

ON MOTION of Councillor Tolson it was moved that the Town of Bedford take the position that it supports the Halifax County-Town of Bedford District School Board budget as proposed for 1983.

There being no response from three calls for a seconder from the Chair, the motion was declared invalid.

During the general discussion which ensued, some concern was expressed by several members of Council with regard to the fact that, in their opinion, the financing of the District School Board almost was out of control.

Particular concern was expressed that the District School Board was requested last year to commence a reduction in the excess costs required and it appears that this has not happened. In addition there have been no long term projections supplied to indicate direction in future years.

Councillor Tolson expressed the opinion that if the two Councils vote to reduce the excess costs from that which is requested, a recommendation should be made as to where the reduction could take place.

It was generally agreed by Council that the overall increase in municipal contributions should not exceed six percent, but that members would go into the Joint Council Meeting with an open mind in order to address the question together with the Halifax County Council.

Councillor Short requested that the Chief Administrative Officer determine the percentage increases paid to teachers over the past five years under the terms of their Provincial contracts.

6

NEW YEARS LEVEE

Mayor Roberts advised Council of the financial details of the 1983 New Years Levee noting that a contribution of \$418.77 from Mr. J.H. Buckingham had served to reduce the net expenditure to the Town below the approved budget.

ON MOTION of Deputy Mayor Loncarevic and Councillor Doyle, it was moved that the Mayor be requested to express the thanks of the Town Council and the Town of Bedford to Mr. Buckingham for his contribution to the New Years Levee noting that it was a special example of good citizenship.

OTHER

NIL

ADJOURNMENT

ON MOTION of Councillor Tolson and Councillor Lugar, it was moved that the meeting adjourn at approximately 9:00 p.m.

ATTENDANCE

Councillors John Tolson, Roy and Robert Short were of the session.

Staff members attending the Chief Administrative Officers: Development; Louis M. D... Recreation Director and Jean P... Deputy Clerk.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

APPROVAL OF MINUTES

3.1 REGULAR SESSION - FEBRUARY 28, 1983

3.2 SPECIAL SESSION - MARCH 7, 1983

During discussion of the minutes of the sessions of February 28 and March 7, 1983, it was agreed that the minor change in the last paragraph of Page 42 (Item 713) of the minutes of February 28, 1983, should be amended to reflect that Mayor Roberts and Deputy Mayor Doncarovic abstained from voting.

ON MOTION of Councillor Lugar and Councillor Tolson it was moved that the minutes of the regular session of February 28, 1983, and the special session of March 7, 1983, be approved as amended. Motion carried unanimously.

ADDITIONS/DELETIONS TO ORDER OF BUSINESS

The Chief Administrative Officer circulated copies of correspondence from Mrs. D.C. Beresford-Green noting that it should be included with Item 10.3.1.

The Chief Administrative Officer also circulated copies of correspondence from the Municipality of the County of Halifax concerning the operation and maintenance costs of the refuse system and asked that it be added to the agenda as Item 10.3.2 for information.

MINUTES OF THE ELEVENTH SESSION OF THE FIRST YEAR'S
MEETINGS OF THE SECOND COUNCIL OF THE MUNICIPALITY
OF THE TOWN OF BEDFORD

REGULAR SESSION - MARCH 21, 1983

A Session of the Town Council of the Town of Bedford was held in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia on Monday, March 21, 1983, 8:00 p.m., Mayor Keith Roberts presiding.

1 LORD'S PRAYER

Mayor Roberts opened the session with the leading of the Lord's Prayer.

2 ATTENDANCE

Councillors John Tolson, David Lugar, Phyllis Doyle, William Roy and Robert Short were in attendance at the commencement of the session.

Staff members attending the session included Dan R. English, Chief Administrative Officer; Barry Zwicker, Director of Planning & Development; Louis M. Dursi, Town Engineer; Robert Nauss, Recreation Director and Joan Pryde, Deputy Clerk.

3 APPROVAL OF MINUTES

3.1 REGULAR SESSION - FEBRUARY 28, 1983

3.2 SPECIAL SESSION - MARCH 7, 1983

During discussion of the minutes of the sessions of February 28 and March 7, 1983, it was agreed that the motion noted in the last paragraph of Page 45 (Item 7.3) of the minutes of February 28, 1983, should be amended to reflect the fact that Mayor Roberts and Deputy Mayor Loncarevic abstained from voting.

ON MOTION of Councillor Lugar and Councillor Doyle, it was moved that the minutes of the regular session of February 28, 1983, and the special session of March 7, 1983, be approved as amended. Motion carried unanimously.

4 ADDITIONS/DELETIONS TO ORDER OF BUSINESS

The Chief Administrative Officer circulated copies of correspondence from Mr. D.C. Beresford-Green noting that it should be included with Item 10.3.1.

The Chief Administrative Officer also circulated copies of correspondence from the Municipality of the County of Halifax concerning the operation and maintenance costs of the sewer system and asked that it be added to the Agenda as Item 10.3.2 for information.

5 APPROVAL OF BUSINESS

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

6 MOTIONS OF RECONSIDERATION

NIL

7 DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES7.1 SIDEWALKS - SACKVILLE BRIDGE CONSTRUCTION

By memorandum the Town Engineer reviewed the situation with regard to the future placement of sidewalks along the Bedford Highway and Union Street contained within the Sackville River Bridge construction area. He noted that the Sackville River Bridge construction project is still contained within the 1983/84 Department of Transportation proposed capital budget program but Ministerial approval and approval of the House has not yet been received.

The Town Engineer also advised Council that the only portion of the sidewalk in question which could be built now without considering the effect of new bridge construction would be that portion located on the Bedford Highway from approximately the Bedford Business Improvement Corporation Office to the asphalt walkway at Sunnyside. However, he noted that if this portion of the sidewalk was constructed in the immediate future it would be at 100 percent expense to the Town; whereas, the portion as far as the Bedford Tower Building would likely receive 100 percent cost sharing from the Department of Transportation provided that it is done as part of the Bridge project.

A lengthy discussion ensued during which many concerns were raised by Council with regard to the present level of pedestrian safety in this area and the expectation that this level will be considerably decreased during any construction phase.

ON MOTION of Councillor Tolson and Councillor Doyle, it was moved that the Town Engineer measure and determine the cost of placing portable concrete cribbing from Cliff Street to Union Street in order to more clearly define a pedestrian walkway area and report back to Council at the next regular session. Motion carried unanimously.

7.2 REPORT - SURVEYING UNDERTAKEN DURING 1982

By memorandum, and with the aid of a large map, the Town Engineer advised Council of the areas of the Town which were surveyed in 1982 and the net cost to the Town of this work.

Concern was expressed by Councillor Short that, despite the financial investment by the Town in surveying during the past

two years, there is still a great deal of surveying required. It was noted that the majority of surveying completed to date has been effected under the Mainstreet Program.

Council was advised by the Town Engineer that, in future, the Town will benefit by the present requirement that developers of lands must undertake surveying of same.

MOTIONS OF RESCISSION

NIL

PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

NIL

PETITIONS, DELEGATIONS, CORRESPONDENCE

10.1 PETITIONS

NIL

10.2 DELEGATIONS

10.2.1 MR. DENIS KAIZER - FLOODING PROBLEMS - KILLARNEY DRIVE

Mr. Denis Kaizer addressed Council expressing concern with regard to the long delay in the effecting of remedial action with regard to the drainage problem on his property at 361 Hammonds Plains Road being that Council approved action under the Stream and Drains Bylaw in August, 1982.

A long discussion took place during which the Town Engineer expressed his views with regard to the cause of the problem; what action has been taken to date, and what future action should be taken.

During his discussion with Council Mr. Kaizer requested that he be given a firm date by which time action would be taken to solve the flooding problem.

Mr. Reginald Stallard, a long time resident of the area, also spoke to Council expressing the opinion that the major problem has been caused by the filling in of two properties in the Killarney Drive area. He also suggested that the property on which Mr. Kaizer's house is located has historically been a "wet area" and he did not feel that the immediate neighbours should be charged for the cost of remedial action.

Further discussion took place with regard to the liability of the Town in this matter and whether or not the Town has a legal right to take action and to charge the property owners involved for the cost of such action.

The Town Engineer advised Council that he agreed that a great deal of the flooding problem was caused by the filling in of the two properties noted and that in the case of at least one

property owner he felt that action would be taken at the expense of this owner. He also expressed the opinion that the clearing of the historical drainage areas over all the properties involved would help, if not solve, the problem.

ON MOTION of Councillor Tolson and Councillor Lugar, it was moved that the Town Engineer report back to the next regular session of Council with either a written agreement with the property owner in question or a report containing a recommendation as to what remedial action should be taken by the Town. Motion carried unanimously.

10.2.2 STIPEND COMMITTEE REPORT

Copies of a report prepared by the Stipends Committee were circulated to members of Council. The Mayor invited Mr. Austin MacDougall, Chairman, and Mr. Gerald Hoganson, a member, of the Stipend Committee to address Council with regards to their report and to answer any questions which might be forthcoming from Council.

In speaking briefly to the report Mr. MacDougall reviewed the findings of the Committee and the reasons for the resulting recommendations.

Some discussion took place by Council with regard to the recommendation that the principle of Committee Pay be abandoned in favour of a slightly higher basic stipend for Councillors.

ON MOTION of Councillor Roy and Councillor Tolson, it was moved that Town Council receive the report and express its thanks to the Committee for its many hours of hard work. Motion carried unanimously.

It was agreed by the Council that the report of the Stipends Committee could now be circulated to various municipalities and other agencies who would be interested in receiving same.

10.3 CORRESPONDENCE

10.3.1 MR. DAVID BERESFORD-GREEN RE 1983 MAINSTREET PROGRAM IMPROVEMENTS - INTERSECTION OF BEDFORD HIGHWAY AND SHORE DRIVE RAILWAY CROSSING

Copies of correspondence from Mr. David Beresford-Green were circulated to members of Council. It was noted by the Chief Administrative Officer that the correspondence had not been received in time to circulate with the Council Packages.

It was agreed by Council that consideration of this correspondence should be deferred until the next regular session of Council.

10.3.2 MUNICIPALITY OF THE COUNTY OF HALIFAX - SHARING OF CAPITAL AND OPERATIONAL COST FOR THE COMMON SEWER SYSTEM FOR 1983

Copies of correspondence from the Municipality of the County of Halifax were circulated to members of Council in which the Town of Bedford was advised that the County of Halifax Council has endorsed the recommendation of the Sub-Committee on the subject of cost sharing for the year 1983. It was agreed by Council that this correspondence should be accepted for information. It was also agreed that the County should be requested to consult the Town's Engineering Department prior to the installation of Flow Meters.

Council also expressed the opinion that some initiative should be taken by the Town of Bedford to commence discussions with a view to determining a long-term arrangement for the operation of the common system following 1983 and it was agreed that the ad hoc committee established previously should continue to meet with a similar committee from the County.

1 STANDING COMMITTEE REPORTS

NIL

2 OTHER REPORTS

12.1 BUILDING INSPECTORS MONTHLY REPORT - JANUARY/FEBRUARY 1983

Copies of the Building Inspector's Monthly Report for January and February 1983 were circulated to members of Council. It was noted that as at February 28, 1983, permits to a construction value of \$1,390,567 have been issued with a resulting permit revenue of \$2,702.

12.2 TREE COMMITTEE

Councillor William Roy reported to Council on the activities of the Tree Committee. He noted that, as a result of a survey performed by Lands and Forests to determine what trees were in poor condition, those trees so identified have been removed. Councillor Roy also circulated copies of a draft policy which has been adopted by the Committee outlining their objectives, interests, etc. He noted that the Committee has developed a program for 1983 relating to the control of dangerous trees on Town property and has also developed a "Did You Know" paper to be circulated to developers and members of the general public to keep them aware of how much more valuable land is if the trees are protected. The committee is now working on a proposal to carry out a survey of all trees on Town owned land. Ideas are also being developed for an information paper to be distributed to the general public.

Councillor Tolson requested a discussion on what should be done when the Town, itself, defaces or destroys a tree on private property.

A point of order was raised by Council in that this report had not been circulated prior to the meeting and it was agreed that Councillor Tolson's inquiry should be deferred to the next regular session of Council.

12.3 TAX COLLECTION REPORT

Copies of the Tax Collection Report for the month of February were circulated to members of Council in which it was noted that the total of outstanding taxes at February 28, 1983, was \$1,579,940 compared to \$1,200,907 in 1982. Council was advised that a large portion of the outstanding taxes would be comprised on interim taxes levied on February 14, 1983; therefore, it might be expected that substantial payments would be reflected prior to March 31, 1983.

Copies of a memorandum from Linda C. Doyle, Accountant, were also circulated to members of Council in which it was noted that there has been no resolution of Council to credit interest first whenever a taxpayer is paying an amount owed on taxes and/or capital charges.

ON MOTION of Councillor Short and Councillor Roy, it was moved that, Subject to Section 149(1) of the Assessment Act, payments on tax and capital charge accounts shall be credited firstly to interest accrued, prior to the crediting of tax and capital charges. Motion carried. Councillor Tolson voted against the motion.

12.4 PLANNING AND DEVELOPMENT DEPARTMENT - DEVELOPMENT OFFICERS MONTHLY REPORT

Copies of the Development Officer's monthly report for the month of February were circulated to members of Council in which the Development Officer noted the details of his various areas of activities for the month.

In response to an inquiry from the Development Officer, Council advised that they appreciated the new format of this report with the detail included.

Some discussion took place with regard to the concerns of residents of the Campbell Drive area with regard to the proposed extension of Campbell Drive through to Wimbledon.

In speaking to this matter the Development Officer advised that, legally it is possible that the Town would not have the right to refuse the extension of Campbell Drive as requested. He has requested legal advise on this matter. Both Councillor Short and the Development Officer suggested that the determining factor should be whether or not such an extension was or was not in the best interest of the Town.

It was agreed that discussions between the developer and the residents of the Campbell Drive/High Street area should be encouraged.

Councillor Roy also requested that the residents of the Landsburg and Heffler Street area be kept fully informed of the plans for Lot A-B-1 and A-B-2.

12.5 FIRE DEPARTMENT MONTHLY REPORT

Copies of the report from the Fire Department for the month of February were circulated to members of Council.

ON MOTION of Councillor Doyle and Councillor Lugar, it was moved that the monthly reports be received as circulated. Motion carried unanimously.

3 MOTIONS

NIL

4 MISCELLANEOUS BUSINESS

14.1 1983 OPERATING BUDGET - UPDATE

The Chief Administrative Officer advised Council that it was now his intention to table a preliminary budget for 1983 at a session to be held on Monday, March 28, 1983. He noted that figures for the District School Board allocation are still not available but he hoped that same would be provided prior to March 28.

Following further discussion by Council and the observation that March 28, 1983, was actually a date for a regular Council Session, it was agreed that budget sessions should commence on Wednesday, March 30, 1983, at 7:00 p.m.

15 QUESTIONS

15.1 During perusal of the Action Sheet the Chief Administrative Officer requested consideration of Town Council as to dates for the scheduling of Council Orientation/Information Sessions with the Engineering, Police and Recreation Departments.

It was agreed that these meetings should be scheduled on the following dates:

Engineering and Works, 6:00 p.m., Monday, March 28, 1983;

Police Department, Tuesday, April 12, 1983, 4:00 p.m.;

Recreation Department, Tuesday, April 5, 7:00 p.m.

It was also agreed that the meeting of the Police Department would take place at the Police Station and the Recreation Department, at the Recreation Centre.

16 NOTICES OF MOTION

NIL

MINUTES OF THE TWELFTH SESSION OF THE FIRST YEAR'S MEETINGS OF THE SECOND COUNCIL OF THE MUNICIPALITY OF THE TOWN OF BEDFORD

17 ADDED ITEMS

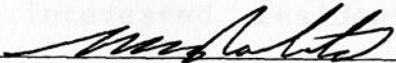
The Chief Administrative Officer was requested by Councillor Short to submit to the next regular Session of Council, information with regard to how much funding was approved for the 1982 Mainstreet Program and, of this funding, how much was actually expended.

18 OTHER

NIL

19 ADJOURNMENT

ON MOTION of Councillor Lugar and Councillor Doyle, it was moved that the meeting adjourn at approximately 10:30 p.m.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

MINUTES OF THE TWELFTH SESSION OF THE FIRST YEAR'S
MEETINGS OF THE SECOND COUNCIL OF THE MUNICIPALITY
OF THE TOWN OF BEDFORD

PUBLIC HEARING - MARCH 23, 1983

Public Hearing called by the Town Council of the Town of Bedford as held on Wednesday, March 23, 1983, 8:00 p.m. in the Council chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Keith Roberts presiding.

ATTENDANCE

Deputy Mayor Bosko Loncarevic and Councillors Phyllis Doyle, David Lugar, William Roy, Robert Short and John Tolson were in attendance at the commencement of the session.

Staff members in attendance included Joan Pryde, Deputy Clerk, Barry Zwicker, Director of Planning & Development, and Louis Dursi, Director of Engineering.

The meeting was also attended by Messrs. Laurie Stevens and William Richardson representing the developer, Food City Limited, and approximately twenty-five interested residents of the community.

PURPOSE OF MEETING

Mayor Roberts advised Council that the purpose of the Public Hearing was to receive public comment on a proposal to develop 20 acres of land on the Bedford Highway, at the foot of Hammonds Plains Road, as a Comprehensive Development District. Notice of the Public Hearing had been advertised in the Halifax Chronicle Herald-Mail Star on February 26, and March 2, 1983 and in the Daily News on February 25 and March 4, 1983, fulfilling the requirements of the Municipal Development Plan for such advertising.

In response to a request from Mayor Roberts, the Director of Planning & Development, Mr. Barry Zwicker, reviewed, for the benefit of those present, the reasoning for the placement of some parcels of undeveloped land in the Town of Bedford under the category of Comprehensive Development Districts. He noted that in so doing, some flexibility was assured for the future determination of the type of development which would take place on these lands. He further noted that, in many cases, these lands appeared to have a high commercial potential and that the placement under the category of Comprehensive Development District allows for a full range of commercial and residential uses but only after an agreement has been effected between the Developer and the Town and after the holding of Public Hearings. Such a contract is a binding agreement between the Developer and the Town of Bedford and is registered with the Land.

Mr. Zwicker further advised Council that under the proposal being considered a series of four contracts will most likely result. Initially there will be a general contract outlining the concept of the development divided into Phases 1, 2 and 3. Subsequently, additional contracts will be developed covering these individual phases. He also noted that if, in the future, the developer wishes to make any major deviation from the original general contract, a further public hearing will be called. If, on the other hand, each of the three phases is essentially as outlined in the initial contract no further public hearings will be required.

DEVELOPMENT PROPOSAL

With the aid of maps and drawings, Mr. Laurie Stevens outlined for the benefit of Council and other persons present, a proposal to develop the 20 acre site located on the Bedford Highway at the foot of Hammonds Plains Road. He advised that, in Phase 1 of the project, it is proposed to construct a building which will house approximately 90,000 square feet of warehouse retail space as well as facilities for a Farmers' Market. Phase 2 will involve an extension of the retail space and an 8 storey office building. In Phase 3 it is proposed to construct a four storey office building, a hotel and three apartment buildings. The timing of the three phases will extend from 1983 to 1990.

QUESTIONS FROM COUNCIL

In response to inquiries from members of Council Mr. Stevens reviewed more specific details for the types of construction being proposed and answered questions as to what is meant by the term "warehouse retail space." He suggested that the term "mass merchandising" would be suitable when describing the type of retail activity which will take place in the warehouse retail space which is being proposed.

QUESTIONS FROM THE GENERAL PUBLIC

Mayor Roberts then opened the meeting to questions and discussion from members of the general public who were in attendance. During this period the following concerns were suggested to Council with regard to this proposed development:

1. How can it be ensured that all phases will be completed within a reasonable time period?
2. Will the establishment of a Farmers' Market on this site be a hindrance and/or contrary to the principle that the Town is trying to encourage the development of small business ventures along the Bedford Highway?

3. Will it be possible for Council to ensure that construction designs are of a high calibre and pleasing to the eye?
4. Concern was expressed that the location of the proposed apartment buildings was poor.
5. Will this development help or hinder the Town in its attempt to obtain the cooperation of the Waterfront Development Corporation in the future development of a Marina?
6. Will the Town ensure that this proposed private development is compatible with the proposed marina development?
7. The historical significance of this area of the Town of Bedford was noted and Council was asked to consider that any development, private or public, is planned carefully to highlight the historical and aesthetic potential.
8. Has the impact of this development on the traffic conditions of the Bedford Highway been studied carefully?
9. If there is residential development, as proposed, will there be a commitment for the developer to turn over some land for recreational uses and will there be any involvement of the Town in the development of recreation facilities?
10. Will landscaping of the whole area take place prior to the completion of Phase 3?
11. Has any consideration been given to the possibility of adjusting the driveway entrance in line with the Hammonds Plains Road?
12. Will the type of business activities that are permitted to take place be stipulated in the contract?
13. Has or will the Town look at this development from a business "point of view" in order to ensure that enough tax revenues will be generated to offset added expenditures?
14. Some concern was expressed to the expected height of the office and apartment buildings.
15. Is it possible to stipulate a completion date in the contracts as well as a starting date?
16. Concern was expressed that the corner of Landsburg Road and the Bedford Highway should not be developed as a major intersection - if such is required in the future it should be located at the corner of Holland Avenue and the Bedford Highway.

MINUTES OF THE REGULAR SESSION OF THE FIRST YEAR'S MEETINGS OF THE BOARD OF SELECTMEN OF THE TOWN OF...

- 17. Some concern was expressed with regard to off-site development costs and whether or not these would be an expense to the Town or to the developer.

There being no further response to the invitation from Mayor Roberts for further comment and/or questions, it was agreed by Council that the Public Hearing portion of the meeting should be closed.

ADJOURNMENT

ON MOTION of Councillor Roy and Councillor Short, it was moved that the meeting adjourn at 9:35 p.m.



 MAYOR



 DEPUTY CLERK

Regular Session - March 28/83 Page 2

MINUTES OF THE THIRTEENTH SESSION OF THE FIRST YEAR'S
MEETINGS OF THE SECOND COUNCIL OF THE MUNICIPALITY
OF THE TOWN OF BEDFORD

REGULAR SESSION - MARCH 28, 1983

A regular session of the Town Council of the Town of Bedford took place on Monday, March 28, 1983, 7:30 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Keith Roberts presiding.

1 LORD'S PRAYER

Mayor Roberts opened the session by the leading of the Lord's Prayer.

2 ATTENDANCE

Deputy Mayor Bosko Loncarevic and Councillors Phyllis Doyle, David Lugar, William Roy and Robert Short were in attendance at the commencement of the session.

Staff members attending the session included Dan R. English, Chief Administrative Officer, Louis Dursi, Town Engineer and Joan Pryde, Deputy Clerk.

3 APPROVAL OF MINUTES

ON MOTION of Councillor Doyle and Councillor Lugar, it was moved that the minutes of the regular session of March 21, 1983 be approved. Motion carried unanimously.

4 ADDITIONS/DELETIONS TO ORDER OF BUSINESS

On the request of the Chief Administrative Officer it was agreed that an Item 6.1, "Presentation to A Councillor," be included in the Agenda.

On the request of Councillor Roy it was agreed that Item 14.3, "Integrated Services and Design Study," be considered following the consideration of Item 7.3.

ON MOTION of Deputy Mayor Loncarevic and Councillor Doyle, it was moved that the Order of Business, as amended, be approved. Motion carried unanimously.

6 MOTIONS OF RECONSIDERATION

NIL

6.1 PRESENTATION TO COUNCILLOR LUGAR

On behalf of the Association of Municipal Administrators, the Chief Administrative Officer, Dan R. English a member of the Executive presented Councillor David Lugar with a plaque signifying Councillor Lugar's service as a past President of the Association. In making the presentation Mr. English expressed thanks on behalf of the members of the Association for the Councillor's contribution to this organization.

DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES7.1 REPORT RE PROPOSAL FOR PLACEMENT OF PORTABLE CURBING PORTION OF BEDFORD HIGHWAY

In response to a request from Town Council the Town Engineer, by memorandum, advised that the cost of installing a pre-cast portable concrete curb along the Bedford Highway from Cliff Street to Union Street would amount to approximately \$2,000.

Some discussion took place during which it was agreed that, if such curbing is to be placed, it should also be placed between the Anglican Church and Cliff Street.

ON MOTION of Deputy Mayor Loncarevic and Councillor Short, it was moved that a portable concrete curb be installed on the Bedford Highway from the Anglican Church to Union Street at a cost not to exceed \$2,500. Motion carried unanimously.

7.2 FLOODING PROBLEMS - KILLARNEY DRIVE AREA

The Town Engineer advised Council that he has had discussions with Mr. Garnier and Mr. Jagoe concerning work which is required on their properties to help alleviate the flooding problems in the Killarney Drive area. He has been informed that the land owners are prepared to have the work done but would like to be informed of the cost of same as soon as possible.

The Town Engineer further advised Council that he is now prepared to call for three quotations for this work and to consult with the two property owners as soon as the bids are received. In response to questioning as to when the work could be completed the Town Engineer advised that, in his opinion, work could commence in April.

The Town Engineer further advised Council that his department will continue the work already commenced, i.e. the clearing out of undergrowth, etc. on other properties involved, to try and correct the surface drainage in the area.

7.3 DISTRICT SCHOOL BOARD BUDGET - 1983

Copies of correspondence to Professor Lorne Verabioff Chairman, Halifax County-Bedford District School Board and Mr. John Levangie, Chief Director, Finance and Budgeting, Department of Education were circulated to members of Council. This correspondence indicated the approval of the Town of Bedford, and County of Halifax to the payment of excess costs for the year 1983 in the amount of \$5,274,043 to the Halifax County-Bedford District School Board of which the Bedford portion will be \$279,524. Approval was also indicated to the concept of establishing a joint committee including school board representatives to review the entire matter of excess costs and to table a report within the next six months.

In speaking to this matter the Chief Administrative Officer requested that Council give consideration to the naming of its representations on this committee and to the possible Terms of Reference etc.

ON MOTION of Deputy Mayor Loncarevic and Councillor Roy, it was moved that the Town Council of the Town of Bedford appoint Mayor Keith Roberts and Councillor Robert Short to an interim committee to study excess costs. Motion carried unanimously.

It was agreed that the Chief Administrative Officer should contact the Halifax County-Bedford District School Board and the County of Halifax in an endeavor to initiate an early meeting to discuss the membership and work of this committee. It was also suggested by Councillor Short that it should be ensured that the committee is composed of a majority of Councillors with some representation from the School Board.

7.4
(14.3) INTEGRATED SERVICES AND DESIGN STUDY

Copies of a report from the Ad Hoc Selection Committee on Integrated Servicing Strategy were circulated to members of Council in which the committee advised of its terms of reference and its progress to date.

It was noted that a draft contract document has now been prepared which is satisfactory to both the Ad Hoc Selection Committee and the consultants and is presently with the Town Solicitor for approval as to form. The total cost of the study is not to exceed \$130,000 and offers have been received for cost sharing from Canada Mortgage and Housing and the City of Halifax in the total amount of \$47,500.

It was recommended that the Town of Bedford award the Integrated Servicing Design Strategy to the firm Underwood McLellan Ltd and accept the offers of cost sharing from Canada Mortgage and Housing and the City of Halifax.

It was also noted that it is hoped that future additional cost sharing may be available through the Mainstreet Program.

In speaking to the report Deputy Mayor Loncarevic noted that the committee did initially have some concern that the participation of Canada Mortgage and Housing Corporation would presuppose the Councils encouragement of future possible development by CMHC in the Jack Lake area. He advised Council that discussions have been held with officials of Canada Mortgage and Housing Corporation and that they are fully aware that this would not necessarily be the situation.

ON MOTION of Deputy Mayor Loncarevic and Councillor Roy, it was moved that:

1. The Town of Bedford award the Integrated Servicing Design Strategy to the firm Underwood McLellan Ltd for an amount ~~not~~ to exceed \$130,000 to be undertaken in two phases of \$98,000 and \$32,000 for Phases 1 and 2 respectively.
2. The Town of Bedford accept the offers of cost sharing from Canada Mortgage and Housing and the City of Halifax in the amounts of \$39,000 and \$7,500 respectively and so advise the respective agencies.
3. The grants received in Item 2 above be assigned against Phase 1 of the strategy (and the balance of funding for Phase 1 for \$51,500 be borrowed from capital reserve fund and amortized at an interest rate of 8% for five years.)
4. The Town of Bedford conduct Phase 2 of the strategy at \$32,000 without committment for cost sharing. It is understood however that an application has been made for cost sharing of this functional design plan through the Mainstreet Program.
5. The Mayor and Chief Administrative Officer be authorized to enter into an agreement with Underwood McLellan Ltd as stipulated above such agreement document having first been approved as to form by the Town Solicitor.

In speaking to the motion Councillor Roy reviewed the details of some of the problems and questions which will be addressed by the consultants during the study. With the aid of a map of Bedford he noted the areas in which particular attention will be paid to future drainage flow, traffic routing, capacity of existing and future sanitary and water piping, etc. He noted that the consultant will not be simply providing the Town with a book as a result of his study but will be compiling information and data, discussing options with the Town, and ultimately providing recommendations and plans based on the desires of the Town. Councillor Roy further expressed the opinion that the cost of the study was not an "expenditure," but rather an, "investment", and that the study was needed to resolve the problems developed in the past and prevent those of the future.

During discussion of the motion the Chief Administrative Officer reviewed some possibilities for the funding of this project. Concern was expressed by Mr. English that this particular project was being considered out of context with the Three Year Capital Budget and possibly should be deferred in order that the Town's priorities in terms of capital funding can be put in complete perspective.

The opinion was expressed by Councillor Short the study should not be deferred until the means of design is determined. Councillor Lugar also suggested that the study should be approved and the funding method determined following consideration of the 1983 Operating Budget.

ON MOTION of Councillor Lugar and Councillor Doyle, it was moved that the motion be amended by the deletion of that portion of Paragraph 3 following the word, "strategy."

The amendment was put to the meeting and carried unanimously.

The amended motion was put to the meeting and carried unanimously.

8 MOTIONS OF RESCISSION

NIL

9 PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

NIL

10.3.3 HALIFAX COUNTY-BEDFORD DISTRICT SCHOOL BOARD:PETITIONS, DELEGATIONS, CORRESPONDENCE10.1 PETITIONS

NIL

10.2 DELEGATIONS

NIL

10.3 CORRESPONDENCE10.3.1 D. BERESFORD-GREEN RE: 1983 MAINSTREET PROGRAM - IMPROVEMENTS - INTERSECTION OF BEDFORD HIGHWAY AND SHORE DRIVE RAILWAY CROSSING

Copies of correspondence from Mr. D. Beresford-Green were circulated to members of Council in which Mr. Green expressed concern at the delay in effecting improvements at the railway crossing on Shore Drive. Mr. Beresford-Green also requested information from the Town with regard to funding which has been lost by the Town due to delays in submitting applications for same.

A lengthy discussion ensued during which Council reviewed the background of the concerns expressed by Mr. Beresford-Green and it was agreed that Mayor Roberts should respond to the inquiries, answering those questions for which it is possible to provide an immediate answer and explaining the necessity for the further delaying of a response to the other inquiries.

Some discussion took place on the feasibility of installing temporary speed humps on that portion of Shore Drive between Lister Bridge and the playgrounds but no decision was reached.

10.3.2 MINISTER OF TRANSPORTATION RE ESTABLISHMENT - PORT OF HALIFAX DEVELOPMENT AUTHORITY

Copies of correspondence from the Honourable Ronald C. Giffen, Minister of Transportation were circulated to members of Council in which Mr. Giffen thanked Town Council for the prompt attention shown to the matter of the establishment of the Port of Halifax Development Authority. Mr. Giffen also commended Council on its appointment of Mr. Jack Bathurst as the Town Appointee to the Board of Directors. This correspondence was accepted for information.

10.3.3 HALIFAX COUNTY-BEDFORD DISTRICT SCHOOL BOARD:
REQUEST RE COST SHARING-BUSING - WHEEL CHAIR ATHLETES

Copies of correspondence from Mr. C.P.J. Briggs, Secretary Halifax County-Bedford District School Board, were circulated to members of Council in which Mr. Briggs requested the consideration of Town Council for a grant of \$1,250 towards the cost of using school buses for the transportation of athletes who will be engaged in the Gold Cup Wheelchair Games in May.

ON MOTION of Deputy Mayor Loncarevic and Councillor Doyle, it was moved that this request be referred to the Grants Advisory Committee. Motion carried unanimously.

1 STANDING COMMITTEE REPORTS

NIL

2 OTHER REPORTS

12.1 REPORT FROM DEPUTY MAYOR RE EMO PLANNING CONFERENCE

Deputy Mayor Bosko Loncarevic reported to Council with regard to an EMO Planning Conference which he recently attended.

The Deputy Mayor noted that this particular course was directed to Mayors and other elected officials and consisted of a number of presentations, films, lectures, and exercises.

Deputy Mayor Loncarevic expressed the opinion that the main value of the course was that the participants were taught and shown how a very small amount of preparation might make a great difference in the event of a disaster. He further noted that an Emergency Co-ordinator is needed and also reviewed the importance of the role of the Mayor in the event of any disaster.

It was recommended by Deputy Mayor Loncarevic the Town of Bedford prepare a bylaw on emergency measures using an available draft bylaw as a guide. Following the unanimous agreement of Council to this procedure it was agreed that a committee previously active in such a project be reactivated with a view to completion of the bylaw and Master Emergency Plan.

14 MISCELLANEOUS BUSINESS

14.1 PROPOSED POLICY - TREE COMMITTEE

Copies of a proposed policy for the Tree Committee of the Town of Bedford were circulated to members

of Council. In speaking to this matter Councillor Roy requested the approval of Council for the adoption of the policy.

ON MOTION of Councillor Short and Councillor Doyle, it was moved the Town of Bedford adopt the policy for the Tree Committee as recommended. Motion carried unanimously.

14.2 PROPOSAL - CONCEPT OF ONGOING COUNCIL/STAFF SESSIONS

Copies of correspondence to Chief Peter Dickinson, Bedford Volunteer Fire Department, were circulated to members of Council in which Mayor Roberts advised that Town Council would give consideration to the implementation of a regular schedule of information sessions between Town Council and Town Departments.

In speaking to this matter the Chief Administrative Officer reviewed the background of the matter noting that, in April of 1982, the Fire Department requested the establishment of a Fire Committee, subsequent to which he had recommended to Town Council the alternative of having regular meetings between Town Council and Town Departments. He further noted that, at that time, no action was taken upon his recommendation.

ON MOTION of Councillor Doyle and Councillor Lugar, it was moved that the Town Council adopt the concept of establishing a schedule of periodic meetings with the various Town Departments, to be held on an informal and regular basis. Motion carried unanimously.

QUESTIONS

15.1 SCHOOL BOARD ACTIVITIES

Councillor Short expressed concern with regard to several items regarding activities of the Halifax County-Bedford District School Board. In particular, he enquired as to whether or not the Town of Bedford has received a copy of the brief concerning, "Area Rates," which was developed by the Board. The Chief Administrative Officer advised that he will request a copy of this brief.

Following some discussion it was agreed that an item, "School Board Report," should be placed on the Agenda of each regular meeting of Town Council to give the School Board representative, Councillor Tolson, an opportunity to report to Council on behalf of the District Board.

15.2 ACTION SHEET15.2.1 MEMBERSHIP - METRO AUTHORITY AND TRANSIT COMMISSION

Mayor Roberts advised that Mr. I.W. Akerley is no longer the Commissioner responsible for making recommendations relative to future membership of the Metro Authority and the Transit Commission, and that a new Commissioner will be appointed in the near future.

15.2.2 SANDY LAKE REGIONAL PARK

Council was advised that the Province of Nova Scotia has removed the Regional Park Designation from the Sandy Lake area and that the Regional Park designation for Admirals Cove will remain until the land can be acquired for a local municipal park.

6 NOTICES OF MOTION

NIL

7 ADDED ITEMS17.1 VOLUNTEER WEEK

Some discussion took place with regard to whether or not the Town of Bedford should become involved in the recognition of volunteers during Volunteer Week. It was noted that the Recreation Department will, as in the past, be holding an event to recognize the volunteer efforts of those involved in the field of Recreation.

It was agreed that during the next few months the Mayor, the Deputy Mayor and the Chief Administrative Officer should attempt to determine what is being done by other Towns in Nova Scotia with regard to the recognition of volunteers on an annual basis.

17.2 REQUEST TO SPEAK TO COUNCIL - J. FOY

In response to a request from Mr. Joseph Foy it was agreed by Council that he be given permission to address the meeting.


Mr. Foy addressed Council, briefly expressing concern with regard to the question of community parks. Noting that many people in the community have assumed the Bedford Parks System would pivot on the Sandy Lake and Admirals Cove Parks he enquired as to what the plans now might be for a Bedford Park System. He also asked if a plan was in the process of being developed and would there be an opportunity in the

future for the people of the community to get together and discuss the possibilities.

Mr. Foy was advised that the Recreation Commission, along with the Bedford Planning Advisory Committee, is actively involved in reviewing a proposed Recreation Planning Strategy, which includes the development of parks and, that this work is still in progress. He was also advised that the first draft of this strategy has been forwarded to the various Homeowners' Associations in Bedford. It was agreed the Recreation Planning Strategy, dealing with parkland, will have to be re-evaluated due to the recent announcements concerning the Regional Parks System.

ADJOURNMENT

ON MOTION of Councillor Roy and Deputy Mayor Loncarevic, it was moved that the meeting adjourn at approximately 9:45 p.m. Motion carried unanimously.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

-9

MINUTES OF THE FOURTEENTH SESSION OF THE FIRST YEAR'S
MEETINGS OF THE SECOND COUNCIL OF THE MUNICIPALITY
OF THE TOWN OF BEDFORD

SPECIAL SESSION - MARCH 30, 1983

Special Session of the Town Council of the Town of Bedford was held on Wednesday, March 30, 1983, 7:15 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia.

LORD'S PRAYER

Deputy Mayor Loncarevic opened the session by the leading of the Lord's Prayer.

ATTENDANCE

Deputy Mayor Bosko Loncarevic and Councillors Phyllis Doyle, David Lugar, William Roy, Robert Short and John Tolson were in attendance at the commencement of the session.

Staff members attending the session included Dan R. English, Chief Administrative Officer, Louis Dursi, Town Engineer, Barry Zwicker, Director of Planning & Development, Robert Nauss, Director of Recreation, Eric Sheppard, Captain, Fire Department, George Meisner, Sergeant, Police Department, Linda Doyle, Accountant and Joan Pryde, Deputy Clerk.

Other persons attending the meeting included Tom Innes, Chairman of the Recreation Commission, Glen Kerr, Member, Recreation Commission and Dave Selig, Deputy Chief, Bedford Volunteer Fire Department.

BUDGET DELIBERATIONS

Deputy Mayor Loncarevic advised that the purpose of the Special Session was to review the draft 1983 Budget as presented by the Chief Administrative Officer.

By memorandum the Chief Administrative Officer reviewed the contents of the first draft of the 1983 Operating Budget which estimated total expenditures and revenues in the total amount of \$5,557,690, an increase of 3.3% over 1982.

Council was also advised that if this budget was approved, as presented, it would result in an increase of approximately 4.5% in 1983 tax rates over those of 1982.

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In addressing the matter of expenditures for 1983 it was noted by the Chief Administrative Officer that the major contributing factors to the increase in 1983 Estimates can be found under three areas: Protective Services, Public Health and Social Services, and Fiscal Services. Reductions were achieved in the areas of Transportation Services and Environmental Development Services.

The budget reflected increases in revenue under three basic areas: Property Taxes, Deed Transfer Tax and Grants in Lieu of Taxes. A decrease in Unconditional Transfers from the Province of Nova Scotia and Conditional Transfers, Province of Nova Scotia were also indicated.

The Chief Administrative Officer advised Council that once Council has completed its budget deliberations a more detailed and thorough report will be compiled on the 1983 Budget as approved.

Mayor Keith Roberts took his place at the meeting and assumed the Chair at approximately 7:30 p.m.

During an initial general discussion of the budget, Deputy Mayor Loncarevic expressed concern with regard to the reduction in the amount of funding for Community Development contained in this preliminary budget. Councillor Short also expressed concern at the decrease in the Industrial Commission Budget.

POLICE DEPARTMENT

Council completed a preliminary review of the proposed budget for Police protection. It was noted by the Chief Administrative Officer that this budget does show a significant increase over that of 1982 due to the fact that the budget for 1982 did not reflect a total operating year. During the ensuing discussion Sergeant George Meisner responded to some inquiries re the details of this budget. In response to an inquiry by Council, the Chief Administrative Officer advised that the budget has been approved by the Police Commission and it is felt that it is adequate for the Departmental needs of 1983.

FIRE DEPARTMENT

During consideration of the proposed budget for the Fire Department, Deputy-Chief David Selig and Captain Eric Sheppard responded to several questions concerning details. It was noted by the Chief Administrative Officer that a request from the Fire Department for an additional fulltime man was not included in the budget as presented. Copies of statistical data developed by the Fire Chief supporting the hiring of this additional fire fighter were circulated to members of Council for their information.

MINUTES OF THE FIFTEENTH SESSION OF THE FIRST YEAR'S
MEETINGS OF THE SECOND COUNCIL OF THE MUNICIPALITY
OF THE TOWN OF NEWFORD

RECREATION COMMISSION

During a lengthy discussion of the proposed budget of the Recreation Commission, Tom Innes, Chairman of the Commission, and Robert Nauss, Director of Recreation, responded to many inquiries concerning the details of their proposed Budget. In particular Mr. Nauss advised Council of the situation with regard to program services noting that in some cases programs actually generate a profit; in some cases, i.e. Adult Programs, they are expected to at least generate revenues to equal expenses., and in other cases, i.e. some Child and Youth programs, a small deficit is acceptable. It was also noted that approximately \$20,000 is received from the Province of Nova Scotia as a conditional grant based on the hiring of a Recreation Director and a Program Director and the provision of Recreational Program Services.

A lengthy discussion took place with regard to the proposal to spend approximately \$14,000 to \$15,000 to complete the inside work required on the new addition to the LeBrun Centre. Deputy Mayor Loncarevic expressed the opinion that this work could and should be deferred to a future year due to the major capital expenditures which have already been approved for the addition to the Recreation Centre and the replacement of the concrete ice surface and the ice plant. After some discussion it was agreed that this expenditure should be deleted from the "Capital from Revenue" category and considered at a later date when the Three-Year Capital Plan is considered.

A lengthy discussion also took place with regard to those expenditures estimated for the maintenance and improvement of parks and playgrounds. It was noted by Mr. Nauss and Mr. Innes that the responsibilities of the Recreation Commission in this area have greatly increased during the past year or two and this is reflected in the proposed budget accordingly.

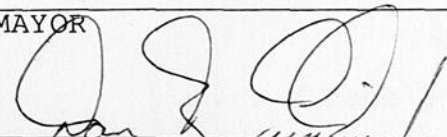
MEETING DATE

It was agreed that the Council would continue its budget deliberations at a Special Session scheduled for 4:00 p.m. Thursday, April 7, 1983.

ADJOURNMENT

ON MOTION of Councillor Lugar and Deputy Mayor Loncarevic, it was moved that the meeting adjourn at approximately 10:30 p.m.

MAYOR



CHIEF ADMINISTRATIVE OFFICER

MINUTES OF THE FIFTEENTH SESSION OF THE FIRST YEAR'S
MEETINGS OF THE SECOND COUNCIL OF THE MUNICIPALITY
OF THE TOWN OF BEDFORD

SPECIAL SESSION - APRIL 7, 1983

A Special Session of the Town Council of the Town of Bedford took place on Thursday, April 7, 1983, 4:00 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Keith Roberts presiding.

LORD'S PRAYER

Mayor Roberts opened the session by the leading of the Lord's Prayer.

ATTENDANCE

Deputy Mayor Bosko Loncarevic and Councillors Phyllis Doyle, David Lugar, William Roy, Robert Short and John Tolson were in attendance at the commencement of the session.

Staff members attending the session included Dan R. English, Chief Administrative Officer, Barry Zwicker, Director of Planning and Development, Louis Dursi, Town Engineer, Linda Doyle, Accountant and Joan Pryde, Deputy Clerk.

1983 PROPOSED BUDGET REVIEW

Mayor Roberts advised that the purpose of the Special Session was to continue review of the proposed budget of 1983 Operating Expenditures for the Town of Bedford.

GENERAL GOVERNMENT SERVICES

Legislative

During a review of the proposed expenditures for Legislative Services the Chief Administrative Officer advised Council that the funding proposed for Stipends and Expense Allowance has been based on that recommended by the Stipend Review Committee. Following a review of this section Councillor Lugar requested that the matter of the approval of the Stipends Review Committee Report be placed on the Agenda of the upcoming meeting of the Town Council.

General Administration

During a review of the proposed Expenditures for General Administration, no changes were suggested.

Other General Government Services

During a discussion of the funding proposed for Grants to Charitable Organizations in an amount of \$19,500 it was noted that the total funding recommended by the Grants Advisory Committee amounted to approximately \$22,500. After a lengthy discussion it was agreed that the Grants Advisory Committee should be requested to revise its submission to total approximately \$18,000 leaving \$1,500 as a contingency for requests which may come in throughout the balance of the year.

During a discussion of the funding required for the rental charges for the Administrative Offices, it was noted by the Chief Administrative Officer that no allowance has been included in the Budget for the possibility of expanding the offices which are presently being used. He further noted that some additional space requirements are now apparent and consideration will be needed in the near future to alternatives for expansion.

PROTECTIVE SERVICESAnimal and Pest Control

During the discussion of the funding recommended for Animal and Pest Control it was agreed that the SPC should be contacted with a view to obtaining a report concerning services provided during 1982 and an indication as to the cost of services following the expiration of the current contract.

TRANSPORTATION SERVICESEnvironmental Health Services

Following a complete review of the proposed budgets for the Transportation Services and Environmental Health Services, it was agreed that the following changes should be made:

1. \$4,300 should be added to the proposed funding for Street Maintenance to cover the costs of lines for crosswalks, etc.
2. \$5,000 should be added to the estimates for upgrading 100 of the existing street lights.
3. \$15,000 should be added to the estimates as a contingency with a view to the possibility that an increase in staff will be necessary during the year.
4. \$5,000 should be deleted from the estimate for Garbage Disposal.

The Chief Administrative Officer requested the consideration of Council of a policy re the annual disposition of the surplus or deficit for Environmental Health Services.

ON MOTION of Deputy Mayor Loncarevic and Councillor Lugar, it was moved that as a matter of policy the Town of Bedford shall make every effort to set a funding rate to cover the projected expenses with regard to the provision of Environmental Health Services, but at the conclusion of each fiscal year any surplus or deficit shall be absorbed by the General Operating Account. Motion carried unanimously.

During a discussion of the provision of Garbage Collection Services it was agreed that every effort should be made to reduce the costs of advertising.

ENVIRONMENTAL DEVELOPMENT

During a review of the proposed budget for Environmental Development Services, Barry Zwicker, Director of Planning & Development, outlined his reasons for including funding for one contract person in his Department noting the various projects for which this person would be assigned responsibility. Following this discussion there were general concurrence by Council that funding for this purpose should remain in the budget.

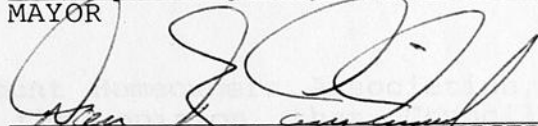
In response to a inquiry from Deputy Mayor Loncarevic with regard to the absence of any funding for computer time, Mr. Zwicker expressed the opinion that he has some difficulty with the relevance of the model as it presently exists but that he would like to convert some of the existing program information to a form that could be used by our own computer.

During a discussion of the funding recommended for the Industrial Commission both Mr. Zwicker and Councillor Short reviewed for the benefit of Council the situation with regard to expected Provincial funding, noting that the Province has denied a request for a much larger grant for the purpose of promotional activities of Industrial Parks in the Town. Some discussion took place with regard to the possibility of contracting with a person or firm for the promotion of the Town of Bedford and how this might be done without the Town having to provide an excessive amount of "upfront" funding.

ADJOURNMENT

ON MOTION of Councillor Roy and Councillor Doyle, it was moved that the meeting adjourn at approximately 9:45 p.m.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

Public Hearing - April 11, 1983 Page 2

MINUTES OF THE FIFTEENTH SESSION OF THE FIRST YEAR'S
MEETINGS OF THE SECOND COUNCIL OF THE MUNICIPALITY
OF THE TOWN OF BEDFORD

PUBLIC HEARING - APRIL 11, 1983

A Public Hearing called by the Town Council of the Town of Bedford to receive and consider presentations, in support of or in opposition, to the rezoning, from C-5 Commercial to R-1 Residential, on the properties known as Civic No. 1711, 1715 and 1717 Bedford Highway and Civic No. 17 Oakmount Drive, was held in the Council Chambers, Suite 400, Bedford Tower Building, Bedford, Nova Scotia, on Monday, April 11, 1983, at 7:00 p.m. Mayor Keith Roberts presided at this Session.

Councillors Phyllis Doyle, William Roy, Robert Short and John Tolson were in attendance at the commencement of the Session. Staff members in attendance included Joan Pryde, Deputy Clerk, and Barry Zwicker, Director of Planning and Development.

NOTICE OF PUBLIC HEARING

In response to an inquiry from Mayor Roberts, the Deputy Clerk advised that advertising for this Public Hearing had been carried out in accordance with the requirements of the Planning Act.

STAFF REPORT

The Director of Planning and Development, Mr. Barry Zwicker, briefly reviewed the staff report concerning the rezoning application, noting that the proposal was in conformance with the intent of the Municipal Development Plan and with the requirements of all other Town Bylaws and Regulations. He further advised that the proposal is compatible with adjacent uses and the existing development form in the area in terms of use, bulk, and scale of the proposal.

The staff report did indicate that, although the net effect of the rezoning is only to allow for one additional family home, the land use designation of Commercial will not change.

SUBMISSIONS

MR. GARY MARTIN

Mr. Gary Martin spoke to Council and advised that the purpose of the application is to permit the construction of a single family home on the one vacant lot involved.

MRS. JOAN JOHNSTON

Speaking on behalf of the Oakmount Homeowners Association, Mrs. Joan Johnston expressed the opinion that Council should be very cautious in responding to individual requests for spot rezoning, and also noted that, if accepted, this particular change may set a precedent for Council