

7.4 CONTRACT DEVELOPMENT AGREEMENT - WESTGATE PARK, LOT J-3 (Cont'd)

ON MOTION of Councillor David Lugar and Councillor Peter Christie, it was moved that Town Council approve the entering into of a Contract Development Agreement for the proposed Multiple Family Residential Project on Lot J-3, Westgate Park; further, that the Mayor and Chief Administrative Officer be authorized to sign the Contract Development Agreement, following a final review by a solicitor, and place the necessary notices, indicating Council's approval of the Development, in the press. Motion carried unanimously.

CONTRACT DEVELOPMENT AGREEMENTS - FORMAT

ON MOTION of Deputy Mayor Nolan and Councillor Roy, it was moved that a solicitor be requested to provide a standardized form of Contract Development Agreement for use in the future. Motion carried unanimously.

7.5 CONTRACT DEVELOPMENT AGREEMENT - MILL COVE, PHASE THREE - DETAIL PLANS

Deferred to future session.

7.6 PARKLAND DEDICATION - PROPOSED POLICY

By memorandum, Barry Zwicker, Director of Planning and Development Control, circulated copies of a proposed policy with respect to Parkland Dedication, and advised that it was the recommendation of the Planning and Development Control Department that Council endorse this policy to ensure consistent implementation in the future. He further advised that amendments requested during the initial reading at the September 22, 1986 meeting of Town Council, have been made to the Policy.

ON MOTION OF Deputy Mayor Nolan and Councillor Kelly, it was moved that the proposed policy respecting Parkland Dedication, as circulated, be approved. Motion carried unanimously.

7.7 DEVELOPMENT PERMIT - SANDY LAKE - REQUEST FROM H. GRANTER

By memorandum, John Malcolm, Senior Planner, reviewed details of a request from Mr. H.S. Granter for a development permit with respect to a five acre parcel of land located adjacent to Twin Cities Dairy in close proximity to Sandy Lake.

Mr. Malcolm further noted that the particular property in question does not have any frontage on a public street; this is currently a mandatory requirement of the Zoning Bylaw, if a Development Permit is to be issued.

Following a review of the alternatives available to Council, it was recommended by the Planning and Development Control Department that the provisions of the existing Zoning Bylaw should not be deleted; further, that any development on the property in question should meet all established requirements.

7.7 DEVELOPMENT PERMIT - SANDY LAKE - REQUEST FROM H. GRANTER (Cont'd)

ON MOTION of Councillor Roy and Councillor Short, it was moved that Town Council reject the requested amendment to the Zoning Bylaw, and deny the granting of a Development Permit for a five acre parcel of land, located adjacent the Twin Cities Dairy, in close proximity to Sandy Lake.

8. MOTIONS OF RESCISSION

NIL

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM9.1 BUS SHELTER ADVERTISING - PROPOSAL TO AMEND ZONING BYLAW

Copies of the Notice of Public Hearing, held on October 16, 1986, respecting a proposed amendment to the text of the Town of Bedford Zoning Bylaw General Provisions, which would permit the location of bus shelters with advertising within the street rights of way, were circulated to Members of Council. A staff report from the Director of Planning and Development Control, respecting this proposed amendment, was also included.

ON MOTION of Councillor Kelly and Deputy Mayor Nolan, it was moved that the Town Council of the Town of Bedford amend the Zoning Bylaw, by the inclusion of a new Section 38, as follows:

"Notwithstanding any other provisions of this Bylaw, Bus Shelters, including Bus Shelters with advertising panels, may be located on public property, or on public rights of way, on the condition that the proposed siting, in the opinion of the Development Officer, will not obstruct or interfere with pedestrian or vehicular traffic, along a public road."

Further, that a solicitor be requested to prepare such an amendment, for submission to the Minister of Municipal Affairs.

During discussion of the Motion, Councillor Roy expressed some concern as to whether or not the approval of this amendment would result in a negative effect on the impact of other clauses contained in the Zoning Bylaw, with respect to advertising on public property. In response, Mr. McInroy advised that, in his opinion, this would not happen in that the proposed amendment was a "clear exemption."

Again, with respect to an enquiry from Council as to whether it would provide an opportunity for a challenge under the Charter of Rights, Mr. McInroy expressed the opinion that the amendment would simply provide a legitimate distinction with respect to what type of advertising will be permitted on the public right of way.

Councillor Christie expressed concern with respect as to whether or not there was a valid reason to change the MDP.

9.1 BUS SHELTER ADVERTISING - PROPOSAL TO AMEND ZONING BYLAW (Cont'd)

Speaking in support of the Motion, Councillor Kelly expressed the opinion that, if the amendment was approved, bus shelters would be installed at no cost to the taxpayer, and the funds thus released could be used for other projects.

THE MOTION was put to the meeting and passed. Councillor Short and Councillor Christie voted against the Motion.

It was agreed that a staff report should be prepared for circulation at the next Regular Session of Town Council, respecting possible contracts for the purchase, installation and maintenance of bus shelters. ✓

9.2 BEDFORD VILLAGE NORTH - PROPOSAL TO REZONE FOUR LOTS FROM PARKLAND TO RESIDENTIAL SINGLE FAMILY

Copies of the Notice of Public Hearing held on October 16, 1986, respecting a proposed amendment to the Zoning Map to rezone Lots 260, 261, 262 and 272 located on Basinview Drive South, within the Bedford Hills Subdivision, from their present P-1 (Park) Zone to R-1 (Residential Single Family), were circulated to Members of Council, along with copies of a staff report concerning this matter.

ON MOTION of Deputy Mayor Nolan and Councillor Kelly, it was moved that the Town Council of the Town of Bedford approve a proposed amendment to the Zoning Map, being Schedule "A" of the Town of Bedford's Zoning Bylaw, rezoning Lots 260, 261, 262 and 272, located on Basinview Drive South, within the Bedford Hills Subdivision, located directly behind the Gerald J. LeBrun Recreation Centre, from their present zone of P-1 (Park) to R-1 (Residential Single Family); and, that a solicitor be requested to prepare such an amendment for submission to the Minister of Municipal Affairs.

A general discussion ensued during which the question was raised as to whether or not the four lots involved would be required in the case of a future expansion to the Recreation Centre structure

During this discussion, copies of a plan were circulated indicating the location of the current Recreation Centre structure in relation to the four lots involved. It was suggested by Deputy Mayor Nolan, that there was sufficient land to provide for any future expansion along with a driveway from Basinview Drive South.

Councillor Christie suggested that the idea of rezoning two of the lots to Residential, and purchasing two of the lots with a view to future recreational development might be worth exploring.

Councillor Kelly expressed the opinion that sufficient land was available for future recreation centre expansion and, in his opinion, the funds required for the purchase of these lots would be better expended elsewhere.

9.2 BEDFORD VILLAGE NORTH - PROPOSAL TO REZONE FOUR LOTS FROM PARKLAND TO RESIDENTIAL SINGLE FAMILY (Cont'd)

THE MOTION was put to the meeting and passed. Councillor Short and Councillor Christie voted against the Motion.

SUSPENSION - RULES OF ORDER

ON MOTION of Councillor Roy and Councillor Lugar, it was moved that the Rules of Order be suspended in order that Item 12.7, be considered next on the Agenda. Motion carried unanimously.

12. NEW BUSINESS

12.7 REQUEST TO PURCHASE TOWN OWNED LAND - DARTMOOR CRESCENT

By memorandum, Rick Paynter, Director of Engineering and Works advised Council on the details of a request from Mr. and Mrs. Robert Clarke, civic number 133 Dartmouth Road, for Town of Bedford approval to purchase a portion of the Dartmoor Crescent right of way.

It was noted by Mr. Paynter that the Clarke's house encroaches on the Dartmoor Crescent right of way, and it is their desire to correct this situation through the purchase of some property from the Town. Mr. Paynter further advised that this proposed purchase would not affect his Department's future plans to develop a turning circle at the end of Dartmoor Crescent.

Copies of memoranda were also circulated to Members of Council, indicating that this property has no impact on any present or future programs of the Recreation Department; further that the Planning and Development Control Department sees no difficulty in disposing of this portion of the right of way.

ON MOTION OF Deputy Mayor Nolan and Councillor Christie, it was moved that the Chief Administrative Officer be authorized to set a date for a Public Hearing to consider the closure of a portion of the right of way on Dartmoor Crescent, as outlined in red on the schematic plan provided to Town Council. Motion carried unanimously.

10. PETITIONS AND DELEGATIONS

NIL

11. MOTIONS

NIL

12. NEW BUSINESS12.1 REMEMBRANCE DAY ACT

ON MOTION of Councillor Kelly, it was moved that a Remembrance Day Proclamation, as circulated to Members of Council, be approved.

In speaking to his Motion, Councillor Kelly expressed the opinion that, whereas the Remembrance Day Act is in force within the Province, the Town Council of the Town of Bedford should do everything possible to ensure that the Act is enforced. The Motion was seconded by Councillor Christie.

During further discussion of the Motion, some concern was expressed as to whether or not Town Council should approve a Motion of this type, considering the fact that the Remembrance Day Act is already a law of the Province.

THE MOTION was put to the meeting and was defeated. Councillor Christie abstained from voting. Deputy Mayor Nolan, Councillor Lugar, Councillor Roy, and Councillor Short voted against the Motion.

12.2 POLICE VEHICLE REPLACEMENT (1987) - CONSIDERATION - AWARD OF TENDER

By memorandum, H.A. MacKenzie, Chief of Police advised Council of the results of a tender call for the provision of a 1987 police vehicle (replacement) for the Police Department.

He noted that three submissions were received with the lowest unit price being provided by MacDonald Chev Olds Limited, of Halifax.

ON MOTION of Councillor Kelly and Deputy Mayor Nolan, it was moved that the Tender for the provision of a 1987 police vehicle be awarded to MacDonald Chevrolet Olds Limited of Halifax, Nova Scotia, in an amount not to exceed Fourteen Thousand, Two Hundred Ninety-Four Dollars and Thirty-Three Cents (\$14,294.33). Motion carried unanimously.

12.3 SALT CONTRACT: CONSIDERATION - AWARD OF TENDER 86-10, HAULING OF BULK SALT

By memorandum, Rick Paynter, Director of Engineering and Works, advised of the response to Tender 86-10, Hauling of Bulk Salt, for the 1986/87 winter season. He advised that five Tenders were received, with the low Tender being submitted by Commercial Highway Services Limited.

ON MOTION of Councillor Roy and Councillor Christie, it was moved that Tender 86-10 for the hauling of bulk salt for the 1986/87 winter season, be awarded to Commercial Highway Services Limited, in an amount not to exceed \$8.40 per tonne. Motion carried unanimously.

12.4 TAX CERTIFICATES - PROPOSAL FOR INCREASE IN FEES

By memorandum, Ron Singer, Accountant, requested approval of Town Council to an increase in the cost of providing Tax Certificates from Ten Dollars (\$10.00) to Twenty Dollars (\$20.00). It was noted by Mr. Singer that the Cities of Halifax and Dartmouth are currently charging Twenty Dollars (\$20.00) for this service, and that it is the intention of the County of Halifax to similarly increase its current Ten Dollar (\$10.00) charge to Twenty Dollars (\$20.00).

ON MOTION of Deputy Mayor Nolan and Councillor Kelly, it was moved that the fee charged for Tax Certificates, by the Town of Bedford, be increased from Ten Dollars (\$10.00) to Twenty Dollars (\$20.00) commencing January 1, 1987. Motion carried unanimously.

12.5 HAMMONDS PLAINS ROAD / BEDFORD HIGHWAY INTERSECTION IMPROVEMENT PROJECT - RATIFICATION OF ADDITIONAL FUNDS

By memorandum, Ron Singer, Accountant, requested ratification from Town Council for the funding of Mainstreet Lighting Costs in the amount of Twenty-Seven Thousand, Three Hundred and Twenty Dollars (\$27,320) and extra cost items in the amount of Seventy-Nine Thousand Dollars (\$79,000) all with respect to the Hammonds Plains Road / Bedford Highway Intersection Improvement Project. It was noted that, although it has been indicated such approvals may have been provided on July 24, 1986, the minutes of that meeting do not reflect same.

ON MOTION of Councillor Short and Deputy Mayor Nolan, it was moved that Town Council ratify approval for the Mainstreet Lighting Project, in an amount of Twenty-Seven Thousand, Three Hundred and Twenty Dollars (\$27,320); and extra cost items in the amount of Seventy-Nine Thousand Dollars (\$79,000), all with respect to the Hammonds Plains Road / Bedford Highway Intersection Improvement Project, and to be funded through a Debenture Issue scheduled for 1987. Motion carried unanimously.

12.6 DEBENTURE ISSUE RESOLUTION - 1986 CAPITAL PROJECTS FINANCING

By memorandum, Ron Singer, Accountant, requested consideration of approval of a Resolution as attached, regarding a Debenture Issue with the Nova Scotia Municipal Finance Corporation, in the amount of Six Hundred and Fifty Thousand Dollars (\$650,000), with respect to Capital Projects undertaken during the year 1986.

12.6 DEBENTURE ISSUE RESOLUTION - 1986 CAPITAL PROJECTS FINANCING (Cont'd)

ON MOTION of Councillor Christie and Councillor Roy, it was moved that Town Council approve the Issuing Resolution as attached regarding the Debenture Issue with the Nova Scotia Municipal Finance Corporation, in the amount of Six Hundred and Fifty Thousand Dollars (\$650,000); and, that the proper documentation be forwarded to the Minister of Municipal Affairs for his approval. Motion carried unanimously.

During an ensuing discussion, it was suggested by Councillor Short, that Capital Projects which have been undertaken by Town Council this year, should be included in the next issue of the Bedford Blueprint.

12.7 REQUEST TO PURCHASE TOWN OWNED LAND - DARTMOOR CRESCENT

Item 12.7 was discussed, following Item 9.2 on the Agenda (See Page 7).

13. STANDING COMMITTEE REPORTS13.1 BEDFORD PLANNING ADVISORY COMMITTEEPUBLIC PRESENTATIONS AT BPAC - PROPOSED POLICY

By memorandum, Councillor Lugar, Chairman of the Bedford Planning Advisory Committee, circulated copies of a proposed policy for Public Presentations to BPAC. During a review of this proposed policy, it was agreed that an amendment should be made to ensure that unplanned presentations would have a time limit of approximately five minutes.

ON MOTION of Councillor Lugar and Councillor Christie, it was moved that the proposed policy for public presentations to BPAC, as amended, be approved. Motion carried unanimously.

13.2 BEDFORD WATERS ADVISORY COMMITTEE-BASINVIEW ESTATES, PROPOSED RESIDENTIAL DEVELOPMENT

By memorandum, Deputy Mayor Chris Nolan, Chairman, Bedford Waters Advisory Committee, advised Council with respect to the Committee's discussion and decision regarding storm water discharge into Paper Mill Lake, resulting from the Basinview Estates residential development proposal. In particular, it was noted that, in the Committee's opinion, Paper Mill Lake, at least until development of the Sandy Lake recreational park facilities, should be given maximum protection from development storm water flows that will take place within the lake's watershed area.

The Committee also reviewed, for the benefit of Council, the concerns which were raised by members of the Bedford Waters Advisory Committee, with respect to this proposed development.

13.2 BEDFORD WATERS ADVISORY COMMITTEE - BASINVIEW ESTATES (Cont'd)

ON MOTION of Deputy Mayor Nolan and Councillor Roy, it was moved that the Town of Bedford correspond with the Department of the Environment requesting that the Department withhold any departmental permits pending a review with regard to the storm water control that will be implemented during and after the development of this project, such that the waters at Paper Mill Lake will be afforded the maximum protection. Motion carried unanimously.

14. OTHER REPORTS14.1 TAX COLLECTION REPORT TO SEPTEMBER 30, 198614.2 FIRE CHIEF'S MONTHLY REPORT - SEPTEMBER, 1986

Copies of the Tax Collection Report to September 30, 1986, and the Fire Chief's Monthly Report to September, 1986, were received for information.

14.3 FIRE DEPARTMENT'S ANNUAL ELECTION

By memorandum, Captain Eric Sheppard of the Bedford Fire Department advised of the results of the annual elections for officers of the Bedford Volunteer Fire Department, which was held on Tuesday, October 7, 1986.

ON MOTION of Councillor Lugar and Councillor Christie, it was moved that the Town Council of the Town of Bedford ratify the results of the annual election for officers of the Bedford Fire Department, which was held on Tuesday, October 7, 1986.

14.4 PLANNING AND DEVELOPMENT CONTROL14.4(a) BUILDING INSPECTOR'S MONTHLY REPORT - AUGUST, 198614.4(b) BUILDING INSPECTOR'S MONTHLY REPORT - SEPTEMBER, 1986

Copies of the Building Inspector's Monthly Reports for August and September, 1986, were circulated for information.

14.4(c) ADMIRAL COVE ESTATES - STATUS REPORT - AGREEMENT BETWEEN TOWN AND DEVELOPER

By memorandum, Barry Zwicker, Director of Planning and Development Control, provided Town Council with an update on the status of the Admiral Cove Estates Subdivision, particularly in relation to the Agreement between the Town of Bedford and Guernsey Development Limited. During the ensuing discussion, some concern was expressed regarding the slow progress of the required work, although it was noted that almost all work has, at least, commenced.

14.4(c) ADMIRAL COVE ESTATES

In response to a request from Mrs. Aileen McCormick and agreement of Council, Mayor Roberts agreed that she be permitted to address Town Council.

In her remarks, Mrs. McCormick expressed strong concern that the various obligations of the developer of Admirals Cove Subdivision are taking far too long and that, as far as she can see, little or no work has been done on either the walkways or the pathway. She also expressed concern as to whether or not bonding is in place which will be sufficient to carry out the work if the developer fails in his obligation. She further requested an answer from Council as to when the work will be completed.

Mayor Roberts advised that this was a question that could not be answered by Council but that they knew the work was progressing, albeit slowly.

14.4(d) PLANNING AND DEVELOPMENT DEPARTMENT UPDATE REPORT

Copies of a Planning Department Update Report dated October 17, 1986 were circulated and received for information.

15. CORRESPONDENCE

15.1 HALIFAX-DARTMOUTH REAL ESTATE BOARD - REAL ESTATE BOARD BY-LAW RESPECTING SIGNS

Copies of correspondence from Roy Smith, President, Halifax - Dartmouth Real Estate Board were circulated to Members of Council in which he advised that a By-Law has been approved by the Board restricting the placement of all real estate signs etc. to private property in concurrence with the expressed desires of most municipalities and members of the general public.

Mr. Smith, however, did request consideration of Town Council to the approval of the placement of temporary, "Open House," signs on public property in order that the home buying public might use them for finding properties.

It was agreed by Council that a response should be forwarded to the Halifax-Dartmouth Real Estate expressing the Town's thanks for their restriction of a placement of real estate signs and advising that the town cannot give permission to place the, "Open House," signs on public property as it would be in contravention of the Zoning By-Law.

16. NOTICE OF MOTION

NIL

17. QUESTIONS

17.1 ACTION SHEET

17.1.1 BEDFORD JUNIOR HIGH - EXTENSION OF FENCING

In response to an inquiry with respect to whether or not the School Board will cost share the extension of fencing around Bedford Junior High, Councillor Roy advised that the School Board has agreed that funding for this project will be included in the preliminary School Board Budget for 1987.

17.1.2 ACQUISITION OF SCHOOL SITE - GLEN MOIR AREA

In response to a request for an update report, Council was advised that the Town has not yet received any further information from the Province with respect to the approval of a site for the future construction of the school in the Glen Moir area.

18. ADDED ITEMS

NIL

19. OTHER

NIL

20. ADJOURNMENT

ON MOTION of Councillor Kelly and Councillor Lugar, it was moved that the meeting adjourn at approximately 10:35 p.m.



MAYOR



CHIEF ADMINISTRATIVE OFFICER