

TOWN OF BEDFORD

MINUTES

SPECIAL SESSION - JUNE 23, 1986

A Special Session of the Town Council of the Town of Bedford took place on Monday, June 23, 1986, 7:30 p.m., in the Town 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 Chris Nolan and Councillors Peter Christie, Peter Kelly, David Iugar and William Roy were in attendance at the commencement of the Session.

Staff Members attending this session included Dan English, Chief Administrative Officer; B. Joan Pryde, Deputy Clerk; Rick Paynter, Director of Engineering and Works; Barry Zwicker, Director of Planning and Development; John Robertson, Chief Building Inspector; and Kenneth A. MacInnis, Town Solicitor.

3. HOUSING DEMONSTRATION PROJECT - FINANCING/MANAGEMENT/ OWNERSHIP

By memorandum, Ron Singer, Accountant, reviewed details of the financial impact of the Housing Demonstration Project as proposed by the Province of Nova Scotia. He noted that, if the project was approved with the Town's contribution of one hundred and forty-three thousand dollars (\$143,000) borrowed externally, the debt charges projected for 1986 would be in the vicinity of twenty eight thousand, six hundred dollars (\$28,600).

Copies of correspondence from Hugh MacKinlay, Bedford, were also circulated to members of Council, in which Mr. MacKinlay expressed his objection to consideration being given to funding public housing within the Town of Bedford at the present time.

During the ensuing discussion, some concern was expressed by Council that the projected Capital Budget for 1987 was already too high and would require reductions rather than increases.

HOUSING DEMONSTRATION PROJECT (Cont'd)

ON MOTION of Councillor Roy and Councillor Kelly, it was moved that further consideration of this matter be deferred pending an opportunity for Town Staff to review the projected Capital Expenditure for 1987, in order to determine if there are any projects which might be eliminated in an effort to reduce the gross 1987 Capital Budget by approximately five hundred thousand dollars (\$500,000). Motion carried unanimously.

4. ADMIRAL COVE ESTATES - 20 FOOT CORRIDOR - REPORT FROM SPECIAL COMMITTEE TABLED AT JUNE 16TH MEETING

Councillor Christie reviewed for the benefit of Council general details of a revised plan for the development of Admiral Cove Estates, which was prepared as a result of discussions and meetings between Councillor Christie, Deputy Mayor Nolan, and representatives of Guernsey Developments Limited.

ON MOTION of Councillor Christie and Deputy Mayor Nolan it was moved that Council consider the revised plan and agreement as presented, and adopt the items contained within the Letter of Intent.

In speaking to the Motion, and in response to an inquiry from Council, Councillor Christie indicated that it was the intent of Deputy Mayor Nolan, the representatives of Guernsey Developments Limited, and himself, that the proposed Agreement be considered as a total package.

Kenneth MacInnis, Town Solicitor, cautioned Council that if the Town finds itself in the position as "Trustees" of the pathway portion of the property, it might not have the right to make some of the proposed agreements.

In response to a request from Council, Deputy Mayor Nolan then reviewed, clause by clause, details of the proposed Agreement and, with the aid of drawings, illustrated pertinent points of the plan.

Mr. MacInnis again cautioned Council that the Town should proceed with caution until its legal status with respect to the right of way is determined. He further advised Council that under certain circumstances it is quite possible that the July 9, 1986 Court date will not be feasible, and the case could be deferred until later in the year.

A general discussion ensued during which both the Town Solicitor and Members of Council reviewed areas of the Draft Agreement with which they had concern. In particular, the wording "there shall be no legal action of any kind whatever instituted by the Town against the Developer..." in clause 7, elicited concern.

ADMIRAL COVE ESTATES (Cont'd)

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

"This Letter of Intent is approved in principle only, and subject to the determination by the courts of the ownership status; also that the Town and developer agree that the Town does not give away any legal rights and obligations over which it has no discretion to bargain."

The amendment was put to the meeting and passed unanimously.

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

INSTRUCTIONS TO SOLICITOR

Mr. MacInnis, Town Solicitor, requested instructions from the Town with respect to the Court action concerning the 20 foot corridor from Golf Links Road to Reservation "G".

The opinion was expressed by some members of Council that the Town has already adopted the position that the property is owned by the Town "In Trust" and that should be the position of our Legal Counsel in this matter.

Mr. MacFarlane, Solicitor for Guernsey Developments Limited, questioned the appropriateness of his learned colleague, requesting instructions from his client in public.

5. TENDERS - PAVING LEBRUN CENTRE PARKING LOT

In response to a concern expressed at a previous meeting of Council with regard to whether or not the area intended to be paved at the Recreation Centre would require grading and compacting, Rick Paynter, Director of Engineering and Works, advised Council that he has reviewed this matter, and is prepared to recommend the granting of a tender to Ocean Contractors Limited. He further advised that the tender price from Ocean Contractors Limited, included any required grading or compacting.

ON MOTION of Councillor Kelly and Councillor Lugar it was moved that the Town enter into a contract with Ocean Contractors Limited for the paving of eight hundred and eighty (880) square metres of the Recreation Center Parking Lot at a cost not to exceed Ten Thousand Dollars (\$10,000) funded through external borrowing. Motion carried unanimously.



5. PROPOSED AMENDMENT TO ZONING BYLAW - ADVERTISING WITHIN STREET RIGHT OF WAY

By memorandum, Barry Zwicker, Director of Planning and Development Control, addressed a proposal to amend the Zoning Bylaw in order that Town Council would have ultimate discretion as to the type of advertising that would be placed within public rights of way and on public property.

Following an indication as to how this proposed amendment could be achieved, it was noted by Mr. Zwicker that, in his opinion, it was important for Town Council to clearly understand that this amendment might open the door for applications for all types of signage on public rights of way and public lands. He suggested that, without sufficient guidelines or standards to measure each application, each decision will have to be made on its own merits and further noted that all decisions relative to the issuance or non-issuance of development permits are subject to appeal by the Nova Scotia Municipal Board.

It was further suggested by Mr. Zwicker that Council may wish to refer this matter for advice from the Department of Municipal Affairs as it relates to the discretionary aspect of the issuance or non-issuance of development permits for signs within public rights-of-way.

ON MOTION of Deputy Mayor Nolan and Councillor Kelly, it was moved that further discussion of this matter be deferred pending an opportunity for the matter to be considered further by the Bedford Planning Advisory Committee. Motion carried. Councillor Christie and Councillor Roy voted against the Motion.

ON MOTION of Councillor Kelly and Councillor Lugar it was moved that, when this matter is referred to the Bedford Planning Advisory Committee, it be accompanied by a legal opinion on the possibility of adding a clause to the Zoning Bylaw, respecting advertising in bus shelters. Motion carried unanimously.

7. ENGINEERING AND WORKS DEPARTMENT - UPDATE NUMBER 2

Copies of the Engineering and Works Departmental Update Number 2, circulated at the Regular Session on June 16, 1986, were reviewed by Members of Council.

In reviewing the above noted Update Number 2, a number of concerns/enquiries were raised by members of Council, as follows:



7. ENGINEERING AND WORKS DEPARTMENTAL UPDATE NUMBER 2

SIGNS ON PUBLIC STAIRWAYS AND WALKWAYS

In response to an inquiry from Council, the Town Engineer and the Town Solicitor advised that the placement of properly worded warning signs adjacent to all public stairways and walkways may, in future, help increase the protection to the Town with respect to possible liability claims.

INSPECTION SERVICES - MUNICIPAL WORKS

Some discussion took place with regard to the suggestion by the Town Engineer that Town Council might wish to consider the employment of additional staff to carry out duties in the field of inspection services for municipal works. It was suggested by Council that such service might be provided on a contract basis during the busy months of the year.

DRAINAGE PROBLEM - LIVELY PROPERTY

ON MOTION of Councillor Roy and Councillor Kelly it was moved that the required three hundred feet (300 feet) of storm sewer pipe on Doyle Street be placed, in order to solve the drainage problems.

In speaking to the Motion, it was noted that this project may require reallocation of the planned 1986 Capital Funding in order that the project can be accommodated.

The Motion was put to the meeting and passed unanimously

BUS SHELTERS

In response to an inquiry from Council, the Director of Engineering and Works advised that he would determine the current status of the garbage containers which were expected to be placed by the bus shelters and are conspicuous by their absence.

MONARCH DRIVE - TURNING CIRCLE

The Director of Engineering and Works advised Council that he is currently determining the cost for the work which he proposed in order to construct a turning circle at the end of Monarch Drive; he will be reporting back to Council in the near future. In the meantime, he is holding discussions with Mr. Millett and Mrs. Deal with respect to this matter.

EXTENSION OF TIME OF MEETING

ON MOTION of Councillor Kelly and Councillor Lugar it was moved that the time of the meeting be extended to 11:00 p.m. Motion carried unanimously.

8. SUBDIVISION APPROVAL PROCESS

It was agreed that the memorandum concerning the subdivision approval process, which was previously circulated for information, requires no further consideration or action at this time.

9. IMPLEMENTATION OF PARKLAND DEDICATION

By memorandum, Barry Zwicker, Director of Planning and Development, advised Council on the process currently used with regard to the dedication of parkland or acceptance of cash in lieu of such land dedication.

ON MOTION of Councillor Roy and Councillor Christie, it was moved that this report be referred to the Bedford Planning Advisory Committee for further consideration and recommendation to Council. Motion carried. Councillor Lugar abstained from voting.

10. BUILDING INSPECTOR'S MONTHLY REPORT

The Building Inspector's Monthly Report for May, 1986, was received for information.

11. ADMIRAL COVE ESTATES - SUBDIVISION APPROVAL REQUEST

In response to an inquiry from the Director of Planning and Development, with respect to whether or not Town Council is prepared to reconsider its previous decision i.e. not allowing construction over or under the 20 foot right of way (so called) from Reservation "G" to Golf Links Road in the Admiral Cove Estates Subdivision, Mr. Zwicker was advised that Council was not prepared to reconsider its decision at this time.

NOTICE OF MOTION

Notice of Motion to rescind the prior Motion with respect to the 20 foot right of way (so-called) from Golf Links Links Road to Reservation "G" in Admiral Cove Estates at the next Regular Session of Council was served by Deputy Mayor Nolan.

12. CORRESPONDENCE12.1 HOWARD CROSBY, Q.C., M.P. - ACCESS TO ADMIRAL COVE PARK -  
DND PROPERTY

Copies of correspondence from Howard Crosby, Q.C., M.P., were circulated to Members of Council, in which Mr. Crosby advised that the Government of Canada, at this time, is not prepared to authorize access to Admiral Cove Park through DND property.

It was agreed by Members of Council that this response should not be accepted, and that further efforts should be made to obtain access to the park in the area involved.

12.2 HARRY S. GRANTER - REQUEST FOR APPROVAL OF PUBLIC ROAD  
SANDY LAKE AREA

Correspondence from Mr. Harry Granter was circulated to Members of Council, in which Mr. Granter requested consideration of Council for the approval of a specific parcel of land as a public road, in order that property owned by his family might be approved for development.

ON MOTION of Councillor Kelly and Councillor Christie it was moved that the correspondence be received and referred to the Director of Planning and Development for a staff report. Motion carried unanimously.

12.3 BEDFORD PARK RESIDENTS ASSOCIATION - ACQUISITION OF  
PARKLAND

Copies of correspondence from the Bedford Park Residents Association were circulated to Members of Council, in which was included a request that Council consider the further acquisition of parkland in the Bedford Park area.

It was agreed that the Association should be advised that currently a tentative plan for development is being considered, which would result in a significant addition to the Bedford Memorial (Chipman) Park.

12.4 TRI ARM DEVELOPMENTS LIMITED - PURCHASE OF FOUR LOTS  
BEDFORD VILLAGE NORTH

Copies of correspondence from Tri Arm Developments Limited were circulated to Members of Council, in which the company requested reconsideration of a Motion to defer the outright purchase of four lots located in Bedford Village North.

It was agreed that this matter should be referred to Deputy Mayor Nolan and the Director of Recreation, Mr. Robert Nauss, for further consideration and recommendation.



EXTENSION OF TIME OF MEETING

ON MOTION of Councillor Lugar and Councillor Kelly it was moved that the time of the meeting be extended to 11:15 p.m. Motion carried unanimously.

12.5 NOVA SCOTIA DEPARTMENT OF HOUSING - AGREEMENT TO COST SHARE OPERATING DEFICIT- TWO FAMILY HOUSING UNITS

Copies of correspondence from C.E. Schofield, Regional Manager of the Nova Scotia Department of Housing, were circulated to Members of Council in which Mr. Schofield requested the signing of a designation letter by the Town of Bedford, prior to the calling of proposals for the provision of land and buildings for the two family units involved.

ON MOTION of Councillor Kelly and Councillor Lugar, it was moved that the Town of Bedford authorize the Mayor and Chief Administrative Officer to sign a letter of designation, indicating the Town's agreement that the municipal unit is requesting the Nova Scotia Department of Housing to construct two units of family housing in the Town of Bedford, Halifax County, Nova Scotia, with the Provincial Government paying the full capital cost of construction and operating losses being shared 75 percent by the Federal Government, 14.31 percent by the Provincial Government, and 10.69 percent by the Town of Bedford. Motion carried unanimously.

12.6 CITY OF HALIFAX - HALIFAX/DARTMOUTH REGIONAL MEETING UNSM

Mayor Roberts advised that the Regional Meeting of the Union of Nova Scotia Municipalities was held the previous week, and that a Resolution was passed, at that time, recommending the appointment of Councillor Kelly to attend the Social Services Dialogue in Truro, on behalf of the Town of Bedford.

Mr. Roberts also requested the nomination of a representative of the Town of Bedford to serve on the Executive of the Union of Nova Scotia Municipalities if such a person is elected at the annual meeting.

ON MOTION of Councillor Christie and Councillor Kelly, it was moved that Deputy Mayor Nolan be nominated to serve on the Executive of the Union of Nova Scotia Municipalities. Motion carried unanimously.

12.7 CANADIAN ACTION FOR YOUTH - KATIMAVIC II, DRAFT RESOLUTION

Copies of correspondence from Marilyn Hagerman, Katimavic Representative, were circulated to Members of Council in which Council was requested to endorse a Resolution supporting the Katimavic Program.

ON MOTION of Councillor Roy and Councillor Lugar, it was moved that the correspondence be received for information. Motion carried unanimously.

12.8 ANNE PEMBER - HALIFAX/DARTMOUTH UNITED WAY

Copies of correspondence from Anne Pember were circulated to Members of Council, in which she expressed thanks for her appointment to the Board of Directors of the United Way as a representative of the Town of Bedford. She further enquired whether or not a representative of the United Way would be welcome to come to a meeting of Council to inform Members with regard to changes that are planned for the United Way Organization.

It was agreed that such a representative would be welcome to attend a meeting of Town Council.

12.9 AILEEN McCORMICK - SPORTS FIELD, C.O. ALLEN HIGH SCHOOL

Copies of correspondence from Aileen McCormick, Chairman Board of Trustees, C.P. Allen High School, were circulated to Members of Council, in which Mrs. McCormick expressed the thanks of the Board of Trustees for the Town's financial support towards the upgrading of the sports field at the school. This correspondence was received for information.

12.10 WAVERLEY RATEPAYERS ASSOCIATION - PROPOSED CRUSHER

Copies of correspondence from W.E.F. Lockhart, Chairman, Waverley Ratepayers Association were circulated to Members of Council, in which Mr. Lockhart expressed the thanks of the residents of the Village of Waverley for the Town's support in their recent opposition to the proposed crusher/quarry for Rocky Lake Drive. The correspondence was received for information.

12.11 IWK HOSPITAL FOR CHILDREN - FUND RAISING

Copies of correspondence from Deborah Grant, Chairman, Corporate Development, IWK Hospital for Children, were circulated to Members of Council, in which Ms Grant expressed appreciation to Mayor Roberts for his enthusiastic assistance at Lucy's Lobster Lunch, which was recently held in aid of the IWK Hospital. The correspondence was received for information.

TOWN OF BEDFORD  
MINUTES

13. MOTIONS

13.1 PROPOSED BYLAW RESPECTING FIREARM LEGISLATION

NIL

14. QUESTIONS

NIL

15. ADDED ITEMS

15.1 CORRESPONDENCE - APPROVAL OF SCHOOL SITES - TOWN OF BEDFORD

Copies of correspondence to Mr. Barry Zwicker, Director of Planning and Development, and the Honourable Tom McInnis Minister of Education, Province of Nova Scotia, were circulated to Members of Council. Both items of correspondence related to the approval of the Halifax County - Bedford District School Board of two potential school sites in the Town of Bedford, and indicated that the School Board will be seeking assistance from the Department of Government Services to determine if the proposed sites would be acceptable.

ON MOTION of Councillor Roy and Councillor Kelly, it was moved that copies of this correspondence be forwarded to the Honourable Kenneth Streach, with a letter from the Town of Bedford, requesting his assistance in seeking funding for the purchase of the properties involved. Motion carried unanimously.

BEDFORD DAYS

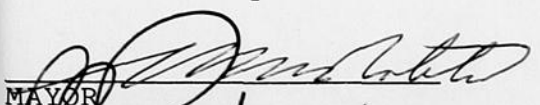
ON MOTION of Deputy Mayor Nolan and Councillor Lugar, it was moved that a vote of thanks be extended to Councillor Kelly and Mr. Peter McInroy in respect to their duties as Co-Chairmen of the Bedford Days Committee and the successful organizing of this event for 1986. Motion carried unanimously.

OTHER

NIL

17. ADJOURNMENT

ON MOTION of Councillor Lugar and Councillor Kelly it was moved that the meeting adjourn at approximately 11:20 p.m.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER



TOWN OF BEDFORD

MINUTES

PUBLIC HEARING - JUNE 26, 1986

A Public Hearing was held by the Town Council of the Town of Bedford on Thursday, June 26, 1986, 7:30 p.m. in the Bedford Fire Hall, Bedford, N.S. Mayor Keith Roberts presiding.

1. ATTENDANCE

Deputy Mayor Chris Nolan and Councillors Peter Kelly, David Lugar and William Roy were in attendance at the Commencement of the Hearing.

Staff members in attendance included Joan Pryde, Deputy Clerk; John Malcolm, Senior Planner and Rick Paynter, Director of Engineering and Works.

Approximately twenty (20) members of the general public attended this Hearing.

PURPOSE OF PUBLIC HEARING

In opening the Session, Mayor Roberts advised that the purpose of the Public Hearing was to receive and consider submissions pertaining to a proposed amendment to change the Generalized Future Land Use Designation of Civic #51 Rocky Lake Drive (Kingdom Hall) from Institutional to Residential in order that Council may consider either rezoning applications or Contract Development Agreements for residential uses on this land.

STAFF REPORT

2. Mr. John Malcolm, Senior Planner, advised the meeting that, in compliance with the normal requirements of the Nova Scotia Planning Act, advertisements were placed in the Halifax Chronicle Herald, Halifax Mail Star and the Daily News, advising of the purpose date, time and location of this Public Hearing.

John Malcolm further advised that a Public Participation Meeting to consider this proposed amendment held on May 14, 1986 resulted in no stated opposition to the re-designation but did illicit some concerns with respect to the size and number of residential units that might be permitted on the site as well as the height and size of the building.

PUBLIC HEARING - JUNE 26, 1986 - #51 ROCKY LAKE DRIVE CON'T

Copies of correspondence received from residents of Sunnydale Crescent and from the Oakmount Homeowners Association were circulated to Members of Council indicating that residents are in agreement that the present designation of Institutional is inappropriate. They also indicated that they are opposed to having the land re-designated to Commercial.

Copies of correspondence from the Bedford Congregation of the Jehovah Witnesses, the owners of the property involved, were circulated to Members of Council in which the congregation advised that it has no objection to the proposed change in the Future Generalized Land Use Designation from Institutional to Residential.

3. SUBMISSIONS FROM THE PUBLIC

MRS. DIANE COLVEY- SUNNYDALE CRESCENT

Mrs. Diane Colby spoke to the meeting advising that there will be no further formal presentation from the residents in that their opinion in favour of the proposed amendment has been fully expressed in the correspondence forwarded to Town Council.

There being no response to three further calls from Mayor Roberts for further submissions from the general public, the Public Hearing was declared closed.

4. ADJOURNMENT

The Public Hearing adjourned at approximately 7:50 p.m.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

MINUTES

PUBLIC HEARING - JUNE 26, 1986

A Public Hearing was held by the Town Council of Bedford on Thursday, June 26, 1986, 8 p.m. in the Bedford Fire Hall, Bedford, N.S. Mayor Keith Roberts Presiding.

1. ATTENDANCE

Deputy Mayor Chris Nolan and Councillors Peter Kelly, David Lugar and William Roy were in attendance at the commencement of the Hearing.

Staff members in attendance included Joan Pryde, Deputy Clerk; John Malcolm, Senior Planner and Rick Paynter, Director of Engineering and Works.

Approximately twenty (20) members of the general public attended this Hearing.

PURPOSE OF PUBLIC HEARING

In opening the Session, Mayor Robert's advised that the purpose of the Public Hearing was to receive and consider submissions pertaining to an application for a proposed Contract Development Agreement for the Construction of a one-storey commercial retail building on property sited on the south-west corner of Hammonds Plains Road and Bedford Highway in the Town of Bedford.

2. STAFF REPORT

Mr. John Malcolm Senior Planner advised that, in compliance with the normal requirements of the Nova Scotia Planning Act, advertisements were placed in the Halifax Chronicle Herald, Halifax Mail-Star and the Daily News advising of the purpose, date, time and location of the Public Hearing.

Mr. Malcolm also advised that, at a meeting of the Bedford Planning Advisory Committee and following a general discussion involving traffic at the intersection, and the desire for sidewalks on the south side of the Hammonds Plains Road, the Bedford Planning Advisory Committee recommended that Council accept the Village Centre corner development proposal subject to sidewalks being added, to the receipt of traffic report, and to the re-construction of the Hammonds Plains Road being approved by Council.



3. SUBMISSIONS ON BEHALF OF DEVELOPERMR. JOHN EMMET - WEBBER, HARRINGTON AND WELD GROUP

Mr. John Emmet addressed the meeting advising of some general details of the proposed development and offering to answer any particular questions which might arise concerning this development.

MR. WILL APOLD - MILL COURT

Mr. Will Apold addressed the meeting requesting information with regard to whether or not Town Council would ensure that the Hammonds Plains Road improvements would proceed before approving the project.

MRS. J. MACCULLUM - MILL COURT

Mrs. J. MacCullum addressed the meeting expressing concern with regard to why another commercial centre is required.

MR. DAVID MILLEN - HAMMONDS PLAINS ROAD

Mr. David Millen addressed the meeting expressing the opinion that the proposal was an inappropriate use of the land involved and contrary to the wishes of the people of Bedford. He also expressed strong concern that any consideration is being given to allowing access from this property to either the Bedford Highway or the Hammonds Plains Road.

Mr. Millen supported his opinion by suggesting that, when the Zoning By-Law was implemented in the Town of Bedford, it was agreed that Residential Zoning should be applied to this parcel of land. He further stated that the people of Bedford do not want the Bedford Highway to become a commercial strip. He also expressed the opinion that any access to this portion of land should be to the other side through existing or future streets of Bedford Village.

MR. JOHN CARNAGHAN - VILLAGE CRESCENT

Mr. John Carnaghan addressed the meeting as Chairman of the Bedford Village Residents Association. He advised that the Association is on record as supporting reasonable commercial development within the Town of Bedford. However, he noted that it appears that this particular intersection will be one of the most important in the Town and, therefore, Council should be very careful to ensure that hasty decisions are not made with respect to it's development. He asked Council to consider the broader implications of the proposal before acceding to this request for a Contract Development Agreement.

MR. HOWARD MCKINLEY CON'T

Mr. McKinley also expressed the opinion that the contract should require fencing eight feet high around the perimeter of the development and should be more specific with regard to the protection of the existing vegetation.

Mr. McKinley concluded his remarks by requesting that Council ensure that Lots 29 and 30 retain their R-1 Zoning designation and that any future draft agreement be forwarded to the Bedford village Residents Association for it's opinion. He further requested that if and when an agreement is signed, a copy be forwarded to the Association.

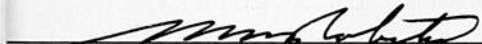
MR. SHELDON HARTLEY

Mr. Sheldon Hartley requested and received information on the positioning of the storm and sewer laterals planned for this development.

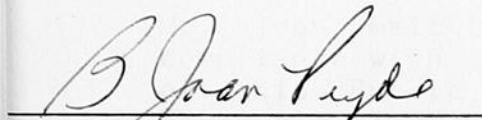
There being no response to three further calls from Mayor Roberts, for submissions from the general public, the Public Hearing was declared closed.

ADJOURNMENT

The meeting adjourned at approximately 10:40 p.m.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD

MINUTES

PUBLIC HEARING - JUNE 26, 1986

A Public Hearing was held by the Town Council of the Town of Bedford on Thursday, June 26, 1986, 9 p.m. in the Bedford Fire Hall, Bedford, N.S. Mayor Keith Roberts presiding.

1. ATTENDANCE

Deputy Mayor Chris Nolan and Councillors Peter Kelly, David Lugar and William Roy were in attendance at the commencement of the Hearing.

Staff members in attendance included Joan Pryde, Deputy Clerk; John Malcolm, Senior Planner and Ken MacInnis, Town Solicitor.

Approximately twenty (20) members of the general public attended this Hearing.

PURPOSE OF PUBLIC HEARING

In opening the Session, Mayor Roberts advised that the purpose of the Public Hearing was to receive submissions from the general public with respect to a proposed Contract Development Agreement for the construction of three (3) multiple family residential buildings, containing a total of ninety-six units with associated parking and recreational space located on a four (4) acre parcel that fronts on Hammonds Plains Road west of the Bedford Highway/Hammonds Plains Road intersection.

STAFF REPORT

Mr. John Malcolm, Senior Planner, advised that, in compliance with the Nova Scotia Planning Act, advertisements of this Public Hearing were placed in the Halifax Chronicle Herald, Halifax Mail-Star and the Daily News advising of the purpose, date, time and location of the Public Hearing.

Mr. Malcolm, in reviewing details of the project, noted that the developer has now agreed to reduce the number of apartments proposed by the elimination of one of the buildings. Other modifications have also been included in response to concerns expressed by staff and members of the Bedford Planning Advisory Committee. The developer will also make a contribution toward the cost of sidewalk construction along the Hammonds Plains Road to the extent of fifteen dollars (\$15) per linear foot.



SUBMISSIONS FROM THE GENERAL PUBLIC

MR. JOHN EMMET

Mr. John Emmet addressed the meeting on behalf of the developers noting that the number of units has now been reduced to eighty-four (84) apartments. Mr. Emmet also reviewed the various issues which the company has addressed and the resulting decisions, modifications etc.

MR. JOHN BEASY, CONSULTING ENGINEER

Mr. John Beasy reviewed, for the benefit of the meeting, details of the current level of traffic at the Hammonds Plains Road/Bedford Highway Intersection and how, in his opinion, the proposed development will affect same.

MR. JOSEPH FOY - PLEASANT STREET

Mr. Joseph Roy addressed the meeting briefly outlining some concerns he foresees with regard to traffic conditions in the future if this development proceeds.

Mr. Beasy responded to these concerns expressing the opinion that the proposed improvements to the intersection of the Hammonds Plains Road/Bedford Highway would help to cope with these problems.

MR. JOHN CARNAGHAN - VILLAGE CRESCENT

Mr. John Carnaghan addressed the meeting requesting information with regard to whether or not any consideration has been given to the possible effect of the proposed waterfront development project. In response to an answer in the negative, he initiated some general discussion on the possible impact of future traffic generated from this waterfront development project.

In response to an inquiry as to the probable cost of the installation of sidewalks, Mr. Carnaghan was advised that, in this location, the cost will probably be in the neighbourhood of forty to forty-five dollars (\$40 to \$45) a foot.

MR. HOWARD MCKINLEY - MILL COURT

Mr. Howard McKinley, requested and received information

PUBLIC HEARING - JUNE 26, 1986 - 9 P.M.

MR. HOWARD MCKINLEY CON'T

with regard to some questions concerning the highway widening and sidewalk installation at the intersection.

MR. DAVID MILLEN - HAMMONDS PLAINS ROAD

Mr. David Millen addressed the meeting advising that, in his opinion, the development was a reasonable and good one but he is still of the opinion that the exits from the property should be directed to the other side of the property. He further expressed the opinion that allowing the exits to the Hammonds Plains Road would be an example of very poor planning.

MR. WILL APOLD - MILL COURT

Mr. will Apold requested and received information with regard to the availability of information packages concerning Public Hearings.

Mr. Apold then read a presentation in which he spoke against the proposed re-zoning due to two major concerns - 1. protection of the parkland and - 2. protection of R-1 development adjacent to the site. He also advised that he was against further residential development over five per cent per annum until the social and financial impact on the Town of Bedford is known.

Mr. Apold concluded his presentation by listing the items which, in his opinion, were lacking in the contract.

MR. JOSEPH FOY - PLEASANT STREET

Mr. Joseph Foy addressed the meeting, reading a prepared submission in which he outlined his concerns with regard to the impact of such a large residential development at this particular time. He expressed the opinion that residential development should be limited in order that the financial impact to the Town is affordable.

MR. HOWARD MCKINLEY - MILL COURT

Mr. Howard McKinley addressed the meeting expressing concern with regard to the exits proposed for the Hammonds Plains Road and the pace of residential development now being proposed for the Town of Bedford.

MR. HOWARD MCKINLEY - MILL COURT

Mr. Howard McKinley expressed some concern to Council that the traffic report did not concern itself with the impact of proposed future projects.

Kenneth MacInnis, Town Solicitor, took his place at the meeting at 8:30 p.m.

MR. WILL APOLD - MILL COURT

Mr. Will Apold addressed Council with the suggestion that some provision for the curtailing of left hand turns at this intersection should be considered as an addition to the Contract.

Some general discussion took place in response to enquiries from Mr. Carnaghan, Mr. McKinley and Mr. Joe Foy with response to the projected traffic implications expected if and when this development is completed.

It was agreed that Mr. John Beasy, Consulting Engineer, would address the meeting during the next Public Hearing with respect to traffic implications.

There being no further response to three calls from Mayor Roberts for further submissions, the Public Hearing was declared closed.

ADJOURNMENT

The meeting adjourned at approximately 8:50 p.m.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER



MINUTESEMERGENCY SESSION - TOWN COUNCIL - JULY 8, 1986

An Emergency Session of the Town Council of the Town of Bedford was held on Tuesday, July 8, 1986, 12:50 p.m. in the Council Chambers Suite 400, Bedford Tower, Bedford, N.S. 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 Chris Nolan and Councillors Peter Kelly, David Lugar, William Roy and Robert Short were in attendance at the commencement of the Session.

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Joan Pryde, Deputy Clerk and Kenneth MacInnis, Town Solicitor.

3. FINALIZATION OF LETTER OF INTENT, BETWEEN THE TOWN OF BEDFORD AND GUERNSEY DEVELOPMENT GROUP LIMITED

Mayor Roberts advised that the purpose of this Emergency Session was to finalize and approve formal details of the Letter of Intent between the Town of Bedford and Guernsey Development Group Limited, which was approved in principal only at the Town Council Session held on June 23, 1986.

ON MOTION of Deputy Mayor Nolan and Councillor Roy, and with respect to a "6,096 meter right-of-way in favor of the Town of Bedford," as shown on a plan of survey of Block 1-D, "Portion of the lands conveyed Eaglewood Manor Limited, Eaglewood Drive, Shore Drive and Golf Links Road," prepared by Messrs Servant, Dunbrack, McKenzie & MacDonald Ltd., dated May 10, 1985 (hereinafter referred to as the "Corridor").

BE IT RESOLVED THAT:

1. The Corridor is no longer required for the use of the Town.
2. THAT if the Town's interest in the corridor is held in trust, that it is expedient that the Town have the power to dispose of the Corridor in whatever manner it deems to be in the best interest of the residents of Eaglewood, Bedford and vicinity.
3. THAT the proposal to dispose of the Corridor, in the manner indicated in the report of Councillors Christie and

EMERGENCY SESSION - TOWN COUNCIL - JULY 8, 1986

FINALIZATION OF LETTER OF INTENT CON'T

Nolan to the Town Council, June 23, 1986 and contained in a memorandum entitled, "Re: Admiral Cove Estates - 20 foot corridor variance and associated matters," with maps showing right-of-way in original location and as proposed to be varied and in accordance with the Letter of Intent presented to the Town Council June 23, 1986 by Councillors Christie and Nolan with respect to this matter, is in the best interest of the residents of Eaglewood, Bedford and vicinity.

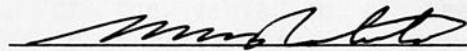
- 4. THAT the Mayor and Chief Administrative Officer be authorized to execute, on behalf of the Town, the Agreement between the Town and Guernsey Development Group Limited, dated July 8, 1986.

In speaking to the Motion, Councillor Short expressed the opinion that Town Council should not be considering such a resolution prior to the determination of the Courts with respect to the ownership of the right-of-way. He also expressed concern with the actual wording of the resolution and advised that he would vote against the Motion.


The Motion was put to the meeting and carried. Councillor Short and Councillor Kelly voted against the Motion.

- 5. ADJOURNMENT

ON MOTION of Deputy Mayor Nolan and Councillor Kelly, it was moved that the meeting adjourn at approximately 1:10 p.m.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

MINUTESEMERGENCY SESSION - TOWN COUNCIL - JULY 14, 1986

An Emergency Session of the Town Council of the Town of Bedford was held on Monday, July 14, 1986, 4:00 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, N. S. Mayor Keith Roberts presiding.

1. LORD'S PRAYER

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

2. ATTENDANCE

Deputy Mayor Chris Nolan and Councillors Peter Kelly, David Lugar, Bob Short and Peter Christie were in attendance at this Emergency Meeting.

Staff members attending this Session included Mr. Dan R. English, Chief Administrative Officer; Mr. Rick Paynter, Director of Engineering and Works; and Mr. John Malcolm, Assistant Development Officer and Mr. Kenneth MacInnis, Town Solicitor.

3. DISCUSSION - DECISION OF JUDGE KELLY RE SUPREME COURT CHAMBERS APPLICATION - TOWN OF BEDFORD VERSUS GUERNSEY DEVELOPMENTS LIMITED (20' CORRIDOR)

In response to Councillor Kelly's request for a clarification of the ruling made by Judge Kelly, Ken MacInnis advised that the ruling could be interpreted different ways as noted by the various press reports that have been printed. However, Mr. MacInnis advised that, as he understood the ruling, the Town held a private right-of-way or right of passage or corridor in trust for the residents of the Town of Bedford. Mr. MacInnis further advised that the Town does not own the land in question.

It was noted by Mayor Roberts that the Judge also ruled in favor of the variation of the right-of-way advising that it was equal to or better than the previous right-of-way.

Further legal action based on the judgement rendered. Mr. MacInnis advised that any decision to appeal would be Town Council's decision, and that, in his opinion, the decision rendered was the correct one.

In response to an inquiry from Councillor Christie, Mr. MacInnis advised that, in his opinion, the next step the Town should take would be to make an application to the Minister of Municipal Affairs under Section 3.3 of the Towns Act with respect to the Town conveying its interest in the section of corridor under its trusteeship. *affairs*



4. ADMIRAL COVE ESTATES SUBDIVISION

A) DIRECTION TO DEVELOPMENT OFFICER

Mr. John Malcolm, Assistant Development Officer, advised that he had been requested by the Developer to grant final Subdivision Approval for the remaining lands in the Admiral Cove Estates Subdivision. Mr. Malcolm made reference to Council's previous position taken at a Meeting on May 6, 1986, and June 23, 1986, and inquired as to whether or not Council had any further comments respecting this matter now that a decision on ownership had been made.

A general discussion ensued wherein Mr. MacInnis advised Council that the Subdivision Approval was basically the responsibility of the Development Officer; however, the Chief Administrative Officer could advise the Development Officer on any position Council is taking on the matter and then it would be his duty to act judicially and properly in that regard.

When requested by Mr. Malcolm as to whether or not the Town would be appealing the Judge's decision, Mayor Roberts advised that in light of the agreement to exchange the right-of-way, it would be difficult for the Town to appeal.

It was noted by Councillor Short that he had some difficulty with the discussions that ensued on this matter, and that it should be kept in mind that the ruling was made on Friday and that Council has had no opportunity since then to receive public input and that at least a reasonable time period should be given for same. It was also noted that Councillor's Short main concern was with allowing the Development Officer to proceed on the assumption that Mayor Roberts advised that Council had not made any decisions as of yet and that Councillor Short's comments were points well taken.

concern  
the Min.  
of Mun.  
Affairs  
would  
approve  
variance.

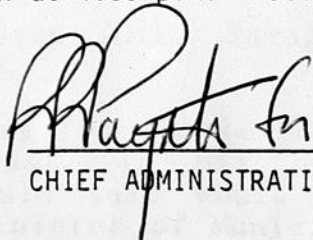
B) DIRECTION TO CHIEF ADMINISTRATIVE OFFICER RE SECTION 3.3 UNDER THE TOWNS ACT

ON MOTION of Deputy Mayor Nolan and seconded by Councillor Christie, it was moved that authorization be given to the Chief Administrative Officer to write to the Minister of Municipal Affairs respecting Section 3.3 of the Towns Act. Motion carried.

5. ADJOURNMENT

ON MOTION of Deputy Mayor Nolan and seconded by Councillor Lugar, it was moved that the Meeting adjourn at 4:55 p.m. Motion carried.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD

MINUTES

REGULAR SESSION, JULY 21, 1986

A Regular Session of the Town Council of the Town of Bedford, was held in the Council Chambers, Suite 400, 1496 Bedford Highway, Bedford Tower, Bedford, N.S., July 21, 1986, 7:30 p.m. 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 Chris Nolan and Councillors Peter Christie, Peter Kelly, David Lugar, William Roy and Robert Short were in attendance at the commencement of the Session.

Staff members attending the Session included Rick Paynter, Acting Chief Administrative Officer and Director of Engineering and Works; John Malcolm, Senior Planner; John Robertson, Chief Building Inspector; Ron Singer, Accountant and Ken MacInnis, Town Solicitor.

3. APPROVAL OF MINUTES

3.6 EMERGENCY SESSION (#31) JULY 8, 1986

Councillor Kelly requested that the Minutes be amended to include his opposing the Motion which was regarding the finalization of letter of intent between the Town of Bedford and Guernsey Development Group Ltd.

Council held a vote on Councillor Kelly's request and it was passed. Mayor Roberts opposed the amendment. Councillors Christie and Nolan abstained from voting.

3.7 EMERGENCY SESSION (#32) JULY 14, 1986

Deputy Mayor Nolan requested that the first sentence of Paragraph 3 of Item 3 be deleted from the Minutes. Unanimous agreement was expressed.

Councillor Short requested that Paragraph 4 of Item 3 be amended to read,

"In response to an inquiry from Councillor Christie, Mr. MacInnis advised that, in his opinion, the next step the Town should take would be to make an application to the Minister of Municipal Affairs

EMERGENCY SESSION (#32) JULY 14, 1986 CON'T

under Secion 3.3 of the Towns Act with respect to the Town varying it's interest in the section of corridor under it's trusteeship."

Councillor Short noted that in Paragraph 4 of item 3(a), his main concern, regarding allowing the Development Officer to proceed on the assumption that the Minister of Municipal Affairs would approve the variance, was not recorded in the Minutes.

3.3 PUBLIC HEARING (#28) JUNE 26, 1986

Councillor Roy noted that on Page 2, Item 3, the spelling of "Colby" should read "Colvey".

ON MOTION of Councillor Kelly and Councillor Lugar, it was moved that the Minutes of the Regular Session of June 16, 1986; the Minutes of the special Session of June 23, 1986; the Minutes of the Public Hearing of June 26, 1986 (Civic #51 Rocky Lake Drive) as amended; the Minutes of the Public Hearing of June 26, 1986 (Commercial Proposal Bedford Highway/Hammonds Plains Road), the Minutes of the Public Hearing of June 26, 1986 (Residential Proposal Hammonds Plains Road/Bedford Highway); the Minutes of the Emergency Session of July 8, 1986 as amended, the Minutes of the Emergency Session of July 14, 1986 as amended, be approved. Motion carried unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

NIL

5. APPROVAL OF ORDER OF BUSINESS

It was suggested by Mayor Roberts and agreed by Council that Item 10.2 "Delegations - Mayor Harry Cook, Town of Bridgewater - Fund Raising Campaign for Grace Maternity Hospital" be brought forward as Item 7.

It was suggested by Councillor Christie that Item 12.7 "Status Report - Negotiations - Local 2715 IAFF and the Town of Bedford re: Collective Agreement" be moved to 19.1 and be dealt with In Camera.

ON MOTION of Councillor Kelly and Deputy Mayor Nolan, it was moved that the Order of Business be approved. Motion carried unanimously.

6. NOTICE OF RECONSIDERATION

NIL



7. PETITIONS AND DELEGATIONS

MAYOR HARRY COOK, TOWN OF BRIDGEWATER - FUND RAISING  
CAMPAIGN FOR GRACE MATERNITY HOSPITAL

Mayor Roberts introduced Mr. Ken Rowe, Chairman of the Fund Raising Campaign, Admiral Porter, Government Campaign, His Worship Harry Cook, Municipal Government Campaign Committee and Captain Ian Trainor, Director Public Relations, Salvation Army.

A twenty minute video followed which explained to Council the reasoning for new hospital facilities. Admiral Porter addressed Council advising that they will break ground as soon as all the funding was committed.

Correspondence from His Worship Harry Cook was circulated for information. Mayor Cook requested the Town of Bedford to contribute \$50,000 which could be pledged over a three year period.

Mayor Roberts responded to Mayor Cook by thanking him for his presentation. He noted that his request would be considered and advised that the amount and terms of payment will take some deliberation.

7.1 DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

CONSTRUCTION OF TURNING CIRCLE - MONARCH DRIVE (14.3b  
- MAY 26)

Mr. Rick Paynter advised that he had received prices for the turning circle on Monarch Drive. In addressing Council he noted that consultation has taken place with two residents of Monarch Drive, Hilda Deal and James Millett. At this point in time, it was the position of the two residents that they would be satisfied if the Town would carry out some landscaping and delete the proposed turning circle.

Councillor Short questioned the costs involved. Rick Paynter responded noting that the costs would run between \$1600 to \$4900. Councillor Short expressed concern regarding the cost to the Town for the turning circle and asked how the Town could keep this from happening again.

Rick Paynter stated that in examination of an adjacent subdivision submitted for approval, the Town was successful in obtaining extra land to create the turning circle. He also stated that if the Town had to purchase adjacent lands, the cost would be higher.

CONSTRUCTION OF TURNING CIRCLE - MONARCH DRIVE CON'T

A discussion ensued with regard to trucks and snowplows and their ability to manoever easily within the turning circle. Mr. Paynter responded that with a bit of manoevering, larger vehicles could be turned, expecially if some fill was removed to achieve extra space.

Deputy Mayor Nolan noted that if the residents of Monarch Drive want this proposed turning circle deleted as proposed, the matter should be dropped.

Mayor Roberts requested the Engineering Department to forward letters to the residents of Monarch Drive informing them of the Town's intention with a request for input from them prior to taking action.

8. MOTIONS OF RECISSION (SERVED BY DEPUTY MAYOR NOLAN AT JUNE 23/86 COUNCIL MEETING WITH RESPECT TO MOTION PASSED BY TOWN COUNCIL ON MAY 6/96):

The Motion was "that the Town of Bedford not permit the contractor acting on behalf of the Guernsey Developments Limited to undertake construction activity of any nature above or below the ground within the bounds of the so-called 20 ft. right-of-way extending from Golf Links Road to Reservation "G" and as more specifically described in the deed from the Bedford Land Company Limited to the Bedford Fire Commissioners, dated June 1, 1940 until after the July 9, 1986 Court Hearing."

ON MOTION of Deputy Mayor Nolan and Councillor Christie, it was moved that a Motion concerning the 20 ft. right-of-way (so-called) in Admiral Cove Estates and carried at a meeting of Town Council on June 23, 1986 be rescinded.

Motion carried. Councillor Short opposed the Motion.

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

9.1 PUBLIC HEARING RE CIVIC #51 ROCKY LAKE DRIVE (JUNE 26/86)

Due to the fact that Councillor Short and Councillor Christie were not in attendance at the Public Hearing held on June 26, 1986, they left the Table.

By memorandum, John Malcolm, Senior Planner, advised that Council is in a position to consider approving the amendment of the MDP in terms of changing the institutional designation on the Generalized Future Land Use Map from institutional to residential for the above noted property.

ON MOTION of Councillor Roy and Deputy Mayor Nolan, it was moved that Council approve the amendment of the Generalized Future Land Use Map of the Town's MDP to change the institutional designation to residential for Civic #51 Rocky Lake Drive.

Motion carried unanimously.

9.2 PUBLIC HEARING RE COMMERCIAL PROPOSAL - HAMMONDS PLAINS ROAD/BEDFORD HIGHWAY (JUNE 26/86)

By memorandum, Council received a copy of the proposed Contract Development Agreement, as discussed at a Public Hearing held on June 26, 1986. John Malcolm, Senior Planner, noted that Council was now in a position to consider approval for entering into a Contract Development Agreement on the above-noted proposal.

Mr. Malcolm advised Council that the Contract should stand as is without Schedule "A" (Concept Plan). He also advised of changes in the proposed Contract Development Agreement; Page 4, Section 8(e) line 7 with the deletion of the words "of" and "it".

Mayor Roberts questioned the wording of "not to exceed" on Page 4, section 8(a) line 3 and suggested that it should read "in an amount of".

Deputy Mayor Nolan expressed concern with the wording "along the perimeter" on Page 4, Section 8(e) line 2.

Councillor Roy stated that the Contract, Page 4, Section 8(e) line 2, should read "Hammonds Plains Road and the Bedford Highway".

At the request of the Town Solicitor, John Malcolm reported there was a change in the building design by the developer in that the pitch of the roof will be reduced. Mr. Malcolm distributed a brochure depicting the proposed new building design.

Deputy Mayor Nolan requested that a clause be inserted in the Contract regarding required environmental controls and that it should be under the direction of the Town Engineer. Deputy Mayor Nolan also noted that Page 6, Section 15(b) line 4, should read "will not be subject to any Parkland Dedication" instead of "addition".

ON MOTION of Councillor Kelly and Councillor Roy, it was moved that Council defer approval of this Contract Development Agreement until Council receives revised plans and a revised Contract.

In speaking to the Motion, Councillor Roy expressed concern regarding control of access and exit from the property onto the Bedford Highway and requested that the Town be able to prohibit left hand turns from the property onto the Bedford Highway.



9.2 PUBLIC HEARING RE COMMERCIAL PROPOSAL - HAMMONDS PLAINS ROAD/BEDFORD HIGHWAY (JUNE 26/86) CON'T

John Malcolm stated that traffic control still remains with the Town.

Motion carried. Councillor Short and Councillor Christie abstained from voting as they were absent from the Public Hearing.

9.3 PUBLIC HEARING RE RESIDENTIAL PROPOSAL - HAMMONDS PLAINS ROAD/BEDFORD HIGHWAY (JUNE 26/86)

By memorandum, John Malcolm, Senior Planner, noted that Council is now in a position to consider approval for entering into a Contract Development Agreement for the above-noted proposal.

Mr. Malcolm advised Council of some changes to the Contract. Page 4, Section 8(e) line 7, a comma should follow "lieu"; line 8, "it" should be deleted; Section 8(e)(1) second sentence should read, "In addition, the Developers shall submit detailed landscaping plans with supporting technical documents and renderings for approval by the Development Officer and such approval must be given before the Town shall issue any building permits ..."

Deputy Mayor Nolan expressed concern that there was no environmental clause in this Contract.

Councillor Roy requested the addition of "and maintain" after "plant", Page 4, Section 8(e)(111)(2). He also requested the insertion of "to a maximum" after "containing", Page 3, Section 8(a) and striking "exclusive of driveways" on Page 4, Section 8(d).

John Malcolm requested that the Term "substantially" Page 5, Section 9, line 7 be deleted. Also "Schedule" should be inserted in front of "B", Page 4, Section 15(b). On Page 4, Section 8(e)(111)(3) after "improvement" the following insertion should be made, "indicated on the detailed landscaping plans, supporting technical documents and renderings as provided for in Section 8(e)(1)."

ON MOTION of Deputy Mayor Nolan and Councillor Lugar, it was moved that the Mayor and Chief Administrative Officer be authorized to execute the Contract on behalf of the Town with recommended revisions.

Motion carried. Councillor Short and Councillor Christie abstained from voting as they were absent from the Public Hearing held on June 26, 1986.

REGULAR SESSION - TOWN COUNCIL - JULY 21, 1986COFFEE BREAK - 9:00 p.m. - 9:10 p.m.10. PETITIONS AND DELEGATIONS10.1 CHIPMAN PARK AREA - RESIDENTS - PARKING - BEECH AND ORCHARD

Rick Paynter verbally reported that subsequent to a petition received by the Police Chief, the traffic authority had monitored the situation. It was generally concluded that "No Parking" signs would alleviate the resident concerns. Mr. Paynter stated that the degree of restrictive hours will be resolved before the signs are installed.

11. MOTIONS11.1 PROPOSED BY-LAW RESPECTING NOISE - 2ND READING

Rick Paynter reported that Clause 15 was revised in conformance with the Town Solicitor's advise.

Deputy Mayor Nolan questioned the word "his", Page 3, Section 6(a) and expressed concern regarding the use of the words "cancelled by the Council", Page 3, Section 13 and questioned if Council has the appropriate authority.

In response to Deputy Mayor Nolan's question, Mr. MacInnis, suggested leaving "cancelled by the Council" as it stands.

Mayor Roberts suggested that any amendments be deferred until Third Reading.

Discussion ensued regarding the possibility of issuing annual licenses in special circumstances (i.e. Bedford Basin Yacht Club)

Mr. MacInnis, Town Solicitor, noted the above mentioned concerns of Council for a Third Reading of the By-Law.

12. NEW BUSINESS12.1 APPOINTMENT OF ACTING DEVELOPMENT OFFICER

By memorandum, the Chief Administrative Officer presented Council with a Motion regarding the appointment of an Acting Development Officer. Discussion ensued regarding Council's intent with this Motion.

ON MOTION of Councillor Lugar and Councillor Roy, it was moved that Town Council, in accordance with Section 77(3) of the Nova Scotia Planning Act, appoint Mr. John Malcolm as Acting Development Officer for the Town of Bedford during any period of the Development Officer, Mr. Barry Zwicker's absence until December 31, 1986. Motion carried unanimously.

REGULAR SESSION - TOWN COUNCIL - JULY 21, 198612.2 TENDERS - MEADOWBROOK DRIVE WIDENING

Council received Mr. Paynter's memorandum of July 16, 1986 regarding Meadowbrook Drive Improvements, Tender 86-05. Mr. Paynter reported that subsequent to his memo, a response was received by Dr. Wali requesting \$12 per square foot for Town of Bedford land acquisition. Mr. Paynter recommended that the Town Solicitor be instructed to proceed with the expropriation process on Dr. Wali's land.

Regarding the Contract Award, Mr. Paynter recommended that Council accept the low bid of \$118,904 as submitted by Municipal Contracting Limited.

It was also recommended that we accept the offer of \$5.00 per square foot plus the \$575 appraisal cost and \$500 legal costs for the land required from Mr. Klaus R. Wuerr.

At the request of Councillor Kelly, Mr. Paynter outlined proposed design changes which would reduce the amount of land required along the northside of Meadowbrook Drive in order to accommodate the proposed improvements. Concern was expressed regarding the reduction of green area (medians) and maintaining ample space for turning movement.

Councillor Kelly requested a report outlining the Town's cost for maintaining the 4,801 square footage of land to be utilized.

In response to Councillor Roy's question regarding the possibility of deferring a portion of the sidewalk construction, Mr. Paynter responded in the affirmative.

ON MOTION of Councillor Roy and Deputy Mayor Nolan, it was moved that the Contract for Meadowbrook Drive Improvement (Tender 86-05) be awarded to Municipal Contracting Ltd. in the amount of \$118,904 subject to final design changes by the Town Engineer.

In speaking to the Motion, Mayor Roberts expressed concern regarding excessive narrowing of project components.

Mr. Paynter assured Council that with the square footage that he has proposed, a five foot sidewalk can be constructed with a workable median strip and room for tree planting. Motion carried unanimously.

ON MOTION of Councillor Roy and Councillor Short, it was moved that Council accept the offer of \$5.00 per square foot plus the \$575 appraisal cost and \$500 legal costs for the land required from the W.C.L. Bauld (1975) Ltd. property located at the corner of Meadowbrook Drive and the Bedford Highway. Motion carried unanimously.