

11.2 (continued)

He advised that, at a meeting of the Bedford Transit Advisory Committee held on May 2, 1985 it was agreed that a recommendation be forwarded to Town Council that the Town agree to cost-sharing in funding the Bedford-Dartmouth Trial Run for a twelve month period.

Councillor Lugar further noted that the Town's cost for the remainder of this year, providing the trial run commences in September, 1985, would be \$ 6,000. Cost for the entire trial run period would be approximately \$18,000.

ON MOTION OF Councillor Lugar and Councillor Loncarevic, it was moved that the Bedford Town Council agree to cost-share with the City of Dartmouth the cost of a Bedford-Dartmouth Trial Run for a twelve month period, commencing September 1985 at a cost of approximately \$18,000, subject to review after a six month period to determine if the ridership is acceptable.

It was noted during the ensuing discussion that the cost figures quoted by Councillor Lugar were based on the premise that the new cost-sharing formula will be used.

The motion was put to the meeting and passed unanimously.

RECREATION COMMISSION REPORT

Councillor Loncarevic reported verbally on behalf of the Recreation Commission noting that concern has been expressed by the Commission with regard to pathway and walkway development, particularly in the under-developed areas of the Town. Members will be requesting the development of policies re walkway development which will take into consideration the different types of walkways required in different locales.

The report was received for information.

OTHER REPORTS

12.1 ANIMAL CONTROL REPORT - APRIL 1985

Copies of the Animal Control Report for the month of April, 1985 were circulated to members of Council.

12.1 (continued)

During discussion it was noted by Council that complaints re Animal Control seem to be increasing and it was agreed that our Animal Control Officers should be requested to seriously consider the issuance of tickets wherever it appears appropriate. The report was received for information.

12.2 FIRE CHIEF'S MONTHLY REPORT - APRIL 1985

Copies of the Fire Chief's Monthly Report for April, 1985 were circulated to members of Council.

During discussion of the report, concern was expressed with regard to the condition of the property located on Wardour Street following the effecting of a controlled burn. It was agreed, that, in future, when such a burn is arranged, provision should be made for the immediate clean-up of the property.

This report was received for information.

12.3 PLANNING & DEVELOPMENT DEPARTMENT

12.3a PLANNING & DEVELOPMENT MONTHLY REPORT-APRIL/MAY 1985

Copies of the Planning & Development Department Monthly Report for April/May, 1985 were circulated to members of Council.

During discussion of the report Councillor Tolson requested and received information on the current status of the Bayswater Property (Lindsay Hill) The report was received for information.

12.3b EASEMENT DOCUMENT - SUN TOWER

By memorandum copies of the proposed easement document between the Town of Bedford and A.J. Hustins Enterprises Ltd. concerning the construction of Sun Tower were circulated to members of Council.

It was recommended by Mr. Zwicker, Director of Planning and Development that Town Council authorize the Mayor and Chief Administrative Officer to sign the formal easement document to permit the construction of the proposed SunTower Office Building.

During the ensuing discussion it was noted by Mr. Zwicker that, initially, the circulated copies of the document were not correct and he attempted to review the changes between the circulated copies and the final draft.

12.3b(continued)

Councillor Loncarevic expressed concern with regard to a contract document being revised after it has been circulated to Council. It was agreed by Council that copies of the revised contract document should be circulated to members of Council prior to further consideration.

EXTENSION OF TIME OF MEETING

ON MOTION of Councillor Doyle and Councillor Tolson it was moved that the time of the meeting be extended by 15 minutes. Motion carried unanimously.

12.3c NELSONS LANDING DEVELOPMENT AGREEMENT

By memorandum Barry Zwicker, Director of Planning & Development advised Council that at a recent meeting of the Bedford Planning Advisory Committee the proposed Contract Development Agreement for a 28 acre parcel of land on the Bedford Highway known generally as Nelsons Landing was reviewed and the Committee recommended the proposal to Town Council and further recommended that Council set a date for a Public Hearing.

Copies of the proposed draft agreement were also circulated to members of Council.

ON MOTION of Councillor Tolson and Councillor Lugar it was moved that the Chief Administrative Officer be authorized to set a date and time for a Public Hearing to consider a proposed Contract Development Agreement for the development of the 28 acre parcel of land on the Bedford Highway known as Nelsons Landing.

In speaking to the motion Councillor Loncarevic expressed the opinion that the motion was to set a Public Hearing for the document, as currently presented to Council and that same must not be changed. He requested assurance that the document as circulated to Council will be the exact document considered at the Hearing.

Some discussion ensued as to when and how changes to a Contract Development Agreement can be made and, under what circumstances, an additional Public Hearing would be required.

12.3c (continued)

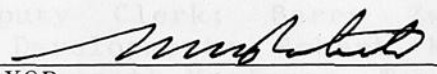
Some members of Council agreed that the document to be considered at the Public Hearing should be the document currently in circulation and that any changes should be made subsequent to the Public Hearing. At that time it could be determined whether or not the changes were substantial to the point that a second Public Hearing was required.

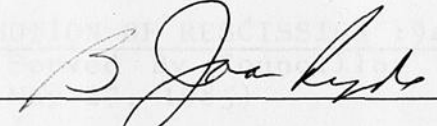
The motion was put to the meeting and passed. Concillor Short and Concillor Loncarevic voted against the motion.

9.

ADJOURNMENT

ON MOTION of Concillor Lugar and Concillor Doyle it was moved that the meeting adjourn at approximately 11:00 p.m.


MAYOR


B. JOAN PRYDE, DEPUTY CLERK

PROMISED LAND PURCHASE - 910 BEDFORD HIGHWAY

ON MOTION of Deputy Mayor Roy and Concillor Lugar it was moved that Town Council authorize the Mayor and Chief Administrative Officer to enter into a formal agreement of purchase and sale, as attached, with Mr. David Gardiner, for the acquisition of the parcel of land known as 910 Bedford Highway, at a cost not to exceed \$75,000, said cost to include the demolition or removal of existing premises now located on this land; further that the property be subdivided and all land not required by the Town for street improvements be disposed of in accordance with Town policies.

ON MOTION of Concillor Loncarevic and Concillor Short it was moved that the motion be amended, by the deletion of the clause, "further that the property is to be subdivided and all land not required by the Town for street improvements be disposed of in accordance with Town policies."

MINUTES OF THE TWELFTH SESSION
OF THE THIRD YEARS MEETINGS OF THE SECOND COUNCIL
OF THE TOWN OF BEDFORD

MAY 29, 1985

A Special Session of the Town Council of the Town of Bedford took place on Wednesday, May 29, 1985, 8:00 a.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 William Roy and Councillors Phyllis Doyle, Bosko Loncarevic, David Lugar, and Robert Short were in attendance at the commencement of the Session.

Staff members in attendance included: Joan Pryde, Deputy Clerk; Barry Zwicker, Director of Planning & Development; Robert Nauss, Director of Recreation and Kenneth MacInnes, Town Solicitor.

-3. MOTION OF RESCISSION :940 BEDFORD HIGHWAY

(Served By Councillor Short - Regular Council Session May 27, 1985)

ON MOTION of Councillor Short and Deputy Mayor Roy it was moved that a motion concerning the purchase of property located at 940 Bedford Highway and defeated at a meeting of Town Council held on July 3, 1984 be rescinded. Motion carried unanimously,

4. PROPOSED LAND PURCHASE - 940 BEDFORD HIGHWAY

ON MOTION of Deputy Mayor Roy and Councillor Lugar it was moved that Town Council authorize the Mayor and Chief Administrative Officer to enter into a formal agreement of purchase and sale, as attached, with Mr. David Gardiner, for the acquisition of the parcel of land known as 940 Bedford Highway, at a cost not to exceed \$75,000, said cost to include the demolition or removal of existing premises now located on this land; further that the property be subdivided and all land not required by the Town for street improvements be disposed of in accordance with Town policies.

ON MOTION of Councillor Loncarevic and Councillor Short it was moved that the motion be amended by the deletion of the clause, "further that the property is to be subdivided and all land not required by the Town for street improvements be disposed of in accordance with Town policies."

RENEWAL OF CONTRACT - 1985-87 - FOR CONTINUAL SERVICES

By memorandum Council was advised that the current

The amendment to the motion was put to the meeting and passed. Deputy Mayor Roy and Councillor Doyle voted against the amendment.

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

5. PROPOSED EASEMENT AGREEMENT - SUN TOWER - TOWN OF BEDFORD

Copies of a proposed Easement Agreement between A.J. Hustins Enterprises Ltd. and the Town of Bedford and concerning the construction of a building known as Sun Tower were circulated to members of Council for consideration.

With the assistance of Kenneth MacInnis, Legal Counsel & Barry Zwicker, Director of Planning & Development, a clause by clause review was effected and agreement reached on amendments desired.

ON MOTION of Deputy Mayor Roy and Councillor Lugar it was moved that the Mayor and Chief Administrative Officer be authorized to enter into an agreement, on behalf of the Town of Bedford with A.J. Hustins Enterprises Ltd. with regard to a Grant of Easement Agreement, as circulated and amended, and concerning the construction of an office tower and attached one level underground parking garage.

The motion was put to the meeting and passed unanimously

6. TENDERS

6.1 RECREATION DEPARTMENT - ICE CONDITIONER

By memorandum Robert Nauss, Recreation Director, advised Council that two quotations have been confirmed for the provision of an Ice Conditioner for the Arena Facility. It was recommended that the quotation of \$38,000 for an Olympia Ice Conditioner be accepted and it was noted that \$20,000 of this amount would be recovered from corporate sponsors.

ON MOTION of Councillor Loncarevic and Councillor Short it was moved that the Town Council accept the quotation from H & L LeClair Inc. for the supply of one Olympia Ice Machine, at a cost not to exceed Thirty-Eight Thousand dollars (\$38,000). Motion carried unanimously.

7. RENEWAL OF CONTRACT - 1985-87 - DOG CONTROL SERVICES

By memorandum Council was advised that the current contract for Dog Control Services will expire June 30, 1985. A proposal has been received from Clayton Park Veterinary Clinic for a two year extension of the contract in an amount of \$28,726 from July 1, 1985 to June 30, 1986 and \$30,450 from July 1, 1986 to June 30, 1987.

Staff requested consideration of Council as to whether or not the proposal from Clayton Park Veterinary Clinic should be approved or whether a public call for proposals should be issued.

During the ensuing discussion it was agreed by Council that copies of the existing contract should be circulated for Council information, and that Clayton Park Veterinary Clinic should be contracted with a request for a one month extension of the contract.

It was also agreed that this matter would be considered again at the next session of Council.

8. APPOINTMENT - REGISTRAR OF VOTERS

By memorandum the Chief Administrative Officer requested consideration of Town Council to the appointment of Diane Litle as Registrar of Voters for the 1985 Municipal Election.

ON MOTION of Councillor Loncarevic and Councillor Short it was moved that Diane Litle be appointed as Registrar of Voters for the purposes of the Municipal Election to be held in October, 1985.

9. 1985 SEMI-ANNUAL PUBLIC INFORMATION SESSION/BEDFORDBLUEPRINT

By memorandum the Chief Administrative Officer reviewed options open to the Council with regard to the holding of a Spring 1985 Semi-Annual Public Information Session and the publishing of an edition of the Bedford Blueprint.

ON MOTION of Councillor Loncarevic and Councillor Short it was moved that an effort be made to hold a Public Information Session in the Lions Den on the evening of June 20, 1985. Motion carried unanimously

10. MUNICIPAL BOARD DECISION - APPEAL 26 UNION STREET

Mayor Roberts inquired of Council as to whether or not any further action was required by Council concerning the Municipal Board decision re the Appeal - Contract Development Permit Application - 26 Union Street.

ON MOTION of Councillor Short and Loncarevic it was moved that the decision report be tabled pending an opportunity for members of BPAC to study the report in light of any improvements they may be able to recommend to current planning procedures: and further that all interested parties be invited to attend the meeting of BPAC when the report is considered.

Motion carried unanimously

11. DATE - COMMITTEE OF THE WHOLE - COMMERCIAL DEVELOPMENT STUDY

It was agreed that the date of June 10, 1985 should be scheduled for a Committee of the Whole (in camera) meeting for the consideration of the Commercial Development Study which has been completed by the Planning Department.

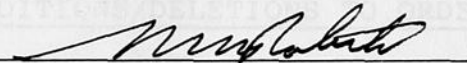
12. OTHER

BEDFORD DAYS - ROCK BAND CONCERT - FISH HATCHERY PARK

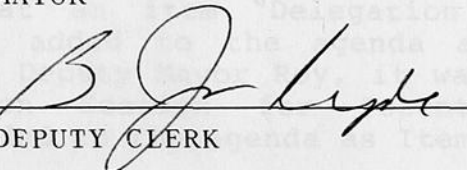
The matter of the possibility of the Rock Band Concert taking place at the Fish Hatchery Park during Bedford Days was considered and there was unanimous agreement by member of Council that such a concert should not take place at Fish Hatchery Park. It was suggested that the outdoor theatre location on the Kearney Lake Road might be available and suitable for such an event.

13. ADJOURNMENT

There being no further business the meeting adjourned at approximately 9:30 a.m.



MAYOR


DEPUTY CLERK

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

REGULAR SESSION - JUNE 24, 1985

A Regular Session of the Town Council of the Town of Bedford took place on Monday, June 24, 1985, at 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 William Roy and Councillors Phyllis Doyle, Bosko Loncarevic, David Lugar, Robert Short and John Tolson were in attendance at the commencement of the Session.

Staff members attending this meeting included Dan R. English, Chief Administrative Officer; Joan Pryde, Deputy Clerk; Rick Paynter, Director of Engineering & Works; Micheel Towner, Mainstreet Coordinator; John Malcolm, Planner; John Robertson, Chief Building Inspector Eric Sheppard, Fire Department Captain.

Kenneth MacInnis, Town Solicitor, and David Selig Chief of the Bedford Volunteer Fire Department were also in attendance.

3. APPROVAL OF MINUTES

3.1 REGULAR SESSION - MAY 27, 1985
SPECIAL SESSION - MAY 29, 1985

ON MOTION of Deputy Mayor Roy and Councillor Loncarevic, it was moved that the Minutes of the Regular Session of May 27, 1985, and the Special Session of May 29, 1985, be approved. Motion approved unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

On request of Councillor Loncarevic, it was agreed that an item "Delegation from Bedford Village" should be added to the agenda as Item No. 10.2. On request of Deputy Mayor Roy, it was agreed that an item "Information Session for Potential Council Candidates." be added to the agenda as Item No. 17.1.

5. APPROVAL OF ORDER OF BUSINESS

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

6. MOTIONS OF RECONSIDERATION

Nil

7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

7.1 1985 CAPITAL BUDGET PROGRESS

By memorandum, the Chief Administrative Officer advised of the current status of the 1985-87 Capital Budget. He noted that the major delay has been the matter of determination of Provincial Mainstreet funding and the actual tender call results for Mainstreet projects. A list of Capital Projects/Purchases for 1985 which have received Council approval to date were circulated, and Council was advised that being details of the Mainstreet Program are near finalization, staff is hopeful that a revised Draft No. 2 of the 1985-87 Capital Budget will be tabled in the very near future.

During the ensuing discussion some concern was expressed by members of Council with regard to the slow progress of considering approval of the overall Capital Budget Document and it was agreed that some revisions to procedure should be effected in order that the 1986-88 Capital Budget is approved much earlier in the year than has been the practise during the past two or three years.

7.2 APPLICATION - REZONING FROM R-1 (RESIDENTIAL) TO C-1 (COMMERCIAL) PROPERTY KNOWN AS CIVIC NO. 1687 BEDFORD HIGHWAY

Mayor Roberts reviewed for the benefit of Council the status of an application for a rezoning from R-1 (Residential) to C-1 (Commercial) for property known as civic number 1687 Bedford Highway, for which a Public Hearing was held on April 29, 1985.

On request of Councillor Short, consideration of this matter was deferred, pending a determination as to whether or not he would be in conflict of interest if he elected to participate in discussion and the decision making process of the application.

7.2 APPLICATION - REZONING - 1687 BEDFORD HIGHWAY (CONT'D)

Mayor Roberts declared that he, himself, was in conflict of interest insofar as this application was concerned, and requested Deputy Mayor Roy to take the Chair.

Councillor Short spoke at length to Council with regard to the matter of conflict of interest. He stated that, in his opinion, he was NOT in conflict of interest; however, in order to have the matter settled one way or the other, he was willing to vacate his seat, and not participate in the debate. He further expressed the hope that the broad implications of the matter of conflict of interest would be considered in the future by this Council; failing this, it would be his intention to seek further recourse on the matter in the interest of the public in general, and of future councils. Councillor Short then withdrew from the Council Table.

ON MOTION of Councillor Tolson and Councillor Lugar it was moved that the Rezoning Application from R-1 (Residential) to C-1 (Commercial) for property known as civic number 1687 Bedford Highway, be approved.

In response to an inquiry from Councillor Doyle, Deputy Mayor Roy reviewed the various types of development which may legally take place in the C-1 Zone. Some concern was also expressed with regard to the possibility of driveway exits located on the involved portions of Rocky Lake Drive, the adequacy of the current height restrictions, and the situation with regard to required rear yard allowances.

The Motion was put to the meeting and passed. Councillor Doyle and Councillor Loncarevic voted against the Motion.

Mayor Roberts reassumed his position as Chairman.

7.3 RENEWAL OF CONTRACT 1985-87 DOG CONTROL SERVICE

By memorandum, the Council was advised that the current contract for Dog Control Services will expire June 30, 1985. Council was requested to determine whether or not the existing contract should be renewed at the contract price requested by the Clayton Park Veterinary Clinic, or whether a new call for proposals should be issued.

ON MOTION of Councillor Short and Councillor Tolson, it was moved that town staff be requested to study the zoning bylaw, the Municipal Planning Strategy, and any other pertinent bylaws/legislation etc. and report back to Council with regard to the zoning matters and any changes that might be considered by Council with regard to improvements. Motion carried unanimously.

7.3 RENEWAL OF CONTRACT 1985-87 DOG CONTROL SERVICE (CONT'D)

ON MOTION of Deputy Mayor Bill Roy and Councillor Doyle, it was moved that the matter of a future contract for Dog Control Services be referred to the Bedford Police Commission for consideration and recommendation to Council. Motion carried unanimously.

8. MOTIONS OF RESCISSION

Nil

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

Nil

10. PETITIONS, DELEGATIONS, CORRESPONDENCE10.1 PETITIONMR. & MRS. BLAIR MEAGHER - PARKING ON BORDEN STREET

Copies of correspondence from Mr. & Mrs. Blair Meagher 32 Borden Street, Bedford, Nova Scotia, were circulated to members of Council. Enclosed with the correspondence was a copy of a petition signed by ratepayers living in the Borden Street area, expressing concern with regard to the fact that a homeowner located at 17 Borden Street appears to be operating a business that is a Boarding House and/or Bed and Breakfast establishment, without the provision of adequate parking. It was further noted on the petition that the parking has become unsightly and hazardous to traffic on Borden Street.

In response to an invitation from Mayor Roberts, Mr. and Mrs. Kulin, also of Borden Street, briefly addressed Council, outlining details of the problems expressed in the petition.

ON MOTION of Deputy Mayor Roy and Councillor Doyle it was moved that staff be requested to discuss the problem with the owner of the property located at 17 Borden Street, explaining the situation with regard to the operation of a "Bed and Breakfast" facility, and the ensuing parking, implications, in an effort to come to an amicable arrangement and solution. Motion carried unanimously.

ON MOTION of Councillor Short and Councillor Tolson, it was moved that Town staff be requested to study the zoning Bylaw, the Municipal Planning Strategy, and any other pertinent bylaws/legislation etc. and report back to Council with regard to the parking matters and any changes that might be considered by Council with regard to improvements. Motion carried unanimously.

10.2 DELEGATION

BEDFORD VILLAGE

Mrs. Francene Cosman, Co-Chairman, Bedford Village Residents Association, addressed Council on behalf of the Association, advising that her group currently has three major concerns, as a Resident's Association:

1. Flooding Problems - Bedford Hills Road
2. Access Road from Bedford Hills Road to Tall Trees Subdivision.
3. The situation with regard to the "greenbelt" located behind Bedford Hills Road and Village Crescent.

She further advised that, for this presentation, she would restrict her remarks to the situation regarding the "greenbelt."

Mrs. Cosman reviewed the history of the greenbelt location, noting that, for many years, the residents have been under the impression that the area would remain a greenbelt and would ultimately be deeded to the Town. It now appears that this is not the intention of the current owner and the Association is requesting assistance from the Town to ensure that the area concerned is not developed, but remains a passive greenbelt.

Mrs. Cosman elaborated, for the benefit of Council, the reasons why the residents feel that this area should remain undeveloped, but continue as passive parkland; she further expressed the residents' contention that if some change in the situation is to be considered the residents should be consulted.

During the ensuing discussion Council determined that this particular piece of property in question is not the Recreation Commission's first choice for parkland in the area.

With permission of the Chair, Councillor Doyle left the session at approximately 9:00 p.m.

Further discussion took place during which various possibilities that might be considered by the developer and the residents in determining the future of this property were discussed.

Mayor Roberts thanked Mrs. Cosman for her presentation and advised that Council and Staff would consider the desires of the residents in their future negotiations and discussions with the developer.

11. STANDING COMMITTEE REPORTS

11.1(a) BEDFORD PLANNING ADVISORY COMMITTEE - TECHNIFLUIDS

By memorandum, John Malcolm, Planner, advised Council that the Bedford Planning Advisory Committee passed a motion at its meeting of June 5, 1985, that Council be requested to set a date for a Public Hearing to consider entering into a development agreement with Kesmat and Technifluids.

Copies of a draft agreement were circulated and it was noted that some changes have been made to the agreement as the result of discussions at the BPAC meeting.

During discussion of the agreement it was also noted that further changes have been suggested by the solicitor, but have not yet been incorporated into the draft agreement.

It was agreed by Council that further discussion of this contract should be deferred pending an opportunity for BPAC to discuss the further recommendations of the solicitor.

11.1(b) MOTIONS - BPAC MEETING - JUNE 5, 1985

TERMS OF REFERENCE - BPAC

By memorandum, John Malcolm, Planner advised Council of a motion passed by the Bedford Planning Advisory Committee at a meeting held on June 5, 1985, with regard to a change to the BPAC Terms of Reference.

ON MOTION of Councillor Loncarevic and Councillor Short it was moved that the Terms of Reference of the Bedford Planning Advisory Committee be amended by including the following clauses:

- (a) Items submitted to BPAC on the day of the meeting will be received for information only.
- (b) BPAC shall not vote or make any recommendations on any proposal unless that proposal was included on the agenda and circulated with the meeting announcement at least three working days prior to the meeting.

During the ensuing discussion some concern was expressed with the extent of the amendments, and it was noted by Mayor Roberts that these amendments would result in the

11.1(b) TERMS OF REFERENCE - BPAC (CONT'D)

Rules of Order being much stricter than the Rules of Order for Town Council. The motion was put to the meeting and passed. Councillor Tolson and Mayor Roberts voted against the Motion.

EXTENSION OF TIME OF MEETING

ON MOTION of Councillor Lugar and Deputy Mayor Roy it was moved that the meeting be extended to 11 p.m. Motion carried unanimously.

11.2 BIDC (MAINSTREET) - RECOMMENDATION - AWARD OF TENDER BEDFORD HIGHWAY SURFACE IMPROVEMENTS

By memorandum, J.M. Towner, Mainstreet Coordinator advised Council of Motions approved at a meeting of the BID Committee held on June 24, 1985. The motions pertained basically to recommendations for the awarding of contracts for further work under the Mainstreet Program. In addition, Council was requested to participate directly in the projected costs for the Basin side of the Hammonds Plains Intersection, in the amount of \$20,000.

The memo further noted that the available funds from the Department of Development would be insufficient to participate in the Hammonds Plains Road / Bedford Highway Intersection and, therefore, the Committee is requesting the commitment of Council to bear the total costs of the proposed \$20,000 expenditure necessary to accommodate a significant undertaking on the Basin side of the Bedford Highway at the Hammonds Plains Intersection.

Council was also advised that if the total recommended program is approved, the net contribution from the Town to the 1985 Mainstreet Program will now be \$271,380 in comparison with the net expenditure of \$510,780 which was originally projected in Draft Number One of the Capital Budget for 1985.

Mr. Towner then reviewed for the benefit of Council, details of the proposed plan for the surface improvements, between the Dartmouth Road and the west entrance to Bedford Place Mall.

Mr. Towner also informed Council that the Committee has done some preliminary research on the costs of cross walk standards, as well as bus shelters. There has been an expression of interest from the Lions Club to cost share with the Town on three bus shelter installations. Mr. Towner further stated that budget limitations may restrict participation in these projects, however, a further report will be forthcoming to Council at a later date.

11.2 BIDC (MAINSTREET) --(CONT'D)

ON MOTION of Councillor Tolson and Councillor Short it was moved that

(a) Standard Paving Maritime Limited be awarded the contract tender for Dartmouth Road to Bedford Place Mall west entrance, for the tendered price of \$123,179 with gross associated costs not to exceed \$165,000; further that

(b) the civil portion of the underground utilities be completed for the amount of \$40,000; and further that

(c) the underground conduit system be extended to the Sackville River re future backlot feed, for the amount of \$34,500 as recommended by the Mainstreet Committee.

Motion carried unanimously.

14. NEW BUSINESS

14.1 DISPOSAL OF SURPLUS VEHICLE - FIRE RESCUE TRUCK

By memorandum, the Chief Administrative Officer advised that six tenders were received in response to an advertisement for the disposal of the Fire Department vehicle -- a 1974 Dodge Chassis with compartment box -- and that a bid from the Chester Fire Department in the amount of \$12,100 was the highest tender. He then recommended ratification by Council of the acceptance of the tender from the Chester Fire Department

ON MOTION of Councillor Lugar and Councillor Tolson, it was moved that Town Council ratify the acceptance of the Tender from the Chester Fire Department, in the amount of \$12,100 for the purchase of the surplus Fire Department vehicle -- a 1974 Dodge chassis with compartment box -- subject to the completion of the transaction on or before July 15, 1985.

Motion carried unanimously.

ADJOURNMENT

ON MOTION of Councillor Loncarevic and Councillor Short it was moved that the meeting adjourn to 8:00 a.m., Tuesday, June 25, 1985.

Motion carried unanimously.

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

RE-CONVENED SESSION - JUNE 25, 1985

The Thirteenth session of the Third Year's Meetings of the Second Council of the Town of Bedford, which commenced on June 24, 1985, was re convened at 8:00 a.m. on Tuesday, June 25, 1985, Deputy Mayor William Roy presiding.

Councillors Phyllis Doyle, Bosko Loncarevic and Robert Short were in attendance at the commencement of this portion of the meeting.

Staff in attendance included Dan R. English, Chief Administrative Officer; B. Joan Pryde, Deputy Clerk; Eric Sheppard, Captain, Bedford Fire Department; and David Selig, Chief, Bedford Fire Department; Bob Nauss, Director of Recreation.

12. OTHER REPORTS

12.1 FIRE CHIEF'S MONTHLY REPORT - MAY 1985

The Fire Chief's Monthly Report for May, 1985, was received by Council. During the review of this report, some discussion took place between the Council and Chief Selig with regard to false alarms.

12.2 BUILDING INSPECTION MONTHLY REPORT - MAY 1985

The Building Inspector's Report for the month of May, 1985, was received by Council. During discussion of the report, it was noted that, as of May 31, 1985, permits have been issued for a construction value of \$12,329,383 with a resulting permit revenue of \$37,120. The value of construction is approximately \$4,700,000 higher than that recorded as of May 31, of the previous year.

12.3 ANIMAL CONTROL REPORT - MAY 1985

The Animal Control Report for May, 1985, was circulated to members of Council. It was noted that there now appears to be a major increase in the number of complaints received by the Animal Control Officer.

12.4 ENGINEERING & WORKS UPDATE

An Engineering & Works Report dated June 19, 1985 was circulated to members of Council. The report

12.4 ENGINEERING & WORKS UPDATE (CONT'D)

reviewed activities of the Department for the months of May and June, 1985.

ON MOTION of Councillor Short and Councillor Doyle, it was moved that the Monthly Departmental Reports be adopted.

Motion carried unanimously.

Mayor Roberts and Councillor Lugar took their place at the meeting at approximately 8:30 a.m. Mayor Roberts assumed the chair.

13. MOTIONS

Nil

14. NEW BUSINESS14.1 AN ACT RESPECTING A UNIFORM CLOSING DAY FOR RETAIL BUSINESS

By memorandum, the Chief Administrative Officer circulated copies of Bill Number 70, "An Act Respecting a Uniform Closing Day for Retail Businesses" Chapter 6 of the Acts of 1985.

By memorandum, details of the content of this Act were reviewed and several options suggested, which Town Council might consider.

A general discussion ensued in which Council debated whether or not any action should be taken in the immediate future, or whether action should be deferred pending requests from the community at large.

It was unanimously agreed that the memorandum be accepted for information.

14.2 POLICY RE STREET NAMES

By memorandum, Barry Zwicker, Director of Planning and Development, advised Council that, at a meeting of the Bedford Planning Advisory Committee held on June 5, 1985, a Motion was approved that the Amended Policy for Naming New Streets in Bedford, prepared by an ad hoc committee of Heritage 80 and Town representatives, be approved, and forwarded to Town Council at the next Regular Session.

A copy of the initial suggested list of street names was also distributed to members of Council.

14.2 POLICY RE STREET NAMES (CONT'D)

ON MOTION of Councillor Short and Deputy Mayor Roy, it was moved that the amended Policy for Naming New Streets in Bedford, as considered by BPAC and prepared by an ad hoc committee of Bedford Heritage 80 and Town representatives, be approved with the following amendment:

Paragraph 1.4 shall read, "after examination, Town Staff will present this list of street names to Council for its review and approval."

Motion approved unanimously.

ON MOTION of Deputy Mayor Roy and Councillor Doyle, it was moved that the initial list of heritage names for use as street names in the Town of Bedford be accepted and approved by Town Council. Motion carried unanimously.

ON MOTION of Councillor Loncarevic and Deputy Mayor Roy, it was moved that a vote of thanks be extended to the Heritage '80 Society for its work in preparing the list of heritage names suitable for use as street names; further, that appreciation be extended to the group with regard to its willingness to continue this work on a yearly basis in order to update the list; further, that the Society be requested to consider the preparation of a bibliography booklet which would outline the history surrounding various heritage names, which currently exist as street names in the Town of Bedford.

Motion carried unanimously.

14.4 TENDERS - FIRE DEPARTMENT - CASCADE AIR SYSTEM

Copies of correspondence from David Selig, Chief, Bedford Volunteer Fire Department, to Dan English, Chief Administrative Officer, were circulated to members of Council, in which Mr. Selig advised that three quotations were received from suppliers for the provision of a Cascade System at the Fire Hall. It was recommended by the Fire Department that the quotation from MSA CANADA be approved.

During the ensuing discussion, Chief Selig reviewed for the benefit of Council members, the details of the Cascade System recommended, and the reasons why the Fire Department is requesting installation. He noted that, while the quotation of MSA is estimated

14.4 TENDERS - FIRE DEPARTMENT - CASCADE AIR SYSTEM (CONT'D)

in the amount of \$20,447. it is expected that \$18,000 will be sufficient. He also advised Council of his belief that, if this system is approved, it will fill the needs of the Fire Department for compressed air for many years.

ON MOTION of Councillor Lugar and Councillor Loncarevic, it was moved that the Town of Bedford enter into a contract with MSA Canada for the installation of a Cascade System in the Bedford Fire Hall, subject to the total cost not exceeding \$18,000.

Motion carried unanimously.

14.5 TENDERS - RECREATION DEPARTMENT - LEGION PARK LIGHTS

By memorandum, Robert Nauss, Recreation Director, requested consideration of Town Council to the award of a tender for the Installation of Lighting at Bedford Legion Park to the firm of Jack Winn Electric, in an amount of \$24,800.

It was noted by Mr. Nauss that this company has previously installed ballpark lighting for the Town of Truro and the community of Lantz, both of which have been very successful projects. He noted also that, if the lights are to be available for use this summer, it will be necessary to commence installation in the very near future.

During discussion of the proposal it was noted that lights would enable the ballpark to be used during the later evening hours, and that teams using the facility would be charged for the cost of electricity. In response to an inquiry from Council, Mr. Nauss advised that several firms had been asked to provide quotations for this work, including some, but not all, of the Bedford contractors.

ON MOTION of Deputy Mayor Roy and Councillor Lugar it was moved that Town Council approve the installation of lighting at the Bedford Legion Park for a cost not to exceed \$25,000; and, that the Bedford electrical contractors be formally invited to submit bids on the project, prior to the award of the tender.

Motion carried unanimously.

14.6 RECOMMENDATION - APPOINTMENT - TOWN OF BEDFORD
REPRESENTATIVE TO HALIFAX WEST HOUSING AUTHORITY

ON MOTION of Councillor Lugar and Deputy Mayor Roy it was moved that Mr. Lloyd Anderson be recommended for appointment to the Halifax West Housing Authority effective July 10, 1985, subject to acceptance of this recommendation by the Nova Scotia Department of Housing. Motion carried unanimously.

14.7 REQUEST FOR GRANT - COBEQUID MULTI SERVICE CENTRE
EXPANSION FUND CAMPAIGN

By memorandum, Joan Pryde, Deputy Clerk, advised Council that a request has been received to consider a contribution from the Town of Bedford to the current financial campaign for the Cobequid Multi Service Centre.

Following a brief discussion, it was agreed that further consideration of this request should be deferred pending an opportunity for the Grants Advisory Committee to consider same and make recommendations. It was also suggested that the Grants Advisory Committee might be asked to research the situation with regard to various municipalities and their contributions to hospitals, clinics, etc.

15. QUESTIONS

15.1 ACTION SHEET

15.1.1 ACQUISITION OR LEASE - DND PROPERTY (ADMIRAL COVE
PARK ACCESS)

In response to an inquiry from Councillor Short, it was agreed that the Director of Planning will be requested to report to Council concerning the question of the acquisition or lease of the DND property which is being considered as a possible access to Admiral Cove Park.

15.1.2 SEWER AGREEMENT - TOWN OF BEDFORD - HALIFAX COUNTY

ON MOTION of Councillor Short and Councillor Lugar, it was moved that the Town Solicitor be authorized to consent, on behalf of the Town, to an Order of the Public Utilities Board, approving and confirming the Agreement executed on June 25, 1985.

Motion carried unanimously.

16. NOTICES OF MOTION

16.1 AMENDMENT TO BYLAW RESPECTING TRADE AND LICENSING

Notice of Motion was served by Deputy Mayor Roy of the intention to amend the Bylaw Respecting Trade and Licensing at the next Regular Session of Council.

17. ADDED ITEMS

17.1 INFORMATION SESSION FOR POTENTIAL COUNCIL CANDIDATES

In response to discussion initiated by Deputy Mayor Roy, it was agreed by Council that an endeavor should be made to sponsor an information session for potential Council candidates, possibly early in September. The intent would be to provide information to potential candidates who might be considering the possibility of running for office in order that they would be more fully aware of the responsibilities of the position.

It was agreed that the Chief Administrative Officer would report on this matter at a future session.

18. OTHER

Nil

19. ADJOURNMENT

ON MOTION of Councillor Doyle and Councillor Lugar it was moved that the meeting adjourn at approximately 10:00 a.m.

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LOCATION OF SITE RELATIVE TO DEVELOPMENT BOUNDARY

Kr. Zucker stated that in staff's interpretation this property is within the primary development area, and certainly within the serviceable area. He further noted that the plan presently contained within the MFD is a base map which has been used since incorporation and has since been updated to allow for such interpretation.

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

PUBLIC HEARING - JULY 15, 1985

A Public Hearing was held by the Town Council of the Town of Bedford on Monday, July 15, 1985, at 7:30 P.M. in the Bedford Fire Hall, 1247 Bedford Highway, Bedford, Nova Scotia, Mayor Keith Roberts presiding.

ATTENDANCE

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

Staff members in attendance included Barry Zwicker, Director of Planning & Development; John Malcolm, Town Planner; Rick Paynter, Director of Engineering & Works; Dan R. English, Chief Administrative Officer and L. Smith as recorder. Mr. Kenneth MacInnis, Town Solicitor, was also in attendance.

Approximately 60 members of the General Public were in attendance at this Hearing.

PURPOSE OF PUBLIC HEARING

Mayor Roberts advised that the purpose of the Public Hearing was to consider and receive submissions pertaining to an application for Contract Development Agreement for "Nelsons Landing", a 28 acre site located between civic number 872 and 910 Bedford Highway. The proposed development agreement is to allow for the development of a three phase project consisting of:

Phase 1 - 156 Condominiums

Phase 11 - 188 Room Hotel

Phase 111-137 Townhouses and some commercial uses

Mr. Zwicker, Director of Planning and Development noted that the property in question had been posted for a seven week period, and proper advertising had been placed in the local press, in accordance with the requirements of the Nova Scotia Planning Act.

QUESTIONS/DISCUSSION - COUNCIL

In response to questions which were raised by Council, the Director of Planning and Development advised as follows:

LOCATION OF SITE RELATIVE TO DEVELOPMENT BOUNDARY

Mr. Zwicker stated that in staff's interpretation this property is within the primary development area, and certainly within the serviceable area. He further noted that the plan presently contained within the MPD is a base map which has been used since Incorporation and has since been updated to allow for easier interpretation.

FEASIBILITY STUDY - REPORT

Mr. Zwicker stated that a confidential report regarding financial aspects of the project has now been received by Town Staff; however no report on the formal market analysis has been received.

The Mayor then opened the meeting to the public and called for submissions, both verbal and written, in favour of the application.

SUBMISSIONS IN FAVOUR

Mr. Medhi, President of Nelsons Investment Company addressed the meeting on behalf of the developers, stating that, as of today, the Planning Department has been provided with financial data relative to the proposed project. In response to questions from Council, Mr. Medhi advised that some surveying has been done; however, no actual preparation of the ground has taken place. He further noted that the developers have expended thus far over \$300,000 for design, plans and surveys on the project.

In response to concerns raised by Council that the contract appeared to be vague, Mr. Medhi stated that, in his opinion, all three phases of the proposal were presented clearly. Mr. Medhi concluded by noting that confirmation was given by the Planning Department that the property in question does fall within the primary development area; otherwise, the developer would not have proceeded to this stage.

DISCUSSION

Schools

Discussion ensued as to what provision was being made for schools, given that the proposed development may overburden the system. In response to questions raised by the public regarding this matter, Deputy Mayor Roy advised that a Special Meeting of the Planning Advisory Committee and the Board of School Trustees has been scheduled for July 24, 1985. It was noted, however, that no one has yet approached the Province regarding capital funding for a new school building.

Further concern was expressed regarding the number of school students projected for the Bedford area, as a result of current development within the Town. Mr. Zwicker stated that the School Board does not project a significant increase in students as a result of the proposed condominium development however, given other development within the Town, including single family dwellings, there may be a problem at some future point in time.

Traffic

Another concern raised by members of the public was the traffic which could be generated by the proposed development. During discussion on this item, Mr. Zwicker noted that the Bedford Highway presently carries 14,000 vehicles per day; in that area; the increase in traffic generated by this development is not expected to further impede traffic flow on the Bedford Highway.

The suggestion was made by a member of the public that not all traffic generated by the proposed development will be travelling towards Halifax on the Bedford Highway; some vehicles may be destined towards Burnside in Dartmouth, or towards the airport.

Mr. Hendry, Engineering Consultant, addressed the Committee, noting that the project could accrue the following benefits to the Town:

Increased tax revenue; increased employment; benefits to local business; provision of residential units; tourist facilities.

Mr. David Gorsline, a resident, addressed Council, expressing the opinion that a recreation/ice rink area be moved from its proposed location adjacent to the parking area, for the purposes of safety.

SUBMISSIONS IN OPPOSITION TO THE PROPOSED REZONING

Mr. Foy addressed Council, briefly describing his past involvement with planning in Bedford.

Mr. Foy urged Council not to approve the contract for Nelsons Landing Development, in that, in his opinion, (1) It is not an adequate planning contract; (2) It is a distortion of the original use of contract zoning; and (3) It is a major reversal of planning policies in the Community.

Mr. Foy then expanded on the above concerns by noting:

(1) When the use of contract zoning was approved, it was only to be used in "special" circumstances to give flexibility for the planning process if the occasion arose where a developer could not comply with one of the standards of the Bylaw. Trade offs were made, and these were spelled out in detail.

(2) Clear standards were set out for R-3 Zoning in the MDP. In this case, the developer is not applying for R-3 Zoning, and contract zoning would exempt him from conforming with R-3 zoning standards.

If this was a proper contract, it would state exactly what standards are not being met, and what the trade offs are. Further, if this contract is approved, why would anyone bother to apply for an R-3 Zoning in Bedford.

(3) Public participation has been a goal for planning in Bedford - BPAC meetings and Council meetings are open to the public. Clause 4 in the proposed contract, notes that each phase goes to Council without benefit of further public hearings. This means that there will be no public discussion on most of the details. Clause 6 of the draft contract states that the Development Officer is to decide on whether a variance is major or minor and a public body should not entrust critical judgement calls to one person. Again, Clause 7 notes that the Development Officer approves a variance which is minor.

Mr. Foy concluded his presentation by recommending Council NOT enter into this contract.

In responding to the contention that the developer could have applied for R-3 Zoning, Mr. Zwicker noted that the number of units in three of the buildings is proposed to be 42, whereas under R-3, the number of units permitted is 36. The trade off offered in this instance is a recreation centre.

Mr. Zwicker then noted some of the more positive aspects of the proposal, including provision of a boulevard street, sidewalks and left hand turning lands on Bedford Highway, to be provided by the developer through the contract process.

Councillor Tolson expressed the opinion that a contract zoning offers a protection, as under an R-3 Zoning Council would have no say as to the details of the development.

Deputy Mayor Roy requested clarification from Mr. Foy, requesting if Mr. Foy was led to believe that the Town is to approve "verbal" promises. Mr. Foy responded that the Town can only go by what is written in the contract.

In response to Councillor Loncarevic's question as to how he would feel if Council did not approve of this contract zoning for the concept, but that each phase would be developed according to the zoning for that particular phase, Mr. Foy responded that this, in his opinion, would be a good concept.

In response to questions from Council, Mr. Zwicker stated that there is nothing to prevent rental of a condominium unit, once someone has purchased same, however, the Town Solicitor should be requested to confirm this.

Mr. Zwicker offered that the financial data provided indicates that the units are to be sold and individually owned; however, there is nothing to prevent an owner from sub-leasing or renting.

Councillor Short expressed the opinion that there was not sufficient information provided to Council by the developer.

Mr. Medhi advised that information pertaining to financial aspects of the development had been provided on this date to the Planning Department; however, such information is to be considered confidential. In response to a point of clarification from Councillor Loncarevic, Mr. Medhi stated that it was suggested he approach the Mayor or Council as a whole with information.

There was no further requests to speak, in response to the Mayor's call for questions from the floor, and the Mayor declared the public portion of the meeting closed and advised that the matter of the application for contract development for Nelsons Landing would be dealt with by Council at the next Council Session.

Councillor Loncarevic raised a question as to whether Council's decision should be based on evidence presented at this meeting, and on the document containing appendix "B". In response the Town Solicitor Mr. MacInnis advised that Council's decision should be based on the facts which have been brought before Council at this public hearing, notwithstanding staff could provide Council with further information.

Discussion ensued as to whether Council should, at this point in time, review the proposed agreement with the Solicitor,

ON MOTION of Councillor Loncarevic, seconded by Councillor Lugar, it was moved that Council listen to points of concern as raised by the Town Solicitor at this time. Motion carried.

Mr. MacInnis then reviewed, for the benefit of Council, the following points relative to the proposed agreement which he felt should be brought to the attention of the Council.

1. Clause 4: Does Council wish a provision that future agreements will be executed without public hearing?
2. Paragraph 6: The Planning Act is clear regarding the holding of public hearings for approval of development agreements. It is a point of concern whether or not this authority should be delegated to one of the Town's Officers.
3. Paragraph 8: indicates that construction will comply with all bylaws, however, it needs further clarification.

MINUTES OF THE FOURTEENTH SESSION
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OF THE TOWN OF BEDFORD

REGULAR SESSION - JULY 22, 1985

- 4. Paragraph 13: Mr. MacInnis noted that he had suggested an addition to 13b but it was not included.
- 5. Paragraph 16: there is no restriction on the assignment of the contract.

Councillor Tolson questioned Mr. MacInnis' remarks on Paragraph 4, regarding proceeding with future agreements without benefit of public hearings. Councillor Tolson cited the current development agreement contract with Sobey's at the Mill Cove site in which the same clause was contained.

Councillor Short expressed concern in that the Council has been directed by its legal advisor to make a decision on the information produced at the present meeting; yet, Council has been informed that more information is available from the developer. Councillor Short then suggested that the public hearing be adjourned and reconvened at a later date.

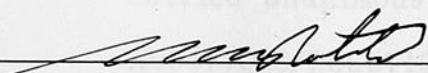
ON MOTION of Councillor Lugar seconded by Deputy Mayor Roy, it was moved that the Public Hearing adjourn and that the Council Session at which this matter will be considered, be well advertised so members of the public may be in attendance.

ON MOTION of Deputy Mayor Roy, seconded by Phyllis Doyle it was moved that the next regular Session of Council be held on July 22, 1985.


It was noted that all members of Council would be available to attend this session.

Motion carried unanimously.

The meeting adjourned at approximately 10:15 P.M.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

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

REGULAR SESSION - JULY 22, 1985

A Regular Session of the Town Council of the Town of Bedford was held on Monday, July 22, 1985, at 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 William Roy, Councillors Phyllis Doyle, Bosko Loncarevic, David Lugar, and Robert Short were in attendance at the commencement of the session. Councillor John Tolson took his place at the meeting at 7:40 p.m.

Staff members attending this session included Dan R. English, Chief Administrative Officer; B. Joan Pryde, Deputy Clerk; Rick Paynter, Director of Engineering and Works; Barry Zwicker, Director of Planning and Development; Robert Nauss, Director of Recreation; and Kenneth A. MacInnis, Solicitor; Chief David Selig of the Bedford Fire Department was also in attendance.

3. APPROVAL OF MINUTES

3.1 REGULAR SESSION - JUNE 24, 1985

3.2 RECONVENED SESSION - JUNE 25, 1985

ON MOTION of Councillor Lugar and Councillor Doyle it was moved that approval of the Minutes of the Regular Session of June 24, 1985, and the Reconvened Session of June 25, 1985, be deferred to the next session of Council. Motion carried unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

On request of Councillor Loncarevic it was agreed that an item, "Recreation Report" should be added to the Agenda as Item 11.2.

On request of Deputy Mayor Roy, it was agreed that an item, "School Budget Committee", should be added to the agenda as Item 12.5 and an item, "Eaglewood Drive Extension Report", should be moved from the Information Package and placed on the Agenda as Item 12.6.

5. APPROVAL OF ORDER OF BUSINESS

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

6. MOTIONS OF RECONSIDERATION

Nil

7. DEFERRED BUSINESS / BUSINESS ARISING FROM THE MINUTES

7.1 1985-87 CAPITAL BUDGET

By memorandum, the Chief Administrative Officer reviewed details of the 1985-87 Capital Budget, as amended, and recommended that Council adopt the Three Year Capital Budget inclusive, as attached.

During the ensuing discussion it was noted by the Chief Administrative Officer that the Capital Budget includes all items previously approved, and further noted that final financing strategies could be further discussed later in the year. Council was also advised that staff is now addressing the question of how procedures could be improved in order that the Capital Budget can be adopted earlier in the year.

ON MOTION of Councillor Lugar and Councillor Short it was moved that the 1985-87 Capital Budget, as submitted to Council on July 22, 1985, in the amount of \$1,736,550 be approved. Motion carried unanimously.

7.2 RATIFICATION - AWARD OF TENDER - LEGION PARK LIGHTING

By memorandum, the Chief Administrative Officer circulated copies of a report from Robert Nauss, Recreation Director, regarding the awarding of a tender for Legion Park Lighting. It was noted that the Recreation Department has obtained further bids regarding the implementation of this project and the low bid received was from Basin Electric Limited, in the amount of \$24,800. It was recommended by Mr. Nauss that the tender for Legion Park Lighting be awarded to Basin Electric Limited, of Bedford, Nova Scotia.

ON MOTION of Deputy Mayor Roy and Councillor Lugar, it was moved that Town Council ratify the awarding of a contract for the supply and installation of lighting at Legion Park (Range Park) to Basin Electric Limited, of Bedford, Nova Scotia, in an amount not to exceed \$24,800. Motion carried unanimously.

7.3 PROPOSED AMENDMENT TO BYLAW RESPECTING TRADE AND LICENSING - SECOND READING

A proposed amendment to the Bylaw Respecting Trade and Licensing received second reading.

7.4 PROPOSED INFORMATION SESSION - POTENTIAL COUNCIL CANDIDATE

By memorandum, the Chief Administrative Officer advised Council that a possible date for the holding of an Information Session for Potential Council Candidates has been tentatively scheduled for September 16, 1985. The Chief Administrative Officer further advised Council with regard to a suggested format for this session, and requested any information/suggestions that Council may have which would be useful at such a session. He also requested direction with respect to a Bedford Blueprint publication prior to the Municipal Election. It was agreed by Council that the proposed Information Session would be very useful and that the report of the Stipend Advisory Committee should be available at this meeting.

8. MOTIONS OF RESCISSION

Nil

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

9.1 NELSONS LANDING - CONTRACT DEVELOPMENT

The Director of Planning and Development, Mr. Barry Zwicker spoke briefly to Council, noting that some legal questions have arisen recently with regard to the proposed contract development for Nelsons Landing. He requested consideration of Council to defer further discussion of this matter, pending an investigation by staff of these concerns.

In response to an inquiry from Council, Mr. Zwicker briefly reviewed the two areas of concern as follows:

1. Whether or not Policy Z-2 of the Municipal Development Plan relates to zoning amendments on lands which do not have a commercial designation, but adjoin lands which have such a designation.

2. The actual location of the Residential Development Boundary and how this may impact in terms of policy decision by Council.

It was noted by Mr. Zwicker that these are legitimate concerns brought forward by the Solicitor and, therefore, it would not be wise to consider the contract until these matters have been addressed.