

12.2 1986 AUDITED FINANCIAL STATEMENTS - APPROVAL OF APPOINTMENT OF AUDITORS

By memorandum, Ron Singer, Director of Finance, submitted and reviewed the audited Financial Statements of the Town of Bedford for the fiscal year ending December 31, 1986. In particular, he noted that the Town, for the fiscal year 1986, experienced a surplus in its operations in the amount of \$3,961. This surplus was the result of the difference between an actual over-expenditure in the amount of \$154,521 offset by a favourable revenue variance in the amount of \$158,482.

It was recommended by Mr. Singer that the 1986 audited Financial Statements be formally accepted, as tabled, and that the accounting firm of Amey & Levy be appointed as the Town auditors for the year 1987.

ON MOTION of Councillor Christie and Deputy Mayor Nolan, it was moved that the 1986 audited Financial Statement be formally accepted as tabled.

During discussion of the Motion, Councillor Christie expressed some concern with respect to the manner in which details of internal debt was reported on the Financial Statements. Following a discussion with the Chief Administrative Officer, it was agreed that an attempt would be made in future to include applicable notes in the consolidated statements to clarify the situation as it relates to external and internal debt.

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

ON MOTION of Councillor Christie and Deputy Mayor Nolan, it was moved that the accounting firm of Amey & Levy be appointed as the Town's auditors for the year 1987. Motion approved unanimously.

11.3 1987 PRELIMINARY OPERATING ESTIMATES - SCHEDULING OF DATE FOR SPECIAL MEETING TO COMMENCE DISCUSSIONS

Copies of the 1987 Preliminary Operating Estimates were circulated to Members of Council.

It was agreed that a Special Session of Town Council should be scheduled for April 6, 1987, 12 Noon, for commencement of Council discussions respecting the Preliminary 1987 Operating Estimates.

14. STAFF REPORTS

14.1 FIRE CHIEF'S MONTHLY REPORT - FEBRUARY, 1

Copies of the Fire Chief's Monthly Report for February, 1987 were received for information.

14.1 FIRE CHIEF'S REPORT CON'T

The Chief Administrative Officer requested Town Council's consideration of approval of the installation of a ventilation system for the Bedford Fire Hall at a cost not to exceed \$7,000, such item to be included as capital from Revenue in the Operating Budget.

ON MOTION of Deputy Mayor Nolan and Councillor Christie, it was moved that the installation of ventilation equipment in the Bedford Fire Hall be approved at a cost not to exceed \$7,000. Motion approved unanimously.

14.2 PLANNING AND DEVELOPMENT CONTROL DEPARTMENT

14.2.1

PROPOSED POLICY - SETTING OF DATES FOR PUBLIC HEARINGS

By memorandum, Barry Zwicker, Director of Planning and Development Control circulated copies of a proposed Policy Respecting the Setting of Dates for Public Hearings.

In speaking to this matter, Mr. Zwicker noted that the policy is intended to eliminate the need for bringing applications which have received a positive recommendation from the Planning Advisory Committee, to hold a Public Meeting, to Council for authorization. He further noted that in a situation where an application has not been recommended to Council by the Planning Advisory Committee to proceed, this application will be brought before Town Council for consideration to hold a Public Hearing and subsequently authorizing the setting of a date.

ON MOTION of Deputy Mayor Nolan and Councillor Christie, it was moved that the Town Council of the Town of Bedford approve a Policy Respecting the Setting of Dates for Public Hearings as circulated. Motion approved unanimously.

14.2.2

PROPOSED POLICY - CIVIC NUMBERING OF PROPERTIES

By memorandum, Barry Zwicker, Director of Planning and Development Control circulated copies of a Proposed Policy for the Civic Numbering of Properties.

In speaking to this matter, Mr. Zwicker reviewed problems that currently exist with respect to the numbering of properties i.e. properties that are not numbered; not numbered in sequence; or numbered for one street with access gained from another street. He noted that concern has been expressed by the Post Office, Fire Department, Police Department, utilities and the Planning Development Control Department over the situation.

14.2.2

PROPOSED POLICY - CIVIC NUMBERING OF PROPERTIES CON'T

Mr. Zwicker also reviewed the current practice of numbering new properties and changes to same which would be included in the new policy.

During discussion of this matter, some concern was expressed that residents should be given ample warning of any change in the civic numbers of a street.

ON MOTION of Councillor Kelly and Deputy Mayor Nolan, it was moved that the Policy for the Civic Numbering of Properties, as circulated, be approved subject to three months notice being provided to residents and owners of properties involved. Motion approved unanimously.

It was agreed that for 1987 only, three streets now experiencing problems would be renumbered i.e. Shore Drive, Rutledge St. and Basinview Drive.

14.2.3

BUILDING INSPECTOR'S MONTHLY REPORT - FEBRUARY 1987

ON MOTION of Deputy Mayor Nolan and Councillor Kelly, it was moved that the Building Inspector's Report for the month of February, 1987, indicating a value of construction to date of \$1,242,200 with a permit revenue to date of \$3,737 be approved. Motion approved unanimously.

14.3 ENGINEERING AND WORKS DEPARTMENT

14.3.1

1987 DEPARTMENTAL REPORT #1

ON MOTION of Deputy Mayor Nolan and Councillor Kelly, it was moved that the Engineering and Works Department, 1987 Departmental Report #1 be received for information. Motion approved unanimously.

15. CORRESPONDENCE

15.1 NOTICE OF APPEAL - ARMOYAN GROUP - 48 PROPOSED LOTS IN BEDFORD VILLAGE NORTH (R-1 TO R-2)

Copies of a Notice of Appeal respecting an appeal by the Armoyn Group Ltd. from a decision of Council of the Town of Bedford respecting an application to re-zone an area comprising 48 proposed lots in Bedford Village North from R-1 to R-2 zoning designation, were circulated to Members of Council.

ON MOTION of Deputy Mayor Nolan and Councillor Christie, it was moved that this Notice of Appeal be referred to a Solicitor for consideration and action. Motion approved unanimously.

15.2 METROPOLITAN TOURISM ASSOCIATION - BEDFORD TOURIST BUREAU 1987

Copies of correspondence from Duncan A. Cross, Executive Director, Metropolitan Area Tourism Association, were circulated to Members of Council in which Mr. Cross requested the consideration of Town Council as to whether or not the Town of Bedford wishes to promote tourism through a local municipal tourist bureau. Mr. Cross indicated that the cost to the Town of Bedford for the coming summer season would be in the vicinity of \$5,000.

Mr. Cross also requested that Town Council consider the possibility of locating such a tourist bureau on the lands formerly owned by Moirs Ltd. and on which is currently located the historic generator house. He suggested that this generator house might, in future years, be a suitable location for a tourist bureau but for 1987, it is proposed that a mobile trailer be located for this purpose.

During discussion of this matter, the Chief Administrative Officer advised that the Preliminary 1987 Operating Estimates include the requested \$5,000 for operating expenses of the tourist bureau.

Some concern was expressed by Council as to whether or not the proposed site was a suitable location for a tourist bureau given potential traffic problems. It was agreed that the matter should be referred to both the Traffic Management Group and Heritage '80 Society for consideration and recommendation.

It was also agreed by Council that for the upcoming summer season of 1987, it might be recommended to Mr. Cross that a portion of the Sobey's property might be available and suitable for the location of a tourist bureau.

EXTENSION OF TIME OF MEETING

It was unanimously agreed that the meeting be extended until 11 p.m.

15.3 CMHC - RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM (RRAP)

Copies of correspondence from Central Mortgage and Housing Corporation were circulated to Members of Council respecting funding that is available to the Town of Bedford under the Residential Rehabilitation Assistance Program (RRAP).

By memorandum, it was recommended by Mr. English that Council authorize the Mayor and Chief Administrative Officer to meet with representatives of Canada Mortgage and Housing Corporation to further discuss the Town's involvement in this program.

ON MOTION of Councillor Short and Councillor Christie, it was moved that the Mayor and Chief Administrative Officer meet with representatives of Central Mortgage and Housing Corporation to discuss the Town's possible involvement in the Residential Rehabilitation Assistance Program. Motion

15.4 JAMES R. EDMONDS - MINOR BASEBALL ASSOCIATION - FUNDING REQUEST

Copies of correspondence from James R. Edmonds, Executive Member of the Bedford Minor Baseball Association were circulated to Members of Council in which Mr. Edmonds requested consideration with respect to a grant to aid the Association's Operating Expenses.

ON MOTION of Councillor Kelly and Deputy Mayor Nolan, it was moved that this correspondence be referred to the Recreation Commission for consideration and recommendation. Motion approved unanimously.

15.5 W.E. HEBB, TOWN CLERK, BRIDGEWATER - 1987 PARTICIPATION CHALLENGE

Copies of correspondence from W.E. Hebb, Town Clerk and Treasurer of Bridgewater, were circulated to Members of Council. Mr. Hebb issued a challenge from Bridgewater to Bedford under the Corporate Challenge Program, 1987 Participaction Challenge. The challenge was accepted and the correspondence received for information.

15.6 JOHN A COSGROVE, TOWN MANAGER, STONY PLAIN, ALBERTA, 1987 PARTICIPATION CHALLENGE

Copies of correspondence from Mr. John A. Cosgrove, Town Manager, Town of Stony Plain, Alberta were circulated to Members of Council in which he advised that the Town of Bedford was challenged by the Town of Stony Plain with respect to the 1987 Participaction Challenge.

ON MOTION of Councillor Christie and Councillor Kelly, it was moved that this Challenge be referred to the Recreation Commission for consideration and action. Motion approved unanimously.

16. NOTICES OF MOTION

16.1 PROPOSED BY-LAW RESPECTING SEWER CONNECTION

Notice was served by Councillor Kelly with respect to the intention of Town Council to consider the approval of a By-Law Respecting Sewer Connection at the next Regular Session of Council.

17. QUESTIONS

17.1 ACTION SHEET

Copies of the Action Sheet dated March 23, 1987 were circulated to Members of Council.

16. ADDED ITEMS

NIL

17. OTHER

17.1 TENTATIVE DATE - SEMI-ANNUAL INFORMATION SESSION

It was agreed that May 20/21, 1987 should be tentatively scheduled for the holding of a semi-annual Public Information Session.

18. ADJOURNMENT

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


MAYOR


CHIEF ADMINISTRATIVE OFFICER

3. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

3.1 PUBLIC HEARING #87-04 - ADDITION OF C-1 COMMERCIAL ZONING USES TO LIST OF PERMITTED COMMERCIAL USES IN C-1 GENERAL BUSINESS ZONE

In response to a request from Mayor ... David Legar, Chairman, Bedford Planning Advisory Committee, advised that ... from the Bedford Planning Advisory Committee to Town Council that all C-2 Allowable uses be expanded to include the C-1 Commercial Uses.

By memorandum, John Malcolm, Senior Planner/Assistant Development Officer, advised Council with respect to the implications of this proposed amendment to the Zoning By-law and further indicated that it is the Department of

TOWN OF BEDFORD
SPECIAL SESSION
MARCH 30, 1987

A Special Session of the Town Council of the Town of Bedford was held at the Bedford Fire Hall, Bedford Highway, Bedford, N.S. on Monday, March 30, 1987, 7:30 p.m. Mayor Keith Roberts presiding.

Mayor Roberts advised those in attendance that this Special Session, originally scheduled to be held subsequent to the four Public Hearings advertised to take place at 7:30 p.m., 8:00 p.m., 8:30 p.m. and 9:00 p.m. (Public Hearing Numbers 87-04, 87-05, 87-06, 87-07) would, instead, be held simultaneously with the aforementioned Public Hearings. This would allow Council, if it so desires, an opportunity to deliberate and determine a decision following the conclusion of each Public Hearing scheduled.

1. LORD'S PRAYER

Mayor Roberts led the meeting with the Lord's Prayer.

2. ATTENDANCE

Deputy Mayor Chris Nolan and Councillors Peter Christie, Peter Kelly and William Roy were in attendance at the commencement of the Session.

Staff members attending the meeting included Barry Zwicker, Director of Planning and Development Control; John Malcolm, Senior Planner; Rick Paynter, Director of Engineering and Works and Joan Pryde, Deputy Clerk.

Four members of the general public were in attendance.

3. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

3.1 PUBLIC HEARING #87-04 - ADDITION OF C-1 COMMERCIAL (LOCAL BUSINESS) USES TO LIST OF PERMITTED COMMERCIAL USES IN C-2 GENERAL BUSINESS ZONE

In response to a request from Mayor Roberts, Barry Zwicker, Director of Planning and Development Control advised that Public Hearing Number 87-04 was a Hearing to consider the addition of C-1 Commercial (Local Business) uses to the list of permitted Commercial uses in C-2 General Business Zone.

By memorandum, David Lugar, Chairman, Bedford Planning Advisory Committee advised that it is the recommendation from the Bedford Planning Advisory Committee to Town Council that all C-2 Allowable Uses be expanded to include the C-1 Commercial Uses.

By memorandum, John Malcolm, Senior Planner/Assistant Development Officer, advised Council with respect to the implications of this proposed amendment to the Zoning By-Law and further indicated that it is the Department of

SPECIAL SESSION - TOWN COUNCIL, MARCH 30, 19873.1 PUBLIC HEARING #87-04 CON'T

Planning and Development Control's recommendation that the Town Zoning By-Law be so amended in order that the C-2 (General Business) Zone be expanded to include C-1 Commercial Uses as permitted uses in the C-2 Zone. He further indicated that the Residential Uses allowed under a C-1 Zone should not be included in the C-2 Zone.

QUESTIONS FROM COUNCIL

In response to an inquiry from Council, as to why the Commercial Uses permitted in a C-1 Zone were not originally included in the permitted uses in the C-2 Zone, the Director of Planning and Development Control advised that the Town was trying to establish different sections of Town for different types of Commercial Uses. At that time, it was not realized how often local commercial entrepreneurs might wish to establish in areas which are zoned C-2. He also noted that if this amendment is approved it will legitimize some of the uses already existing.

In a response to an inquiry from Council, as to why some of the C-2 Zone land is not just re-zoned C-1, the Director advised that the Town did not feel that residential development would be suitable in C-2 areas. If the land in question was re-zoned C-1, residential development would be permitted.

SUBMISSIONS FROM THE GENERAL PUBLIC

JOHN TOLSON, FORT SACKVILLE DRIVE addressed Council expressing his approval of the proposed amendment. He expressed the opinion that Town Council made a mistake in the original MDP and that it should be rectified.

There being no further submissions from the general public, Mayor Roberts declared the Public Hearing closed.

MOTION ARISING FROM PUBLIC HEARING #87-04

ON MOTION of Councillor Kelly and Councillor Roy, it was moved that the proposed amendment to Part 13 of the Town's Land Use By-Law so as to include as of right all permitted commercial uses now allowed in Part 12 of the Town of Bedford's Land Use By-Law be approved. Motion approved unanimously.

Mayor Roberts declared a recess at approximately 7:40 p.m. and the Special Session as reconvened at 8:00 p.m.

SPECIAL SESSION - TOWN COUNCIL - MARCH 30, 19873.2 PUBLIC HEARING #87-05 - RE-ZONING APPLICATION CIVIC #666
KEARNEY LAKE ROAD (FORMER TRI METRO PROPERTY) FROM C-6
(HEAVY COMMERCIAL) TO I-1 (INDUSTRIAL)

In response to a request from Mayor Roberts, Barry Zwicker, Director of Planning and Development advised that Public Hearing #87-05 was a Hearing to consider an application to re-zone the lands known as the Tri Metro Theatre Lands on Kearney Lake Road immediately opposite the Bluewater Road from its present C-6 (Heavy Commercial) Zone to I-1 (Industrial) Zone. Mr. Zwicker reviewed the location of the property involved and noted that the C-6 Zone was originally placed on the property in question to reflect the use of property at that time (an outdoor theatre).

He further advised that the Industrial Commission considers this property as the location for a natural extension of the Bluewater Road servicing. It was also suggested that the proposed zone change would be consistent with development currently existing. Mr. Zwicker ended his remarks with a review of the current allowable uses of I-1 (Industrial) Zoning.

QUESTIONS FROM COUNCIL

NIL

SUBMISSIONS FROM THE GENERAL PUBLIC

MRS. JEAN PEMBER, HALIFAX addressed Council asking whether the sewer and water lines currently serving the Halifax Herald and Mail Star site in Atlantic Acres would be extended to the property in question. She was advised that the trunk sewer and water lines would be extended to service this site and that the cost will be borne by the developer.

There being no further submissions/questions from the general public, Mayor Roberts declared the Public Hearing closed.

MOTION ARISING FROM PUBLIC HEARING #87-05

ON MOTION of Deputy Mayor Nolan and Councillor Christie, it was moved that the application for the rezoning of property located at #666 Kearney lake Road in the Town of Bedford from its existing zoning of C-6 (Heavy Commercial) to I-1 (Industrial) be approved. Motion approved unanimously.

Mayor Roberts declared a recess at approximately 8:15 p.m. and the Special Session was reconvened at 8:30 p.m. at which time approximately ten members of the general public were in attendance.

SPECIAL SESSION, TOWN COUNCIL, MARCH 30, 19873.3 PUBLIC HEARING #87-06 - PROPOSED CHANGE TO LOT AREA REQUIREMENTS OF I-1 (INDUSTRIAL) ZONE STANDARDS

In response to a request from Mayor Roberts, Barry Zwicker, Director of Planning and Development Control, advised the Public Hearing #87-06 was a Hearing to consider a request from the Bedford Industrial Commission that the lot area requirements for the Industrial Zone (I-1) be reduced from 1 acre or 43,560 square feet to a minimum of 20,000 square feet or approximately one half acre.

Mr. Zwicker further noted that this request was received through the Industrial Commission following its experience in promoting Industrial Park Development. The request to reduce the minimum lot size to 20,000 square feet would still leave the Town of Bedford with the only Industrial Park which requires in excess of 6,000 sq. ft. per lot.

QUESTIONS FROM COUNCIL

In response to an inquiry from Council as to whether or not it would be worthwhile to reduce the required minimum lot size to 10,000 square feet, Mr. Zwicker agreed that there was no magic in the 20,000 square foot requirement, but it should be remembered that the lot frontage requirement has not been reduced.

In response to a further inquiry from Council as to whether or not the square footage requirement is increased when a company will be handling certain types of dangerous products, Mr. Zwicker advised that the requirements for handling problem materials would be addressed through the Building Permit process.

Council was also advised that inquiries have been received with respect to the possibility of developing Industrial Lots in the vicinity of 20,000 - 30,000 square feet. To date, there does not seem to be a demand for lots under 20,000 square feet.

There being no further submissions from the general public, Mayor Roberts declared the Public Hearing closed.

ON MOTION of Councillor Kelly and Councillor Christie, it was moved that Part 21 of the Town's Land Use By-Law be amended to reduce the minimum required lot area from one (1) acre to twenty thousand (20,000) square feet be approved. Motion approved unanimously.

Mayor Roberts declared a recess at approximately 8:45 p.m. and the Special Session was reconvened at 9:00 p.m. at which time approximately 20 members of the general public were in attendance.

SPECIAL SESSION, TOWN COUNCIL, MARCH 30, 1987

Peter McInroy, Solicitor, took his place at the meeting at approximately 9:00 p.m.

3.4 PUBLIC HEARING #87-07 - PROPOSED AMENDMENT TO APPROVED DEVELOPMENT AGREEMENT NOW IN EFFECT - 84 UNIT RESIDENTIAL PROJECT, CIVIC NUMBER 20, HAMMONDS PLAINS ROAD

In response to a request from Mayor Roberts, John Malcolm, Senior Planner, advised that Public Hearing Number 87-07 was a Hearing to consider an application to amend an existing development agreement, for a 84 unit residential project located at civic number 20 Hammonds Plains Road. He advised that the effect of this proposed amendment would essentially change the project from its present configuration of three buildings containing a total of 84 residential units, to a configuration of seven buildings containing a total of 84 residential units. In addition, there is a proposed modification to the parking arrangement, wherein 32 underground parking spaces would be reallocated to surface parking.

With the aid of overhead projections, Mr. Malcolm illustrated details with respect to the proposed contract amendments. Mr. Malcolm also indicated that the Building located in the southeast quadrant of the proposed site is approximately 25 ft. further to the east than the original proposal and the building located closest to the Hammonds Plains Road property line or the north property line is approximately 20 ft. further to the west than the original proposal. The buildings located within the western corner of the lot have been adjusted such that there is less of an intrusion on the bank and treed area adjoining the Town of Bedford parkland thereby reducing its overall impact on this specific area.

Revisions to the proposed Storm Sewer System were also detailed.

DEVELOPER'S SUBMISSION

MR. ROSS STINSON, SOLICITOR addressed Council advising that he was the Solicitor for the developer. In his address he noted that the developer already has an approved plan and is simply asking for amendments which, in the developer's opinion, will significantly improve the resulting project.

He noted the aesthetic and economical reasons for this request and noted, in particular that the splitting up of the buildings will allow for more flexibility in the design of the units.

With respect to the elimination of underground parking, he noted that in the original contract, underground parking is only projected for thirty-two spaces. Generally speaking, the same area is being set aside for above ground parking with a

3.4 20 HAMMONDS PLAINS ROAD CON'T

realignment of spaces in order to accommodate the additional thirty-two units.

With the aid of overhead projections, Mr. Stinson reviewed for the benefit of Council several ideas with respect to alternatives (ideas) for the placement of buildings, roads and parking areas and explained why many of these are not considered feasible by the developer.

Mr. Stinson concluded his remarks by expressing the opinion that the current proposal makes the most sense economically for the developer and at the same time should prove in the best interest of the Town with respect to the preservation of a natural environment.

Mr. Stinson advised that the developer is agreeable to entering into a bonding arrangement with respect to the development requirements and with respect to the preservation of mature trees.

QUESTIONS FROM COUNCIL

In response to an inquiry from Council, as to whether or not the Town would permit the developer to encroach on Town owned land for the purposes of parking, Mr. Zwicker expressed the opinion that this would not be feasible.

In response to an inquiry from Council as to whether the bonding arrangements will be included in the contract, members were advised that currently the bonding arrangements (requirements) are contained within the Subdivision Contract.

In response to an inquiry with respect to the second planned exit, Council was advised that this exit would be constructed with a curb in order to encourage its use as an emergency exit only.

In response to concerns being expressed with respect to snow removal, it was agreed that in some areas a fence might be required to discourage the dumping of snow.

SUBMISSIONS FROM THE GENERAL PUBLIC

MR. L.T. GOUCHER, 77 MILLRUN CRESCENT addressed Council advising that he was speaking on behalf of several of the residents of Millrun Crescent.

Mr. Goucher expressed concern with the proposed plan and amendments and, in particular, asked that the planned underground parking be retained; he further expressed concern with respect to the reasoning of the splitting of the planned three modules into seven smaller units and he suggested that the reasoning for this may be to eliminate the need for sprinkler systems.

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Mr. Goucher asked that the Town of Bedford safeguard the interest of the whole Town by requesting an alternative proposal which would relocate the three units currently shown on the south quadrant.

Mr. Goucher also expressed the opinion that blasting should be addressed, and that all homes in the vicinity should be inspected and liability assured by the Town.

Following a review of the proposed revised plan, Mr. Goucher suggested that the Town must remember that existing residents should have some element of protection.

MR. WILL APOLD, read into the record a submission in which he expressed concern with respect to the contract which has already been approved. In particular he expressed the opinion that insufficient buffer zones between R-1 and R-3 are included and that the parkland protection is deficient.

He recommended that the following minimum criteria be required:

- (a) the present cut line be the maximum of tree cutting;
- (b) the maximum ground disturbance be to the north ten feet from the cut line;
- (c) that the units be placed a minimum of 25 ft. from the present cut line;
- (d) that the west corner be moved away from Mill Court to behind the knoll;
- (e) that this site be reviewed by a qualified landscape architect and the minimums be confirmed.

Mr. Apold expressed the opinion that the development is being cheapened by the request for no below ground parking, smaller units and no sprinklers. He also asked that the R-1 fence be defined on a drawing and in the agreement, with its installation being at the option of the abutting land owners; and that tree protection be defined in the agreement.

Mr. Apold advised Council that residents of the surrounding area are prepared to help design (resite) the buildings and, as well, are prepared to offer negotiating principles to Council and staff.

SPECIAL SESSION - TOWN COUNCIL - MARCH 30, 19873.4 20 HAMMONDS PLAINS ROAD CON'T

It was recommended that the proposed contract change not be accepted and that Council recommend to the developers to work with the designers, citizen representatives and Town of Bedford staff to come up with a revised siting proposal which would take into consideration the buffering of R-1 and the protection of the steep bank and parkland as noted in the presentation.

Mr. Apold suggested that if this resiteing process or the end result is not acceptable to the developer, that the Town allow no advantageous changes in favour of the developer and that the existing contract be interpreted in the finest detail in favour of the Town.

Mr. Apold also noted that the original developer was willing to discuss proposed changes with the residents - he requested that the current developer follow this practice.

QUESTIONS FROM COUNCIL

In response to an inquiry from Council, Mr. Apold indicated with overhead projections the particular area of the proposed development which is causing the most concern to the current residents of adjacent areas.

Mr. Apold also projected slides of the area involved noting the sensitivity of much of the surrounding area.

MR. HOWARD MACKINIEY addressed Council requesting that the previous bonding arrangements and fencing agreement be reinstated.

Mr. McInley also advised that he was very surprised to find out where the development was actually to be located - and cautioned Council that all aspects of the development should be well beyond the ridge.

CORRESPONDENCE

Correspondence from Mr. L.T. Gaucher, 77 Millrun Crescent and Mr. Al Hillier, 69 Millrun Crescent were circulated to Members of Council prior to the holding of the Public Hearing. Correspondence from Mr. & Mrs. Harold Flynn, Mr. John B. Palmer and Ms. Karen Purnell were read into the record,

In each case the correspondence expressed concern with respect to various details of the existing contract and the amendments proposed.

SPECIAL SESSION - TOWN COUNCIL - MARCH 30, 19873.4 20 HAMMONDS PLAINS ROAD CON'T

A submission from Mr. Sheldon Hartling, 11 Millrun Court was circulated to Members of Council. In speaking to this submission, Mr. Hartling expressed concern with respect to the proposed changes to the Contract Development Agreement and expressed the opinion that the buildings be moved eastward a minimum of 30 ft. He urged the Town to withhold approval of the revised project until the buildings in the southwest perimeter of the development are resited.

In response to an inquiry from Mr. Hartling, with respect to whether the development is intended to be rented or sold as condominium units, he was advised that the current intentions are for condominium units.

MR. R. STINSON again addressed Council indicating that his client is quite willing to enter into bonding and fencing arrangements subsequent to the approval of the specific plans. He also advised that it is hoped that blasting will be avoided through the change to seven smaller units instead of the original planned three buildings.

Mr. Stinson then noted that it should be remembered that there is an approved plan - the developer is simply requesting some amendments to this plan which in his opinion will be of benefit to both the developer and the Town.

MR. GEORGE THOMPSON addressed Council requesting information as to when the new stakes indicating the location of the buildings will be visible - he was advised that this would be possible within two or three weeks after approval.

It was suggested by the Director of Planning and Development Control that if possible, the building should be staked prior to the expiration of the Appeal Period if the amendment is approved.

In response to an inquiry as to whether these stakes could be placed before a decision is made, it was agreed that this might be possible.

MRS. GLORIA FLYNN, 68 MILLRUN CRESCENT addressed Council expressing strong concern with respect to the destruction of mature trees. She asked that there be a guarantee with respect to tree cutting.

There being no further submissions from the general public, Mayor Roberts declared the Public Hearing closed.

SPECIAL SESSION - TOWN COUNCIL - MARCH 30, 1987

MOTION ARRIVING FROM PUBLIC HEARING #87-07

ON MOTION of Councillor Roy and Deputy Mayor Nolan, it was moved that further consideration of a decision respecting Public Hearing #87-07 be deferred pending an opportunity for staff, developers and residents to consider the possible relocation of the buildings as shown on submitted schetches; also to consider some of the concerns expressed at the Public Hearing. Motion approved unanimously.

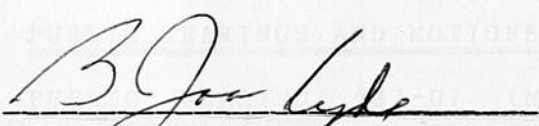
4. OTHER

NIL

5. ADJOURNMENT

ON MOTION of Councillor Kelly and Councillor Christie, it was moved that the meeting adjourn at approximately 11:00 p.m.

MAYOR



DEPUTY CLERK

By memorandum, Barry Ivick, Director of Planning and Development Control advised Council at the March 30, 1987 meeting and Council Meeting held on March 30, 1987, members of the Planning and Development Control Committee met with representatives of the developer, the proposed residential development, to discuss the proposed site plan. The developer has requested approval to order that the two modules fronting the ridge line have been turned 90 degrees. This action has provided additional space for parking at the rear of the site. Consequently the large parking area adjacent the ridge overlooking Milliron has been reduced in size by one half of the original proposal. With this reduction in this parking area, the two buildings located on the ridge and Mill Court have been relocated such that they are further removed from the edge of the ridge.

TOWN OF BEDFORD
SPECIAL SESSION
APRIL 6, 1987

A Special Session of the Town Council of the Town of Bedford was held on Monday, April 6, 1987, 12 noon in the Council Chambers, Suite 400, Bedford Towers, 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 William Roy were in attendance at the commencement of the Session.

Staff members attending this Session included Dan R. English, Chief Administrative Officer; H.A. MacKenzie, Chief of Police; George Meisner, Deputy Chief of Police; Eric Sheppard, Assistant Deputy Chief, Fire Department; Robert Nauss, Director of Recreation; Ron Singer, Director of Finance; Barry Zwicker, Director of Planning and Development Control; John Malcolm, Senior Planner and Joan Pryde, Deputy Clerk.

David Selig, Fire Chief was also in attendance at this Session.

3. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

3.1 PUBLIC HEARING #87-07 (MARCH 30, 1987) PROPOSED AMENDMENT TO APPROVED DEVELOPMENT AGREEMENT NOW IN EFFECT - 84 UNIT RESIDENTIAL PROJECT, #20 HAMMONDS PLAINS RD.

By memorandum, Barry Zwicker, Director of Planning and Development Control advised Council that following the Public Hearing and Council Meeting held on Monday, March 30, 1987, members of the Planning and Development Control staff held a meeting with representatives of the developer of the proposed 84 unit residential development. Following these discussions, the developer has revised his proposal in order that the two modules fronting the Hammonds Plains Road have been turned 90 degrees. This orientation has provided additional space for parking adjacent to the Hammonds Plains Road - consequently the large parking area adjacent the ridge overlooking Millrun has been reduced in size by one half of the original proposal. With the reduction in this parking area, the two buildings nearest the ridge and Mill Court have been relocated such that they are further removed from the edge of the ridge.

SPECIAL SESSION - TOWN COUNCIL - APRIL 6, 19873.1 PUBLIC HEARING #87-07 CON'T

Mr. Zwicker also advised that since this revision, the Planning and Development Control Department has attempted to contact all those who spoke or made a written presentation during the Public Hearing to inform them of the revised plan and the availability of the developer on the site, Saturday, April 4, 1987 to review the proposed revisions.

Mr. Zwicker further noted that it is now the recommendation of the Planning and Development Control Department that Town Council approve of the amendment to the above noted contract by amending Clause 81 (a) to state, "the development shall be composed of seven multiple family residential buildings containing a maximum of 84 residential units," and by an additional phrase in Clause 2 added to the fifth line following the words, "and subsequently," amended at a Public Meeting of Town Council held on Monday, April 6, 1987 and subsequently"

For the benefit of Members of Council and those in attendance in the public gallery, Mr. Zwicker reviewed with the aid of maps and plans, the proposed revisions to the development in contrast to both the original plan and the proposed plan which was reviewed at the Public Hearing held on March 30, 1987.

In response to an inquiry from Council as to when detailed engineering drawings would be available, Mr. Zwicker advised that such would be submitted as part of the subdivision development process.

In response to an inquiry from Council, Mr. Zwicker indicated a line on the plan which depicted the maximum site disturbance area permitted. It was also indicated by the developer, that precautions would be taken to ensure protection for the sensitive banks if such was determined necessary.

In response to an inquiry as to whether there was an intention to install sprinkler systems in the buildings, Mr. Zwicker advised that there is nothing in the Contract or the proposed amendments that deals with sprinklers.

Some discussion took place with respect to whether or not the Contract should contain a clause respecting the possibility of fencing between the southwest corner boundary and adjacent properties and it was agreed that a clause should be included in the Contract indicating that fencing would be erected if it was deemed necessary by the affected parties.

SPECIAL SESSION - TOWN COUNCIL - APRIL 6, 19873.1 PUBLIC HEARING #87-07 CON'T

ON MOTION of Councillor Roy and Councillor Kelly, it was moved that

the proposed amendment to the approved development agreement for the 84 Residential unit project at 20 Hammonds Plains Road be approved subject to such amendment addressing the following concerns:

- a) line of maximum site disturbance be identified;
- b) the Developer be required to undertake soil stabilization between the buildings' foundation walls and the line of maximum site disturbance;
- c) that the Developer construct a fence at the rear of the southern parking lot to prevent snow from being dumped on the bank; and
- d) that the Developer construct at his expense a fence along the property's western lot line if so requested by the abutters, within two years of the execution of this agreement;

During discussion of the Motion, some concern was expressed by Council with respect to the fact that the Contract still includes a five percent variance clause, which might ultimately affect the placement of the buildings.

The Director of Planning and Development Control advised that, while the variance clause remains in the Contract, it is offset to some degree by the cutting line (soil disturbance line) which will restrict any change in building or parking lot placement.

It was also agreed that the Contract would not be signed until it has received the approval of a solicitor on behalf of the Town.

The Motion was put to the meeting and approved unanimously.

4. TOWN OF BEDFORD - 1987 - OPERATING ESTIMATES - DRAFT #1

Copies of Draft #1 of the Town of Bedford 1987 Preliminary Operating Estimates were circulated to Members of Council on March 23, 1987.

With the aid of overhead projections, Dan R. English, Chief Administrative Officer reviewed highlights of this proposed Operating Budget. He noted that the total estimates in the amount of \$8,562,934 would require a tax levy totalling \$5,990,150 after accounting for revenue other than taxes in the amount of \$2,572,784.

SPECIAL SESSION - TOWN COUNCIL - APRIL 6, 19874. 1987 OPERATING ESTIMATES CON'T

A detailed listing of 1987 Expenditures/Revenue increases (decreases) was also circulated to Members of Council.

In noting the total additional revenue required for 1987 over that of 1986, namely \$948,000, Mr. English also pointed out that much of this additional levy would be financed through tax levies on new growth which has occurred during the past year.

During a discussion of possible tax rates, it was suggested by Mr. English, that Council might consider shifting the tax levy ratio to 55% - residential/45% commercial (1986-56.8% - residential/43.2% - commercial). This would result in total combined tax rates of \$1.304 residential and \$2.499 commercial if the proposed 1987 Operating Estimates were accepted as tabled.

In reviewing the impact of the resultant tax rates, Council was advised that in the case of residential property owners such a tax rate would mean a 7.3% increase in taxes in the case of a typical 35% increase in assessment. With respect to commercial property owners, this tax rate would mean a 6.4% increase in taxes if the assessment has risen 15% (typical increase)

Mr. English further advised that if Council wished to restrict the tax increase to 4% for residential assessment increases of 35% and commercial assessment increases of 15%, the tax levy would have to be reduced by approximately \$167,000. Various means of achieving this were suggested i.e. reduction in Deed Transfer Tax appropriated to the Special Reserve Fund, a reduction on interest rates on internal capital borrowing, and miscellaneous expenditure reductions and/or a reduction in the Capital from Revenue Account.

4.1 FIRE DEPARTMENT

David Selig, Fire Chief, addressed Council with respect to the Operating Estimates for the Fire Department in the total amount of \$435,547.

In particular, Mr. Selig explained why the Department is requesting funding for one new firefighter and advised that this position is required to accommodate the new shift schedule. He also advised that if this position is approved, he is hopeful that the Department could reduce its proposed expenditure for part-time salaries.

SPECIAL SESSION - TOWN COUNCIL - APRIL 6, 19874.2 POLICE DEPARTMENT

Chief MacKenzie addressed Council with respect to his Department's 1987 Operating Estimates in the total amount of \$848,395. Chief MacKenzie did note that his request for funding for two additional police constables would, in all likelihood, be reduced due to the fact that he does not foresee the hiring of the first new constable until June or July in contrast to April 1st as originally proposed.

During discussion of the Departmental estimates, Chief MacKenzie agreed that the estimate for police auto equipment and maintenance should be reduced, possibly by \$4,000.

Deputy Chief George Meisner reviewed, with the aid of overhead projections, statistics indicating the increased workload which has occurred within the Department over the past five years. He expressed the opinion that the existing level of service has to be effected and noted in particular, the various programs, which at the present time his Department is curtailing due to lack of manpower.

4.3 RECREATION DEPARTMENT

Robert Nauss, Director of Recreation, reviewed for the benefit of Council his Department's 1987 Operating Estimates in a total amount of \$497,362. He advised that these estimates provide for approximately the same level of service as in 1986 and he is proposing no staff increases.

Some discussion took place with respect to Arena Revenue and it was agreed that the proposed transfer from Arena Revenue to Surplus Funds would be reduced in 1987 by 50% of that originally proposed in order to defer the proposed ice rental fees increase.

During a discussion respecting program revenues/expenditures the following was agreed:

- a) Some consideration should be given as to whether or not the Recreation Department should budget for profits under the category of Adult and Child and Youth Programs;
- b) Town Council should consider and make a decision as to what it wishes to achieve respecting, "Bedford Days," and whether this program should be expanded or reduced;
- c) Whether cost savings can be effected with respect to the publication of program brochures.

SPECIAL SESSION - TOWN COUNCIL - APRIL 6, 19874.3 RECREATION DEPARTMENT CON'T

It was agreed that the Budget Estimates for building maintenance/utilities should be reviewed in an effort to reduce same.

PLANNING AND DEVELOPMENT CONTROL

Barry Zwicker, Director of Planning and Development Control, reviewed his Department's 1987 Operating Estimates in the total amount of \$313,255.

Mr. Zwicker noted that, for 1987, his Department will be emphasizing the M.P.S. Review and that approximately \$16,000 of Departmental expenditures, excluding salary and benefits, is included to accommodate expenses relating to this review.

His Department is not requesting additional full-time staff in 1987 but is estimating \$23,000 for part-time help for technical assistance and Municipal Plan Review Meetings.

Mr. Zwicker also noted that, while the Department is emphasizing the M.P.S. Review for this current year, the question of building and development control will, in all likelihood suffer a bit, and will be further addressed in 1988.

4.5 TRANSPORTATION SERVICES

Rick Paynter, Director of Engineering and Works, reviewed, for the benefit of Council, his Department's Operating Estimates in the total amount of \$927,152.

He advised that the estimates include provision for the hiring of one new Works Maintainer and include significant budgeted increases for the maintenance of roads and streets, snow removal and salting, street lighting and traffic signal maintenance.

Following a general discussion between Council and Mr. Paynter respecting the levels of service which should be provided during 1987, it was agreed that the Transportation Department should review the proposed Operating Estimates in order to implement a reduction of \$25,000 overall.

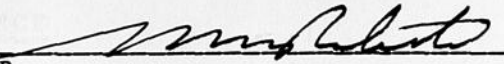
4.6 APPROVAL OF MEETING DATE

It was agreed that the next Session to consider the 1987 Operating Estimates would take place on Thursday, April 14, 1987 at 7 p.m. in the Council Chambers.

SPECIAL SESSION - TOWN COUNCIL - APRIL 6, 1987

5. ADJOURNMENT

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


MAYOR


CHIEF ADMINISTRATIVE OFFICER

APPROVAL OF AGENDA

It was agreed that an item, "Street Sweeping Tender Call #47-01," would be placed on the Agenda as the first item of business.

It was also agreed that Item #3, "1984 Long-term Bonds," would be considered at approximately 7 p.m. pending the arrival of representatives from the Commonwealth Finance Committee.

STREET SWEEPING TENDER CALL - #47-01

By memorandum, Rick Sawyer, Director of the Office of Works, advised Council with respect to the tender call #47-01 for Street Sweeping. The responses were received and it was recommended by Mr. Sawyer that the Street Sweeping Tender be awarded to Bill's Snow Removal & Company Ltd. in the amount of \$13,750, the lowest bid.

In response to an inquiry from Council as to why some paved streets throughout the Town were not included in the Street Listing for the Tender Call, Mr. Sawyer advised that only paved streets were listed. He did advise that in all likelihood paved streets without curbs would also receive some attention if funds were available.

ON MOTION of Councillor Roy and Deputy Mayor Polin, it was moved that Street Sweeping Tender Call #47-01 be awarded to Bill's Snow Removal & Company Ltd. in an amount not to exceed \$13,750, which carried unanimously.

TOWN OF BEDFORD
SPECIAL SESSION
APRIL 14, 1987

MEETING #58

A Special Session of the Town Council of the Town of Bedford was held on Tuesday, April 14, 1987, 7:00 p.m. in the Town Council Chambers, Suite 400, Bedford Tower, Bedford, N.S. Mayor Keith Roberts presiding.

1. ATTENDANCE

Deputy Mayor Chris Nolan and Councillors Peter Christie, Peter Kelly, William Roy and Robert Short were in attendance at the commencement of the Session. Councillor David Lugar took his place at the meeting at approximately 7:15 p.m.

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Robert Nauss, Director of Recreation; Ron Singer, Director of Finance; Deputy Police Chief George Meisner and Joan Pryde, Deputy Clerk.

2. APPROVAL OF AGENDA

It was agreed that an item, "Street Sweeping Tender Call #87-01," would be placed on the Agenda as the first item of business.

It was also agreed that Item #3, "1994 Commonwealth Games," would be considered at approximately 9 p.m. pending the arrival of representatives from the Commonwealth Games Committee.

STREET SWEEPING TENDER CALL - #87-01

By memorandum, Rick Paynter, Director of Engineering and Works, advised Council with respect to the results of Tender Call #87-01 for Street Sweeping. Two responses were received and it was recommended by Mr. Paynter, that this Street Sweeping Tender be awarded to Bill & Sons Speedy - Vac - Company Ltd. in the amount of \$15,765, the lowest Tender.

In response to an inquiry from Council as to why some paved streets throughout the Town were not included in the street listing for the Tender Call, Mr. Paynter advised that only curbed streets were listed. He did advise that in all likelihood, paved streets without curbs would also receive some attention if funds were available.

ON MOTION of Councillor Roy and Deputy Mayor Nolan, it was moved that Street Sweeping Tender Call #87-01 be awarded to Bill & Sons Speedy - Vac - Company Ltd. in an amount not to exceed \$15,765. Motion carried unanimously.

CONDITION OF WATER AND SEWER LINES

In response to an inquiry from Councillor Short with respect to the number of breaks which have occurred in waterlines recently, Mr. Paynter advised Council that he too is very concerned and is looking into the situation with a view to what should be done during the next few years to reduce this problem. Mr. Paynter further noted that the owner of the Water Utility, the County of Halifax, has been made aware of our concerns.

4. PROPOSED 1987 OPERATING BUDGET - CONTINUATION OF REVIEW

Dan R. English, Chief Administrative Officer reviewed, for the benefit of Council, the current status of the 1987 Operating Budget Review. In particular, he noted areas wherein Council has either made decisions or indicated concern.

Several scenarios respecting possible tax levies and applicable tax rates were outlined. In particular, Mr. English suggested that it might be reasonable for Council to consider an Operating Budget for 1987 which would be reduced by approximately \$170,000 from the initially proposed budget. Such a tax levy could be funded through tax rates resulting in a 4 percent (approximately) increase in taxes to the average residential and commercial taxpayer.

POLICE PROTECTION

The Chief Administrative Officer advised that the proposed Estimates for Police Protection should be increased by \$8,000 in order to provide for the Town of Bedford's share of administration costs of the R.A.P.I.D. System. This additional expenditure will be more than offset by a reduction of \$4,000 in the Vehicle Maintenance Account and \$10,000 in the Salary Account. The latter reduction will be achieved due to the fact that a new Constable would not be hired until the first of June rather than the first of April as was originally proposed.

Some concern was expressed by Councillor Roy with respect to the proposal to hire two new additional Constables during 1987 and at the same time become involved in the new R.A.P.I.D. System.

In response to an inquiry from Council, Deputy Chief Meisner also advised that permanent staff of his department will be responsible for inputting the required data into the computer system. Currently, it is not planned to hire outside temporary help for this task.

ON MOTION of Councillor Roy and Councillor Kelly, it was moved that the Town of Bedford agree to the addition of one full-time Constable on the Police Force as soon as possible and that the requirement for additional part-time or full-time personnel be reviewed in September of 1987. Motion carried unanimously.

RECREATION SERVICES

Robert Nauss, Director of Recreation, reviewed for the benefit of Council some reductions he has been able to make to his Preliminary Operating Budget.

Mr. Nauss and Councillor Kelly initiated a discussion respecting Bedford Days, with respect to whether or not Council wishes to expand, hold the line or decrease this program. It was noted that the net expenditure funding in 1986 for Bedford Days was over-expended by approximately \$2500.

ON MOTION of Councillor Roy and Councillor Lugar, it was moved that the Town adopt a proposed net expenditure budget regarding Bedford Days for 1987 in an amount of \$5,000. Motion approved unanimously.

It was agreed that if grants received toward the costs of holding Bedford Days are higher than expected, such amounts will be applied against the net expenditure of \$5,000 and not used to increase the total budget.

Some discussion also ensued with respect to the problems which ensue when trying to determine the net expenditure respecting recreation programs through any particular year, because of difficulties encountered in projecting revenues.

PLANNING AND DEVELOPMENT CONTROL

During a review of estimates for the Planning and Development Control Department, Council was advised that approximately \$33,000 (\$17,000 - part-time salaries and \$16,000 miscellaneous expenditures, included in the estimates, are directly attributable to costs respecting the Municipal Planning Strategy Review. It was agreed that further information would be requested with respect to the amount budgeted for Consultant Fees of \$10,000.

3. 1994 COMMONWEALTH GAMES

Mayor Roberts welcomed Mr. Ken Bellamare to the meeting to speak on behalf of the Commonwealth Games Committee.

In addressing the meeting, Mr. Bellamare advised Council that it is the intention and hope of the Commonwealth Games Committee to submit a bid to the Commonwealth Society for the hosting of the 1994 Games in the Halifax Metropolitan Area. Mr. Bellamare further advised that the Committee is requesting that the Town of Bedford, along with the other three metropolitan municipalities endorse this invitation and that the Town also indicate whether it would be prepared to host the lawn bowling events and to cooperate in the sailing events in the Bedford Basin. The sailing events will be programed as a demonstration sport rather than one of the official competitive sports of the games.

3. 1994 COMMONWEALTH GAMES CON'T

The Town of Bedford will also be asked to cooperate in the hosting of the marathon events which will take place throughout the four municipalities. Mr. Bellamare also reviewed for the benefit of Council, details of the proposed funding arrangements for the holding of the 1994 Commonwealth Games and the benefits that will accrue to the metropolitan area.

ON MOTION of Councillor Christie and Councillor Kelly, it was moved that the Town of Bedford support the application of the Commonwealth Games Committee to host the 1994 Commonwealth Games in the metropolitan Halifax area as requested. Motion approved unanimously.

4. PROPOSED 1987 OPERATING BUDGET CON'T

TRANSPORTATION SERVICES - ENVIRONMENTAL HEALTH SERVICES

The Chief Administrative Officer advised Council that, in response to its direction for a reduction of \$25,000 from Estimates for Transportation Services/Environmental Health Services, the Director of Engineering and Works has indicated reductions in the approximate amount of \$7,000 but has requested guidance with respect to the balance of \$18,000.

A general discussion ensued with respect to the amounts currently budgeted for Street Maintenance and Snow Removal. It was agreed by Council that staff should determine where the balance of \$25,000 should be reduced, however the above two areas should remain intact.

FISCAL SERVICES

Councillor Christie led a lengthy discussion respecting the wisdom of the Town's practice of borrowing as much as possible internally for capital expenditures. He expressed his personal opinion that this practice should cease or at least be reduced, and that most borrowing should be funded through external borrowing in order that reserve accounts will have cash availability when needed.

The pros and cons of this suggestion were explored at length and it was agreed that staff should formally address the suggestion and prepare a report for Council.

TRANSFER TO SPECIAL RESERVE (25% DEED TRANSFER TAX)

It was agreed that the next draft of the Budget should indicate a change in policy respecting the transfer of the portion of Deed Transfer Tax, whereby these funds would be transferred to the Operating Reserve Fund rather than the Special Reserve Fund. Through that mechanism, these funds would then be available for purposes of funding debt charges (including interest) on Parkland Acquisition and upgrading costs. It was also agreed that Council would consider a

TRANSFER TO SPECIAL RESERVE CON'T

reduction in the percentage of Deed Transfer Tax which would be transferred to the Reserve Fund, perhaps 12 1/2 percent or a maximum of \$50,000.

INTEREST ON INTERNAL DEBT

It was agreed that due to the lowering of interest rates on the open market, Council would consider reducing interest on internal debt from 8 percent to 4 percent a year.

TAX LEVY

Following a discussion initiated by Councillor Roy, it was agreed that staff prepare a second Preliminary 1987 Operating Budget which will reduce the growth of the tax levy from 1986 to an increase of 9 percent (estimated growth) plus a 4 percent cost of living charge adjustment. This will result in a required decrease of the tax levy of approximately \$275,000 from that included in draft #1 of the Preliminary Operating Budget.

It was agreed that the Chief Administrative Officer would meet with all Departments once again and report back to Council at the next meeting as to how the Tax Levy reduction could be achieved.

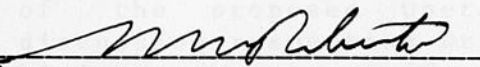
5. OTHER

5.1 INSURANCE

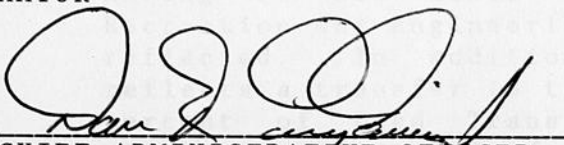
During a discussion of the insurance requirements of the Town of Bedford and the escalating costs of same, some concern was expressed with respect to the number of preventable accidents which have taken place over the past two or three years. It was suggested that the Town should be looking at some form of driver training in order to effect a reduction in such accidents.

6. ADJOURNMENT

ON MOTION of Councillor Roy and Councillor Christie, it was moved that the meeting adjourn at approximately 11:15 p.m.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD
SPECIAL SESSION
APRIL 27, 1987

A Special Session of the Town Council of the Town of Bedford was held on Monday, April 27, 1987, 5 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; Robert Nauss, Director of Recreation, George Meisner, Deputy Chief of Police and John Malcolm, Senior Planner. David Selig, Fire Chief was also in attendance.

3. REVIEW AND DISCUSSION - DRAFT #2 - TOWN OF BEDFORD - 1987 OPERATING ESTIMATES

Copies of Preliminary Draft #2 of a proposed 1987 Operating Budget for the Town of Bedford were circulated to Members of Council.

By memorandum, Dan R. English, Chief Administrative Officer, advised that this Budget, as tabled, reflects a reduction in the required tax levy of \$240,000 from that reflected in Draft #1. Mr. English further advised that if Town Council approves the Budget as tabled, the resultant tax rates would amount to \$1.23 per \$100/residential and \$2.455 per \$100/commercial. This would translate to a tax increase of 1.2 percent on a typical assessment increase of 35 percent residential and 4.5 percent for a typical assessment increase of 15 percent commercial.

With the aid of overhead projections, Mr. English reviewed details of changes which have been incorporated into Draft #2 of the proposed Operating Budget subsequent to Council's discussion respecting Draft #1. Council directions respecting hiring of new staff and adjustments to the Police, Fire, Recreation and Engineering and Works Operating Estimates were reflected. In addition, Mr. English advised that Draft #2 reflects a transfer to the Operating Reserve Fund of 12 1/2 percent of Deed Transfer Tax in contrast to 25% of this tax which was shown in Draft #1.

SPECIAL SESSION, TOWN COUNCIL, APRIL 27, 1987REVIEW AND DISCUSSION - DRAFT #2 CON'T

With respect to debt servicing for 1987, Draft #2 reflects a change from 8 percent to 4 percent interest to be paid on internal borrowing.

By memorandum, Ron Singer, Director of Finance, reported to Council on the feasibility of converting all internal capital debt to external as requested by Council.

Mr. Singer advised that it is his opinion that a portion of the existing internal debt could be refinanced as debenture debt which would achieve the advantage of the provision of ample cash flow within reserve funds, spread the financial impact of large capital projects over several years and offer the Town greater flexibility for future capital financing.

Mr. Singer, therefore, suggested that several large capital programs totalling \$385,893 be refinanced as external debenture debt. He noted that, if this suggestion is approved by Council, a debenture in the amount of \$385,893 would be issued through 1987 with the proceeds used to replenish the reserve funds. There would be no interest or principle payments due on this debenture issue until 1988.

Mr. Singer also suggested that funds previously transferred from Deed Transfer Tax to the Special Reserve Fund - Capital Section, should be placed in the Special Reserve Fund - Operating Section in order that the full amount of debt charges related to Parkland Purchases and Improvements might be funded through monies so generated. Through provincial restrictions placed on the Special Reserve Fund - Capital Section, the Town is not permitted to finance the interest portion of any such debt from the Reserve.

Council was advised that Draft #2 of the 1987 Operating Budget, as tabled, reflects the recommendations of staff with respect to the restructuring of Capital debt. The resultant tax levy totals \$5,749,859 or \$34,005 in excess of the maximum tax levy suggested by Council of \$5,715,854. This maximum tax levy was based on a suggested theory that the 1987 tax levy should not exceed the 1986 levy plus 4 percent CPI and 9 percent growth.

Mr. English recommended the approval of the recommendations as contained within Mr. Singer's memorandum respecting debt servicing and the approval of the Resolution during the Regular Council Session regarding the Town of Bedford 1987 Operating Estimates and Tax Rates as tabled.

For the benefit of Council, Mr. English also reviewed projections of debt charges that will in all likelihood be required during the ensuing three or four years if the proposed debt restructuring is accepted.

SPECIAL SESSION - TOWN COUNCIL - APRIL 27, 1987

REVIEW AND DISCUSSION - DRAFT #2 CON'T

During the ensuing discussion, some concern was expressed by Members of Council with respect to whether or not Council should approve a budget whereby no principle or interest payments would be required in 1987 on that portion of the debt which would be refinanced through a debenture issue.

Concern was also expressed as to whether or not the proposed formula for determining an acceptable tax levy should be considered an ongoing formula for future years.

There was general agreement that funds transferred to a Reserve Fund from the Deed Transfer Revenues should be placed in the Special Reserve Fund - Operating Section but there was some debate with respect to whether or not this transfer should remain at 25 percent or be reduced to 12 1/2 percent of Deed Transfer Tax Revenues.

Varying opinions were also expressed as to whether or not the Town of Bedford should keep the residential tax rate at \$1.23 per \$100/assessment as reflected in Draft #2 or whether this rate could be increased by a few cents in order to accommodate some of the expressed concerns of Council.

Councillor Roy took his place at the meeting at approximately 6 p.m.

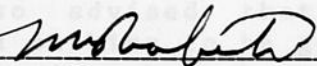
ON MOTION of Councillor Short and Deputy Mayor Nolan, it was moved that Draft #2 of the 1987 Operating Estimates, as tabled, be approved subject to: Operating Expenditures to be increased by \$80,000 which will result in a 3 cent increase to the proposed residential tax rates (\$1.23 - \$1.26); further that the increased expenditure of \$80,000 be appropriated as follows: \$62,500 increase to the Deed Transfer Tax Transfer to the Special Reserve Fund - Operating Section Fund; \$17,500 be transferred to Special Reserve Fund - Operating Section in lieu of interest on internal borrowing in the amount of \$385,000 which is to be refinanced through a debenture issue in 1987. Motion approved. Councillor Kelly voted against the Motion.

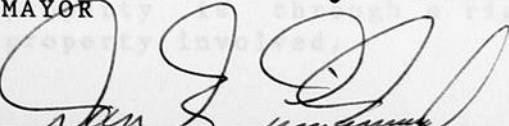
4. OTHER

NIL

5. ADJOURNMENT

The meeting adjourned at approximately 6:45 p.m.


MAYOR


CHIEF ADMINISTRATIVE OFFICER