

13.1.2

PUBLIC PARTICIPATION PROGRAM CON'T

During discussion of the Motion, some concern was expressed by Councillor Short with respect to the wording of some of the clauses contained within the document and with some aspects of the process itself.

In response, Councillor Christie and Councillor Lugar explained the intent of the process, as proposed.

The Motion was put to the meeting and carried unanimously.

13.2 BEDFORD BOARD OF POLICE COMMISSIONERS - REGIONALLY APPLIED POLICE INFORMATION DELIVERY (RAPID) - CONSIDERATION OF APPROVAL TO ENTER INTO REGIONAL AGREEMENT

By memorandum, Dan R. English, Chief Administrative Officer and Secretary to the Bedford Board of Police Commissioners, reviewed the background and current status of a proposal to implement a Regionally Applied Police Information Delivery (RAPID System) in the Halifax-Dartmouth-Bedford area.

Mr. English noted that cost-sharing arrangements on the capital acquisition of this system, presuming the three municipalities - the City of Halifax, the City of Dartmouth and the Town of Bedford - are involved, have been completed. The total cost of the system of two million, three hundred twenty thousand dollars (\$2,320,000) including the supply, installation and support of the hardware and software components would be shared, based on assessment ratios between the three participating municipal units. This would indicate a cost of approximately one hundred thousand dollars (\$100,000) or 4.3 percent of the total expenditure for the Town of Bedford.

Mr. English further advised that, at a meeting of the Bedford Board of Police Commissioners held on December 4, 1986, a Motion was unanimously approved requesting that Town Council participate in the implementation of the RAPID system including the Town's portion in the Capital Cost-Sharing in an amount of approximately one hundred thousand dollars (\$100,000).

Copies of the proposed agreement between the City of Halifax, City of Dartmouth and the Town of Bedford were circulated to Members of Council outlining the terms and conditions under which the three municipal units would acquire and operate the RAPID system.

13.2 BOARD OF POLICE COMMISSIONERS CON'T

During the ensuing discussion, some concern was expressed by Members of Council that no agreement has yet been reached with respect to the total operating cost of this sytem that will be involved. Further concern was also expressed that the agreement has not yet been reviewed by a solicitor for the Town.

In speaking to the matter, Sergeant George Misener of the Bedford Police Department advised that, while definite operating costs cannot yet be determined, it is not expected that they will exceed a total of two hundred and fifty thousand dollars (\$250,000) for the first year which would result in a cost to the Town of Bedford of nine to ten thousand dollars (\$9,000 - \$10,000).

ON MOTION of Councillor Kelly and Councillor Lugar, it was moved that Town Council authorize the Mayor and Chief Administrative Officer to execute on the Town's behalf the agreement as proposed with maximum capital cost-sharing from the Town of Bedford in an amount not to exceed one hundred thousand dollars (\$105,000), subject to confirmation that the operating costs will not exceed 10 percent of the capital cost of two million three hundred twenty thousand dollars (\$2,320,000) per year and subject to review and recommendation from a solicitor on behalf of the Town. Motion carried unanimously.

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 p.m. Motion carried unanimously.

13.3 SCHOOL SITE SELECTION - REPORT

Councillor Roy reported to Members of Council that the concept of incorporating a school site adjacent to the Meadowbrook playground has been explored by various parties.

The concept of linking a new school site with existing recreational facilities has received approval in principle by the Recreation Commission, the Department of Government Services and the Department of Education. The Town is still awaiting approval from the Department of Government Services with respect to the suitability of this particular site.

REGULAR SESSION - TOWN COUNCIL - DECEMBER 15, 198614. STAFF REPORTS14.1 FIRE CHIEF'S MONTHLY REPORT, NOVEMBER 198614.2 FIRE CHIEF'S ANNUAL REPORT, 198614.3 ANIMAL CONTROL MONTHLY REPORT NOVEMBER 198614.4 TAX COLLECTOR'S REPORT TO DECEMBER 30, 1986

ON MOTION of Councillor Lugar and Councillor Kelly, it was moved that the Fire Chief's Monthly Report for November, 1986, the Fire Chief Annual Report for 1986, the Animal Control Monthly Report for November, 1986 and the Tax Collector's Report to November 30, 1986 be received for information. Motion carried unanimously.

14.5 TAX WRITE OFFS - PROPOSED

By memorandum, Ron Singer, Accountant, provided a list of proposed tax write offs totalling in the amount of forty thousand, one hundred and eight-two dollars and sixty-six cents (\$40,182.66) He requested that these write offs be considered and approved prior to December 31, 1986 in order that the total accounts receivable balance is not distorted.

In particular, Mr. Singer noted that Items 1 - 12 totalling eight thousand eight dollars and fifty-two cents (\$8,008.52) are Town owned property that had been previously acquired with the remaining taxes being the Town's responsibility from the date of ownership.

Item #13 in the amount of one thousand, nine hundred and twenty-one dollars and ninety cents (\$1,921.90) represents the betterment charge remaining on recently acquired Town property.

Items 14 to 39 totalling in the amount of thirty thousand, two hundred and fifty-two dollars and twenty-four cents (\$30,252.24) represents Business Occupancy Taxes. He advised that diligent efforts have been made in trying to locate the owners involved and collect the arrears in taxes, and that the Business Occupancy accounts that are written off will be forwarded to a collection agency in order that they may try their methods of collection.

ON MOTION of Councillor Roy and Councillor Lugar, it was moved that the tax accounts submitted in a listing dated December 15, 1986 and totalling forty thousand, one hundred and eighty-two dollars and sixty-six cents (\$40,182.66) be written off subject to the Business Occupancy accounts being forwarded to a collection agency for collection. Motion carried unanimously.

REGULAR SESSION - TOWN COUNCIL - DECEMBER 15, 1986

14.6 REQUEST TO REFUND PORTION OF 1985 TAXES

By memorandum, Ron Singer, Accountant, requested consideration of Council to the refunding of a portion of 1985 taxes in the amount of one thousand, three hundred ninety-one dollars and fifty-one cents (\$1,391.51) applicable to a gross and manifest error in the calculation of Business Occupancy Assessment for Northeast Tractor Ltd.

ON MOTION of Councillor Roy and Deputy Mayor Nolan, it was moved that Town Council authorize the refund of a portion of the 1985 taxes in an amount of one thousand, three hundred and ninety-one dollars and fifty-one cents to Northeast Tractor Ltd. Motion carried unanimously.

14.7 PLANNING AND DEVELOPMENT CONTROL

14.7.1

BUILDING INSPECTOR'S MONTHLY REPORT - NOVEMBER 1986

Copies of the Building Inspector's Monthly Report for November, 1986, indicating a total value of construction permits issued to date of twenty-three million, nine hundred and twenty-eight thousand, nine hundred and seventy dollars (\$23,928,970) with a permit revenue of seventy-one thousand, eight hundred and forty-two dollars (\$71,842.00), were circulated to Members of Council.

ON MOTION of Deputy Mayor Nolan and Councillor Short, it was moved that the Building Inspector's Report for the month of November, 1986 be received for information. Motion carried unanimously.

15. CORRESPONDENCE

15.1 TOWN OF NEW WATERFORD - RESOLUTION RESPECTING REMEMBERANCE DAY

Copies of correspondence from Mr. Jerry Ryan, Town Clerk, Town of New Waterford, were circulated to Members of Council in which Mr. Ryan included a copy of a Resolution which was unanimously endorsed by New Waterford Town Council on November 18, 1986 and forwarded to the Hon. Harvey Andre, Federal Minister of Consumer and Corporate Affairs and to the Hon. Laird Stirling, Provincial Minister of Consumer Affairs. The Resolution requested that Legislation be enacted which will require retail outlets to remain closed on the 11th day of November of each year as a symbol of community respect for the sacrifice made by our war dead.

REGULAR SESSION - TOWN COUNCIL - DECEMBER 15, 1986

15.1 RESOLUTION RESPECTING REMEMBERANCE DAY CON'T

Mr. Ryan further advised Council that it was the desire of the Town Council of the Town of New Waterford that the sixty-five municipalities of the Province of Nova Scotia endorse this Resolution.

It was unanimously agreed by Town Council that the correspondence be received and that a reply be forwarded to the Town of New Waterford respectfully noting that the desired legislation already exists.

15.2 JACK BATHURST - SNOW REMOVAL FOR SENIOR CITIZENS

Copies of correspondence from Mr. Jack Bathurst were circulated to Members of Council in which Mr. Bathurst requested consideration of Town Council to the possible implementation of a snow removal program for senior citizens. He noted that such programs are organized in the Cities of Halifax and Dartmouth and felt that something similar would be of value in the Town of Bedford.

By memorandum, Wayne Legere, Superintendent of Works, advised that the programs in the City of Halifax and the City of Dartmouth are co-ordinated through the Social Services Departments of the Cities, wherein schools are solicited for volunteer snow shovellers. Such volunteers are then assigned to senior citizens residing in the immediate area of the students.

It was noted by Mr. Legere that both cities seem to be having reasonable success with the program but there is a fair amount of co-ordination work required with the large scale city operations.

It was agreed that this matter should be tabled for the time being, pending an opportunity for Council and staff to determine whether there is a group of people or an organization available to co-ordinate such a plan within the Town of Bedford.

16. NOTICE OF MOTION

NIL

17. QUESTIONS

17.1 ACTION SHEET

The Action Sheet dated December 15, 1986 was received for information.

18. ADDED ITEMS

NIL

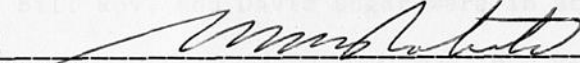
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19. OTHER

NIL

20. ADJOURNMENT

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



MAYOR



CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD
TOWN COUNCIL - EMERGENCY SESSION
JANUARY 12, 1987

Mayor Roberts explained that the purpose of this motion was to review and give consideration to a proposed agreement between the Town of Bedford and Tri-Ann Development, Inc. regarding the conveyance by Tri-Ann Development, Limited of a parcel of land known as Lot AB-4, located off Glen Hill Terrace, between the road and the diamonds Plains Road.

The motion of Mayor Roberts and Councillor Kelly was moved that the Town Council authorize the Mayor and Chief Administrative Officer, on behalf of the Town, the agreement dated January 11, 1986 between the Town of Bedford and Tri-Ann Development, Limited, regarding the conveyance of the lot of a parcel of land known as Lot AB-4.

Councillor Kelly moved an amendment to the Motion to change the term to be changed to a 5 year term, rather than a 3 year term. As there was no second to the Amendment, the Mayor declared the amendment to the Motion invalid.

The main Motion was put to the meeting and passed. Councillor Kelly voted against the Motion.

There being no further business, the meeting adjourned at approximately 11:00 p.m.





CHIEF ADMINISTRATIVE OFFICER

MEETING #46

TOWN OF BEDFORD
TOWN COUNCIL - EMERGENCY SESSION
JANUARY 12, 1987

An Emergency Session of the Town Council of the Town of Bedford was held on January 12, 1987, at 4:30 p.m. in the Town Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Keith Roberts presiding.

Deputy Mayor Chris Nolan, and Councillors Peter Christie, Peter Kelly, Robert Short, Bill Roy, and David Lugar were in attendance at this Session.

Staff in attendance included Dan R. English, Chief Administrative Officer, and Barry Zwicker, Director of Planning & Development Control. Messrs Peter Spencer and Blair Mitchell, Solicitors representing the Town of Bedford, were also in attendance at this Session.

LOT AB-4 BASINVIEW DRIVE SOUTH / HAMMONDS PLAINS ROAD

Mayor Roberts explained that the purpose of this Emergency Session was to review and give consideration to a proposed agreement, worked out by the Solicitor representing the Town of Bedford, and Tri Arm Developments Limited, respecting the conveyance by Tri Arm Developments Limited to the Town of Bedford, of Lot AB-4, located off Glen Moir Terrace, between Basinview Drive South and the Hammonds Plains Road.

ON MOTION of Deputy Mayor Nolan and Councillor Roy, it was moved that the Town Council authorize the Mayor and Chief Administrative Officer to execute, on behalf of the Town, the agreement dated January 12, 1987, between the Town of Bedford and Tri Arm Developments Limited, respecting acceptance by the Town of a parcel of land known as Lot AB-4.

Councillor Kelly moved an amendment to the Motion to the effect that Clause 2A be changed to a 6 year term, rather than a 3 year term. As there was no seconder to the Amendment, the Mayor declared the Amendment to the Motion invalid.

The main Motion was put to the meeting and passed. Councillor Kelly voted against the Motion.

There being no further business, the meeting adjourned at approximately 5:00 p.m.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD
MINUTES
JANUARY 19, 1987

A Regular Session of the Town Council of the Town of Bedford was held on Monday, January 19, 1987, 7:30 p.m. in the Town 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 Christie, 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; Barry Zwicker, Director of Planning and Development Control; Rick Paynter, Director of Engineering and Works; Ron Singer, Director of Finance; John Robertson, Chief Building Inspector; Micheel Towner, Executive Director, Bedford Industrial Commission; H.A. MacKenzie, Chief of Police; Eric Sheppard, Assistant Deputy Chief, Bedford Fire Department; Robert Nauss, Director of Recreation and Joan Pryde, Deputy Clerk.

Peter McInroy, a solicitor, David Selig, Fire Chief and Peter Dickinson, Deputy Fire Chief were also in attendance at the commencement of the Session.

Mayor Roberts introduced Council to Mr. Duncan Cross who has been appointed Executive Director of the Metro Area Tourism Association. Mr. Cross briefly addressed Council expressing his appreciation for the invitation and advising of his desire to co-operate with Council and residents of the Town in matters respecting tourism promotion within Bedford and the Region.

3. APPROVAL OF MINUTES

3.1 REGULAR SESSION - DECEMBER 15, 1986 (MEETING #45)

3.2 EMERGENCY SESSION - JANUARY 12, 1987 (MEETING #46)

ON MOTION of Councillor Lugar and Councillor Christie, it was moved that the minutes of the Regular Session of December 15, 1986 and the Emergency Session of January 12, 1987 be approved. Motion carried unanimously.

REGULAR SESSION - TOWN COUNCIL - JANUARY 19, 1987

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

It was agreed that Item #12.3, "Annual Report - Bedford Board of Health," should be renumbered as Item #13.3.

It was agreed that two items should be added to the Agenda as follows:

12.6 - Ad Hoc Committee - Towns Act Legislation and 12.7 - Crosswalk Guard Service - Ridgevale Drive/Dartmouth Highway.

It was agreed that Items #14.4, "Tax Collection Report - December 31, 1986," and Item 14.5, "Preliminary Assessment Report - 1987," should be deleted from the Agenda.

5. APPROVAL OF ORDER OF BUSINESS

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

6. MOTIONS OF RECONSIDERATION

NIL

7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

7.1 APPOINTMENT OF CITIZENS AT LARGE TO TOWN BOARDS/COMMITTEES/COMMISSIONS:

- (a) TRANSIT ADVISORY COMMITTEE
- (b) HERITAGE ADVISORY COMMITTEE

By memorandum, Joan Pryde, Deputy Clerk advised that no responses have as yet been received to date to paid advertisements requesting applications from the community at large for service on the Transit Advisory Committee and the Heritage Advisory Committee.

Mrs. Pryde further advised that Mrs. Elsie Tolson has indicated an interest in the activities of the Heritage Advisory Committee and asked if she could be considered as a, "consultant," rather than a member.

ON MOTION of Deputy Mayor Nolan and Councillor Lugar, it was moved that Mrs. Elsie Tolson be appointed as a resource person for the Heritage Advisory Committee. Motion approved unanimously.

REGULAR SESSION - TOWN COUNCIL - JANUARY 19, 19877.2 ORGANIZATIONAL STRUCTURE (REVISED) - TOWN OF BEDFORD

By memorandum, Dan R. English, Chief Administrative Officer circulated copies of an updated Town Organizational Chart, dated January 1987 reflecting revisions made to the 1984 Organizational Chart as a result of changes to, "position titles," following the Doane Raymond Study.

The Organizational Chart also reflected the change in name from the Bedford Industrial Commission to the Bedford Economic Development Commission and three positions approved by Council in 1986.

Mr. English requested Council's formal approval of this revised Organizational Chart.

ON MOTION of Councillor Lugar and Councillor Kelly, it was moved that the revised Town of Bedford Organizational Chart dated January 1987 be approved. Motion approved unanimously.

7.3 ECONOMIC DEVELOPMENT COMMISSION - CONSIDERATION OF REVISED RESOLUTION

Copies of Correspondence from J.M. Towner, Executive Director, Bedford Industrial Commission were circulated to Members of Council in which Mr. Towner advised that a previous Motion approved by Town Council respecting the establishment of the Bedford Economic Development Commission has not been approved by the Department of Municipal Affairs due to the fact that it does not include proper referencing to the appropriate Resolution of the Industrial Commission.

Mr. Towner further requested consideration of Council to the approval of a revised Resolution as enclosed with his memorandum.

ON MOTION of Councillor Short and Councillor Christie, it was moved that;

"BE IT RESOLVED that Bedford Town Council approve the Resolution as approved by the Bedford Industrial Commission at a regular meeting of the Commission on November 13, 1986 and as subsequently signed by the Secretary on November 13, 1986. Said Resolution will amend the Instrument of Incorporation and its By-Laws pending the approval of the Minister of Municipal

REGULAR SESSION - TOWN COUNCIL - JANUARY 19, 19877.3 ECONOMIC DEVELOPMENT COMMISSION CON'T

Affairs. The amendment which was approved and signed on November 13, 1986 was the only such amendment made and signed on that date.

Motion approved unanimously.

7.4 REGIONALLY APPLIED POLICE INFORMATION DELIVERY (RAPID) -
CONSIDERATION OF APPROVAL - AMENDED AGREEMENT

By memorandum, Dan R. English, Chief Administrative Officer and Secretary, Bedford Board of Police Commissioners reviewed the current status of a proposed agreement between the Cities of Halifax, Dartmouth and the Town of Bedford respecting the implementation of a Regionally Applied Police Information Delivery (RAPID) System.

It was noted by Mr. English that a Motion was approved at the meeting of Town Council held on December 15, 1986 whereby the Mayor and Chief Administrative Officer were authorized to enter into this agreement on behalf of the Town.

Mr. English noted that subsequent meetings have now been held by staff from the three municipalities involved with the result that the proposed agreement has now been amended. Mr. English noted the amendments which have been made to the proposed agreement and also advised Council of three other amendments which are being proposed by the Bedford Board of Police Commissioners. It was recommended by Mr. English that the proposed agreement including the suggested amendments be approved by Town Council.

ON MOTION of Councillor Lugar and Councillor Kelly, it was moved that the Mayor and the Chief Administrative Officer be authorized to execute on the Town's behalf a revised agreement respecting the Regionally Applied Police Information Delivery (RAPID) System including the suggested amendments as proposed with maximum cost-sharing from the Town of Bedford in an amount not to exceed \$105,000 and subject to review by a solicitor on behalf of the Town.

During discussion of the Motion, it was agreed that the suggested amendments should include several grammatical changes and that Section 16 should be amended by the

REGULAR SESSION - TOWN COUNCIL - JANUARY 19, 1987

7.4 RAPID SYSTEM CON'T

substitution of the word, "decision," for the word, "award," in two locations.

Some concern was also expressed by Members of Council with respect to the fact that the agreement/amended agreement does not include a clause respecting annual operating costs.

ON MOTION of Councillor Roy and Councillor Short, it was moved that the proposed agreement should be amended by the inclusion of a clause restricting the annual Operating Costs to that of 10 percent of the Capital Acquisition Costs of \$2,320,000.

The amendment was put to the meeting and was approved unanimously. The amended Motion was put to the meeting and was approved unanimously.

7.5 ADMINISTRATION OF SOCIAL SERVICES

By memorandum, Dan R. English, Chief Administrative Officer advised Council with respect to the recommendations of an ad hoc committee which was requested by Town Council to initiate a study to consider the feasibility of the Town undertaking its own administration of Social Services in the Town of Bedford.

The ad hoc committee consisting of Deputy Mayor Chris Nolan, Councillor Peter Kelly, Dan R. English, Chief Administrative Officer and Joan Pryde, Deputy Clerk has met several times since June 1986 and during this period interviewed several individuals including a retired Social Worker, representatives of the Department of Social Services, Province of Nova Scotia, Mr. Ed. Mason, Director of Social Services, Municipality of the County of Halifax and a representative of the Cobequid Multi Service Centre.

It was the determination of the ad hoc committee that the Town of Bedford should initiate the necessary steps to undertake administration of its own Social Services Program for the following reasons:

7.5 ADMINISTRATION OF SOCIAL SERVICES CON'T

- (a) The Town may save money.
- (b) Residents needing social assistance would not have to travel to Sackville.
- (c) The Social Worker employed would more likely be cognizant of the help which is often available through community organizations.
- (d) The Town would have its own Social Services Committee through which it could obtain a better understanding of what is being provided through this service.

During the ensuing discussion, concern was expressed by Members of Council that the Social Services Program as administered through the County of Halifax is functioning very well and a change in administration as suggested might very well result in the same or higher administrative cost and run the risk of not providing the level of service that is now available.

ON MOTION of Councillor Lugar and Councillor Short, it was moved that the report from the ad hoc committee respecting the administration of Social Services be tabled indefinitely with the thanks extended from Council to the committee. Motion carried. Deputy Mayor Nolan, Councillor Kelly and Councillor Christie voted against the Motion.

ON MOTION of Councillor Roy and Councillor Christie, it was moved that the Town of Bedford inquire of the Municipality of the County of Halifax respecting the possibility of the Town becoming involved in the Social Services Committee of the County of Halifax and that a request also be made with respect to the obtaining of any pertinent information involving the provision of Social Services to the Town of Bedford. Motion approved unanimously.

7.6 SNOW REMOVAL FOR SENIOR CITIZENS

It was agreed that further consideration of this matter should be deferred pending an opportunity for Staff/Council to determine whether or not there is a group within the Town interested in becoming involved in this service

REGULAR SESSION - TOWN COUNCIL - JANUARY 19, 19877.7 CONTRACT DEVELOPMENT AGREEMENT - 51 ROCKY LAKE DRIVE

By memorandum, copies of an approved Contract Development Agreement between Mardo Construction Ltd. and the Town of Bedford for the conversion of an existing institutional building into a six unit residential building and for the construction of a single unit residential building were circulated to Members of Council.

In speaking to this agreement, Barry Zwicker, Director of Planning and Development Control requested approval of Town Council to a revision to this Contract whereby the Town would agree that the developer's contribution in the amount of \$15 per linear foot for the construction of a sidewalk would be refunded to the developer if such sidewalk is not constructed within a six year period.

ON MOTION of Councillor Lugar and Deputy Mayor Nolan, it was moved that the Town of Bedford enter into a Contract Development Agreement with Mardo Construction Ltd. as approved at the Regular Session of Town Council on December 15, 1986 and as amended in Clause 9.6 to reflect the desired change respecting the \$15 per linear foot for sidewalk construction, for the conversion of the former Kingdom Hall Building and the construction of a single unit detached residential home on 51 Rocky Lake Drive. Motion approved unanimously.

8. MOTIONS OF RESCISSION

NIL

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

NIL

10. PETITIONS AND DELEGATIONS

NIL

11. MOTIONS11.1 BY-LAW RESPECTING BUILDING

ON MOTION of Deputy Mayor Nolan and Councillor Lugar, it

REGULAR SESSION - TOWN COUNCIL - JANUARY 19, 1987

11.1 BY-LAW RESPECTING BUILDING CON'T

was moved that the Proposed By-Law Respecting Building be received for Second Reading.

In response to an inquiry from Council, staff advised that the fees being proposed within this By-Law are in line with those now being charged by the other three metro municipalities.

Motion approved unanimously.

11.2 BY-LAW RESPECTING SEWER REDEVELOPMENT CHARGE - SECOND READING

During discussion of the Proposed By-Law Respecting Sewer Redevelopment Charge, Council was provided information relative to the practice of the Cities of Halifax and Dartmouth respecting Sewer Redevelopment Charges.

Rick Paynter, Director of Engineering and Works reviewed details of some of the changes that have now been incorporated into the proposed By-Law following First Reading which took place at the Regular Council Session of December 15, 1986.

Some discussion ensued with respect to the fact that the By-Law, as it now reads, would eliminate a Sewer Redevelopment Charge for new commercial buildings under 1,000 sq. ft.

It was agreed that a Public Meeting should be held to discuss the proposed By-Law prior to Third Reading. Staff was also asked to provide Council with copies of the City of Halifax By-Law Respecting Sewer Redevelopment Charges.

ON MOTION of Councillor Roy and Councillor Kelly, it was moved that the By-Law Respecting Sewer Redevelopment Charge be received for Second Reading and that a Public Information Session be convened by staff followed by a Council Meeting to be held prior to Third Reading. Motion approved unanimously.

12. NEW BUSINESS

12.2 COAT OF ARMS - TOWN OF BEDFORD POLICY

Councillor Roy addressed Council requesting the indulgence of Council to hear a brief address from

REGULAR SESSION - TOWN COUNCIL - JANUARY 19, 198712.2 COAT OF ARMS - TOWN OF BEDFORD POLICY CON'T

Mrs. C. Loncarevic respecting the use of the Coat of Arms of the Town of Bedford. Following unanimous agreement of Council, Mrs. Loncarevic was invited to address Council by Mayor Roberts.

In addressing Council Mrs. Loncarevic reviewed the history and the methodology that had been pursued by a committee appointed by Town Council prior to the approval and registration of the Coat of Arms of the Town of Bedford by Lord Lyon of Scotland.

Mrs. Loncarevic emphasized that the colours used in the original Coat of Arms, accepted and registered, should be used whenever the design of the Coat of Arms is used for any purpose whatsoever. She advised that she was bringing the matter to the attention of Town Council due to the fact that recently a gift had been presented which included the Coat of Arms using the colour of gold as a background rather than the colour of silver.

Mayor Roberts thanked Mrs. Loncarevic for her observations and remarks and advised that the mementoes in question are now being manufactured in the correct colours and will continue to be so in the future.

ON MOTION of Councillor Roy and Councillor Short, it was moved that the Town of Bedford Policy 82-4 respecting the Bedford Coat of Arms be amended by the addition of a paragraph as follows:

"Reproductions of the Coat of Arms will adhere to the blazon as illustrated on the grants patent." Motion approved unanimously.

12.4 1987 ASSESSMENT ROLL

By memorandum, Dan R. English, Chief Administrative Officer advised Town Council with respect to the Town of Bedford's Property Assessment Roll. Mr. English advised that a general reassessment was effected throughout Nova Scotia in 1986 which resulted in a significant increase in Bedford's Property Assessment as follows:

<u>1986 Taxable</u>	<u>1987 Taxable</u>	
<u>Assessment Total</u>	<u>Assessment Total</u>	
\$259,600,620	\$368,725,475	42% Increase

It is the opinion of staff that approximately eight to nine percent of this increase can be directly attributable to, "new," growth.

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12.4 1987 ASSESSMENT ROLL CON'T

Mr. English further noted that Bedford now has the highest taxable assessment value when compared to other towns throughout the Province.

Mr. English also circulated a memorandum from Ron Singer, Director of Finance in which he reviewed various aspects of the new property assessment totals for the Town of Bedford. In particular, it was noted that a shift has occurred between the ratios of residential and commercial assessment. In 1986, the ratio was 69.7 percent residential/30.3 percent commercial. For 1987, the ratio (preliminary) is 71.5 percent residential/28.5 percent commercial.

The memoranda were received for information.

12.5 TAX EXEMPTIONS FOR DISABLED (COUNCILLOR PETER KELLY)

Councillor Kelly addressed Town Council expressing concern that the By-Law Respecting Exemptions from Taxation for widows, widowers and senior Citizens is not applicable to married couples under the age of 65 in reduced circumstances, i.e. living on disability pension.

He expressed the opinion that this was unfair to such persons and requested that the Town attempt to have provincial legislation revised in order to allow a tax reduction for such persons.

The Chief Administrative Officer advised that an amendment to the Town's Act would be required to allow such an exemption for married couples under the age of 65.

12.6 AD HOC COMMITTEE - TOWNS ACT LEGISLATION

By memorandum, Councillor Peter Kelly reviewed the current situation of the Town of Bedford with respect to the County of Halifax, "inherited," by-laws and the fact that it is not always possible to repeal a relevant County By-Law as the Towns Act would not permit the enactment of a similar Town By-Law.

Councillor Kelly also noted the number of other areas wherein, following legal research, it has been determined that the Towns Act does not permit local legislation, i.e. By-Law Respecting Commercial Noise.

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12.6 AD HOC COMMITTEE - TOWNS ACT LEGISLATION CON'T

Councillor Kelly further expressed the opinion that a special ad hoc committee of Council should be established which, in consultation with a solicitor, could carry out further study and make recommendations on the remaining current inherited County Legislation/By-laws, the desired by-law making power which is not available through the Towns Act and what special legislation would be required to achieve same and various other options which might be available to the Town.

ON MOTION of Councillor Kelly and Deputy Mayor Nolan, it was moved that the Town Council of the Town of Bedford appoint an ad hoc committee from Town Council to study, research and make recommendations relative to matters as described in this memorandum. Motion approved unanimously.

It was agreed that Mayor Roberts would appoint the members of this ad hoc committee.

12.7 CROSSWALK GUARD - INTERSECTION RIDGEVALE DRIVE/DARTMOUTH HIGHWAY

Councillor Roy addressed Council expressing concern that the crosswalk guard service located at the intersection of Ridgevale Drive and the Dartmouth Highway has been discontinued. In response to an inquiry from Council, Rick Paynter, Director of Engineering and Works and Joan Pryde, Deputy Clerk reviewed the status of the situation with regard to crosswalk guard service in this area. It was noted that the previous guard has resigned for personal reasons and that no substitute has as yet been found.

Mr. Paynter further advised Council that the Bedford Police Department has been asked to monitor the situation and that teachers and parents have been notified of the situation and asked to instruct the children respecting the proper use of the pedestrian activated crosswalk lights.

It was agreed by Council that staff should place an advertisement in the daily newspapers reminding the public of the crosswalk located in this area, and that staff should make every effort to find a replacement crosswalk guard for this location.

13. REPORTS; BOARDS/COMMITTEES/COMMISSIONS

REGULAR SESSION - TOWN COUNCIL - JANUARY 19, 198713.1 BEDFORD PLANNING AND ADVISORY COMMITTEE13.3 ANNUAL REPORT - BEDFORD BOARD OF HEALTH

Reports from the Bedford Planning Advisory Committee respecting a special public participation meeting and an annual report from Dan R. English, Secretary, Bedford Board of Health respecting the activities for the year 1986 were received for information.

13.2 RECREATION COMMISSION - APPOINTMENTS

By memorandum, Robert Nauss, Recreation Director, advised that, at a regular meeting of the Recreation Commission held on January 14, 1987, Mrs. Anne McVicar was appointed Chairperson and Mrs. Marlene Knowles, Vice-Chairperson for the year 1987. Mr. Nauss requested formal ratification by Town Council of these appointments. Mr. Nauss also advised that Mr. Peter McInroy was elected as Co-Chairman of the 1987 Bedford Days Program and requested that Town Council appoint a Councillor as Co-Chairman to work with Mr. McInroy and his committee.

ON MOTION of Councillor Lugar and Councillor Kelly it was moved that the appointments of Mrs. Anne McVicar, as Chairperson, and Mrs. Marlene Knowles, as Vice-Chairperson, of the Recreation Commission for the year 1987 be ratified. It was further moved that Councillor Peter Kelly be appointed as Co-Chairman of the 1987 Bedford Days Program. Motion approved unanimously.

14. STAFF REPORTS14.1 ANIMAL CONTROL REPORT - DECEMBER 198614.2 PLANNING AND DEVELOPMENT CONTROL

14.2.1

BUILDING INSPECTOR'S MONTHLY REPORT - DECEMBER 198614.3 FIRE CHIEF'S MONTHLY REPORT - DECEMBER 1986

The Animal Control Report - December 1986, the Building Inspector's Monthly Report - December 1986 and the Fire Chief's Monthly Report - December 1986 were received for information.

A VOTE OF THANKS

ON MOTION of Councillor Roy and Councillor Christie, it was moved that expressions of appreciation be forwarded

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to the Bedford Volunteer Fire Department and the Ladies Auxiliary for the time and effort expended in organizing a very successful 1987 New Year's Levee. Motion approved unanimously.

12.1 PRELIMINARY 1987 CAPITAL BUDGET DRAFT 1: PRESENTATIONS BY DEPARTMENT HEADS

It was agreed by Council that Department Heads should be invited to address Council briefly, highlighting their respective 1987 Capital Budget proposals.

12.1.1

FIRE DEPARTMENT

Chief David Selig addressed Council with respect to the proposed 1987 Capital Budget for Fire Protection Services in the amount of \$143,000. In particular, he reviewed details of a proposal to purchase a pumper/tanker in the amount of approximately \$80,000. In reviewing the need and use of this vehicle, Chief Selig also noted that such a purchase would fit into the long range plan for an additional station located in the Hammonds Plains Road area as this vehicle would eventually be placed at that station for and when constructed.

12.1.2

RECREATION DEPARTMENT

Robert Nauss, Director of Recreation addressed Council with respect to the Department's proposed 1987 Capital Budget in the amount of \$180,000. Noting that the major project would be the second phase of Range Park, Mr. Nauss advised that representation has been made to the Provincial Department of Recreation for consideration of cost-sharing in the amount of approximately \$60,000.

Mr. Nauss also reviewed details of the other items included in the Capital Budget proposed for the Recreation Department; namely, paving, at the LeBrun Centre, park maintenance equipment and park improvements.

Mr. Nauss further requested that consideration be given to the placement of an additional \$5,000 for miscellaneous equipment in the Capital Budget for 1987. This funding will allow for the purchase of some additional arena, office and program equipment.

12.1.3

ENGINEERING AND WORKS DEPARTMENT

Rick Paynter, Director of Engineering and Works reviewed

REGULAR SESSION - TOWN COUNCIL - JANUARY 19, 1987

12.1.3

ENGINEERING AND WORKS DEPARTMENT CON'T

for the benefit of Council the projects which are included in the proposed Capital Budget for Transportation Services, in the amount of \$365,000, and for Environmental Health Services, in the amount of \$45,000.

In addition Mr. Paynter advised that \$30,000 should be added to his initial proposed budget for paving of Glen Moir Terrace and he also requested that approximately \$5,000 be included under EMO Services to allow for the installation cost of an alternate EOC Centre.

12.1.4

MAINSTREET PROGRAM

Micheel Towner, Executive Director, B.I.D.C. reviewed details of the projects which will be recommended to Town Council by the Mainstreet Committee totalling approximately \$500,000, presuming \$250,000 cost-sharing from the Department of Development, Province of Nova Scotia is available. In particular he advised that the committee would like to complete the burial of the overhead utilities from the Sackville River Bridge to the Dartmouth Highway. Other projects include the allocation of \$75,000 for sidewalk construction activity in the Hammonds Plains Road Intersection area. The committee is also interested in expending some funds to improve the intersection located at Division Street/First Street/Bedford Highway and would like to assist the Town with the purchase of additional bus shelters.

15. CORRESPONDENCE

NIL

16. NOTICES OF MOTION

NIL

17. QUESTIONS

17.1 ACTION SHEET

The Action Sheet was received for information.

TOWN OF BEDFORD
PUBLIC HEARING
FEBRUARY 11, 1987

REGULAR SESSION - TOWN COUNCIL - JANUARY 19, 1987

18. ADDED ITEMS

NIL

19. OTHER

NIL

20. ADJOURNMENT

ON MOTION of Councillor Roy and Councillor Short, it was moved that the meeting adjourn at approximately 10:30 p.m. Motion approved unanimously.

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R
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DEPUTY ADMINISTRATIVE OFFICER

TOWN OF BEDFORD
PUBLIC HEARING
FEBRUARY 11, 1987

A Public Hearing was held by the Town Council of the Town of Bedford, Wednesday, February 11, 1987, 7:40 p.m. in the Fire Hall, 1247 Bedford Highway, Bedford, N.S., Deputy Mayor Chris Nolan presiding.

Councillors Peter Christie, Peter Kelly, David Lugar and Robert Short were in attendance at the commencement of the Session.

Staff members attending this Session included John Malcolm, Senior Planner; Joan Pryde, Deputy Clerk and Rick Paynter, Director of Engineering and Works. Mr. Peter McInroy, solicitor, was also in attendance at this Session.

Approximately 25 members of the general public were in attendance at the commencement of the Public Hearing.

PURPOSE OF PUBLIC HEARING

In opening the meeting, Deputy Mayor Nolan advised the format he would follow for this Public Hearing and requested that John Malcolm, Senior Planner, advise the meeting of the details of the purpose of the Hearing.

John Malcolm, Senior Planner, advised that the purpose of the Public Hearing was to consider a proposal for a Contract Development Agreement for a mixed used building, including 16 apartment units and 4,000 sq. ft. of commercial space located at civic #930 Bedford Highway.

Mr. Malcolm advised that the proposal conforms to all C-1 and R-3 requirements with the exception that it is a mixed use facility.

Mr. Malcolm further advised that the Public Hearing was duly advertised as required by the Planning Act of Nova Scotia and the property in question has been posted as required by Town policy.

Mr. Malcolm reviewed details of the proposed project including plans for fencing which would be placed on two sides of the property in question. He noted that the subject property abuts a designated park strip along Mill Brook and an area will be set aside to meet the personal recreation space requirements contained with the R-3 (Multiple Family Residential) zone.

It was also noted that the proposed building is cited on a 30,000 sq. ft. lot that fronts directly onto the Bedford Highway and access is therefore proposed to be directly onto the arterial road system and does not pass through an existing or proposed residential neighbourhood or street.

PUBLIC HEARING - FEBRUARY 11, 1987 - #930 BEDFORD HIGHWAYPURPOSE OF PUBLIC HEARING CON'T

The meeting was advised that at a Regular Session of the Bedford Planning Advisory Committee, A Motion was passed that the Contract Development Agreement for 930 Bedford Highway be approved by Council and that there be a commitment on the part of the Town that a sidewalk be installed prior to occupancy.

The meeting was advised that the Planning and Development Control Department recommends approval of this project.

Councillor Roy took his place at the meeting at approximately 7:55 p.m.

QUESTIONS FROM COUNCIL

In response to an inquiry from Council as to whether or not any thought has been given to the type of fencing between the development and the adjacent parkland area, Mr. Malcolm advised that the plans now call for wooden fencing.

In response to an inquiry from Council with respect to current vehicular traffic over the old bridge, staff advised that it is the recommendation of the traffic advisory committee that this bridge be discontinued for vehicular traffic and used only for pedestrian movement.

SUBMISSIONS FROM THE GENERAL PUBLICHOWARD MACKINLEY - MILL COURT

Mr. Howard MacKinley addressed Council requesting information respecting the traffic that will be generated. He expressed some concern with respect to the current level and variety of commercial traffic currently generated at the Hammonds Plains Road/Bedford Highway Intersection.

Deputy Mayor Nolan and Mr. Malcolm advised that considerable time has been expended reviewing the plans with both the traffic management group and with traffic engineers and it is the collective feeling that the plans, as proposed, will not cause a traffic problem.

Mr. MacKinley expressed some concern about the proposal to approve a development that is mixed in nature. He suggested that this intersection was very important to the Town and that a purely commercial development might be more logical. He also noted that the area has been designated Commercial in the Municipal Planning Strategy.

GEORGE HEPWORTH - BASINVIEW DRIVE SOUTH

Mr. George Hepworth addressed Council requesting information as to whether or not any data is available respecting traffic counts in this area including the nature of the current of traffic.

PUBLIC HEARING - FEBRUARY 11, 1987 - #930 BEDFORD HIGHWAY

GEORGE HEPWORTH CON'T

Mr. Hepworth further expressed concern that the Town is considering the placement of a residential component in a dangerous area.

WILL APOLD - MILL COURT

Mr. Will Apold addressed Council advising that he was not in favour of the proposed development and in particular, was against the residential component. He suggested that it be recommended to the developer that a proposal for development, that is strictly Commercial, be designed.

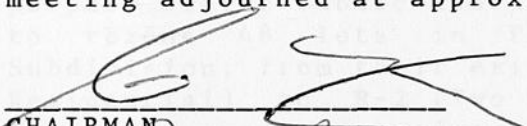
FRANCENE COSMAN - BEDFORD HILLS ROAD

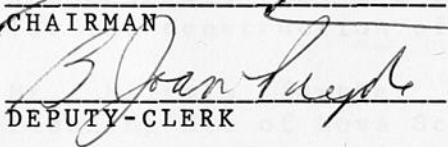
Mrs. Francene Cosman addressed Council advising that the copy of the advertisement for this Public Hearing, as circulated, contained an error in that it indicates a residential component of 14 units rather than 16 units.

There were no further submissions from the general public in response to three calls from the Chairman.

ADJOURNMENT

ON MOTION of Councillor Lugar and Councillor Kelly, the meeting adjourned at approximately 8:10 p.m


CHAIRMAN


DEPUTY-CLERK

TOWN OF BEDFORD
PUBLIC HEARING
FEBRUARY 11, 1987

A Public Hearing was held by the Town Council of the Town of Bedford on Wednesday February 11, 8:15 p.m. at the Bedford Fire Hall, 1247 Bedford Highway, Bedford, N.S., Deputy Mayor Chris Nolan presiding.

Councillors Peter Christie, Peter Kelly, David Lugar, William Roy and Robert Short were in attendance at the commencement of the Session.

Staff members attending this Public Hearing included John Malcolm, Senior Planner; Joan Pryde, Deputy Clerk and Rick Paynter, Director of Engineering and Works. Peter McInroy, solicitor, was also in attendance.

Approximately fifty members of the general public were in attendance at this Session.

In opening the Session, Deputy Mayor Nolan reviewed the procedure that would be followed during the course of the meeting and requested that John Malcolm, Senior Planner outline the purpose of the Public Hearing.

PURPOSE OF PUBLIC HEARING

John Malcolm, Senior Planner, advised the meeting that the purpose of the Public Hearing was to consider an application to rezone 48 lots in Phase 2 and 3 of the Bedford Hills Subdivision, from their existing zoning of R-1 (Single Family Residential) to R-2 (Two Family Residential) in order to allow for the construction of semi-detached structures in the area.

Mr. Malcolm further advised that all requirements of the Planning Act of Nova Scotia had been followed including the insertion of appropriate advertising and that in addition, the parcels of land had been posted with signs advertising the Public Hearing.

Mr. Malcolm reviewed further details of the application and advised that it is the recommendation of the Planning and Development Control Department that either;

Alternative #1 - This rezoning request be approved with 13 specified lots being kept as R-1 if the, "Green Buffer Strip," is not in fact set aside and turned over to the Town as such, or;

Alternative #2 - The proposed re-zoning for the entire 48 lots be approved as being consistent with the MDP's residential objective and policies contained therein in light of the recent development trend of the general area of the Bedford Hills, Basinview Estates and the Bedford Village North Subdivision and on condition that the, "Green Buffer Strip," be dedicated as public parkland.

PUBLIC HEARING - FEBRUARY 11, 1987

Mr. Malcolm also advised that at a meeting of the Bedford Planning Advisory Committee a Motion was approved recommending that Town Council reject this application.

DEVELOPER'S SUBMISSION

Mr. Robert Grant, a solicitor representing Tri Arm Development Ltd., addressed Council on behalf of the developer. He reviewed the reasons why the developer was applying for this re-zoning noting, in particular, the current demand for R-2 lots in contrast for demand for R-1 lots.

Mr. Grant also expressed the opinion that Council should now be aware of the type of development which would be encouraged by the developer and illustrated this point through the showing of a series of slides of an adjacent area which is now being developed with R-2 lots. He expressed the opinion that existing homes are well designed and constructed and placed on exceptionally good sized lots.

Mr. Grant asked that Council not prejudge the application on the basis of strongly expressed views against the re-zoning but also on the basis of the policies that are included in the Municipal Planning Strategy; in particular the objective to make provision for high quality mixed housing types throughout the Town. He suggested that the proposal meets with this objective and asked for a favourable decision.

Mr. Vrege Armoyan and Mr. Tom Swanson were also in attendance on behalf of Tri Arm Development Ltd.

QUESTIONS FROM COUNCIL

In response to an inquiry from Council as to whether or not the ownership of the green belt has been transferred, the developer advised that a Deed has been prepared for a portion of this property and a subsequent Deed will be prepared following subdivision approval for the remaining portion of the green belt.

In response to a request from Council, the details of the number of lots involved and the applicable zoning were reviewed both in respect to the original plan and to the proposed plan.

SUBMISSIONS FROM THE GENERAL PUBLICMR. DAVID ROSS, 43 BEDFORD HILLS ROAD

Mr. David Ross made a lengthy presentation to Council respecting the history of the current development in the Bedford Hills Subdivision. He expressed the opinion that if the re-zoning, as requested, is approved, this development will be unique in present day subdivision planning in the density of R-2 housing that is planned and unique in the sense that Town Planners are generally opposed to such a percentage

MR. DAVID ROSS CON'T

of a single thirty-seven acre site being committed to R-2 development rather than the, "mix of housing types," clearly identified in the MDP.

In reviewing the history of the development from June 1985 to the current date, Mr. Ross noted the many problems that, in his opinion, have been encountered unnecessarily.

Mr. Ross also emphasized his opinion that approval of this application would result in an unreasonably high percentage of R-2 housing and requested that the re-zoning application be denied.

LUDWIG BARTKUS - 77 BEDFORD HILLS ROAD

Mr. Ludwig Bartkus addressed Council expressing concern that this application is a repeat of one which took place a year or two ago. He noted that, at that time, the existing residents in the Bedford Village area expressed support of the initial re-zoning but do not wish another. He asked that Council consider the existing community's desire that the balance of development remain as originally planned.

GEORGE HEPWORTH - BASINVIEW DRIVE SOUTH

Mr. George Hepworth addressed Council and, with the aid of slides, illustrated problems that, in his opinion, already exist in the area. He noted that covenants attached to the Deed are not being observed and suggested that the response of Council should be to the wishes of the people and not to the whim of the developer. He requested that the application for re-zoning be denied.

FRANCENE COSMAN - BEDFORD HILLS ROAD

Mrs. Francene Cosman addressed Council noting in particular her history in involvement in planning for the Town of Bedford. She spoke in opposition to the proposed re-zoning noting the pressure that has already been brought upon the area involved, since the change of ownership of the undeveloped land.

She expressed the opinion that the re-zoning proposal would directly effect the existing R-1 area and suggested that Town staff is arbitrarily deciding what constitutes an appropriate mix of zoning. She expressed the opinion that approval of the application would result in a ghetto R-2 neighbourhood.

Mrs. Cosman also questioned many of the planning staff assumptions and gave examples, in particular with respect to the number of school children which would be generated from this R-2 development.

MRS COSMAN CON'T

Mrs. Cosman expressed the opinion that the styles and methods of the current developer are not good enough and that the Town Planning Department and Council must ensure that the development proceeds properly in the opinion of the general populace.

Mrs. Cosman urged Town Council to deny the request and go one step further; namely to ensure that while the Municipal Planning Strategy Review is in process, that no further re-zoning applications are approved.

Mrs. Cosman concluded her remarks by expressing the opinion that re-zoning should be based on proper planning and not on short economic shifts in the market place.

JOHN CARNAGHAN - VILLAGE CRESCENT

Mr. John Carnaghan addressed Council advising that he was speaking as Chairman of the Bedford Village Residents Association.

Mr. Carnaghan asked that a copy of Scott Keith's report to the Bedford Planning Advisory Committee be tabled at the meeting.

Mr. Carnaghan further advised that on January 4, 1987 the Executive of his Association met with Mr. Vrege Armoian and Mr. Dan McCarthy of Tri Arm Development Ltd. in order that they could acquaint the Executive with their reasons for seeking this additional re-zoning.

Following this meeting, a Motion was approved by the Executive to oppose the proposed re-zoning.

Subsequently, on February 7, 1987 a general meeting was held during which the membership was informed of the January 4th meeting and the results thereof.

The Motion which had been previously adopted by the executive was then read and upon Motion by Mr. T. Howlett and seconded by Mrs. Beth Apold, was unanimously passed by the Bedford Village Residents Association membership.

Copies of the Motion approved by the executive and by the general membership of the Bedford Village Residents Association was tabled.

DAVID PEMBER - BEDFORD HILLS ROAD

Mr. David Pember addressed Council addressing concern that Deeds to the Green Belt have not yet been prepared and forwarded to the Town of Bedford. He also noted that it was the citizens of Bedford Village who negotiated this agreement and not the Town of Bedford. He expressed further concern that the Planning Department appears to be using the green belt

PUBLIC HEARING - FEBRUARY 11, 1987 - RE-ZONINGDAVID PEMBER CON'T

as an integral part of the proposed agreement and that Council should consider the application strictly on whether an additional 48 R-2 lots are in the best interest of the community.

Mr. Pember then asked that the conversation that took place at the meeting between the executive of the association and Tri Arm Development Ltd. be read into the record.

Following the agreement of the Chairman, this conversation was read into the record.

A copy of a Court Order respecting the green belt was tabled.

MICHAEL ZIBARA - 26 FOREST LANE

Mr. Michael Zibara addressed Council expressing the opinion that there was no rationale for the approval of the re-zoning request except if Council wishes to exceed to the whim of the developer. He questioned the conclusion of the Planning Department report and expressed concern with the resultant percentage of R-2 lots that would result in this development. He suggested that approval of this application would make a farce of the planning process and would be an insult to the intelligence of the residents of Bedford. He urged rejection of the application.

SONYA VERABIOFF - RIVERVIEW CRESCENT

Mrs. Sonya Verabioff addressed Council advising that she was not in favour of this re-zoning application and expressing her own opinion that it would be a dangerous precedent in the Town of Bedford which would carry over to other areas.

HOWARD MACKINLEY - MILL COURT

Mr. Howard MacKinley addressed Council expressing his objection to the proposed re-zoning.

MILDRED PARE - 41 MOIRS MILL ROAD

Ms. Mildred Pare addressed Council expressing strong opposition to the re-zoning proposal.

STEVE FINLEY - 93 BEDFORD HILLS ROAD

Mr. Steve Finley addressed Council expressing his opposition to the proposed re-zoning.

MICHAEL FARRELL - 57 BEDFORD HILLS ROAD

Mr. Michael Farrell addressed Council expressing the opinion that it is disappointing that the green area might disappear. He suggested that the opinions of the citizens must be supported by Town Council.

PUBLIC HEARING - FEBRUARY 11, 1987 - RE-ZONINGMARGARET CHAPMAN - 61 UNION STREET

Mrs. Margaret Chapman addressed Council advising that she agrees that the various reasons expressed for rejecting this application for re-zoning are correct.

MRS. EILEEN MACORMICK - 33 GOLF LINKS ROAD

Mrs. Eileen McCormick addressed Council advising that she is supporting the reasons expressed for rejection of this application.

IAN SAUNDERS - 74 BEDFORD HILLS ROAD

Mr. Ian Saunders addressed Council with respect to the subject of market conditions that has been cited as one of the reasons for justifying the re-zoning.

He expressed the opinion that the re-zoning proposal is simply an attempt by the developer to maximize profits on the sale of R-2 lots at the expense of a good housing mix. He requested that the application be denied.

MARVIN SILVER - 78 VILLAGE CRESCENT

Mr. Marvin Silver addressed Council expressing concern with respect to the history of the development to date and asked that Council reject this current application for re-zoning.

KENNETH ISLES - 146 EAGLEWOOD DRIVE

Mr. Kenneth Isles addressed Council on behalf of the residents of Eaglewood Subdivision. He conveyed the association's strong opinion that the request for re-zoning should be rejected. He submitted a petition against the re-zoning signed by many residents of the subdivision.

L.W. DROVER - 89 BEDFORD HILLS ROAD

Mr. L. Drover addressed Council expressing his objection to the proposed re-zoning.

JOSEPH MCEVOY - 42 VILLAGE CRESCENT

Mr. Joseph McEvoy addressed Council expressing his opposition to the re-zoning proposal. He further expressed the opinion that everyone is opposed to this re-zoning; therefore why would the Town planners suggest that it should be approved. He suggested that only the planner was in favour - Town Council has no choice but to reject the proposal.

MICHAEL FARRELL - 67 BEDFORD HILLS ROAD

Mr. Michael Farrell addressed Council expressing the opinion that it is disappointing that the green area might disappear. He suggested that the opinions of the citizens must be supported by Town Council.

PUBLIC HEARING - FEBRUARY 11, 1987 - RE-ZONING

BOSKO AND CAROL LONCAREVIC - SHORE DRIVE


Following the agreement of Council, correspondence from Dr. Bosko and Mrs. Carol Loncarevic, Shore Drive, was read into the record by Mr. David Ross. Dr. and Mrs. Loncarevic expressed the opinion that approval of the proposed re-zoning would be bad business for the Town of Bedford, the residents and for the business community. Dr. and Mrs. Loncarevic further expressed the opinion that there are more approved R-2 housing units at the present time which will aggravate the fiscal situation, and that any further requests for an increase in R-2 housing be denied until the impact of already approved buildings has been absorbed.

Dr. and Mrs. Loncarevic further urged that, in denying the request, the Council clearly stated its intention not to entertain any further multiple unit proposals until the budget is brought under control.

There were no further residents wishing to address Council in response to three calls from the Chairman.

ADJOURNMENT

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



CHAIRMAN



DEPUTY-CLERK

QUESTIONS FROM COUNCIL

In response to an inquiry from Town Council, the Director of Engineering and Works advised that the water pressure flows in the area involved, are adequate for use required of this property.

Deputy Mayor Hales advised that in response to an inquiry from himself, a neighbouring property owner advised that he was quite comfortable with the proposed to remove this property. In fact, he expressed the opinion that the whole of the neighbourhood should be rezoned to residential.

SUBMISSIONS FROM THE GENERAL PUBLIC

In response to a request from Mayor Roberts, there were no submissions from the General Public.

TOWN OF BEDFORD
PUBLIC HEARING
FEBRUARY 16, 1987

A Public Hearing was held by the Town Council of the Town of Bedford on Monday, February 16, 1987, 7:00 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, N.S. Mayor Keith Roberts presiding.

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 Hearing.

Staff members attending this hearing included Barry Zwicker, Director of Planning and Development; Rick Paynter, Director of Engineering and Works and Joan Pryde, Deputy Clerk.

PURPOSE OF PUBLIC HEARING

Mayor Roberts advised the meeting that the purpose of the Public Hearing was to consider an application to rezone land located at civic numbers 174 - 176 Rocky Lake Drive, from the present designation of C-5 (Commercial - Highway Oriented), to R-2 (Residential, Two - Unit). The effect of this rezoning would permit the construction of a two unit residential building at civic number 174 Rocky Lake Drive, Bedford.

STAFF REPORT

In response to a request from Mayor Roberts, Barry Zwicker, Director of Planning and Development Control reviewed details of the proposal. He also advised that advertising of the Public Hearing has taken place in conformance with the Planning Act of Nova Scotia and that the property involved has been posted as required by Town Council.

Mr. Zwicker further advised that it is the recommendation of the Bedford Planning Advisory Committee that Town Council approve this application for rezoning.

QUESTIONS FROM COUNCIL

In response to an inquiry from Town Council, the Director of Engineering and Works advised that the water pressure flows in the area involved, are adequate for the proposed use of this property.

Deputy Mayor Nolan advised that, in response to an inquiry from himself, a neighbouring property owner advised that he was quite comfortable with the proposal to rezone this property. In fact, he expressed the opinion that the whole of the neighbourhood should be rezoned to residential.

SUBMISSIONS FROM THE GENERAL PUBLIC

In response to a request from Mayor Roberts, there were no submissions from the General Public.