.4.

APPROVAL - ORDER OF BUSINESS

ON MOTION of Councillor Lugar and Councillor Tolson, it was moved that the Order of Business, as amended, be approved. Motion carried unanimously.

MOTIONS OF RECONSIDERATION

NIL

ACTION SHEET

7.1.1 APPOINTMENTS TO HERITAGE ADVISORY COMMITTEE

The Chief Administrative Officer advised Council that a recommendation has been received from the Heritage Society that Barbara Koppnaes and Mary Sieliakus be appointed to the Heritage Advisory Committee.

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ON MOTION of Councillor Lugar and Councillor Legree, it was moved that Barbara Koppernaes and Mary Seiliakus be appointed to the Heritage Advisory Committee. Motion carried unanimously.

14.1.2 METRO AUTHORITY - NON USE OF TRANSFER STATION

The Chief Administrative Officer advised Council that a meeting with Authority officials will be held the first week of April on this matter.

14.1.3 TOWN CRIER

Council was advised that the Bedford Recreation Commission - Bedford Days Committee is now involved in this matter and it was agreed that it should be removed from the Action Sheet.

14.1.4 CONSTRUCTION OF SACKVILLE RIVER BRIDGE

In response to an inquiry from Council as to the probable time frame for the construction of the Sackville River Bridge, the Town Engineer advised that the Province has not yet approved their 82/83 Budget. It was agreed that this matter should be placed on the Action Sheet.

14.1.5 STREET PAVING

A discussion took place during which some members of Council expressed concern that the matter of a Street Paving Program and other related items has not yet been addressed by Council and a decision made. It was agreed that this matter should be resolved as soon as possible.

MOTIONS OF RESCISSION

NIL

PUBLIC HEARINGS

NIL

PETITIONS, DELEGATIONS, CORRESPONDENCE

D.1 PETITIONS

NIL

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0.2 DELEGATIONS

NIL

0.3 CORRESPONDENCE

10.3.1 METROPOLITAN TRANSIT COMMISSION

Copies of correspondence from Mr. T.R.G. McKim, General Manager, Metropolitan Transit Commission, were circulated in which Mr. McKim outlined proposed service changes which had been approved by the Metropolitan Transit Commission. Mr. McKim requested consideration by the Town of Bedford of these changes by March 26, 1982.

ON MOTION of Councillor Tolson and Councillor Legree, it was moved that the change proposed to the Bedford service be approved, subject to approval by the Transit Advisory Committee. Motion carried unanimously.

10.3.2 MR. JOSEPH FOY

Copies of correspondence from Mr. Joseph Foy were circulated in which Mr. Foy advised Council that he would be unable to accept an appointment to the Transit Advisory Committee for 1982 and recommended that Mr. Arnold Jones be appointed to this committee in his place.

ON MOTION of Councillor Legree and Councillor Lugar, it was moved that Mr. Arnold Jones be appointed to the Transit Advisory Committee, subject to his acceptance. Motion carried unanimously.

STANDING COMMITTEE REPORTS

..1 RECREATION DEPARTMENT

Copies of the Recreation Department Report were circulated in which the Recreation Director advised Council of the implementation of the spring program, of activities with regard to the Provincial Volunteer Week along with the progress of the Bedford Days Committee. It was also noted that the parks and Recreation Department has applied for grants to hire summer students for the current year.

During consideration of the report some concern was expressed by Councillor Loncarevic that only recreational volunteers were being honoured by the Town on the proposed April 18 event and that some recognition should be given to volunteers in other areas.

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ON MOTION of Councillor Loncarevic and Councillor Legree, it was moved that the Council request the Recreation Commission to consider the broadening of future Volunteer Week activities to include all volunteers participating in Town affairs. Motion carried unanimously.

Noting that the Recreation Department's Spring Brochure has already been mailed, it was suggested by the Deputy Mayor that Heads of Departments might be advised in advance, when such a mailing is pending, in order that other matters in need of publicity might be included. His particular concern at the present time was the need to circulate the new phone number of the Police Department.

ON MOTION of Councillor Lugar and Councillor Short, it was moved that the Recreation Report be received and tabled. Motion carried unanimously.

OTHER REPORTS

.1 TAX COLLECTION REPORT

Copies of the Tax Collection Report for the month of February were circulated in which it was noted that current taxes in the amount of \$533,206 of the interim levy and tax arrears in the amount of \$19,709, were collected during the month of February.

In reviewing the Tax Collection Report the Chief Administrative Officer noted the difficulty of tax collection comparison due to the fact that there was not an interim billing in 1981 and, therefore, no meaningful comparison can be made at this point in the year. He also reviewed for the benefit of Council the situation with regard to arrears outstanding.

The Tax Collection Report was accepted for information.

MOTIONS

NIL

MISCELLANEOUS BUSINESS

1A COUNCIL STIPENDS

ON MOTION of Councillor Loncarevic and Councillor Short, it was moved that the Town Council appoint an independent Ad Hoc Committee of responsible citizens to recommend a mechanism by which the Council Stipends should be determined, and subsequently reviewed.

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In speaking to the motion Councillor Loncarevic suggested that Terms of Reference for such a committee might include the review of the amounts of other Council Stipends in the Province; the responsibilities of the Bedford Town Council, etc., and that the composition of such a committee might include persons with expertise in business, the legal profession and the accounting profession. He also suggested that it would be reasonable to consider the appointment of an older, long-time Bedford resident to this committee.

During the ensuing discussion it was noted that the recommendations of such a committee would be applicable to the future, namely 1983 onwards.

The motion was put to the meeting and carried unanimously.

In so far as 1982 stipends were concerned, it was agreed that this matter would be considered when Council reviews the proposed budget for General Government Services.

.1 APRIL MEETING DATES

It was agreed that the regular session of Council scheduled for April 12, 1982 would be cancelled due to the fact that this date falls on Easter Monday. It was also agreed that, if required, the Chief Administrative Officer would call a Special Session of Council accordingly.

It was agreed that further Special Sessions to consider the proposed 1982 budget would be held on Monday, March 29, 1982 and Wednesday, April 7, 1982.

It was also agreed that a session to consider submissions regarding the Municipal Development Plan would be held on Thursday, April 8, 1982 and that the Public Hearing be held on May 10, 1982.

.2 CONTRACT - SURVEYING REQUIREMENTS - 1982 MAINSTREET PROGRAM

By memorandum the Town Engineer and Project Co-ordinator of the Mainstreet Program advised Council that, in his opinion, it was imperative that surveying be undertaken immediately with regard to the proposed 1982 Mainstreet Program, if design was to be completed in time to utilize the full construction season. He recommended that a motion be approved in order that the survey requirements might be awarded to the firms Wallace MacDonald and Lively Ltd., and Servant, Dunbrack, McKenzie and MacDonald in the amount of \$48,333.

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ON MOTION of Councillor Lugar and Councillor Legree, it was moved that the survey requirements for the 1982 Mainstreet Program be awarded to the firms Wallace MacDonald and Lively, Ltd., and Servant, Dunbrack, McKenzie and MacDonald in the amount of \$48,333 provided 60% cost sharing can be obtained from the Province and further that the Mayor and Chief Administrative Officer be authorized to enter into an agreement with these survey firms. Motion carried unanimously.

.3 1982 MUNICIPAL ELECTIONS

By memorandum the Chief Administrative Officer advised Council that the Municipal Elections for all Mayors, Councillors, Aldermen and School Board members in the Province of Nova Scotia will take place on October 16, 1982. He further advised Council that it would now be in order to consider motions with regard to the appointment of a Returning Officer and the use of the Provincial Election Lists. Included with his memorandum was a listing of the metes and bounds descriptions of proposed polling divisions 1- 10 for the Town of Bedford Polling District.

ON MOTION of Councillor Lugar and Councillor Legree, it was moved that the Chief Administrative Officer, Mr. Dan English, be appointed as Returning Officer for the Town of Bedford for the October 1982 Municipal Election. Motion carried unanimously.

ON MOTION of Councillor Lugar and Councillor Legree, it was moved that the Town Council approve the use of the 1981 list of Provincial Electors for the 1982 Municipal Election. Motion carried unanimously.

QUESTIONS

NIL

NOTICES OF MOTION

ON MOTION of Councillor Tolson, Notice of Motion was served that a motion will be included on the Agenda of the next Council Session with regard to the application for the paving of the extension of Rockmanor Drive.

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OTHER

NIL

ADJOURNMENT

ON MOTION of Councillor Lugar and Councillor Tolson, it was moved that the meeting adjourn at 9:30 p.m.

ATTENDANCE

Mayor Mark Keith Roberts and Councillors Arnold Legree, Robert Tharr, Bosko Lencic and John Tolson were in attendance at the commencement of the meeting.

REVIEW OF BUDGET

Mayor Roberts advised Council that the 1982 Operating Budget for the Building Inspection Department was presented to members of Council.

*Francene J. Cosman*  
MAYOR

*Jan J. ...*  
CHIEF ADMINISTRATIVE OFFICER

The Chief Administrative Officer, with the assistance of the Chief Building Inspector, Mr. John Schattner, presented the 1982 Operating Budget proposal for the Building Inspection Department to members of Council. Detailed review followed during which a lengthy discussion took place with regard to the request of the Chief Building Inspector for an additional full-time employee to assist in his department. Some concern was expressed by Council that such an addition to staff might be premature in 1982 and it was suggested that it might be more appropriate to include in the budget a figure for consultant or other cost on an as required basis. Some concern was also expressed with regard to the budget for extra-time summer students.

Following the review it was agreed by Council that the total proposal should be tabled for consideration at a future date and in the meantime the Chief Administrative Officer would meet with Mr. Schattner to further discuss same.

1982 OPERATING BUDGET PROPOSAL

PLANNING AND DEVELOPMENT DEPARTMENT

The Chief Administrative Officer, with the assistance of Mr. Barry Zwicker, Director of Planning and Development, presented the 1982 Operating Budget proposal for the Planning and Development Department to members of Council.

TOWN OF BEDFORD  
SPECIAL COUNCIL SESSION  
MARCH 22, 1982

Special Meeting of the Town Council of the Town of Bedford  
place on Monday, March 22, 1982, 5:15 p.m., in the Council  
members, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor  
Lucene Cosman presiding.

LORD'S PRAYER

Mayor Cosman opened the meeting with the leading of the  
Lord's Prayer.

ATTENDANCE

Deputy Mayor Keith Roberts and Councillors Arnold Legree,  
Robert Short, Bosko Loncarevic and John Tolson were in  
attendance at the commencement of the meeting.

PURPOSE OF MEETING

Mayor Cosman advised Council that the purpose of this  
Special Meeting was to consider proposals relating to  
the 1982 Operating Budget for the Town of Bedford.

1982 OPERATING BUDGET PROPOSAL - BUILDING INSPECTION DEPARTMENT

The Chief Administrative Officer, with the assistance  
of the Chief Building Inspector, Mr. John Robertson,  
presented the 1982 Operating Budget proposal for the  
Building Inspection Department to members of Council.  
A detailed review followed during which a lengthy discussion  
took place with regard to the request of the Chief Building  
Inspector for an additional full-time employee to assist  
in his department. Some concern was expressed by Council  
that such an addition to staff might be premature in  
1982 and it was suggested that it might be more appropriate  
to include in the budget a figure for consultant services  
on an as required basis. Some concern was also expressed  
with regard to the budget for part-time summer students.

Following the review it was agreed by Council that the  
total proposal should be tabled for consideration at  
a future date and in the meantime the Chief Administrative  
Officer would meet with Mr. Robertson to further discuss  
same.

1982 OPERATING BUDGET PROPOSAL  
PLANNING AND DEVELOPMENT DEPARTMENT

The Chief Administrative Officer, with assistance from  
Mr. Barry Zwicker, Director of Planning and Development,  
presented the 1982 Operating Budget proposal for the  
Planning and Development Department to members of Council.

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Included in the budget was funding required to hire a Planning Technician, to be shared with the Industrial Development Commission, and a permanent Draftsman. After some discussion it was agreed that the matter of a Planning Technician should be deferred for future consideration.

ON MOTION of Councillor Lugar and Councillor Loncarevic, it was moved that the position of Draftsman be made permanent with the proviso that the costs of this position be prorated amongst the budgets of the major departments served. Motion carried unanimously.

Some concern was also expressed with regard to the funding included in the budget for office supplies and expenses and training, education and membership. It was agreed that the budgeted figure for technical support studies should be reduced to \$31,000 and that the figure budgeted for computer time should be increased to \$5,000.

During the discussion of the budget for the Planning and Development Department, it was suggested by Councillor Loncarevic that Council might consider the inclusion of funding to enable the hiring of a person to develop an Archives Library from the material that has been accumulated in the Bedford Service Commission and the Town files.

It was agreed that the proposal should be tabled for further consideration at a future date.

At this point in the meeting Deputy Mayor Roberts assumed the Chair.

1982 OPERATING BUDGET PROPOSAL -  
INDUSTRIAL DEVELOPMENT COMMISSION

The Chief Administrative Officer, with the assistance of Mr. Barry Zwicker, Director of Planning and Development presented the 1982 Operating Budget Proposal for the Bedford Industrial Commission. After a thorough review of the expenditures proposed it was agreed that the proposal be tabled for further consideration at a future date.

ANIMAL AND PEST CONTROL

The Chief Administrative Officer presented the 1982 Operating Budget Proposal for Animal and Pest Control noting that this service was provided by the S.P.C.A. through a contract with the County of Halifax. After a detailed review of the proposal it was agreed that the proposal would be tabled for further consideration at a future date.

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PUBLIC HEALTH AND SOCIAL SERVICES

The Chief Administrative Officer presented the 1982 Operating Budget Proposal for Public Health and Social Services to members of Town Council. During the discussion of this budget it was noted that expenditures both for General Assistance and Homes for Special Care would rise considerably in 1982, along with the costs of Administration. It was suggested by the Chief Administrative Officer that if the Town becomes involved in its own E.D.P. System, the cost of administration for Social Assistance could be reduced by approximately \$8,000 to \$9,000.

After a detailed review it was agreed that the proposal would be tabled for further consideration at a future date.

There being no further business the meeting adjourned at 7:30 p.m.

Francene J. Casman  
MAYOR

[Signature]  
CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD  
SPECIAL TOWN COUNCIL SESSION

WEDNESDAY, MARCH 24, 1982

Special Meeting of the Town Council of the Town of Bedford reconvened on Wednesday, March 24, 1982, 5:50 p.m., in Suite 00, Bedford Tower, Bedford, Nova Scotia, Mayor Francene Osman presiding.

Deputy Mayor Keith Roberts and Councillors Arnold Legree, Josko Loncarevic and Robert Short were in attendance at the commencement of this session. Councillor John Tolson took his place at the meeting within 10 minutes of the commencement of the session.

Others attending the session included Barry Zwicker, Director of Planning and Development; Kenneth MacInnis, Legal Counsel; Joan Pryde, Deputy Clerk; Helen Beaver, Jim Edmonds, John Sudar and Doug Williams.

SUBMISSION - BEDFORD BASIN YACHT CLUB

SUBMISSION - MS. KARIN VALLE-CAVERO

It was noted by Mr. Zwicker that further consideration of the submissions of the Bedford Basin Yacht Club and Mrs. Karin Valle-Cavero were deferred at a previous session with request for a review of the legal status of the properties involved in these submissions. It was also noted that to date Legal Counsel has been unable to obtain copies of all relevant data required to make a determination on this status.

During the ensuing discussion some concern was expressed that the question of the zoning of the lands in question should not be tied to the decision on the legal status of the property.

It was unanimously agreed that further consideration of these submissions would be deferred until the next session in order that legal counsel may have a further opportunity to determine and express an opinion on the legal status of the property.

SUBMISSION - MR. JOHN MACDONALD

Submission by Mr. John MacDonald, in which he requested that a policy be inserted in the Municipal Development Plan to the effect that Division Street not be used as a collector street, was considered by Council. Mr. MacDonald's concern that the integrity of the central residential area of the town of Bedford be retained was also noted.

It was the unanimous consensus of Council that no amendment relating to these issues should be made due to the fact that the concerns are covered by Policies R4 and T10.

SUBMISSION - MR. SCOTT MERRY, CHAIRMAN - BEDFORD VILLAGE RESIDENTS ASSOCIATION

In reviewing the submission from Mr. Scott Merry, Chairman, Bedford Village Residents Association it was noted that the Association opposes the park designation shown around Paper Mill Lake on the Generalized Future Land Use Map and also requests that a portion of the lake shore and the islands be designated "Conservation" to protect the environment.

SUBMISSION - BEDFORD VILLAGE PROPERTIES LIMITED

In reviewing the submission of Bedford Village Properties Ltd., it was noted that the following points were made:

1. The company objects to the proposed increase of parkland dedication requirement from 5% to 10%;
2. The company objects to the absence of commercial zoning on lands along Hammonds Plains Road between the Bi-Centennial Highway and the Bedford Highway;
3. The company objects to the absence of industrial zoning on company lands in the Hammonds Plains Road area;
4. The company objects to the parkland designation on lands around Paper Mill Lake;
5. The company requests that the boundary of the development area be adjusted to coincide with the property line of the Bedford Village Properties Limited Holdings.

GENERALIZED FUTURE LAND USE DESIGNATION OF AREA SURROUNDING PAPER MILL LAKE

A lengthy discussion ensued as to the pros and cons of altering the Generalized Future Land Use Designation of some of the areas around Paper Mill Lake. It was the recommendation of Mr. Zwicker that there be no change in the designation at the present time on the northern side of Paper Mill Lake including the islands.

During the discussion some thought was given to the type of protection which should be ensured by the policies included in the Municipal Development Plan. It was noted that the "Future Land Use Map" is only an indication of what is "hoped" for the future.

Some concern was expressed that if the land is not designated as it now stands, it will be more difficult to effect that use in the future.



In rebuttal, Mayor Cosman expressed strong concern that Paper Mill Lake is in danger of being destroyed by pollution due to over-use. She noted that the Town can obtain its 5% of parkland dedication through the normal subdivision procedure and emphasized that developers would be required to donate those portions of land desired by the Town.

Some discussion ensued as to whether or not the Town has a legal right to obtain exactly the portion of land it desires and the Council was advised by Mr. Zwicker that this right would be ensured in future legislation.

ON MOTION of Deputy Mayor Roberts and Councillor Legree, an amendment to the motion was moved that the Generalized Future Land Use Map be amended by the removal of the parkland designation from the north side of Paper Mill Lake.

During discussion of the amendment Councillor Loncarevic expressed his opposition to the amendment for the following reasons:

- a) If the green areas are reduced, the Town would be misleading the owners or potential owners of the intentions of the Town;
- b) Because the Town's negotiating position will be diminished;
- c) Because of the ecological protection required for Paper Mill Lake;
- d) Because the amendment significantly reduces the areas designated for parkland in the MDP without any replacement indicated.

The motion to amend was put to the meeting and passed. Councillors Bosko Loncarevic, Robert Short and John Tolson voted against the motion to amend.

#### CONSERVATION ZONE

It was agreed by Council that no amendment should be considered with regard to the designation of a conservation zone at the present time.

#### PARKLAND DESIGNATION - GENERALIZED FUTURE LAND USE MAP

ON MOTION of Councillor Tolson and Councillor Legree, an amendment to the motion was moved that the Generalized Future Land Use Map be amended to show the designation of parkland on the south side of Paper Mill Lake in the area of the dam and that such designation should be to a depth of approximately 200 feet where possible and extend along the lake shore 1000 ft. The motion to amend was passed unanimously.

PARKLAND DONATION REQUIREMENTS

ON MOTION of Councillor Legree an amendment to the motion was moved that the Municipal Development Plan be amended by the removal of Section P19 and P20, Page 93 referring to parkland donation. There was no response to three calls from the Mayor to a seconder to this amendment. The Mayor declared the motion invalid.

No further action was taken on this matter.

COMMERCIAL ZONING HAMMONDS PLAINS ROAD FROM THE BICENTENNIAL HIGHWAY TO THE BEDFORD HIGHWAY

ON MOTION of Deputy Mayor Roberts and Councillor Lugar an amendment to the motion was moved that the Generalized Future Land Use Map be amended by the designation of a portion of the Bedford Village Properties Land fronting on the eastern side of Hammonds Plains Road extending from the interchange at 102 southerly for a distance of 1000 ft at an approximate depth of 250 ft. from residential to Commercial.

A general discussion ensued during which the implications of this amendment were discussed.

The amendment was put to the meeting and passed. Councillor Short and Councillor Legree voted against the motion. Councillor Loncarevic abstained from voting.

NOTIFICATION TO INTERESTED RESIDENTS OF PROPOSED CHANGES TO THE MDP

Some concern was expressed by some members of Council that interested residents should be advised of the proposed changes to the Municipal Development Plan. It was noted by Mr. Zwicker that a copy of all amendments would be forwarded to all persons and parties who participated in the original Public Hearing, prior to the holding of a second Public Hearing.

INDUSTRIAL ZONING - HAMMONDS PLAINS ROAD

A short discussion on the request for the designation of Industrial Zoning on Bedford Village Properties Holdings in the Hammonds Plains Road area resulted in a unanimous decision of Council that no amendment should be made in this regard at the present time.

REALIGNMENT OF DESIGNATED DEVELOPMENT AREA

ON MOTION of Councillor Legree and Councillor Tolson, an amendment to the motion was moved that the Generalized Land Use Map should be amended by the amending of the development boundary line to coincide with the property line of the Holdings of Bedford Village Property Limited. Motion to amend carried unanimously.

SUBMISSION - MR. RONALD PUGSLEY

In reviewing the submission of Mr. Ronald Pugsley on behalf of Mrs. Jean Pender it was noted that a request was made that the holdings of Mrs. Pender located outside of the Regional Park Designation be zoned Industrial or Heavy Non-Retail Commercial.

It was agreed by Council that no action would be taken on this request at this time.

SUBMISSION - MR. JACQUES TARDIFF - CANADA MORTGAGE AND HOUSING

Following a review of the submission from Mr. Jacques Tardiff, Canada Mortgage and Housing, it was agreed by Council that no specific request has been made with regard to their holdings in the Jacks Lake area and that no amendment should be considered at this particular time.

SUBMISSION - MR. LAURIE STEVENS - BEDFORD INDUSTRIAL COMMISSION

A submission from Mr. Laurie Stevens on behalf of the Bedford Industrial Commission was reviewed in which Council was requested to amend the Future Land Use Map in the Magazine area to show CDD and further revise the CDD zone permissible uses to permit industrial uses and its application in other areas.

After extensive discussion on this matter and the possible implications of such changes it was agreed that the Council was not prepared to consider such amendments as requested at the present time.

REGIONAL PARK BOUNDARY - ADMIRALS COVE REGIONAL PARK

ON MOTION of Councillor Loncarevic and Councillor Short, an amendment to the motion was moved that the Regional Park Boundary for the Admirals Cove Regional Park be modified to allow for approximately a 1,000 foot wide buffer strip between the Eaglewood Subdivision and the designated Industrial Lands of DND. Motion to amend carried unanimously.

ZONING DESIGNATION - ADMIRAL'S COVE REGIONAL PARK AREA

ON MOTION of Councillor Loncarevic and Councillor Tolson, an amendment to the motion was moved that the zoning map be amended by the removal of the P-2 zoning for the Admirals Cove Regional park to be substituted by a Secondary Development Area Zone. The Motion to amend carried. Deputy Mayor Roberts voted against the motion.



SUBMISSION - MR. JIM EDMONDS

A submission from Mr. Jim Edmonds, in which he expressed his concern with regard to proposed policies re development on private streets, was reviewed by Council.

In speaking to the matter Mr. Zwicker noted that the issue being challenged is that development permits would not be issued for lands located on streets that have not been accepted by the Town and/or the Province.

Following a lengthy discussion on this matter, during which it was suggested by Mr. MacInnis that there may be some misconceptions amongst Town staff as to what is and what is not a private and/or public street, it was agreed that amendments to this policy should not be considered until the matter is thoroughly researched by legal counsel.

SUBMISSION - MR. DAN EISENHAUER

A submission from Mr. Dan Eisenhauer was reviewed by Council in which submission it was contended by Mr. Eisenhauer that the regulations for the size of signs permitted in commercial zones and for apartment rentals was not realistic.

ON MOTION of Councillor Loncarevic and Councillor Legree, an amendment to the motion was moved that the Zoning Bylaw be amended by the rewording of the proposed Item 31D, Page 26 as follows:

"For Sale" or "For Rent" signs, provided such signs not to exceed three (3) square feet in any residential zone and in any non-residential area the ratio of area of the sign to the distance from the street line not to be greater than one to two (1 : 2). Motion to amend carried unanimously."

SUBMISSION - MR. RONALD PUGSLEY

A submission from Mr. Ronald Pugsley on behalf of Westgate park was reviewed by Council in which the following requests were noted:

- a) The rezoning of Parcel H-3 from C-2 to C-3 to permit shopping centre expansion.
- b) The rezoning of Lot J-1A from C-3 to C-1 to permit apartments, office space and shopping center expansion.
- c) The rezoning of Lot J-3 from R-1 to R-3 to permit apartment construction.

ON MOTION of Councillor Short and Councillor Legree, an amendment to the Motion was moved that the zoning map be amended by the rezoning of Parcel H-3, excluding the 60

Foot piece of property fronting Union Street by adding a C-3 designation and by adding a C-2 designation to parcel J-2A.

Motion to amend carried unanimously.

SUBMISSION - MACMILLAN AND CHRISTIE

A submission from MacMillan and Christie was reviewed in which it was requested that the zoning of the Boutilier property at the end of Shore Drive be changed from C-1 to CDD.

After an extensive discussion on this request, during which the future possibilities for development of this property were explored it was agreed that no amendment would be made to the zoning of this property at this time.

SUBMISSION - MR. E. KULIN

A submission from Mr. E. Kulin was reviewed in which Mr. Kulin requested that Lot C-411 on Rutledge Street be rezoned from R-3 to R-2.

Mr. Zwicker reviewed for the benefit of Council the present situation with regard to the status of this particular piece of property noting the permits which have been issued, the expiry dates and the various possibilities insofar as zoning is concerned. The serious ramifications of the rezoning of this property to R-2 were also explored.

ON MOTION of Councillor Loncarevic and Councillor Short, an amendment to the motion was moved that the Zoning Bylaw be amended by the rezoning of Lot C-411 Rutledge Street from R-3 to R-2/T.H.

After further discussion it was agreed by Council that consideration of this amendment should be deferred pending the receiving of further legal advice.

ADJOURNMENT

ON MOTION of Deputy Mayor Roberts and Councillor Lugar, it was moved that the meeting adjourn to reconvene at 9:00 a.m., Saturday, March 27, 1982. Motion carried unanimously.



TOWN OF BEDFORD  
SPECIAL COUNCIL SESSION

SATURDAY, MARCH 27, 1982

A Special Session of the Town Council of the Town of Bedford reconvened on Saturday, March 27, 1982, 9:00 a.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Francene Cosman presiding.

Deputy Mayor Keith Roberts and Councillors Arnold Legree, Bosko Loncarevic, David Lugar, Robert Short and John Tolson were in attendance at this session.

Others attending the session included Barry Zwicker, Director of Planning and Development; Kenneth MacInnis, Legal Counsel; Joan Pryde, Deputy Clerk; Linda Mitchell, James Edmonds, Paul Giles and Doug Williams.

SUBMISSION - MRS. VIOLA STALLARD

A submission from Mrs. Viola Stallard, in which she requested the rezoning of property located at 12 Sullivans Hill from R-1 to R-3, was considered by Council.

ON MOTION of Councillor Legree and Councillor Lugar, an amendment to the motion was moved that the zoning bylaw be amended by the rezoning of property located at 12 Sullivans Hill from R-1 to R-3. Motion to amend carried unanimously.

SUBMISSION - MAYOR FRANCENE COSMAN

A submission from Mayor Francene Cosman, in which Mayor Cosman requested reconsideration of the five acre requirement for approved lots in the SDA zone, and the relocation of the development boundary in the area between Bedford Village and the Town boundary was considered by Council.

During discussion of this matter it was noted by Mr. Zwicker that the Town does not have a legal right to regulate the number of building permits issued in any one period of time, and, therefore, can only regulate by the application of various restrictions.

Mayor Cosman indicated to Council that, in her opinion, the Board of Health regulations should provide as much control as is required.

Varying opinions were expressed by Council for and against the five acre concept. It was noted by Councillor Loncarevic that no opposition, whatsoever, has been expressed to this particular policy by the general public. It was further noted that the basis of the Municipal Development Plan is that Bedford should encourage development as it can be afforded.



It was agreed by Council that no change should be proposed as a result of this request.

#### UBMISSION - MR. ROBERT ADAMS

Copies of correspondence from Mr. Robert Adams requesting commercial zoning for property on which the ASTRO Transmission Company is located (Dartmouth Road).

In response to the Mayor's inquiry as to whether or not Council would consider this request, it was unanimously agreed by Council to do so.

Mr. Zwicker reviewed for the benefit of Council the reasoning that was followed in determining the placement of the boundary line for the Dartmouth Road commercial zone.

It was the decision of Council that no amendment to the motion would be considered at this time with regard to his request.

#### UBMISSION - PAJARI INSTRUMENTS

A request from Pajari Instruments for the rezoning of a portion of their holdings of Peerless Subdivision from S.D.A. to I-1 was considered by Council. During the discussion Mr. Zwicker and Councillor Loncarevic reviewed the proposed plans of the company for the establishment of a high technology manufacturing plant.

ON MOTION of Councillor Legree and Councilor Loncarevic, an amendment to the motion was moved that the southernmost 10 acres of the remaining lands of Peerless Subdivision be rezoned from S.D.A. to I-1. Motion to amend carried unanimously.

#### AMENDMENT - S.D.A. ZONE

ON MOTION of Councillor Legree and Deputy Mayor Roberts, an amendment to the motion was moved that the list of permissible uses in the S.D.A. zone shown on Page 36 of the zoning Bylaw be expanded to include " 'D' - Industrial Institutions." Motion to amend carried unanimously.

#### UBMISSION - MR. E. KULIN

A submission from Mr. E. Kulin, with regard to the rezoning of lot C-411 Rutledge Street from R-3 to R-2 and which had been deferred at the last session pending legal advice, was further considered by Council.

In speaking to this matter Mr. Kenneth MacInnis, Legal Counsel, advised that either of the two options were viable as long as the decision is taken in the interests of the town and not against any particular person or party. Either decision in his opinion would be legally correct.