

3. CONSIDERATION - PROPOSED CONTRACT DEVELOPMENT AGREEMENT
NELSONS LANDING

ON MOTION of Deputy Mayor Roy and Councillor Lugar it was moved that the Chief Administrative Officer be authorized to set a date and time, and place the necessary advertising for a Public Hearing to consider a proposed Contract Development Agreement for the development of the twenty-eight acre parcel of land on the Bedford Highway known as Nelsons Landing.

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

5. REVIEW OF DESIGN AND PROPOSAL - TENDER CALL RE IMPROVE-
MENTS TO HAMMONDS PLAINS ROAD INTERSECTION

Micheel Towner, Mainstreet Coordinator, addressed Council requesting approval for advertising a Tender Call regarding improvements to the Hammonds Plains Road intersection (south side). He noted that, due to the monetary restrictions the intersection improvements are proposed to be effected in two phases with the north side deferred to 1986.

In response to a request from Town Council, Mr. Towner, with the aid of plans, reviewed the proposed design specifications.

ON MOTION of Councillor Short and Deputy Mayor Roy it was moved that Town Council authorize the calling of tenders for improvements to the south side of the Hammonds Plains Road intersection. Motion carried unanimously.

6. APPOINTMENT/REPLACEMENT OF BPAC MEMBER

By memorandum, the Chief Administrative Officer advised Council of the resignation of Mr. Peter White from the Bedford Planning Advisory Committee. Included with his memorandum were applications from several citizens from the Town of Bedford wishing to serve on this Committee and it was noted that Mr. White's term was for two years, of which only one year has expired.

It was agreed that a secret ballot should be held to determine the successful candidate.

Following the ballot it was announced that Mr. Will Apold was the recipient of the majority of votes and would, therefore, be appointed to the Bedford Planning Advisory Committee effective immediately, his term to expire in October 1986.

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

7. OTHER

7.1 LOCATION OF PUBLIC HEARINGS

Councillor Lugar expressed concern that two Public Hearings are scheduled to be held on September 25, 1985, with the location of same being the Town Council Chambers. He requested consideration of Council as to whether or not these Public Hearings could be moved to the Fire Hall due to the large turnout expected.

After some discussion, it was agreed that such a change could not be made due to the fact that new advertising and a new date would be required. It was noted by members of Staff that, for these particular Public Hearings, a re-arrangement could be made within the Council Chambers in order to accommodate a larger public attendance.

8. ADJOURNMENT

ON MOTION of Deputy Mayor Roy and Councillor Loncarevic it was moved that the meeting adjourn at approximately 10:00 p.m.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

STAFF REPORT

Barry Zwicker, Director of Planning & Development reviewed the details of the proposed development and noted, in particular, that approval of the project would help to provide for a more diversified variety of housing in the Town of Bedford. He advised Council that it was the recommendation of his department that Council give serious consideration to the re-zoning.

QUESTIONS FROM COUNCIL

In response to an inquiry from Council as to whether or not the District School Board has initiated or finalized plans for the location of a future school site or the expansion of an existing school, Mr. Zwicker advised that some very preliminary discussions/investigations have taken place but, to date, no firm plans have been made. He noted that

5-5

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

PUBLIC HEARING - SEPTEMBER 25, 1985

A Public Hearing was held by the Town Council of the Town of Bedford on Wednesday, September 25, 1985, 7:30 p.m. in the Council Chambers, Bedford Tower, Bedford, Nova Scotia, Mayor Keith Roberts presiding.

ATTENDANCE

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

Staff members in attendance included Barry Zwicker, Director of Planning & Development; Rick Paynter, Director of Engineering & Works; John Malcolm, Planner; Joan Pryde, Deputy Clerk and Kenneth MacInnis, Town Solicitor.

Approximately 50 members of the General Public were in attendance during the period of this Hearing.

PURPOSE OF PUBLIC HEARING

The purpose of the Public Hearing was to receive and consider submissions pertaining to an application by Tri-Arm Development Ltd. to re-zone portions of lands commonly known as Bedford Village North and located generally between Bedford Hills Road and Doyle Street from R-1 (single family) to R-2 (two-family) and R-4 (multiple-family). The effect of the re-zoning would be to allow for the development of 114 semi-detached units and 40 multiple family units.

It was noted that the property in question had been posted and proper advertising of the Public Hearing had been placed in the local press, in accordance with the requirements of the Nova Scotia Planning Act.

STAFF REPORT

Barry Zwicker, Director of Planning & Development reviewed the details of the proposed development and noted, in particular, that approval of the project would help to provide for a more diversified variety of housing in the Town of Bedford. He advised Council that it was the recommendation of his department that Council give serious consideration to the re-zoning.

QUESTIONS FROM COUNCIL

In response to an inquiry from Council as to whether or not the District School Board has initiated or finalized plans for the location of a future school site or the extension of an existing school, Mr. Zwicker advised that some very preliminary discussions/investigations have taken place but, to date, no firm plans have been made. He noted for

the benefit of those in attendance the location of a parcel of land suitable for the construction of a new school. He also advised Council that the developer will be dedicating a parcel of land adjacent to the existing Glen Moir School site which, in future, might enable the Glen Moir School to be expanded.

PUBLIC HEARING

It was unanimously agreed by Council to open the meeting to submissions from the general public.

DEVELOPERS SUBMISSION

Mr. Tom Swanson spoke briefly to Council on behalf of the developer noting several points of which he felt that Council and the public should be aware and which had not been mentioned previously in the meeting.

1. The proposed R-3 development will be located adjacent to existing R-3 development.
2. The proposed R-2 development will exit on a new collector road and, therefore, will not cause an additional traffic problem to existing roads.
3. Meetings between the developer and current residents of the area have resulted in a negotiated agreement whereby an existing green area will remain as a buffer between the new and old developments.
4. There will be a new network of roads which will allow children to walk to Glen Moir School in safety. In addition, the developer has negotiated with the contractors that the first emphasis on construction will be the completion of that portion of the collector road which will be used by children travelling to and from the school. Therefore the disruption of existing travelling patterns will be kept to a minimum period of time. Currently it is expected that this particular work will be completed to the gravel stage by November 8, 1985.

OTHER SUBMISSIONS/DISCUSSION

Members of the general public raised the question of the proposed storm water drainage system and inquired as to whether the proposal would mean an increase in the direct flow to Paper Mill Lake. Mr. Swanson answered in the affirmative but expressed the opinion that this would not be a problem except, perhaps, during the construction phase. Mr. Will Apold, Mr. Chris Nolan, Mrs. Hoganson and others all addressed this question of storm drainage and expressed the opinion that Council and staff should consider the current plans very carefully.

During this general discussion Council was also asked to consider whether or not the developer should be requested to post a performance bond to insure that the work on the portion of the collector road in the vicinity of Glen Moir School is completed by November 8. Great concern was expressed by residents that the children may be compelled to walk to school along the Hammonds Plains Road and the general consensus of the public was such a situation is not satisfactory and some other alternatives should be provided.

MRS. FRANCINE COSMAN

Mrs. Francine Cosman spoke to Council expressing the firm opinion that plans should be immediately activated to place sidewalks on the Hammonds Plains Road and that a courtesy bus should be provided for the school children until the construction is over.

Mrs. Cosman also expressed the opinion that Paper Mill Lake will be negatively affected by the current storm water drainage plans and that the Town would be stupid to agree to the proposed plan.

MR. WILL APOLD

In response to an inquiry from Mr. Apold, the meeting was advised that there will be a sidewalk on one side of the collector road.

MR. JOHN CARRIGAN

Mr. Carrigan advised the meeting that he was speaking as a concerned parent and expressed the opinion that the current situation with regard to the safety of children travelling to school during the development phase is an example of very poor planning of the Town.

MRS. ANN BIRDSALL

Mrs. Ann Birdsall expressed the opinion that, ultimately, the new developments currently taking place and on the horizon will generate the need for new schools and classrooms. She cautioned that, if these developments are to be approved, it is essential that Council and the School Board identify the need and the location for school sites.

DAVID ROSS

In speaking to Council, Mr. David Ross advised that he was somewhat confused; that, in general, he felt the proposal was a good one but he could not understand the fact that Town staff does not seem to be able to give details of some aspects of the project.

MINUTES OF THE TWENTIETH ANNUAL
THIRD YEAR'S MEETINGS OF THE SECOND COUNCIL
OF THE TOWN OF BEDFORD

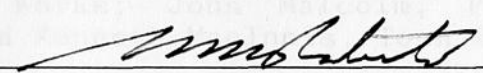
MAYOR'S COMMENTS

Mayor Roberts noted that residents do not appear to object to the proposed development, in principle, but have three main concerns:

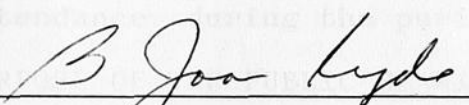
The situation with regard to children walking to school during construction period, the proposed storm water drainage system, and the future situation with regard to adequate school facilities.

ADJOURNMENT

There being no further requests for submissions, it was agreed unanimously by Council that the Public Hearing be closed and the meeting adjourned at approximately 8:45 p.m.



MAYOR



DEPUTY CLERK

The Public Hearing was to receive and consider submissions on an application by C.B.S. Developments Ltd. to enter into a Development Agreement to allow the construction of 30 apartments in one multi-family unit building and 13 townhouse units on Block "D" between Jubilee Street and Meadowbrook Drive, and 15 apartments in one building and 12 townhouse units on Block "E" between Jubilee Street and Meadowbrook Drive.

It was noted that the property in question had been posted and proper advertising of the Public Hearing had been placed in the local press, in accordance with the requirements of the Nova Scotia Planning Act.

SUBMISSIONS FROM THE PROPONENTS OF THE DEVELOPMENT

MR. TED WICKWIRE

Mr. Ted Wickwire, Solicitor for the Developer, advised the background history of the development from the time of the acquisition of the property by Mr. Earl Hudson to the current date. In particular he noted the major investment made by the developer in acquiring and servicing the property to the required standards, following which the developer was prevented from actually constructing the original two proposed apartment buildings.

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

PUBLIC HEARING - SEPTEMBER 25, 1985

A Public Hearing was held by the Town Council of the Town of Bedford on Wednesday, September 25, 1985, 9:00 p.m. in the Council Chambers, Bedford Tower, Bedford, Nova Scotia, Mayor Keith Roberts presiding.

ATTENDANCE

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

Staff members in attendance included Barry Zwicker, Director of Planning & Development; Rick Paynter, Director of Engineering & Works; John Malcolm, Planner, Joan Pryde, Deputy Clerk; and Kenneth MacInnis, Town Solicitor.

Approximately 75 members of the General Public were in attendance during the period of this Hearing.

PURPOSE OF THE PUBLIC HEARING

The purpose of the Public Hearing was to receive and consider submissions on an application by C.H.S. Developments Ltd. to enter into a Development Agreement to allow the construction of 36 apartments in one multi-family unit building and 18 Townhouse Units on Block "D" between Rutledge Street and Meadowbrook Drive, and 36 apartments in one building and 22 Townhouse Units on Block "E," also between Rutledge Street and Meadowbrook Drive.

It was noted that the property in question had been posted and proper advertising of the Public Hearing had been placed in the local press, in accordance with the requirements of the Nova Scotia Planning Act.

SUBMISSIONS FROM THE PROPONENTS OF THE DEVELOPMENT

MR. TED WICKWIRE

Mr. Ted Wickwire, Solicitor for the Developer, reviewed the background history of the development from the time of the acquisition of the property by Mr. Carl Hudson to the current date. In particular he noted the major investment made by the Developer in acquiring and servicing the property to the required standards, following which the Developer was prevented from actually constructing the original two proposed apartment buildings.

Developer Plan and, in particular, the site of the town for recreational services. She requested Council that the area has a deficiency of park area, and proposed that the town should buy at least three acres of this particular develop

MR. BILL LYDON

Mr. Bill Lydon, Architect for the Developer, reviewed details of the proposed development, noting in particular the interaction which has taken place between the developer, architect, staff and residents of the Town in order to address all problems which were raised and to find an "acceptable middle ground."

In reviewing the details he noted that the project now proposes a total of 72 apartment units in six buildings along with 38 Townhouses, a major reduction in units from the original proposal to be located in two very large apartment buildings. He also noted details of the changes which have been incorporated into the proposed development in response to the expression of the area residents.

MR. TED WICKWIRE

Mr. Wickwire again spoke to the meeting advising that very recently he met with the President of the Central Bedford Homeowners Association, Mr. Joseph Foy, in order to discuss current concerns of the residents including increased traffic on Rutledge Street, recreation possibilities in the area, the meaning of the clause in the Municipal Development Plan referring to the placement of future apartment buildings and parking provisions of the development.

Mr. Wickwire also advised that it was anticipated that apartment units in the development would sell for approximately \$60,000 and Townhouses, for approximately \$80,000 to \$90,000. Mr. Wickwire also requested that Council consider the application based on the merits of the development proposed and not allow the matter of a possible lawsuit to influence its decision.

SUBMISSIONS FROM THE GENERAL PUBLICMR. HUGH MACPHERSON

In speaking to the meeting, Mr. Hugh MacPherson congratulated the architects concerning the aesthetics of the development but requested that Town Council be very careful to consider the impact of this particular development on the surrounding area. He asked that Council accept some advice from people who live in the community, particularly in the surrounding area, not just from the professionals.

MRS. LYNDA MITCHELL

Mrs. Lynda Mitchell noted the time and effort expended by the people of Bedford in the preparation of the Municipal Development Plan and, in particular, the aims of the Town re recreational services. She reminded Council that the area has a deficiency of park area and proposed that the Town should buy at least three acres of this particular develop-

ment site in order to provide recreational land for the total area and at the same time reduce the impact of the proposal. She emphasized that, in her opinion, existing services in the area must be improved before further major development is permitted.

MR. SEBASTIAN BELL

Mr. Sebastian Bell spoke to Council advising that he is concerned about the impact of the development on the central portion of the Town and, in particular, on Rutledge Street. He expressed the opinion that Town Council should take this opportunity to upgrade Rutledge Street including the placement of sidewalks before considering such a development.

MR. ROBERT KAUFMAN

Mr. Kaufman addressed Council with regard to the traffic spread which currently exists, in particular, noting the use which is being made of Pleasant Street by drivers who exit from Meadowbrook and/or Rutledge to the Bedford Highway. He expressed the opinion that the proposed development will increase problems of this type and solutions should be put in place before the development proceeds.

MRS. VIVIAN MCDUGALL

Mrs. McDougall expressed concern with regard to possible blasting damage if the project proceeds.

MR. RICHARD WOOD

Mr. Wood expressed the opinion that on paper the development appears to be an excellent proposal but, before the Town should permit it to go ahead, the questions of school facilities and traffic concerns should be addressed.

MRS. JOAN MACDONALD

Mrs. MacDonald inquired as to whether or not the proposed development would jeopardize the Town's ability to supply domestic water and water for fire fighting services. She also inquired as to whether there would be any required major changes made to the system prior to the construction of this development.

In response Town staff advised that the current system is adequate for this new development.

MRS. MARGARET CLAIRMONT

Mrs. Clairmont inquired as to whether or not there was a time limit on the MURB Permits which are currently in existence. The response from the developer was in the negative as long as there is no further undue delay.

MR. J. MACKAY

Mr. MacKay addressed Council expressing concern with the impact of the development on Meadowbrook Drive. He noted that not only children, but also senior citizens, walk a great deal on Meadowbrook Drive and sidewalks are desperately needed.

He also expressed concern with regard to the possibility of excess drainage being diverted down Meadowbrook Drive.

Mr. Rick Paynter, Town Engineer, advised the meeting that the developers have been advised that some form of storm water retention must be in place in order that the storm water run-off does not increase over that previously encountered.

MR. BRIAN CHARLTON

Mr. Charlton asked that Town Council seriously consider the comments of the residents before approving the development. He also asked that they not let the future possibility of a lawsuit influence their decision.

MRS. ROSANNE FOY

Mrs. Foy addressed Council expressing concern with regard to the plans for the creation of less than 1.5 parking spaces per unit. She expressed the opinion that, if anything, the number of parking spaces provided in the development should be more than that normally required due to the scarcity of on street parking spaces currently available in that area.

In response it was noted by Mr. Lydon that, while no more parking can be provided within the buildings, additional parking could be provided outside the buildings.

MRS. FRANCINE COSMAN

In addressing Council, Mrs. Cosman advised that she could not understand why a contract hearing is being held when there is an outstanding lawsuit pending.

She also expressed the opinion that Council should be addressing the question of, "What is considered a balance of housing accommodation in a neighbourhood?"

With regard to the particulars of this particular development, she asked whether the contract will provide for any site disturbance to be restored and for the construction of recreational equipment for the children.

She concluded her remarks by expressing concern with regard to the storm water drainage system and the fact that the Town is considering the approval of private roads which are not up to Provincial or Municipal standards. She also suggested that the Town consider very seriously looking at growth management techniques.

DOUGLAS BEATTY

Mr. Beatty inquired of staff as to whether the sewage capacity currently existing is adequate for the proposed development and also asked for information as to the elevation differential between the private streets proposed for the development and Rutledge Street. Mr. Beatty was informed that the sewage capacity is adequate and that the grades are approximately 12 to 14 percent.

MR. DAVID SELIG

Mr. David Selig, in response to an invitation from Mayor Roberts, advised that the Fire Department is somewhat concerned with regard to what the situation will be re the plowing of the internal, "private streets," proposed for the development. He noted that it was essential for Fire Protection Services that the streets be cleared of snow quickly and adequately.

MRS. E. BERTON

Mrs. Berton expressed her concern to Council with regard to the decrease in the small amount of privacy that she now has available to her property.

MR. JOE FOY

In speaking to Council, Mr. Joe Foy noted that it was the hope of the existing residents that the contract will require a fence around the whole of the development. He also expressed some concern with regard to the parking spaces being planned. He supported his wife in the contention that extra parking was needed, not less than normal.

In conclusion, Mr. Foy noted that the proposed contract includes seven factors which are at variance with the current standards included in the Municipal Development Plan and Zoning Bylaw. The staff report discusses five of these factors and he wished to bring, to the attention of Council, the other two.

Firstly, Section R5 of the Policy provides for the disbursement of new apartment construction throughout the Town. Mr. Foy noted that, to date, the Town has been doing exactly the opposite.

Secondly, during the discussion and determination of the general provisions of the Zoning Bylaw it was agreed that the development of private roads should not be permitted. Now it appears that Council is agreeing to change this policy without any public input and determination. Mr. Foy requested that this development should not proceed unless roads are constructed to accepted municipal standards.

Mr. Foy concluded his remarks by cautioning Council that the old central area of Bedford is not the place to allow more substandard services to be implemented over and above that which already exist.

MR. LLOYD MITCHELL

In speaking to Council, Mr. Mitchell noted that the Municipal Development Plan represents the views of the Bedford residents and he now has the distinct feeling that the regulations and guidelines contained therein are being consistently ignored. He asked that Council seriously consider the impact of the proposed development on the currently existing street and traffic patterns. He also expressed disappointment that the various concerns expressed by the general public at this Public Hearing have not already been addressed by the Planning Department and the Bedford Planning Advisory Committee. He suggested that the exercise of, "Contract Zoning," is consistently being misused.

Mr. Mitchell concluded by asking that the Town go back for further negotiations with the developers, and that improvements be made to existing services in the area prior to the approval of such a large development.

MR. JOE SEILER

Mr. Seiler in speaking to Council noted that the developer had done a good job in developing this particular plan but that the Town must not feel that the development has to be accepted. He expressed that what was important was the quality of life that now existed in the Town of Bedford, and that the people are willing to pay a little more to retain same.

MR. HUGH MACHPHERSON

Mr. Hugh MacPherson again spoke briefly to Council, cautioning that the ratio of commercial and residential development must be retained in order that commercial tax rates do not escalate to a level which, in turn, would force commercial enterprises out of the Town followed by a similarly unacceptable rise in residential rates.

It was noted by Mayor Roberts that, for the past five years, the Town has retained a reasonable balance between commercial and residential assessment.

Mr. Barry Zwicker, Director of Planning & Development reviewed for the benefit of the meeting some statistics concerning assessments and resulting tax rates and noted that growth management was a concern to the Town and to the Bedford Planning Advisory Committee.

MR. JOE FOY

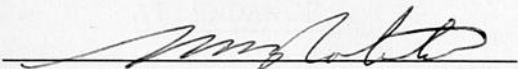
In speaking to the same subject, Mr. Joe Foy expressed concern with regard to the current rate of residential development, especially during the past year.

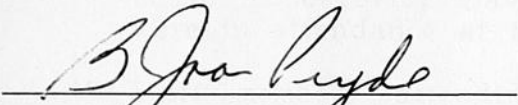
CLOSE OF PUBLIC HEARING

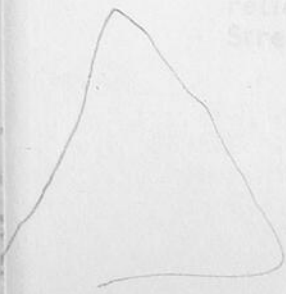
There being no further submission it was unanimously agreed that the Public Hearing be closed.

ADJOURNMENT

The meeting adjourned at approximately 11:00 p.m.


MAYOR


DEPUTY CLERK



MINUTES OF THE TWENTY-FIRST SESSION
OF THE THIRD YEAR'S MEETINGS OF THE SECOND COUNCIL
OF THE TOWN OF BEDFORD

SPECIAL SESSION - SEPTEMBER 30, 1985

A Special Session of the Town Council of the Town of Bedford took place on Monday, September 30, 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 Session included Dan R. English, Chief Administrative Officer; Joan Pryde, Deputy Clerk; Rick Paynter, Director of Engineering & Works; Barry Zwicker, Director of Planning & Development; Micheel Towner, Mainstreet Coordinator; and Kenneth A. MacInnis, Town Solicitor.

3. APPROVAL OF MINUTES

- 3.1 REGULAR SESSION - AUGUST 26, 1985
- 3.2 SPECIAL SESSION - SEPTEMBER 10, 1985
- 3.3 PUBLIC HEARING - SEPTEMBER 25, 1985 (Bedford Village-North)
- 3.4 PUBLIC HEARING - SEPTEMBER 25, 1985 (CHS Developments)

On request of Deputy Mayor Roy it was agreed that the Minutes of the Public Hearing of September 25, 1985 (Bedford Village North) be amended as follows:

The section entitled "Developers Submission" (Page 2, Clause 4): The first sentence should read as follows:

"There will be a new network of roads and pathways which will allow children to walk to Glen Moir School in safety."

Clause 5 should be inserted as follows:

"The new storm water system along the collector road will relieve some of the existing storm water problems on Doyle Street."

3. APPROVAL OF MINUTES (Cont 'd)

The section relating to the "Submission of David Ross" should be amended to include the following additional paragraph:

"He expressed concern over the quality of the storm water discharging into Paper Mill Lake and any detrimental effect that it may have on the quality of the water."

ON MOTION of Councillor Doyle and Deputy Mayor Roy it was moved that the Minutes of the Regular Session of August 26, 1985, the Special Session of September 10, 1985, and the Public Hearing of September 25, 1985 (CHS Developments) be approved as circulated; and, that the Minutes of the Public Hearing of September 25, 1985 (Bedford Village North) be approved as amended. Motion carried unanimously.

Councillor Short served Notice of Motion of the intent to pass a Policy Resolution that at all subsequent Public Hearings, a taped transcript be made for the use of the Town Council and/or the general public.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

It was unanimously agreed that Item 9.2, "Proposed Contract Development - CHS Developments" would be deferred to the next Session of Council.

It was unanimously agreed that item 12.1, "Port of Halifax Annual Report" would be deferred to the next Session of Council.

5. APPROVAL OF ORDER OF BUSINESS

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

7. DEFERRED BUSINESS / BUSINESS ARISING FROM THE MINUTES7.1 PROPOSED AMENDMENTS/DELETIONS/ADDITIONS TO TOWN POLICIES

ON MOTION of Deputy Mayor Roy and Councillor Doyle, it was moved that further consideration of this item be deferred to a future meeting of Town Council and that the proposed amendments/deletions/additions to Town Policies be re-circulated to members of Council. Motion carried unanimously.

7.2 PROPOSED BRIDGE REPLACEMENT - SHORE DRIVE

By memorandum, and with the aid of drawings, Mr. Rick Paynter, Director of Engineering & Works reviewed the background of a proposal, prepared by the consulting firm of O'Halloran Campbell Consultants Ltd. to undertake the design and preparation of contract drawings and specifications respecting the new bridge structure to replace the existing wooden structure spanning Parkers Brook, on Shore Drive.

7.2 PROPOSED BRIDGE REPLACEMENT - SHORE DRIVE (Cont'd)

Mr. Paynter presented several alternatives to Town Council insofar as the design of this bridge is concerned with estimated costs ranging between \$150,000 and \$156,000. The variance in prices related to the type of railing to be placed on the bridge and variances in the design of the bridge deck.

ON MOTION of Councillor Lugar and Deputy Mayor Roy it was moved that Town Council accept the recommendation that the consulting firm of O'Halloran Campbell Consultants Ltd., be awarded the contract to proceed with the design of a concrete bridge structure, ornamental railing, elevated pedestrian sidewalk, on the Basin side of the structure for a fee not to exceed \$7,400 and that Option 3, "Concrete Bridge Structure with curved Soffit Bridge Deck" be the basis of the design.

During discussion of the motion some concern was expressed with regard to the size of the bridge structure and whether or not same was adequate.

It was also requested by Council that, during detailed design work, construction of the railing on the Basin side of the bridge should be carefully considered in that it is a desirable look-out point and will be used on a regular basis.

The Motion was put to the meeting and passed unanimously.

7.3 MUNICIPAL SERVICING SPECIFICATIONS RE CONCRETE CURBING

By memorandum, Rick Paynter, Director of Engineering & Works provided information to Council with regard to the possibility of amending the Municipal Servicing Specifications, Clause 2.10, to permit the introduction of the straight stand-up curb as an option to the more expensive concrete curb and gutter.

It was noted by Mr. Paynter that the stand-up curb is now approximately \$3 to \$4 cheaper per lineal foot to install. He also noted that, in his opinion, and based on his own experience, there is no significant difference respecting long term / short term maintenance replacement costs. Mr. Paynter also reviewed some actual advantages which might accrue to the Town if the stand-up curb was introduced. It was recommended by Mr. Paynter that the new stand-up curb be accepted as a local street curb option only.

ON MOTION of Councillor Tolson and Councillor Doyle it was moved that the Town of Bedford's Municipal Servicing Specifications be amended in order that the concrete stand-up curb be accepted as a satisfactory street curb option on local streets within the Town of Bedford.

7.3 MUNICIPAL SERVICING SPECIFICATIONS RE CONCRETE CURBING (Cont'd)

During discussion of the Motion some concern was expressed by members of Council that, if the stand-up curb was not recommended by the Department for use on arterial and collector roadways, it is possible that it should not be considered viable for local streets.

In response, the Director of Engineering & Works indicated that his suggestion that the option be extended to local streets only was to give Council a period of time in which to determine the validity of his recommendation.

The Motion was put to the meeting and defeated. Deputy Mayor Roy, Councillor Loncarevic and Councillor Short voted against the Motion.

8. MOTIONS OF RESCISSION

NIL

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM9.1 APPLICATION FOR REZONING - BEDFORD VILLAGE NORTH

Noting that a Public Hearing was held on September 25, 1985, to consider submissions pertaining to an application by Tri-Arm Development Ltd. to re-zone portions of lands commonly known as Bedford Village North, and located generally between Bedford Hills Road and Doyle Street, from R-1 (Single Family) to R-2 (two family), R-3 (Multi Residential) and P-1 (Parkland) Mayor Roberts advised that it was now in order for Council to determine whether or not it wished to consider a Motion relative to the proposed rezoning.

During the ensuing discussion, strong concern was expressed by some members of Council that further study should be given to the proposed storm water drainage system and to the matter of school site selection, prior to the consideration of final approval to the proposed rezonings.

In response to inquiries from Council, the Director of Engineering & Works and the Director of Planning & Development reviewed details of the proposed drainage system from the area in question to Paper Mill Lake. They expressed the opinion that the direction of the storm water flow into the proposed portion of Paper Mill Lake will not have a detrimental effect on the lake. In contrast, the opinion was expressed by Mr. Paynter and Mr. Zwicker that it would be more detrimental to divert the natural flow of the water in other directions than that being proposed. It was also noted that a certificate of approval for the proposed plan has been received by the Developer from the Provincial Department of Environment.

9.1 APPLICATION FOR REZONING - BEDFORD VILLAGE NORTH (Cont'd)

ON MOTION of Deputy Mayor Roy and Councillor Short it was moved that an environmental impact report be prepared concerning any possible detrimental impact on Paper Mill Lake from the proposed storm water drainage system. Motion carried unanimously.

In response to a request from Mayor Roberts, the Director of Planning & Development reviewed the specific details of the application for rezoning.

ON MOTION of Deputy Mayor Roy and Councillor Doyle it was moved that the application by Tri-Arm Development Ltd. to re-zone portions of land commonly known as Bedford Village north, and located generally between Bedford Hills Road and Doyle Street, from R-1 to R-2, R-3, and P-1 be approved.

During the ensuing discussion some concern was expressed as to whether or not Council should be prepared to pass this motion prior to the receipt of requested information regarding the plans for the storm water drainage system.

In response to an inquiry from Mayor Roberts, the Town Solicitor noted that, in the event of an appeal to the Municipal Board from such a decision by Council, the Board would be concerned with whether or not the decision of Council reasonably carried out the intent of the Municipal Development Plan.

The Motion was put to the meeting and passed. Councillor Short abstained from voting. Councillor Loncarevic and Councillor Lugar also abstained from voting as they were not present at the Public Hearing involving this application.

Some concern was expressed by Council that the Town of Bedford has a dismal record of controlling pollution by sedimentation from developments and that the Planning & Development Department should not issue any development permits unless it is assured that Paper Mill Lake is protected. The question was also raised as to how the Town can provide better protection during and after the development of Bedford Village North than has occurred to date with regard to the Ridgevale Subdivision.

In response, The Director of Planning & Development advised Council that the Town has requested that the inspection engineering company involved is monitoring the situation with regard to Parker Brook and, currently, it appears that the level of siltation is decreasing rather than increasing during the development of Ridgevale Subdivision.

Mr. Zwicker also reviewed the plans which will be effected by the Developer to control the movement of sediment to Paper Mill Lake during the development of Bedford Village North.

9.1 APPLICATION FOR REZONING - BEDFORD VILLAGE NORTH (Cont'd)

Concern was expressed by Council that there will be a much greater level of complaints from residents living in the vicinity of Paper Mill Lake if siltation occurs, than has been experienced with regard to complaints of residents living in the vicinity of Bedford Basin.

10. PETITIONS, DELEGATIONS, CORRESPONDENCE10.1 PETITIONS

NIL

10.2 DELEGATIONS

NIL

10.3 CORRESPONDENCE10.3.1 MR. ERIC NIELSEN - RESIGNATION FROM BPAC

Copies of correspondence from Mr. Nielsen were circulated to Members of Council in which Mr. Nielsen requested acceptance of his resignation from the Bedford Planning Advisory Committee, effective October 1, 1985, as he was being transferred to British Columbia early in the new year.

ON MOTION of Councillor Doyle and Councillor Tolson it was moved that the resignation of Mr. Eric Nielsen from the Bedford Planning Advisory Committee be accepted. Motion carried unanimously.

In response to an inquiry from Mayor Roberts it was unanimously agreed by Council that a secret ballot should be held to determine a new appointee to BPAC for a two year period.

Names of several members of the community who had previously applied to serve on BPAC were read to Council as follows:

Gary Dean
George Armoyan
Vrege Armoyan
Ann David
Jonathan Welch
Peter Graham Dwyer
Alden Campbell

It was also agreed that the name of Mr. Joseph Foy should be placed in the nominations.

Following a secret ballot it was announced that Mr. Joseph Foy received a majority of the votes and it was agreed that he be appointed to the Bedford Planning Advisory Committee as a member of the community at large, for a two year term.

11. STANDING COMMITTEE REPORTS11.1 EMERGENCY MEASURES ORGANIZATION UPDATE REPORT

Copies of an Emergency Measures Organization Update Report were circulated to the Mayor and Members of Town Council from Mr. Rick Paynter, Director of Engineering & Works. The report noted that the EMO Planning Committee meets on a fairly regular basis each month and, over the past year, has been working on various aspects of the draft Emergency Response Plan.

Mr. Paynter advised that Bedford's next step in "testing" the Emergency Response Plan will be an actual "paper exercise" to be conducted this fall by the Provincial Emergency Measures Organization Coordinator, Mr. John Perkins.

ON MOTION of Councillor Lugar and Deputy Mayor Roy it was moved that the Emergency Measures Organization Update Report be accepted for information. Motion carried unanimously.

11.2 BEDFORD PLANNING ADVISORY COMMITTEE - AMENDMENT TO TERMS OF REFERENCE

By memorandum Mr. Barry Zwicker, Director of Planning & Development, advised Council that, at a meeting of the Bedford Planning Advisory Committee, held on September 4, 1985, the following motion was approved, requesting Council to give consideration to an amendment to the BPAC Terms of Reference.

"MOVED that the Planning Advisory Committee recommend to Town Council that consideration be given to amending the BPAC Terms of Reference to include a clause that states, "a member that has been absent from three consecutive regular meetings, without due cause, shall be removed from the Committee."

ON MOTION of Councillor Lugar and Councillor Doyle it was moved that the Terms of Reference of the Bedford Planning Advisory Committee be amended as requested, subject to the substitution of the word "reasonable" instead of the word "due." Motion carried unanimously.

11.3 RECREATION COMMISSION REPORT - JOE HOWE FESTIVAL

In response to an invitation from Mayor Roberts, Ms Carolyn Amireault addressed Council with regard to the possibility of the Town of Bedford becoming involved in the future Metro Waterfront Festival Organization as requested by the Joe Howe Festival Society.

11.3 RECREATION REPORT - JOE HOWE FESTIVAL (Cont'd)

Following a brief discussion it was agreed that the Town of Bedford approve, in principle, the concept of an umbrella organization (Metro Festivals Corporation) and that a decision regarding the financial contribution to this organization could take place during consideration of the 1986 Operating Budget.

It was further agreed that the Recreation Commission should be requested to consider recommendation of an appointee to the Board of the Metro Festivals Corporation.

12. OTHER REPORTS12.2 a MAINSTREET TENDERS - HAMMONDS PLAINS ROAD / BEDFORD HIGHWAY INTERSECTION

Mr. J.M. Towner, Mainstreet Coordinator, advised Council of the results of a tender call for improvements to the Basin side of the Hammonds Plains / Bedford Highway intersection. A response was received from three companies with the low tender being provided by Nova Recreational Developments Ltd. in an amount of \$193,720. It was further noted by Mr. Towner that, with a contingency allowance of 8.5% the total cost of the project would be \$210,000 and that cost sharing in the amount of \$130,000 from the abutting developer and \$40,000 from the Department of Transportation is anticipated, leaving a net estimated cost to the Town of Bedford of \$40,000. (The 1985 Capital Budget included \$20,000 for this project). In response to inquiries from Council, Mr. Towner outlined the financial details of the work which is intended to take place on Town property and privately owned property.

Mr. Towner further advised that both he and Alderney Consultants Ltd. have researched the past performances of Nova Recreational Developments Ltd., and feel confident in recommending the approval of this contract.

ON MOTION of Councillor Tolson and Deputy Mayor Roy it was moved that Town Council authorize the Mayor and Chief Administrative Officer to enter into a contract with Nova Recreational Developments Ltd. for improvements to the Hammonds Plains / Bedford Highway Intersection (Basin side) in an amount of \$193,720 with gross associated costs not to exceed \$210,000 and the Town of Bedford's net cost not to exceed \$40,000.

During the ensuing discussion, some concerns were raised as to whether or not the developers were fulfilling their obligation under the contract development agreement, to assume all "off site development costs." It was noted that it would be very difficult to come to an exact determination of what costs should be considered "off site development costs" in contrast to those which are desired by the Town for general purposes.

12.2 a) MAINSTREET TENDERS - HAMMONDS PLAINS RD/ BEDFORD HWY (Cont'd)

It was suggested by some members of Council that Town Council must not mislead the public whenever indicating that "all off site development costs will be assumed by the developer."

The motion was put to the meeting and passed unanimously.

12.2 b) BUS SHELTERS AND OVERHEAD CROSSWALK SIGNS

By memorandum, J.M. Towner, Mainstreet Coordinator, advised Council that it was the recommendation of the BID Committee that Council approve the purchase of four (4) overhead crosswalk signs to be installed in front of the present Police Station and in front of the Bedford Tower Building.

It was noted by Mr. Towner that the total price for the acquisition and installation of four complete units with lights will be \$20,000 as approved in the 1985 Capital Budget.

ON MOTION of Councillor Lugar and Councillor Short it was moved that the Town Council approve the purchase and installation of four crosswalk signs as per specifications and conformity to the original Mainstreet Project design, at a total cost not to exceed \$20,000., from Harris and Roome Limited. Motion carried unanimously.

By memorandum, J.M. Towner, Mainstreet Coordinator, noted that it is the recommendation of the BID Committee that the Town of Bedford agree to purchase and install six (6) bus shelters through the Mainstreet Program, at a total cost not to exceed \$28,000 subject to cost sharing being available from the Bedford Lions Club in an amount of \$14,000.

It was noted by Mr. Towner that it was proposed that these shelters be located in the bus stop areas adjacent to the Sunnyside Shopping Centre, the Bedford Place Mall, and the Hammonds Plains Road / Bedford Highway Intersection. Council was also advised that the Lions Club would appreciate the opportunity to place a small plaque on the bus shelters acknowledging the joint contribution of the Town and the Lions Club.

ON MOTION of Councillor Loncarevic and Councillor Doyle it was moved that the Town Council approve the purchase by the BID Committee of six (6) bus shelters for a total cost not to exceed \$28,000 to be located at bus stops adjacent to Bedford Place Mall, Sunnyside Mall, and the Hammonds Plains Road / Bedford Highway Intersection; and, that the Town gratefully accept a contribution from the Bedford Lions Club in an amount not to exceed \$14,000 which contribution is to be acknowledged by the placement of suitable plaques on the bus shelters.

Motion carried unanimously.

SUSPENSION OF RULES OF ORDER

ON MOTION of Deputy Mayor Roy and Councillor Lugar it was moved that the Rules of Order be suspended in order to permit consideration of item 14.1 "Stipend Committee Report" and that the meeting be extended to 11:30 p.m. Motion carried unanimously.

14.1 STIPEND COMMITTEE REPORT

Copies of the Stipend Committee Report, as prepared by the Stipend Advisory Committee, were circulated to members of Council and, on invitation of Mayor Roberts, Mr. Gerald Hoganson spoke briefly to Council, reviewing pertinent details of the report and the methodology which was used to determine the recommendations contained therein.

ON MOTION of Councillor Lugar and Councillor Loncarevic it was moved that the Stipend Committee Report and the recommendations contained therein be accepted and approved by Council and that the Stipend Committee Report be attached to the Minutes of the current meeting.

During discussion of the Motion the question was raised as to whether or not the proposed increase to the stipend and expense allowances for the position of Mayor could be approved, subject to the expectation that the Mayor's services would be of a magnitude to justify same.

ON MOTION of Councillor Loncarevic and Deputy Mayor Roy it was moved that the Motion be amended by addition of the following clause:

"In view of the fact that the proposed stipend for the Mayor is commensurate with a half-time salary, the Mayor will be expected to spend an equivalent amount of time on Town business over and above that expected of the other members of Council."

The amendment was put to the meeting and carried unanimously.

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

ON MOTION of Councillor Tolson and Councillor Doyle it was moved that the Town Council express its thanks and appreciation to the Stipend Advisory Committee for its excellent work. Motion carried unanimously.

OTHER REPORTS12.3 ENGINEERING & WORKS DEPARTMENT - PROPOSED REPAIRS TO CN BRIDGE ON DARTMOUTH ROAD, BEDFORD, N.S.

By memornadum, Rick Paynter, Director of Engineering & Works, provided details to Town Council with regard to proposed repairs by CN Railways to the CN Bridge on Dartmouth Road in Bedford. It was noted by Mr. Paynter that his Department is concerned because of the fact that CN is proposing a fairly comprehensive two month repair program for the existing bridge structure without addressing some serious problems perceived by the Town.

In speaking to the subject, Mr. Paynter further advised Council that a meeting was held earlier in the day between representatives of the Town and CN Railways. He reported that, in his opinion, the results were positive insofar as the scheduling of repairs is concerned, as there will be some modification to address the concerns with respect to the period of closure of the Dartmouth Road. He also advised that the proposed starting date will be postponed for one week in order that discussion can take place with the Department of Transportation with regard to the possibility of lowering the highway bed. Council was advised, however, that there will inevitably be some traffic disruption and that the proposed repairs will take a period of approximately two months.

12.4 FIRE CHIEFS MONTHLY REPORT - AUGUST 198512.5 BUILDING INSPECTORS MONTHLY REPORT - AUGUST 198512.7 ANIMAL CONTROL REPORTS - JULY & AUGUST 1985

ON MOTION of Councillor Short and Councillor Lugar it was moved that the Fire Chief's Monthly Report for August 1985, the Building Inspector's Monthly Report for August 1985, and the Animal Control Reports for July & August 1985, be accepted for information. Motion carried unanimously.

12.6 PLANNING DEPARTMENT REPORT - RIDGEVALE SIGN APPLICATION

By memorandum John Malcolm, Planner, advised Council regarding details of a proposed subdivision entrance sign which Mr. Reg Redden has applied for permission to construct at the entrance to Ridgevale Subdivision, and proposed to be located within the street right of way.

During discussion of the proposed design of the entrance sign, concern was expressed by some members of Council with regard to both the size and design of the sign.

12.6 PLANNING DEPARTMENT REPORT - RIDGEVALE SIGN APPLICATION

ON MOTION of Councillor Lugar and Councillor Loncareavic it was moved that the design as proposed should be referred back to the developer for further design modifications. Motion carried unanimously.

14. NEW BUSINESS14.1 TENDER 85-11 HAULING OF BULK SALT 1985/86 WINTER SEASON

By memorandum Rick Paynter, Director of Engineering & Works, advised Council of the results of Tender 85-11, Hauling of Bulk Salt 1985/86 Winter Season. Four tenders were received with the lowest being submitted by Commercial Highway Services Limited in an amount of \$8.45 per ton.

It was also noted by the Director of Engineering & Works that this company has a large truck fleet and has hauled bulk salt to the metro area for several years. It was, therefore, the recommendation of the Department that the tender be awarded to Commercial Highway Services Limited.

ON MOTION of Deputy Mayor Roy and Councillor Lugar it was moved that the Mayor and Chief Administrative Officer be authorized to enter into a contract with Commercial Highway Services Limited for the awarding of Tender Number 85-11 Hauling of Bulk Salt 1985/86 Winter Season, at a cost not to exceed \$8.45 a ton.

Motion carried unanimously.

14.2 CONTRACT 84-06 EXTENSION OF CONTRACT 1985/86 SNOW REMOVAL SALTING OPERATIONS

By memorandum Rick Paynter, Director of Engineering & Works recommended the extension of Contract 84-06, for 1985/86 Snow Removal / Salting Operations to G & R Kelly Enterprises Limited, and G.M. Kelly Landscaping Limited, as follows:

G & R Kelly Enterprises Limited: two salt/plow trucks retainer \$850. each; hourly rate \$80. each; one loader, retainer \$850. per month; hourly rate \$80.

G M Kelly Landscaping Limited: one salt/plow truck, retainer \$800 per month; hourly rate \$80.

It was noted by Mr. Paynter that the new contract rates provide for an increase of \$5.00 per hour on the hourly rate to G & R Kelly Enterprises Limited, with no change in the monthly retainer. The rates for G.M. Kelly Landscaping Limited have not changed from those of last year.

14.2 CONTRACT 84-06 EXTENSION OF CONTRACT 1985/86 SNOW REMOVAL AND SALTING OPERATIONS (Cont'd)

ON MOTION of Councillor Short and Deputy Mayor Roy it was moved that the Mayor and Chief Administrative Officer be authorized to enter into an extension of Contract 84-06 for 1985/86 snow removal/salting operations with G & R Kelly Enterprises Limited and G.M. Kelly Landscaping Limited for the equipment and at the rates as recommended by the Director of Engineering & Works.

Motion carried unanimously.

14.4 1985 MUNICIPAL ELECTION DATES

By memorandum the Chief Administrative Officer advised Town Council with regard to the result of the call for nominations for the offices of Mayor, Town Councillors, and District School Board Member, which closed at 5:00 p.m. Monday September 23, 1985.

It was noted by the Chief Administrative Officer that polling will take place on Election Day between 8:00 a.m. and 7:00 p.m. at the Bedford Junior High School; and that the Advance Poll required under the Election Act will be held on Tuesday, October 15, 1985, at the LeBrun Centre from the hours of 12:00 noon to 8:00 p.m.

Mr. English attached a tariff of proposed fees and expenses and requested Council's consideration in approving the schedule pursuant to Section 126(1) of the Municipal Elections Act.

ON MOTION of Councillor Lugar and Councillor Doyle it was moved that the tariff of fees and expenses for election officials as submitted by the Chief Administrative Officer, pursuant to Section 126(1) of the Municipal Elections Act be approved.

Motion carried unanimously.

By supplementary memorandum dated September 23, 1985, the Chief Administrative Officer advised Council that nine nominations had been received for the office of Councillor and that an election for six (6) Councillors will be required. He further advised that Keith A. Roberts has been acclaimed to the position of Mayor, and Lorne Verabioff to the position of School Board Member.

OCTOBER COUNCIL MEETING SCHEDULE

It was agreed by members of Council that a Special Council Session should be scheduled for Tuesday, October 15, 1985.

15. QUESTIONS

15.1 ACTION SHEET

REAL ESTATE SIGNS LOCATED ON PUBLIC RIGHTS OF WAY

It was brought to the attention of staff that there are still a proliferation of real estate signs located on public rights of way, and the opinion was expressed that these signs should be removed as soon as possible.

16. NOTICES OF MOTION

Nil

17. ADDED ITEMS

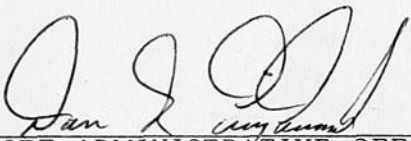
Nil

18. OTHER

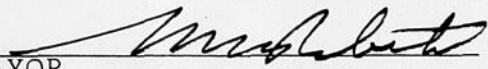
Nil

19. ADJOURNMENT

ON MOTION of Councillor Lugar and Councillor Doyle it was moved that the meeting adjourn at approximately 11:30 p.m. Motion carried unanimously.



CHIEF ADMINISTRATIVE OFFICER



MAYOR

G. HOGANSON
R. LUGAR
A. MACDOUGALL
D. HILLIARD
L. WILSON

SEPTEMBER 19, 1985

September 19, 1985

His Worship, Mayor Roberts and
Members of Council
Town of Bedford
Nova Scotia

Dear Mayor Roberts and Members

REPORT

The Stipends Committee is pleased to submit herewith its final report
for the consideration of Town Council, which appointed the Committee in June of
1983.

OF

STIPENDS COMMITTEE

TOWN OF BEDFORD

1. To examine the Stipends, Honoraria, and other compensation paid to the Mayor, Deputy Mayor, and Members of Council, and all Standing Committees and other organizations which are funded by the Town of Bedford, and to recommend appropriate compensation in each case.
2. To compare the compensation received by the Mayor, Deputy Mayor and Members of Council, with the metropolitan area and similar towns within the Province of Nova Scotia.
3. To examine the workload of the Mayor, Deputy Mayor and Members of Council, in relation to the compensation presently received by these individuals.
4. To invite written and oral submissions from the general public as to the appropriate level of compensation to be received by the Mayor, Deputy Mayor and Members of Town Council.
5. To prepare a written report for Council outlining the Committee's analysis, conclusions and recommendations.

G. HOGANSON
 R. LUGAR
 A. MACDOUGALL
 G. WILLIAMS
 L. WILSON

Committee Membership:

The Committee, as appointed by Town Council comprised of: G. Hoganson, R. Lugar, A. MacDougall, G. Williams and L. Wilson.

Sources of Information:

SEPTEMBER 19, 1985

Information was requested and received from the following organizations:

1. Nova Scotia Department of Municipal Affairs
2. The Municipalities of Halifax, Dartmouth and the County of Halifax

September 19, 1985

His Worship, Mayor Roberts and
Members of Council
Town of Bedford
Nova Scotia

Dear Mayor Roberts and Members of Council:

The Stipends Committee is pleased to submit herewith its final report for the consideration of Town Council, which appointed the Committee in June of 1985.

Our terms of reference were to review and report on the following:

1. The Stipends Honoraria, and other compensation paid to the Mayor, Deputy Mayor and Members of Town Council, and all Boards, Committees, Commissions, Corporations and other organizations which are funded by the Town of Bedford; and to recommend appropriate compensation in each case.
2. To compare the compensation received by the Mayor, Deputy Mayor and Members of Council, with the metropolitan area and similar towns within the Province of Nova Scotia.
3. To examine the workload of the Mayor, Deputy Mayor and Members of Council, in relation to the compensation presently received by these individuals.
4. To invite written and oral submissions from the general public as to the appropriate level of compensation to be received by the Mayor, Deputy Mayor and Members of Town Council.
5. To prepare a written report for submission to Council outlining the Committee's analysis, conclusions and recommendations.

Committee Membership:

The Committee, as appointed by Town Council, was comprised of: Gerald Hoganson, Robert Lugar, Austin MacDougall, Glenn Williams and Lloyd Wilson.

Sources of Information:

Information was requested and received from the following organizations:

1. Nova Scotia Department of Municipal Affairs
2. The Municipalities of Halifax, Dartmouth and the County of Halifax

3. The Federation of Canadian Municipalities
4. Present Members of Council
5. Former Mayor Ms. F. Cosman

No direct request was made for submissions from the general public because of the lack of response received by the original Stipends Committee when it advertised for public response.

The information received from the Department of Municipal Affairs, the Metropolitan Area Municipalities and the Federation of Canadian Municipalities generally related to stipends being paid to Mayors and Members of Council in other Nova Scotia Municipal units.

Information was gathered from the present Mayor and Members of Council from interviews held by individual members of the Committee with individual Members of the Council and the Mayor. Council Members were also invited to express their opinions and concerns directly to the Committee, at meetings of the Committee. Mayor Roberts and Councillors Loncarevic and Roy met with the Committee to discuss, in a general way, the duties and responsibilities of the Mayor and Council Members.

Ms. F. Cosman expressed an interest in meeting with the Committee and was invited to attend a Committee meeting to share her interests and concerns with the Committee.

An analysis of the information received would suggest the following conclusions:

Motivation:

Elected Officials are not motivated to stand as candidates for public office by the financial reward offered. Many of the present Members of Council have suffered financial losses by their service on Town Council principally through foregoing financial opportunities to devote time to the duties of the Office. It is evident that those who stand for public office are motivated by a sincere desire to serve the public; and receive satisfaction from their involvement in shaping the present and future environment of the Town.

Workload:

At the time of the previous Committee report, it was contemplated that the initial workload of the Council would be very onerous until all the things that were necessary to incorporate the Town and having it function in the proper manner were completed. Once this was accomplished, it was expected that the workload would decline somewhat. In fact, this has not happened.

Bedford is a dynamic, developing Town. Not only is there an increase in building activity in the Town, there is also a change in the type of development which is going on and this necessitates the creation of new by-laws, policies and procedures to meet the changing developments within the Community.

From the information received from Members of Council and from the Town Clerk, the workload of the Council, after having gone through a period of slight decline, appears to be about the same level as it was when the original Stipends Committee made its report in 1982.

However, the information received by the Committee from Councillors Loncarevic and Roy, Mayor Roberts and Ms. Cosman, indicated that there was an increase in the workload of the Mayor and a growing need for the Mayor to spend more time in the Town Offices during the regular work day.

The Mayor, in addition to his normal administrative functions of signing cheques and other documents on behalf of the Town, should be available for consultations with staff on Town problems, meetings with developers and potential developers, and to answer public queries and complaints. Many of these duties can only be performed during the regular work day.

In addition to their regular duties, the Mayor and Council Members are expected to attend many social and ceremonial functions within the Town and the Metropolitan area. Because Bedford is part of a large Metropolitan area, the social and ceremonial functions are much more numerous than they are in other towns of similar size in Nova Scotia. Although the Members of Council participate in these functions to a considerable extent, the major portion of the responsibility falls on the Mayor, and in many cases the Deputy Mayor.

As an integral part of the Metropolitan region, Bedford is involved in a number of regional Boards and Commissions and is generally represented by the Mayor on these Boards and Commissions, thus adding to the workload of the Mayor. In addition, the major functions of the Provincial Government are located in this area and, because of this, the Mayor engages in many meetings with Provincial Government officials and staff.

Stipends:

The interviews and meetings with Members of Town Council indicated that the general feeling among Council Members was that the amount of remuneration received did not reflect the real value of the time and services rendered in the service of the Town. However, Council Members did not suggest that the stipend level be raised to fully compensate for the time and efforts expended on the Town's behalf. They generally agreed that a significant element of volunteerism should be retained for Council service. Their general approach to the question was that service on Council should not involve a serious financial disadvantage nor should the remuneration be such that candidates would seek office for the financial rewards involved. The determination of an annual stipend which lies between these two parameters is the task to which the Stipends Committee addressed itself.