


PUBLIC HEARING - FEBRUARY 16, 1987

ADJOURNMENT

ON MOTION of Councillor Kelly and Councillor Christie, it was moved that the Public Hearing adjourn at 7:15 p.m.


MAYOR


DEPUTY-CLERK

ATTENDANCE

Deputy Mayor Chris Nolan and Councillors Peter Christie, Peter Kelly, David Lucas, William Ross and Councillor Mark were in attendance at the commencement of the session.

Staff members attending this session included Mr. R. English, Chief Administrative Officer; Mr. W. Young, Clerk; Rick Fayard, Director of Engineering; Mr. J. Lally, Chief Clerk; Director of Planning and Development and Control; Don Fingar, Director of Planning; Mr. J. Murray, Chief Building Inspector; M.A. MacKewen, Chief of Police and Robert Munn, Director of Recreation.

David Selig, Chief, Bedford Volunteer Fire Department and Peter Molloy, a collector, were also in attendance at the commencement of the session.

APPROVAL OF MINUTES

1.1 REGULAR SESSION - JANUARY 19, 1987 (MEETING #47)

1.2 PUBLIC HEARING - FEBRUARY 11, 1987 (MEETING #48)

1.3 PUBLIC HEARING - FEBRUARY 11, 1987 (MEETING #49)

ON MOTION of councillor Lucas and Councillor Kelly, it was moved that the minutes of the regular session of January 19, 1987 (Meeting #47), the Public Hearing - February 11, 1987 (Meeting #48) and the Public Hearing - February 11, 1987 (Meeting #49) be approved. Motion carried unanimously.

TOWN OF BEDFORD
REGULAR SESSION
FEBRUARY 16, 1987

A Regular Session of the Town Council of the Town of Bedford took place on Monday, February 16, 1987, 7:30 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 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; Joan Pryde, Deputy Clerk; Rick Paynter, Director of Engineering and Works; Barry Zwicker, Director of Planning and Development and Control; Ron Singer, Director of Finance; John Robertson, Chief Building Inspector; H.A. MacKenzie, Chief of Police and Robert Nauss, Director of Recreation.

David Selig, Chief, Bedford Volunteer Fire Department and Peter McInroy, a Solicitor, were also in attendance at the commencement of the Session.

3. APPROVAL OF MINUTES

3.1 REGULAR SESSION - JANUARY 19, 1987 (MEETING #47)

3.2 PUBLIC HEARING - FEBRUARY 11, 1987 (MEETING #48)

3.3 PUBLIC HEARING - FEBRUARY 11, 1987 (MEETING #49)

ON MOTION of Councillor Lugar and Councillor Kelly, it was moved that the minutes of the Regular Session of January 19, 1987 (Meeting #47), the Public Hearing - February 11, 1987 (Meeting #48) and the Public Hearing - February 11, 1987 (Meeting #49) be approved. Motion carried unanimously.

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 16, 19874. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

It was agreed that an item, "Sewage Treatment," should be added to the Agenda as Item 18.1.

5. APPROVAL OF ORDER OF BUSINESS

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

6. MOTIONS OF RECONSIDERATION

NIL

7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES7.1 APPOINTMENT OF CITIZENS TO TOWN BOARDS/COMMITTEES AND COMMISSIONS

(a) Transit Advisory Committee - By memorandum, Joan Pryde, Deputy Clerk, advised Council of the names of three citizens who have submitted applications for volunteer service to the Transit Advisory Committee.

ON MOTION of Councillor Lugar and Councillor Kelly, it was moved that Mrs. Ann Cosgrove, Shoreview Drive; Mr. David Goodman, Riverview Crescent and Ms. Debby O'Leary, Birch Street, be appointed to the Transit Advisory Committee for the balance of the 1986/87 term. Motion carried unanimously.

(b) Heritage Advisory Committee - By memorandum, Joan Pryde, Deputy Clerk advised Council of an application from Mrs. Diane Gwynn, 37 Lugar Court, for voluntary service on the Heritage Advisory Committee. Deputy Mayor Chris Nolan advised Council of applications from the following persons for voluntary service on the Heritage Advisory Committee:

Ms. Joyce Heffler	Mr. Robert Lugar
Mrs. Victoria Dymond	Mr. Anthony Edwards
Mr. T. Kenneth Barnard	Ms. Jean Bird
Mrs. Angela Fraser	

Following a secret ballot, Council was advised that Ms. Joyce Heffler, Mrs. Angela Fraser, Ms. Jean Bird, Mr. Kenneth Barnard and Mr. Anthony Edwards had received a majority vote of Council.

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 16, 19877.1 HERITAGE ADVISORY COMMITTEE CON'T

ON MOTION of Deputy Mayor Nolan and Councillor Christie, it was moved that Ms. Joyce Heffler, Mrs. Angela Fraser, Ms. Jean Bird, Mr. Kenneth Barnard and Mr. Anthony Edwards be appointed to the Heritage Advisory Committee for the balance of the 1986/87 term. Motion carried unanimously.

7.2 REGIONALLY APPLIED POLICE INFORMATION DELIVERY (RAPID) AGREEMENT

Copies of correspondence from Wayne Anstey, Q.C, Senior Solicitor, City of Halifax were circulated to Members of Council. In discussing the proposed agreement for the implementation of the RAPID System, Mr. Anstey advised that the amendments to clauses 1 (2), 7 (g), 11, 14, 15 and 16 of the Agreement as suggested by the Town of Bedford are acceptable to the City of Halifax and will be made to the Agreement.

Mr. Anstey advised however, that the City of Halifax Police Department had difficulty with the suggested clause which would limit the annual operating cost to 10 per cent of the original acquisition cost and is not prepared to recommend this to Halifax City Council. Mr. Anstey also advised that the Department has some difficulties with the suggested change to clause 5 of the Agreement and recommended that the following sentence be added to the clause:

"If the management team cannot agree as to whether an expense is necessary for the operation and/or maintenance of the system, at the request of one of the members, the management team shall refer the matter to the Chief Administrative Officers for decision pursuant to Clause 15 of the Agreement."

Following a brief discussion, it was agreed by Town Council that the recommendations of Mr. Anstey should be accepted.

ON MOTION of Deputy Mayor Nolan and Councillor Kelly, it was moved that the Mayor and the Chief Administrative Officer be authorized to execute, on behalf of the Town, the Agreement as amended, for the installation and operation of a Regionally Applied Police Information Delivery (RAPID) Agreement with the Cities of Halifax and Dartmouth.

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 16, 19877.2 RAPID CON'T

In response to an inquiry from Council with respect to who would be responsible for financial control over the operating expenditures, the Chief Administrative Officer and the Mayor expressed the opinion that the management team would hold this responsibility subject to the fact that the Councils must approve their respective shares of annual operating costs. It was also noted by Mayor Roberts that there will be an arbitration committee consisting of the Chief Administrative Officers of the three municipalities which will be responsible for final decisions if and when the members of the management team cannot agree.

The Motion was put to the meeting and passed unanimously.

7.3 1987 CAPITAL BUDGET

By memorandum, Dan R. English, Chief Administrative Officer, circulated a schedule outlining particular projects included in the 1987 proposed Capital Program which would require funding either through external/internal borrowing. It was his recommendation that Town Council indicate now which projects should be reduced and/or eliminated in order that total borrowings for 1987 can be kept to approximately \$750,000.

A general discussion ensued during which varying opinions were expressed as to which projects should be reduced or deleted and whether or not Town Council is prepared at the present time to make any decisions with respect to the 1987 Capital Budget. The Administrative staff was requested to provide more information to Town Council with respect to the impact of future debt charges.

It was agreed that further discussion of the 1987 Capital Budget should be deferred pending a meeting of Town Council scheduled to take place Monday, March 9, 1987 at which time both the 1987 Operating and Capital Budgets will be discussed.

7.4 SEWER REDEVELOPMENT CHARGE BY-LAW

By memorandum, Barry Zwicker, Director of Planning and Development Control advised Council that an Information Session was held for the purpose of discussing the proposed Sewer Redevelopment Charge By-Law. He noted that the group in attendance had a general appreciation of the need for such a fund which would be generated through the approval of this By-Law. However, discussion also centred around the philosophy of establishing such a fund through the avenue of increased property taxes.

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 16, 1987

7.4 SEWER REDEVELOPMENT CHARGE BY-LAW CON'T

It was recommended that Council prepare to hold a Public Meeting to discuss this proposed By-Law prior to the March Regular Council Session.

During discussion of this matter it was noted that the Regular Session of Town Council is currently scheduled to take place on Monday, March 16, 1987 which conflicts with the annual March Break. It was suggested that the meeting be deferred to March 23, 1987.

ON MOTION of Councillor Roy and Deputy Mayor Nolan, it was moved that Town Council reschedule its regular monthly meeting for March to Monday, March 23, 1987 and that a Public Meeting concerning the By-Law Respecting A Sewer Redevelopment Charge be scheduled for the same evening.

Motion carried unanimously.

8. MOTIONS OF RESCISSION

NIL

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

9.1 CONTRACT DEVELOPMENT AGREEMENT - 930 BEDFORD HIGHWAY
(PUBLIC HEARING - FEBRUARY 11, 1987)

Barry Zwicker, Director of Planning and Development Control, addressed Council regarding possible misinformation which had been contained in advertisements placed in the local media with respect to Public Hearings for a Contract Development Agreement - 930 Bedford Highway. He recommended that, due to this fact, the application be readvertised in a proper manner clearly stating the intended number of units and square footage.

ON MOTION of Deputy Mayor Nolan and Councillor Christie, it was moved that the Town Council of the Town of Bedford authorize the Chief Administrative Officer to set a date and place the necessary advertisements for a second Public Hearing respecting a Proposed Contract Development Agreement Application for 930 Bedford Highway.

During discussion of the Motion, some Members of Council advised that they would vote against the Motion as it was their intention to vote ultimately against approval of the Contract.

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 16, 19879.1 CONTRACT DEVELOPMENT AGREEMENT - 930 BEDFORD HWY. CON'T

The Motion was put to the meeting and was defeated. Councillor Roy, Councillor Short and Councillor Lugar voted against the Motion. Mayor Roberts abstained from voting.

Mayor Roberts who was not present at the Public Hearing withdrew from the meeting and Deputy Mayor Nolan occupied the Chair.

In opening the discussion with respect to whether or not the Contract Development Agreement should or should not be approved, Deputy Mayor Nolan advised Council that, if an application for a Contract Development Agreement is denied, the reasons must be stated as required by the Planning Act.

ON MOTION of Councillor Roy and Councillor Christie, it was moved that the application for a Contract Development Agreement respecting a development on 930 Bedford Highway, be denied at the present time due to further impediments to traffic which will inevitably result on the Bedford Highway.

In speaking to the Motion, Councillor Roy asked whether there had been any projections with respect to additional traffic which will be generated by this project and the impact on the left hand turning lane from Halifax. Council was advised of staff's projections respecting the generation of additional traffic.

Councillor Christie advised Council that his main concern was the proposed mix of residential and commercial use which he felt was unwise for the property involved.

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

9.2 REZONING APPLICATION - LANDS IN BEDFORD HILLS S/D -
(PUBLIC HEARING - FEBRUARY 11, 1987)

By memorandum, John Malcolm, Senior Planner/Assistant Development Officer, advised Council with respect to submissions from the general public which had been received during a public hearing respecting a rezoning application for lands in Bedford Hills Subdivision.

ON MOTION of Councillor Kelly and Councillor Roy, it was moved that the application for the rezoning of lands in Bedford Hills Subdivision, and as considered at a Public Hearing held on February 11, 1987, be denied due to the inconsistency of this application with Policy Z-4, Item 2, of the Municipal Development Plan

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 16, 19879.2 REZONING APPLICATION - LANDS IN BEDFORD HILLS S/D CON'T

In speaking at length to the Motion, Councillor Short expressed the opinion that the central issue was simple - is the rezoning consistent with the letter and the spirit of intent of the Municipal Development Plan?

Councillor Short further expressed the opinion that approval of this rezoning would not be consistent with the housing objective which calls for a mix of housing and for developments which are an asset at the neighbourhood level. He suggested that the rezoning would set a dangerous precedent for other new subdivisions and would not enhance the character of the Town.

Other concerns of Councillor Short included the adequacy and proximity of schools and recreation land.

Councillor Christie expressed the opinion that a previous application for rezoning for some of the lots in the subdivision was perhaps reasonable, but this second application should not be approved.

Other members of Council expressed the opinion that the resultant large percentage of R-2 lots would be an unreasonable mix of housing type for this area.

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

Mayor Roberts reassumed his position as Chairman of the meeting.

9.3 REZONING APPLICATION; 174 - 176 ROCKY LAKE DRIVE (PUBLIC HEARING FEBRUARY 16, 1987)

ON MOTION of Councillor Kelly and Deputy Mayor Nolan, it was moved that the application for the rezoning of property located at 174 - 176 Rocky Lake Drive, from C-5 (Commercial-Highway Oriented) to R-2 (Residential, Two-Unit), be approved. Motion approved unanimously.

10. PETITIONS AND DELEGATIONS

NIL

11. MOTIONS11.1 BY-LAW RESPECTING BUILDING (THIRD READING)

Copies of a proposed By-Law Respecting Building were circulated to Members of Council for Third Reading.

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 16, 198711.1 BY-LAW RESPECTING BUILDING (THIRD READING) CON'T

ON MOTION of Deputy Mayor Nolan and Councillor Short, it was moved that the Town Council of the Town of Bedford approve the By-Law Respecting Building, as circulated, subject to the approval of the Minister of Municipal Affairs. Motion approved unanimously.

12. NEW BUSINESS12.1 UNITED WAY - NONIMATION TO BOARD OF DIRECTORS

Copies of correspondence from the Chairman of the Nominating Committee of the United Way of Halifax-Dartmouth Metro Area were circulated to Members of Council. The Chairman, Mr. Roderick A. McCulloch, requested a nomination from the Town of Bedford for a representative to serve on the Board of Directors of the United Way.

ON MOTION of Councillor Lugar and Councillor Roy, it was moved that Mrs. Anne Pember be nominated as a representative to the Board of Directors of the United Way of Halifax-Dartmouth Metro Area for a term of one year. Motion approved unanimously.

12.2 DISTRICT SCHOOL BOARD FUNDING - REPORT OF AD HOC COMMITTEE

The Chief Administrative Officer advised that copies of the report of the Ad Hoc Committee respecting District School Board Funding has been circulated to Members of Town Council. He requested confirmation of Council to the scheduling of a joint Council Meeting with Halifax County Council on Tuesday, February 24, 1987 in the Council Chambers of the Municipality of the County of Halifax for the purpose of reviewing and discussing the report. It was agreed that this meeting date was satisfactory.

12.3 1987 OPERATING BUDGET - PROPOSED

By memorandum, Joan Pryde, Deputy Clerk advised Council on the status of the 1987 Preliminary Operating Budget and recommended that a special public session of Town Council be scheduled for Monday, March 9, 1987 for consideration of the preliminary estimates.

It was also noted by the Chief Administrative Officer, that the revised Capital Budget (Draft #2) will be ready for further consideration at this time.

It was agreed by Council that this special public session of Town Council should be scheduled as recommended.

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 16, 198613. REPORTS: BOARDS/COMMISSIONS/COMMITTEES13.1 BEDFORD PLANNING ADVISORY COMMITTEE (REZONING APPLICATION - 1400, 1460, 1480 BEDFORD HIGHWAY C-2/C-5 TO C-1/C-2/C-5)

By memoranda, David Lugar, Chairman, Bedford Planning Advisory Committee and John Malcolm, Senior Planner/Assistant Development Officer circulated information respecting a rezoning application respecting 1400, 1460, 1480 Bedford Highway from C-2/C-5 to C-1/C-2/C-5.

Councillor Lugar advised that it was the recommendation from the Bedford Planning Advisory Committee that all C-2 Allowable Uses be expanded to include C-1 Commercial Uses.

ON MOTION of Deputy Mayor Nolan and Councillor Lugar, it was moved that the Chief Administrative Officer be authorized to set a date and place the necessary advertising to hold a Public Hearing respecting an amendment to the Zoning By-Law which would allow C-2 Allowable Uses to be expanded to include C-1 Commercial Uses. Motion approved unanimously.

14. STAFF REPORTS14.1 ANIMAL CONTROL MONTHLY REPORT - JANUARY 19, 198714.2 FIRE CHIEF'S MONTHLY REPORT - JANUARY, 1987

ON MOTION of Councillor Lugar and Councillor Christie, it was moved that the Animal Control Monthly Report for January 1987 and the Fire Chief's Monthly Report for January 1987 be received for information. Motion approved unanimously.

14.3 ENGINEERING AND WORKS DEPARTMENT

14.3.1

SALE OF TOWN OWNED LAND - DARTMOOR CRESCENT RIGHT OF WAY

By memorandum, Rick Paynter, Director of Engineering and Works circulated a copy of a Survey Plan and proposed By-Law which was submitted to Municipal Affairs recently for approval respecting the proposed closure of a portion of Dartmoor Crescent right of way.

In anticipation of Municipal Affairs/Department of Transportation approval of the By-Law, he recommended that the portion of Dartmoor Crescent right of way involved be approved for sale to Robert and Lorna Clark at a total cost including survey and legal expenses of \$3,795.50

REGULAR SESSION- TOWN COUNCIL - FEBRUARY 16, 1987

14.3.1

DARTMOOR CRESCENT RIGHT OF WAY CON'T

In response to an inquiry as to how a per footage cost of \$1.50 had been determined, Mr. Paynter advised that he had used previous values for portions of local street rights of way sales undertaken in 1983 and factored to 1987.

ON MOTION of Councillor Roy and Deputy Mayor Nolan, it was moved that the Director of Engineering and Works be authorized to obtain an appraisal of the subject property in order that Town Council may more knowledgeably determine a reasonable sale price. Motion approved unanimously.

14.3.2

SNOW REMOVAL - LOCKE LANE

By memorandum, Rick Paynter, Director of Engineering and Works circulated copies of correspondence submitted to the Engineering Department by Mrs. Gradstein, 26 Locke Lane in relation to snow removal on Locke Lane in Bedford.

Mr. Paynter requested concurrence of Town Council to the Engineering and Works Department's opinion that the Town of Bedford should not undertake snow removal on Locke Lane due to the fact that Locke Lane can be classified as a private driveway over a service easement only and also due to the fact that the lane has a width of approximately eight feet and contains bedrock outcroppings which would make plowing operations very difficult and potentially damaging to plow equipment.

ON MOTION of Councillor Lugar and Councillor Kelly, it was moved that the Engineering Department undertake what it can from time to time to keep the lane open.

During the ensuing discussion, varying comments were expressed by Members of Council with respect to the problems that the approval of such a Motion would involve. It was noted that the Town is already looking after several private roadways but it was pointed out by the Director of Engineering and Works that, in these particular cases, the roadways are much wider and in better condition than that of Locke Lane.

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

14.4 PLANNING AND DEVELOPMENT CONTROL

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 16, 1986

14.4.1

BUILDING INSPECTOR'S MONTHLY REPORT - JANUARY 1987

The Building Inspector's Monthly Report for January 1987 indicating a total value of construction in the amount of \$664,000 with a permit revenue of \$1,992 was circulated to Members of Council. The report was received for information.

14.4.2

RESIDENTIAL CONTRACT DEVELOPMENT AGREEMENT - HAMMONDS PLAINS ROAD

By memorandum and with the aid of maps, Barry Zwicker, Director of Planning and Development Control advised Council on details of a preliminary site plan dealing with the 84 residential unit complex known at this time as, "Piers Landing," to be located on the Hammonds Plains Road.

Mr. Zwicker advised that the original Contract Development Agreement provided for 84 residential units contained within three buildings, and that 32 parking spaces were to be provided underground.

The revised plan would result in 7 individual structures each containing 12 units and all parking would be surface parking.

It was the recommendation of the Planning and Development Control Department that this proposal constitutes a substantial amendment to the Agreement and therefore, the developer should be required to follow the procedures outlined in Section 66, Subsection 2 of the Planning Act which, in essence, requires that proper notice, advertising and a public hearing must be held before Council gives consideration to a substantial amendment.

ON MOTION of Councillor Christie and Deputy Mayor Nolan, it was moved that the Chief Administrative Officer be authorized to set a date and place the necessary advertising for a public hearing to discuss the proposed amendments to the Contract Development Agreement for the proposed development known as, "Piers Landing," located on the Hammonds Plains Road. Motion approved unanimously.

15. CORRESPONDENCE

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 16, 198715.1 DEPARTMENT OF MUNICIPAL AFFAIRS - EXTENSION OF DAYLIGHT SAVING TIME

Copies of a memorandum from the Hon. David Nantes, Minister of Municipal Affairs were circulated to Members of Council in which Mr. Nantes advised of an extension of Daylight Savings Time which will take place in 1987 via the commencing of Daylight Saving Time on the first Sunday in April instead of the last Sunday as has been the practice. The memorandum was received for information.

15.2 MUNICIPALITY OF THE DISTRICT OF LUNENBURG - RESOLUTION - OIL AND GAS DRILLING ON GEORGES BANK

Copies of correspondence from the Municipality of the District of Lunenburg were circulated to Members of Council in which the Council was requested to support a Resolution Respecting Offshore Drilling - Georges Bank which was approved by the Council of the Municipality of the District of Lunenburg in Session on January 28, 1987.

ON MOTION of Deputy Mayor Nolan and Councillor Christie, it was moved that the correspondence be received for information. Motion approved unanimously.

16. NOTICES OF MOTION16.1 RESIDENTS' TAX EXEMPTION - 1987

ON MOTION of Councillor Kelly and Councillor Lugar, it was moved that the Rules of Order be suspended in order that a previous Resolution of Council might be rescinded at the current session. Motion defeated. Deputy Mayor Nolan, Councillor Roy, Councillor Christie and Councillor Short voted against the Motion.

NOTICE OF MOTION was served by Councillor Kelly of the intent to move a Motion of Rescission respecting a previous Resolution of Council concerning a tax exemption of \$200 for certain residents of the Town of Bedford.

17. QUESTIONS17.1 ACTION SHEET

It was noted by the Chief Administrative Officer that an item included on the Action Sheet, "Land Acquisition - Peerless Subdivision," is now being considered during consideration of the 1987 Capital Budget.

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 16, 198718. ADDED ITEMS18.1 SEWAGE TREATMENT

Mayor Roberts addressed Council briefly respecting his recent public statements concerning the matter of a lack of sewage treatment by the City of Halifax. He advised that while he understood the problems that the City has with respect to treatment of sewage generated from previously developed areas of the City, he was very concerned with respect to the fact that the City of Halifax was now planning to pump sewage from new industrial parks into the harbour. He further expressed the opinion that such new development should not take place before arrangements are made for the treatment of the resultant sewage.

In speaking to the matter, Councillor Kelly advised Council that he was fully in concurrence with Mayor Roberts thoughts, but he was also of the opinion that the Town of Bedford must do everything possible to ensure that all of its sewage is being treated properly through the treatment plant.

ON MOTION of Councillor Christie and Councillor Roy, it was moved that the Town Council of the Town of Bedford authorize the Mayor to approach the appropriate provincial and federal authorities advising that the Town Council of the Town of Bedford is in opposition to the City of Halifax being permitted to pipe chemical and industrial waste from newly developed Industrial Parks into Halifax Harbour without same being treated in a proper manner. Motion approved unanimously.

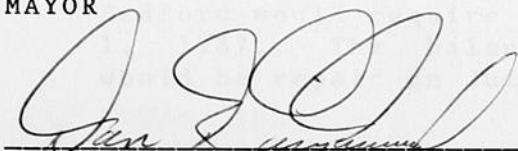
19. OTHER

NIL

20. ADJOURNMENT

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

MAYOR



CHIEF ADMINISTRATIVE OFFICER

MEETING #52

TOWN OF BEDFORD
SPECIAL SESSION
FEBRUARY 23, 1987

A Special Session of the Town Council of the Town of Bedford was held on Monday, February 23, 1987, 4 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, 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; Joan Pryde, Deputy Clerk; Micheel Towner, Executive Director, Bedford Industrial Commission and Ron Singer, Director of Finance. Peter Spencer, a Solicitor, was also in attendance.

ON MOTION of Councillor Short and Councillor Christie, it was moved that an item, "Public Hearing," be added to the agenda as item 3.1. Motion carried unanimously.

1. CONSIDERATION OF BORROWING IN THE AMOUNT OF \$476,000 -
BEDFORD INDUSTRIAL COMMISSION - PURCHASE OF LAND (TRI
METRO)

Micheel Towner, Executive Director, Bedford Industrial Commission addressed Council advising of details with respect to the proposal, whereby the Bedford Industrial Commission would purchase and subsequently resell to Inverary Developments Ltd. a parcel of land currently known as the Tri Metro Lands located on the Kearney Lake Road. This land is now owned by the Canadian Imperial Bank of Commerce and the Town of Bedford has executed an Option Agreement on same.

He requested that Council consider a Resolution to borrow the required funds and a subsequent Resolution whereby these funds will be loaned to the Bedford Industrial Commission and repaid by the Commission in two installments, namely July 1, 1987 and July 1, 1988.

In reviewing the details of the proposal, Mr. Towner noted that the property involved contains 23.8 acres and will be purchased by the Industrial Commission for \$20,000 per acre. The repayment schedule to the Town of Bedford would require initial payment of \$202,300 on July 1, 1987. The balance including all interest accrued would be repaid on July 1, 1988.

SPECIAL SESSION - FEBRUARY 23, 19871. TRI METROLAND CON'T

During a review of the proposed Temporary Borrowing Resolution, the situation was clarified with respect to a \$20,000 option fee which is now held by the Bedford Industrial Commission respecting the pending sale of a portion of the lands to Inverary Developments Ltd. Council was also advised that it is the intention of the developer to develop Phase 1 prior to July 1, 1988. This will enhance the value of land designated as Phase 2.

While there is no guarantee that Phase 2 will be purchased by the developer, Mr. Towner expressed the opinion that the value will increase over the ensuing year through the development of Phase 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 Temporary Borrowing Resolution as prepared by the Department of Municipal Affairs in an amount not to exceed \$500,000 with such funds to be loaned to the Bedford Industrial Commission for its use in the purchase of the former Tri Metro Lands from the Canadian Imperial Bank of Commerce. It was further moved that the amount so borrowed, be repaid with proceeds generated from the sale of said lands by the Industrial Commission.

During discussion of the Motion, Councillor Roy requested details on the methods for calling and advertising this Special Meeting of Council. The Chief Administrative Officer advised that the meeting was duly called in accordance with the legal requirements under the Towns Act.

Following a general discussion of the Temporary Borrowing Resolution, the Chief Administrative Officer noted that approval of same could be deferred and in the meantime, the funds required by the Industrial Commission could be provided by the Town through its General Borrowing Resolution. Deputy Mayor Nolan and Councillor Lugar, along with the other Members in attendance, agreed that the Motion should be withdrawn pending further consideration of same at a future meeting.

2. CONSIDERATION OF PROPOSED AGREEMENT BETWEEN THE TOWN OF BEDFORD AND THE BEDFORD INDUSTRIAL COMMISSION - PURCHASE OF TRI METRO LANDS

ON MOTION of Deputy Mayor Nolan and Councillor Roy, it was moved:

"THAT the Town of Bedford do approve, in principle, the acquisition by the Bedford Industrial Commission of those lands located in the Town of Bedford, and known as the Tri Metro Cinema lands, located on the west side of the Kearney Lake Road.

SPECIAL SESSION - TOWN COUNCIL - FEBRUARY 23, 1987

2. PURCHASE OF TRI METRO LANDS CON'T

FURTHER, THAT the Town of Bedford do loan to the Bedford Industrial Commission, to be secured by Demand Promissory Note, the sum of Four Hundred and Seventy-Six Thousand Dollars (\$476,000) for the acquisition of Tri-Metro Cinema lands, on terms and conditions to be agreed upon between the Town of Bedford and the Bedford Industrial Commission."

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

It was agreed that the Bedford Industrial Commission should be requested to call a press conference as soon as possible after the closing date (tentatively Feb. 17, 1987) in order to advise the public of the purchase of this property.

It was also agreed that the Canadian Imperial Bank of Commerce should be requested to defer closing for one week.

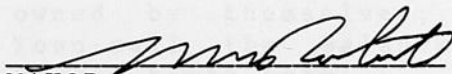
3. OTHER

3.1 PUBLIC HEARINGS

ON MOTION of Deputy Mayor Nolan and Councillor Roy, it was moved that based on positive recommendations of the Bedford Planning Advisory Committee, the Chief Administrative Officer be authorized to set a date and place the necessary advertising for public hearings respecting (a) the re-zoning of the Tri Metro lands on the Kearney Lake Road from C-6 to I-1 and (b) the proposed change to lot area requirements of I-1 Industrial Zone Standards. Motion carried unanimously.

4. ADJOURNMENT

ON MOTION of Councillor Roy and Councillor Christie, it was moved that the meeting adjourn at approximately 5:45 p.m.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD
SPECIAL SESSION
MARCH 9, 1987

A Special Session of the Town Council of the Town of Bedford was held on Monday, March 9, 1987, 7:30 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 Christie, Peter Kelly, David Lugar and Robert Short were in attendance at the commencement of the Session.

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Joan Pryde, Deputy Clerk; Rick Paynter, Director of Engineering and Works; Barry Zwicker, Director of Planning and Development Control; Ron Singer, Director of Finance; Robert Naus, Director of Recreation; Eric Sheppard, Assistant Deputy Chief - Bedford Fire Department and Micheel Towner, Executive Director, Bedford Economic Development Commission. David Selig, Chief, and Peter Dickinson, Deputy Chief, Bedford Volunteer Fire Department were also in attendance.

AGENDA

In response to a suggestion by Mayor Roberts, it was agreed that Item 4 - Disposal of Surplus Town Owned Lands, should be considered prior to Item 3 - Review - Draft 2 Proposed Capital Budget.

4. DISPOSAL OF SURPLUS TOWN OWNED LANDS - DARTMOOR CRESCENT

Rick Paynter, Director of Engineering and Works addressed Council with respect to a proposed sale of surplus Town owned lands located on Dartmoor Crescent to Mr. and Mrs. Robert Clarke. He advised Council that Mr. and Mrs. Clarke contend that a portion of the land involved is actually owned by themselves; therefore, they are asking that the Town sell the balance of the property for legal and survey costs only.

Mr. Paynter also advised Council that an appraisal recently completed has indicated a value of \$1.40 per square foot for this land.

SPECIAL SESSION - TOWN COUNCIL - MARCH 9, 1987

4. DISPOSAL OF TOWN OWNED LAND CON'T

During a brief ensuing discussion, it was agreed that the Town's current Policy Respecting Disposal of Surplus Lands should be followed and, if some of the land involved is not owned by the Town, the onus is on Mr. Clarke to prove this contention.

ON MOTION of Councillor Lugar and Councillor Kelly, it was moved that the Town of Bedford enter into an Agreement of Purchase and Sale with Mr. and Mrs. Robert Clarke for the purchase of the property as described on Dartmoor Crescent at a total cost of \$3,850 based on the appraised value of \$1.40 per sq. ft. Motion carried unanimously.

3. REVIEW - DRAFT #2 PROPOSED CAPITAL BUDGET

Copies of Draft #2 of the Proposed Capital Budget for 1987-1989 were circulated to Members of Council.

By memorandum, Dan R. English, Chief Administrative Officer noted that the total Capital Program as projected for 1987 now amounts to \$1,683,300 with Revenue Recoveries projected at \$208,000 resulting in a Net Capital Budget of \$1,403,300.

In addressing Council, Mr. English further noted that it is now proposed to fund \$173,000 through the General Operating Fund, \$25,000 as a withdrawal from the Special Reserve Fund and \$1,205,000 through Internal/External Borrowing.

In reviewing details of the proposed method of funding for this Capital Program, Mr. English recommended that Council reduce planned borrowing to \$750,000 for 1987 noting the unfavourable impact that any borrowing above this level would have on future Operating Budgets.

In particular, a discussion took place between Mr. English and Members of Council with respect to whether or not it was advisable to fund the Range Park improvements through a borrowing amortized over 10 years or through a direct withdrawal from the Special Reserve Fund.

Copies of the Priorized Listing of 1987 Capital Projects proposed to be funded through External/Internal Borrowing were circulated to Members of Council. These items were prioritized initially by individual Members of Council and then collated through a point system.

The motion was put to the meeting and approved. Councillor Kelly and Councillor Christie voted against the motion.

SPECIAL SESSION - TOWN COUNCIL - MARCH 9, 19873. REVIEW PROPOSED CAPITAL BUDGET CON'T

ON MOTION of Councillor Kelly and Councillor Lugar, it was moved that the project, "Housing Demonstration Project," in an amount of \$150,000 be included in the 1987 Capital Budget.

In speaking to this matter, Councillor Kelly advised that there is a possibility that some Town owned land may be available for this project and if so, the net dollar cost to the Town could be less than \$150,000.

The Motion was put to the meeting and approved unanimously.

ON MOTION of Councillor Christie and Councillor Lugar, it was moved that the Range Park Project - Phase 2 in an amount of \$140,000 be included in the 1987 Capital Budget and funded through a withdrawal from the Special Capital Reserve Fund.

In speaking to this matter, Mayor Roberts cautioned that the Recreation Commission should not be given the impression that this Special Reserve Fund was solely for the use of the Recreation Commission.

The Motion was put to the meeting and approved unanimously.

ON MOTION of Deputy Mayor Nolan and Councillor Kelly, it was moved that the following items:

- Street Upgrading in the amount of \$85,000
- Basinview Drive in the amount of \$25,000
- Chip Sealing in the amount of \$50,000
- Sidewalk installation in the amount of \$85,000
- Glen Moir Terrace paving in the amount of \$17,000 (net)
- Mill Court paving in the amount of \$25,000 (net)

be included in the 1987 Capital Budget. Motion approved unanimously.

ON MOTION of Councillor Lugar and Deputy Mayor Nolan, it was moved that the project, Underground Utilities, in a net expenditure of \$143,000 (\$286,000 gross), be included in the 1987 Capital Budget.

During discussion of this Motion, Councillor Kelly and Councillor Christie indicated that while they were sympathetic to the completion of this project, they did not feel that it was a priority for 1987.

The Motion was put to the meeting and approved. Councillor Kelly and Councillor Christie voted against the Motion.

3. REVIEW PROPOSED CAPITAL BUDGET CON'T

ON MOTION of Councillor Kelly and Deputy Mayor Nolan, it was moved that the installation of four additional bus shelters in a net amount of \$13,000 be included in the 1987 Capital Budget.

During discussion of this Motion, it was agreed that the installation of electricity in the existing and additional bus shelters should be deferred to another year.

The Motion was put to the meeting and approved unanimously.

ON MOTION of Deputy Mayor Nolan and Councillor Short, it was moved that two projects, Sidewalk Installation - Dartmouth Road - Net Expenditure \$11,500, and Spring Street Upgrading in an amount of \$15,000 should be included in the 1987 Capital Budget. Motion approved unanimously.

5. OTHER

5.1 BORROWING SOURCES

Councillor Christie addressed Council briefly with respect to the debt currently existing and expressed the opinion that the Town is in a good position debt wise. He suggested that more consideration should be given to an increased use of External Borrowing for Capital Projects whereby future generations will help to pay for projects which will be of benefit to them as well as to current residents of the Town.

The Chief Administrative Officer advised that the usual practice was to use Internal Borrowings for projects of shorter life and External Borrowing for projects of longer life, i.e. 10 to 20 years. It was agreed that this matter could be deferred until such time as a final determination is required on financial arrangements regarding the 1987 Capital Program.

5.2 MILL COVE PUMPING STATION

Rick Paynter, Director of Engineering and Works expressed some concern to Council that his department may find it necessary to again request funding for renovations to the Mill Cove Pumping Station prior to the end of 1987

6. ADJOURNMENT

ON MOTION of Deputy Mayor Nolan and Councillor Lugar, it was moved that the meeting adjourn at approximately 9 p.m.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

CAPITAL PROJECTS TO BE INCLUDED
IN 1987 CAPITAL BUDGET
(APPROVED AT SPECIAL COUNCIL SESSION - MARCH 9, 1987)

	<u>Gross Expenditures</u>	<u>Town Net Expenditures</u>
<u>be funded through</u> <u>Internal/External Borrowing</u>		
Street Upgrading	\$ 85,000.	\$ 85,000.
Asphalt Sealing	50,000	50,000
Curbside Sidewalk	85,000	85,000
Lincoln Drive Connector	25,000	25,000
Living-Glen Moir Terrace	30,000	17,000
Living-Mill Court	45,000	15,000
Living St. Upgrading	15,000	15,000
Living Demonstration Project	150,000	150,000
Living Shelters	26,000	13,000
Living Sidewalk-Dartmouth Highway	23,000	11,500
Living Underground Utilities	<u>286,000</u>	<u>143,000</u>
	<u>\$820,000</u>	<u>\$609,500</u>
<u>Previously Approved</u>		
Living WID System	105,000	105,000
Living L.L. Parkland	<u>45,000</u>	<u>45,000</u>
	<u>\$150,000</u>	<u>\$150,000</u>
TOTAL BORROWING		<u><u>\$759,500</u></u>
<u>be funded through</u> <u>Withdrawal from Special Reserve</u>		
Living Stage Park - Phase II	<u>\$140,000</u>	<u>\$140,000</u>

The opinion was expressed by Mr. [Name] that the proposed wording of the By-law satisfied the requirements under the authority of the Towns Act.

Copies of a memorandum from Barry [Name], Director of Planning and Development Control, were also circulated to Members of Council in which Mr. [Name] reviewed the results of an information session which was held on Monday, February 9, 1987, for the purpose of discussing the proposed Suburban Redevelopment Change By-law.

TOWN OF BEDFORD
MINUTES
MARCH 23, 1987

A Public Meeting was held by the Town Council of the Town of Bedford on Monday, March 23, 1987, 7 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 Session.

Staff members in attendance at this Session included Dan R. English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Barry Zwicker, Director of Planning and Development Control and Joan Pryde, Deputy Clerk. Peter McInroy, a Solicitor, was also in attendance.

In opening the meeting, Mayor Roberts advised that the purpose of the Public Meeting was to consider presentations from the public respecting a proposed By-Law to establish a Sewer Redevelopment Charge. The By-Law, if enacted, would establish, under the authority of the Towns Act, a charge on all new development (Residential, Commercial and Industrial) within the Town. Revenue from this charge would be placed in a special fund, which would be utilized in future for redevelopment/improvement to the Town's sewer system as required.

Rick Paynter, Director of Engineering and Works spoke briefly to the meeting explaining the purpose of the fund that would be generated through the application of this proposed Sewer Redevelopment Charge. In particular, he noted that there are many areas throughout the Town which will require sewer upgrading works and that these, in all likelihood, would be quite expensive.

QUESTIONS/COMMENTS FROM COUNCIL

Some discussion ensued between Members of Council and Peter McInroy, Solicitor with respect to the wording of the proposed By-Law; also with respect to the wording of Mr. Paynter's memorandum respecting the interpretation of the By-Law.

The opinion was expressed by Mr. McInroy that the proposed wording of the By-Law satisfies the requirements under the authority of the Towns Act.

Copies of a memorandum from Barry Zwicker, Director of Planning and Development Control, were also circulated to Members of Council in which Mr. Zwicker reviewed the results of an Information Session which was held on Monday, February 9, 1987 for the purposes of discussing the proposed Sewer Redevelopment Charge By-Law.

PUBLIC INFORMATION SESSION, MARCH 23, 1987QUESTIONS/COMMENTS FROM COUNCIL CON'T

Mr. Zwicker advised that an excellent discussion was held firstly reviewing the background behind why Council is considering such a By-Law at this time, how the funds collected will be utilized, and the implications of such a By-Law and charge on the builder and subsequent homeowner.

He noted that generally speaking, the group in attendance had a general appreciation of the need for such a fund but a concern was expressed by representatives of the Homebuilders Association that this charge would initially be applied against the builder in the early stages of construction and such cost would have to be carried through the eventual sale of the unit.

SUBMISSIONS FROM THE GENERAL PUBLIC

Mr. Morton Kelly, Birchgrove Developments Ltd., addressed Council advising that his company has no problem with the concept of the development of a fund to be used for Sewer Redevelopment but has difficulty in agreeing that the onus should be on new home builders for the generation of such a fund. He expressed the opinion that this would be penalizing new homeowners for the good of the whole town. He recommended that funds for upgrading sewer systems should be generated through a tax on the whole of the Town either on a monthly or annual basis.

Mr. Brian Burgess, Bedford Board of Trade, addressed Council on behalf of the Board of Directors of the Bedford Board of Trade. He advised that the Board of Trade is very clearly against the proposed By-Law for the following reasons:

- a) any improvements in the water and sewer system are beneficial to the entire community and should be paid for by all residents.
- b) the additional tax funds generated by the By-Law would be used to offset the cost of improving older systems even though many of them are not directly impacted by new development.
- c) the cost of operating the Town should be reflected in the tax rate.
- d) There would be additional administrative and possible additional staff required to collect the proposed Sewer Charge.
- e) The proposed Sewer Redevelopment Charge might be perceived to discourage development.

Mr. Burgess concluded his remarks by advising that it is recommended by the Bedford Board of Trade that the required funds for Sewer Development be raised through regular taxing procedures and not by way of the proposed By-Law.

SUBMISSIONS FROM GENERAL PUBLIC CON'T

Mr. Grant Walker, President, Nova Scotia Homebuilders Association addressed Council advising that, in the Homebuilders Association's opinion, any fee levied against new residential occupants would be an action that would unbalance the scales of equality in Bedford. The opinion was also expressed that all taxpayers should be required to assist in the cost of upgrading sewer and water systems and that, with such a policy, the Town would be perceived as sending out positive signals to new residents.

Mr. Walker estimated that an initial \$500 fee will ultimately no doubt escalate to \$750 by the time it was incorporated into the sale price of a new home. Following a review of the Homebuilders Association suggestions of how this Sewer Redevelopment should be funded, Mr. Walker concluded his remarks by expressing the Association's opinion that the defeat of the proposed Sewer Redevelopment Fee Proposal will send the right signal to the building and business community that Bedford is a Town which will treat all its residents, past, present and future, equally.

ADJOURNMENT

There being no further submissions from the general public, the meeting adjourned at approximately 7:40 p.m.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD
MINUTES
REGULAR SESSION, MARCH 23, 1987

A Regular Session of the Town Council of the Town of Bedford was held on Monday, March 23, 1987, 7:45 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 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; John Robertson, Chief Building Inspector; Ron Singer, Director of Finance and Joan Pryde, Deputy Clerk. Peter McInroy, a Solicitor was also in attendance at the commencement of the Session.

3. APPROVAL OF MINUTES

- 3.1 Public Hearing #50, February 16, 1987
- 3.2 Regular Session #51, February 16, 1987
- 3.3 Special Session #52, February 23, 1987
- 3.4 Special Session #53, March 9, 1987

ON MOTION of Councillor Lugar and Councillor Roy, it was moved that the Minutes of the Public Hearing #50, February 16, 1987; Regular Session #51, February 16, 1987; Special Session #52, February 23, 1987 and Special Session #53, March 9, 1987 be approved. Motion carried unanimously.

The Chief Administrative Officer advised that a typographical error located on Page 22 of the Minutes of the Special Session of February 23, 1987 had been corrected.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

On request of the Chief Administrative Officer, it was agreed that correspondence from the Town of Stony Plain, Alberta respecting the 1987 Participaction Challenge should be placed on the Agenda as Item #15.6.

On the request of Councillor Roy, it was agreed that Item #13.1, "School Site Selection Committee Report," should be considered following Item #7.2, "District School Board Funding."

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

5. MOTIONS OF RECONSIDERATION

NIL

6. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

6.1 APPOINTMENT OF CITIZENS AT LARGE TO TOWN BOARDS/COMMITTEES/ COMMISSIONS - TRANSIT ADVISORY COMMITTEE

ON MOTION of Councillor Short and Councillor Roy, it was moved that Mr. Mengie Shulman be appointed to the Transit Advisory Committee. Motion approved unanimously.

6.2 SCHOOL BOARD FUNDING

By memorandum, Ron Singer, Director of Finance, advised that the Province of Nova Scotia has basically approved the recommendations contained within the report of the Formula Review Committee dated December, 1986.

Mr. Singer noted that the Halifax County-Bedford District School Board will benefit from the changes within the report in that it will receive approximately \$10 million of additional funding over the 1986 amount.

Mr. Singer also advised that the provincial funding for District School Boards has resulted favourably to our own Board due to the fact that with the additional Supplementary Grant being provided by the Province, the total municipal contribution paid to the Board from Bedford and the County should be reduced from that provided in 1986.

In speaking to this matter, the Chief Administrative Officer, noted that a proposed joint meeting of the two municipal councils (Halifax County and the Town of Bedford) was deferred pending the tabling of the report of the Formula Review Committee. He recommended that this joint meeting now be held as soon as possible in order to consider the funding formula for the District Board as proposed by the Joint Ad Hoc Committee.

6.2 SCHOOL BOARD FUNDING CON'T

Following agreement by Council to this proposal, it was also suggested that the Joint Ad Hoc Committee respecting School Board Funding meet firstly in order to amend the formula accordingly given the new provincial cost-sharing on excess costs.

It was noted by Councillor Roy, that no Budget Discussions have yet been held by the Halifax County-Bedford District School Board - any figures which have been publicized through the media have been presented by School Board staff. He did advise that the 1986 operations of the School Board concluded with a financial surplus.

13. BOARDS/COMMITTEES/COMMISSIONS

13.1 SCHOOL SITE SELECTION COMMITTEE - REPORT

By memorandum, Councillor Bill Roy reported to Members of Town Council with respect to a recent meeting of the ad hoc School Site Selection Committee. The meeting was held to examine the various sites available in the Glen Moir/Bedford Village area following the Department of Education's concern with the previously recommended Lot A 2.

With the aid of overhead projections and maps, Councillor Roy outlined areas in the vicinity of the Meadowbrook ballfield which are now recommended by the Committee as suitable for a future school site.

In particular, Councillor Roy advised that it is the recommendation of the Committee that:

- a) the Town protect two parcels of land as indicated on map #2 (illustrated); these parcels total approximately 5.2 acres.
- b) A 2.51 acre lot and a .47 acre lot be added to the Chipman Park lands.
- c) when the school is built, the Town sell a 5 acre site abutting the park to the province at current market value; the sale price should approximate the Town's cost of acquisition of the privately owned lands and interest charges.

Councillor Roy also advised that this plan was reviewed by the Recreation Commission at its meeting of February 18, 1987 and a Motion of support was passed unanimously.

ON MOTION of Councillor Roy and Councillor Short, it was moved that the Town take action to protect approximately 5.2 acres of land as shown on map #2 with a view to acquisition; further that approximately 5 acres be designated as a future school site and be recommended to the Halifax County Bedford District School Board for formal approval by the Department of Education.

13.1 SCHOOL SITE SELECTION COMMITTEE - REPORT CON'T

During discussion of this Motion and what could be done by the Town to, "protect," the two parcels of land, it was noted by the Director of Planning and Development that it may be possible to obtain a letter of understanding from the developer giving the Town three or four more months during which to conclude the necessary deliberations.

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

Councillor Roy excused himself from the meeting at 8:15 p.m.

Mayor Roberts welcomed Ms. Cathy MacDonald, press representative of the Daily News to her first meeting of the Bedford Town Council.

6.3 BY-LAW RESPECTING BUILDING - PROPOSED REVISION

Copies of a revised By-Law Respecting Building were circulated to Members of Council.

In speaking to this matter, the Chief Administrative Officer noted that the Department of Municipal Affairs has not approved the previously Council approved By-Law Respecting Building due to the fact that a new Provincial Building Code will soon be in effect and any By-Law Respecting Building should be approved under the authority of this Building Code Act.

He requested that Council waive the normal three readings with regard to this revised By-Law Respecting Building, noting that in essence, it is simply a replacement for the By-Law approved on February 16, 1987.

Peter McInroy, Solicitor, noted that the By-Law reflects the present practice as well as what was approved under the revised By-Law Respecting Building recently adopted by Town Council.

During a clause by clause review, Mr. McInroy pointed out the very few differences which are now incorporated into this revised By-Law. Some concern was expressed by Councillor Christie that most of the proposed fee increases are rather aggressive and questioned the necessity of obtaining a Building Permit for some small construction/repair projects.

Deputy Mayor Nolan expressed the opinion that the fee structure included in the By-Law was still well below that of many municipal units in the United States and was certainly within line with those of other Haliacx Metropolitan units.

Some concern was expressed by Councillor Short as to whether or not the Town is raising the expectations of citizens with respect to inspection services.

6.3 BY-LAW RESPECTING BUILDING - PROPOSED REVISION CON'T

ON MOTION of Deputy Mayor Nolan and Councillor Kelly, it was moved that the By-Law Respecting Building, as revised and circulated, be approved pursuant to Section 7 of the Building Code Act S.N.S. 1986 C3. Motion approved. Councillor Christie voted against the Motion.

6.4 PROVINCIAL/MUNICIPAL DEMONSTRATION HOUSING PROJECT - PROPOSED AGREEMENT

By memorandum, copies of a proposed Project Agreement with respect to the Provincial/Municipal Demonstration Housing Project were circulated to Members of Council. It was indicated that the total cost of the project is estimated to be \$560,000 with municipal funding not to exceed \$143,000.

During discussion of the details of this agreement, it was noted that the Nova Scotia Department of Housing would cooperate with the Town of Bedford with respect to the possibility of utilizing Town owned land for some or all units of this project.

ON MOTION of Councillor Kelly and Deputy Mayor Nolan, it was moved that the Town Council authorize the Mayor and Chief Administrative Officer to execute on behalf of the Town the Project Agreement as circulated with the Nova Scotia Department of Housing respecting the construction and management of eight units as described, with the municipal contribution not to exceed \$143,000, subject to review of the Agreement by a Solicitor. Motion carried unanimously.

7 MOTIONS OF RESCISSON

7.1 TAX EXEMPTIONS FOR CERTAIN INDIVIDUALS (MOTION SERVED BY COUNCILLOR KELLY FEBRUARY 16, 1987 ITEM #16.1).

It was moved that a Motion approved at a meeting held on February 16, 1987 respecting Tax Exemptions for certain individuals be rescinded.

There being no seconder, to this Motion subsequent to three calls by the Mayor, the Motion was declared invalid.

8. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

NIL

9. PETITIONS AND DELEGATIONS

9.1 YOUTH ALTERNATIVE SOCIETY

Mr. Peter Mortimer, Executive Director, Youth Alternative Society was invited by Mayor Roberts to report to Town Council upon the activities of the Youth Alternative Society during the previous year.

9.1 YOUTH ALTERNATIVE SOCIETY CON'T

In addressing Council, Mr. Mortimer outlined details of the three particular projects of the Youth Alternative Society which are currently in place in the Town of Bedford. In particular he noted the success rate of these programs for young offenders and victims in the community and expressed the appreciation of the Society for the support which has been received from the Town of Bedford during the past four years.

Copies of the Annual Report of the Society for the year 1986 were circulated to Members of Council.

Mr. Mortimer concluded his remarks by requesting consideration of Town Council for a grant in the amount of \$1,750 for the year 1987.

In thanking Mr. Mortimer for his presentation, Mayor Roberts advised that this request for a 1987 grant will be forwarded to the Grants Advisory Committee and that a response will be forwarded to his organization in the near future.

Councillor Lugar excused himself from the meeting at approximately 9:30 p.m.

It was unanimously agreed by Council that Item 14.2.3 of the Agenda should be considered as the next item of business.

14. STAFF REPORTS

14.2.3

PROPOSED MINOR VARIANCE - BUILDING DESIGN, LOT J1A WESTGATE PARK

By memorandum, John Malcolm, Senior Planner advised Council with respect to some proposed variances to the Contract Development Agreement for Lot J-1A. He noted that the proponent has proposed a reduction in the total number of units from 66 to 64, that the new design will have only four major dormers in the buildings as opposed to four major dormers plus four minor dormers in the approved contract, and that there is a slight difference in the building outline or "footprint" where the proposed building length has been slightly increased by four feet.

Mr. Malcolm noted that the proposed building also differs slightly from the approved building in that the top line of units now occupy a full floor instead of being built into the roof. This would result in a slight reduction in the roof's pitch.

and that the appropriate documents be forwarded to the Minister of Municipal Affairs for approval. Motion approved unanimously.

14.2.3 CON'T

Mr. Malcolm further advised that it is the conclusion of the Planning and Development Control Department that the variances are minor and should be approved as such.

During the ensuing discussion and a review of two optional revised plans for the buildings, it was agreed by Council that the variances with respect to the number of apartment units and the proposed building lengths were minor variances and should be approved. However, concern was expressed by Council with respect to the exterior design of the building and it was requested that the architect revise the proposed design more in keeping with that which was originally proposed. It was agreed by Council that if a subsequent design is considered by the Planning and Development Control Department to be essentially similar to the design originally accepted, the amendments to the Contract should be approved.

10. MOTIONS

10.1 PROPOSED BY-LAW RESPECTING SEWER REDEVELOPMENT CHARGE

ON MOTION of Councillor Christie and Councillor Short, it was moved that further consideration of the proposed By-Law Respecting Sewer Redevelopment Charge be deferred, pending an opportunity for Town staff to consider and recommend other possible alternatives and methods whereby the Town might accumulate funding for future sewer redevelopment requirements. Motion approved unanimously.

12. NEW BUSINESS

12.1 TEMPORARY BORROWING RESOLUTIONS- 1986 CAPITAL BUDGETS

By memorandum, copies of five Temporary Borrowing Resolutions were circulated to Members of Council and it was recommended by Ron Singer, Director of Finance, that these Resolutions be approved in order to facilitate the balance of financing required for the 1986 Capital Program.

ON MOTION of Councillor Christie and Deputy Mayor Nolan, it was moved that Town Council approve Temporary Borrowing Resolutions:

#87-01	Street Improvements -	\$16,000
#87-02	Storm Drainage -	38,100
#87-03	Arena Spectator Glass -	15,200
#87-04	Soccer Field Improvements -	11,900
#87-05	Parkland Improvements -	<u>9,900</u>
TOTAL		<u>\$91,100</u>

and that the appropriate documentation be forwarded to the Minister of Municipal Affairs for approval. Motion approved unanimously.