

TOWN OF BEDFORD

MINUTES

TOWN COUNCIL

NOVEMBER 16, 1987 - OCTOBER 17, 1988

THIRD COUNCIL

THIRD YEAR



TOWN OF BEDFORDPUBLIC HEARING - NOVEMBER 16, 1987PROPOSED AMENDMENTS TO MUNICIPAL PLANNING STRATEGY  
BEDFORD WATERFRONT DEVELOPMENT PROJECT

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

ATTENDANCE

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

Staff members attending the session included Dan R. English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development Control; John Malcolm, Senior Planner; Rick Paynter, Director of Engineering and Works; Micheel Towner, Executive Director, Bedford Economic Development Commission.

Approximately one hundred members of the public were in attendance at this Public Hearing.

PURPOSE OF PUBLIC HEARING

On request of Mayor Roberts, Mr. Barry Zwicker, Director of Planning and Development Control, advised that the purpose of this Public Hearing was to consider a set of proposed amendments to the Municipal Planning Strategy, dealing with the proposed Waterfront Development Project. The effect of these amendments will be to establish a set of policies and design criteria in the Municipal Planning Strategy Land Use Bylaw, by which the proposed Waterfront Development Project may be evaluated and regulated.

STAFF REPORT

A memorandum from the Director of Planning and Development Control was circulated, together with a draft document entitled "Policies and Design Criteria for Bedford Waterfront Development." In his memorandum, Mr. Zwicker noted that the proposed policies and design criteria, as contained within the draft document, are to be included within the Town's Municipal Planning Strategy. Mr. Zwicker then advised that the Bedford Planning Advisory Committee has held a Public Participation Program dealing with proposed amendments to the Plan, on October 7, 1987, at which time revisions to the wording within the draft document were suggested. Mr. Zwicker then stated that, if deemed advisable by Town Council, following the Public Hearing Town Council could give consideration to the document and any, or all, of the attached amendments submitted therewith.

QUESTIONS FROM COUNCILCOUNCILLOR PETER KELLY

Councillor Kelly advised of a Conflict of Interest, and noted that he would abstain from discussions on this matter at the subsequent Council Session.

COUNCILLOR PETER CHRISTIE

In response to a question from Councillor Christie, Mr. Zwicker advised that the Department of Municipal Affairs has reviewed the proposed amendments to the Municipal Planning Strategy, and has suggested a "tightening-up" in the wording of some of the policies. No other concerns were expressed by the Department of Municipal Affairs, respecting the draft document.

There being no further questions from Council, the Mayor declared the meeting open to the public.

SUBMISSIONS FROM THE PUBLICPHYLLIS SPENCE, 85 OLIVE STREET, PEERLESS SUBDIVISION, BEDFORD

Mrs. Spence expressed the opinion that the Bedford Waterfront Development Project should be tabled until the remaining areas of Bedford have been serviced with sewers and roads.

MR. BRIAN LUGAR, 67 SHORE DRIVE, BEDFORD

Mr. Lugar raised the question as to what happens with regard to the proposed Waterfront Development Project, following this Public Hearing. In response to this question, Mr. Barry Zwicker, Director of Planning and Development Control, advised that the next step would be for Council to enter into Contract Development Agreements for each phase of the project; this would be a multi-step process.

IRWIN BURNETT - 2 BERNARD STREET, PEERLESS SUBDIVISION, BEDFORD

Mr. Burnett raised the question as to how much this development would cost Bedford Taxpayers. In response to his question, Mayor Roberts advised that the amount of initial funding from the Province would be Four Million Dollars, and the town has agreed to contribute One Million Dollars over a four year term. Mayor Roberts stated that the Town will finance this contribution by borrowing \$250,000 per year, for four consecutive years, commencing in 1988. This would amount to an increase of less than .01 cents on the tax rate during the first year, and less than .03 cents increase on the tax rate during the fourth year, declining thereafter.

Mayor Roberts stated that the Town anticipates, over the long term, receiving a positive return on its "investment" to the Waterfront Development Corporation, by the additional tax revenue which will be generated once these lands are developed, then sold or leased to the private sector.

#### GENERAL DISCUSSION

During a general discussion which ensued, several questions were raised by various members of the public in attendance, for which the following response was provided.

Mayor Roberts advised that a number of Public Meetings have been held regarding the proposed Waterfront Development Project, and a very positive response has been received. Mayor Roberts continued by noting that the Waterfront Development Corporation and the Town of Bedford are, in fact, two separate entities; and that, it is the Corporation, not the Town, which will pay for servicing the lands located within the Waterfront Development Proposal. Monies to service these lands will be realized once the lands are developed, then resold or leased to the private sector.

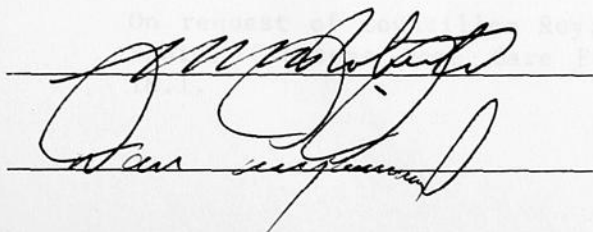
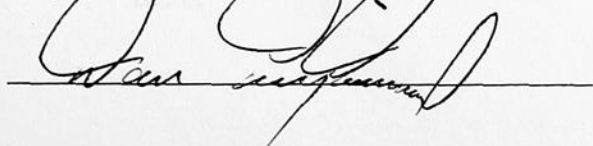
In response to questions as to whether any commitments from developers have been received by the Corporation at this time, Councillor Short, Chairman of the Bedford Waterfront Development Corporation, advised that there are many people interested in the commercial sector; as soon as land becomes available, it will most likely be leased or sold. Councillor Short stated that market studies undertaken on this project indicate a preferred mix of residential units, commercial activities, marine related components, and public parks and walkways. He further noted that tenders have not been called, at this point in time, as the Corporation is awaiting regulatory approvals.

In response to a question as to whether the Town has provided any funding to the Corporation, Councillor Short advised that the Town had provided \$10,000 two years ago, as a contribution towards a feasibility study.

In response to a question as to whether there will be restrictions on low income housing within the Waterfront Development Proposal, Councillor Short advised that there would be no such restrictions; however, the Waterfront Development Corporation would not be responsible to financially subsidize such housing.

#### ADJOURNMENT

There being no further questions, the meeting adjourned at approximately 7:30 p.m.

  
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TOWN OF BEDFORDREGULAR COUNCIL SESSIONNOVEMBER 16, 1987

A Regular Session of the Town Council of the Town of Bedford was held on Monday, November 16, 1987, 7:30 p.m., in the Town Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Keith Roberts presiding.

1. LORD'S PRAYER

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

2. ATTENDANCE

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

Staff members in attendance 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; John Malcolm, Senior Planner; Micheel Towner, Executive Director, Bedford Economic Development Commission; and H. A. MacKenzie, Chief of Police.

Approximately one hundred members of the general public attended this Session.

3. APPROVAL OF MINUTES3.1 PUBLIC HEARING (#77) OCTOBER 19, 19873.2 REGULAR SESSION (#78) OCTOBER 19, 19873.3 SPECIAL SESSION (#79) OCTOBER 26, 1987

ON MOTION of Councillor Christie and Deputy Mayor Nolan, it was moved that the Minutes of the Public Hearing (#77) of October 19, 1987; the Regular Session (#78) of October 19, 1987; and, the Special Session (#79) of October 26, 1987, be approved. Motion approved unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

On request of Councillor Roy, it was agreed that an item respecting Senior Citizens Home Care Program be added to the agenda as item 18.1.

4.1 ADDITIONS/DELETIONS TO ORDER OF BUSINESS (Cont'd)

Mr. Dan English, Chief Administrative Officer advised, that on request of the Applicants, Texaco Canada Limited, item 10.1 had been deleted from the Agenda.

5. APPROVAL OF ORDER OF BUSINESS

On request of Councillor Lugar, it was agreed that item 7.3 on the agenda, be considered as item 7.1, the first item of business.

On request of Councillor Kelly, it was agreed that item 10.3 on the agenda, be considered as item 7.2, the second item of business.

It was agreed that items 7.1 and 7.2 on the agenda, now be considered as items 7.3 and 7.4 respectively.

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

6. MOTIONS OF RECONSIDERATION

NIL

7. DEFERRED BUSINESS / BUSINESS ARISING FROM THE MINUTES

7.1 PEERLESS SUBDIVISION - DEPARTMENT OF HEALTH REPORT - SANITARY SURVEY

Mayor Roberts, using an overhead projector, provided Council Members and the general public in attendance, with a sequence of events, respecting a proposal to extend water and sewer services to Peerless Subdivision, Bedford. The sequence itemized events which have transpired, commencing with receipt of a petition from the residents of Peerless Subdivision in May, 1987, to the preparation of a Survey Report, compiled by the Nova Scotia Department of Health, in November, 1987. Mayor Roberts indicated that the referenced Survey Report had been circulated to Members of Council, and was also available, at the meeting, to members of the public.

Mayor Roberts then introduced Mr. Spence, Chairman of the Peerless Subdivision and Area Residents Association, who wished to address the Survey Report, and the issue of installing sewer and water services in Peerless Subdivision.

Mr. Spence indicated, on behalf of the area residents, that the report, dated November 12, 1987, as prepared by the Nova Scotia Department of Health, was not acceptable to the residents. He also indicated that further testing was to be effected by the Department of Health, and a more extensive report would be prepared.



7.1 PEERLESS SUBDIVISION - DEPARTMENT OF HEALTH REPORT - SANITARY SURVEY  
(CONT'D)

Mr Spence then requested that Council provide some indication of what priority Council places on servicing Peerless Subdivision, and what Commitment Council would be willing to make at this time.

Mayor Roberts responded that the Town could not make this type of commitment without firstly knowing if, and what, other levels of government would be willing to contribute.

An in-depth discussion ensued, wherein each member of Council expressed and opinion as to the role the Town should play in servicing Peerless Subdivision.

Deputy Mayor Nolan expressed the opinion that the Town should not cost share in the installation of services in Peerless Subdivision as, currently, servicing costs for new subdivisions are incurred by developers who, in turn, pass the costs onto the property purchasers. He further noted that prior to the Town's Incorporation, the Province paid 80 percent of these costs, while the residents absorbed the remainder. Deputy Mayor Nolan felt that it would be unfair to other residents and businesses in Bedford, who have paid in this manner, if the Town now pays the costs of servicing Peerless Subdivision. Deputy Mayor Nolan, however, further expressed the opinion that the Town should offer its support by trying to obtain funding on behalf of the residents of Peerless Subdivision, and by providing any engineering expertise and coordination required, by Town Staff.

Councillor Christie advised that he could not support the financing of services in the Peerless Subdivision, without taking into consideration the entire area.

Councillor Kelly expressed an opinion in favour of the Town making a commitment to assist in servicing Peerless Subdivision, as, in his opinion, the industrial park, and blasting which took place in this area, have perhaps added to the problems now being experienced by the residents.

Councillor Short expressed agreement with the Mayor's suggestion that the Town determine the amount of funding available from other levels of government, prior to making any commitment. Councillor Short then raised two particular items of concern regarding this matter. Firstly, it has not been the Town's Policy to contribute to costs of sewer and water services, in any part of the Town. Secondly, the Municipal Planning strategy may have to be revised, as the area proposed for servicing lies outside the Town's Primary Development Area.

Councillor Short stated that if amendments to the Municipal Planning Strategy are required, this could take several months, and it would only be fair to advise the residents of Peerless Subdivision of this possibility.

Councillor Lugar expressed concern with the quality of the report submitted by the Department of Health, stating that he would like to see a more complete report tabled with Council.

PEERLESS SUBDIVISION - DEPARTMENT OF HEALTH REPORT - SANITARY SURVEY (Cont'd)

Councillor Lugar then stated that he would agree to some form of financial assistance by the Town, but only if a proven health hazard exists in Peerless Subdivision.

Councillor Roy stated that he would support some commitment by the Town, but to a lesser degree than that proposed in correspondence from the Peerless Subdivision and Area Residents Association. He noted that some other areas of th Town also require servicing, and felt that a compromise on cost sharing could be effected.

In concluding its discussion, Council expressed agreement with the following:

- (a) That the Survey Report, dated November 12, 1987, as prepared by the Nova Scotia Department of Health, was not acceptable, and that a more detailed study and report should be completed.
- (b) That a meeting should be arranged with the Minister of Municipal Affairs, as soon as possible, in order to determine if Provincial Funding could be obtained for assisting with the provision of services in the Peerless Subdivision, and, if so, to what extent.

ON MOTION of Councillor Christie and Councillor Lugar, it was moved that the Mayor initiate a meeting with the appropriate Ministers, and the area MLA, in consultation with the Peerless Subdivision and Area Residents Association, within the next two weeks, to discuss the sewer and water problems in Peerless Subdivision, and to determine what financial assistance would be available in this regard. Motion approved unanimously.

Mr. Spence then concluded his presentation by requesting that Town Council act on this situation, as quickly as possible, and schedule a meeting with the Minister of Municipal Affairs.

7.2 SMITH'S ROAD - DELEGATION

Mr. Terrance Collins, speaking on behalf of the residents of Smith's Road, Bedford, addressed Council noting various problems which the residents of the area have been experiencing. In particular, Mr. Collins referred to a problem caused by the inability of the Bedford Police Department to enforce the Motor Vehicle Act on Smith's Road, because of its designation as a Private Road.

Mr. Collins indicated that the residents of Smith's Road are presently attempting to have the Motor Vehicle Act amended, so as to permit police enforcement of this Act, on private roads.



REGULAR SESSION - TOWN COUNCIL - NOVEMBER 16, 19877.2 SMITH'S ROAD DELEGATION (Cont'd)

In a letter which Mr. Collins circulated to Councillors at the meeting, on behalf of the Smith's Road residents, three major concerns were indicated, as follows:

1. The Private Road status of Smith's Road, particularly respecting the inability of police enforcement of the Motor Vehicle Act on this roadway.
2. The safety of residents in view of increased traffic and parking in this area.
3. Future residential and recreational development in the Sandy Lake area.

Mr. Collins stated that he did not expect an "on the spot" reply from Council to these concerns, however, he requested that the correspondence tabled at the meeting be reviewed, and a response forwarded as soon as possible. Mr. Collins then concluded his presentation by stating that the residents of Smith's Road are in favour of the takeover of this road by the Town.

Mayor Roberts congratulated Mr. Collins on a very well prepared document, and advised that a response would be forwarded to the concerns expressed in his correspondence, on behalf of the residents of Smith's Road.

7.3 CONTRACT DEVELOPMENT AGREEMENT, 1711, 1715, 1717 BEDFORD HIGHWAY APPROVAL OF CONTRACT

Mr. Barry Zwicker, Director of Planning and Development advised that one major change had been effected to Section 16 of the referenced contract, i.e. a clause respecting the construction of sidewalks. Mr. Zwicker then advised that the appropriate time period had expired since the Public Hearing, and no appeals had been lodged against this development.

In response to a question by Councillor Kelly as to why the developer does not absorb 100 percent of the cost for sidewalk installation, Mr. Zwicker responded that sidewalks have limited, or, in some cases, no benefit to the developer; rather, it is pedestrians passing by the development who would most likely benefit. Mr. Zwicker noted that the concept of having a developer pay 100 percent of sidewalk installation costs could be considered and, if direction is received from Council in this regard, such a provision could be included in future contracts.

9.1 BEDFORD WATERFRONT DEVELOPMENT PROJECT - PROPOSED AMENDMENTS TO MUNICIPAL PLANNING STRATEGY

It was noted that, at the preceding Public Hearing, Councillor Kelly had declared a conflict of interest, and advised that he would abstain from discussion on this matter at the Council meeting.

7.3 CONTRACT DEVELOPMENT AGREEMENT - 1711, 1715, 1717 BEDFORD HIGHWAY (Cont'd)

In response to further questions from Council, Mr. Zwicker advised that this particular contract deals exclusively with specific "uses" permitted within the structure, but not the structure itself which is permissible within the C-5 Zone.

ON MOTION OF Councillor Christie and Councillor Kelly, it was moved that Clause 20 of the contract be amended to read "within twelve (12) months", rather than five (5) years as currently noted in the contract. Motion approved unanimously.

ON MOTION of Councillor Christie and Councillor Kelly, it was moved that clause 21 of the contract be amended to read "six (6) months", rather than twelve (12) months, as currently noted in the contract. Motion approved unanimously.

It was also agreed that, in Clause 12(c) of the contract, the word "river" should be amended to read "watercourse".

ON MOTION of Councillor Roy and Councillor Short, it was moved that the Mayor and Chief Administrative Officer be authorized to execute the Contract Development Agreement for 1711, 1715, 1717 Bedford Highway, as amended. Motion approved unanimously.

7.4 SEMI ANNUAL PUBLIC INFORMATION SESSION

Mr. Dan English, Chief Administrative Officer, advised that the Town's second Semi Annual Public Information Session for the year 1987, would be held on Thursday, November 26, 1987, at 7:30 p.m., at the Bedford Fire Hall. Mr. English indicated that advertising would be placed in the local press within the coming week, and requested direction as to the content of such advertising.

Council expressed agreement that the advertisement for the Public Information Session should contain reference to the following items, scheduled for the agenda of this meeting: (1) Proposed Noise Bylaw; (2) Ward System -vs- At Large System; and, (3) Other Items of Interest to Bedford Residents.

Mr. English advised that advertising for the Semi Annual Public Information Session, in accordance with Council's direction, would be effected.

8. MOTIONS OF RESCISSION

Nil

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM9.1 BEDFORD WATERFRONT DEVELOPMENT PROJECT - PROPOSED AMENDMENTS TO MUNICIPAL PLANNING STRATEGY

It was noted that, at the preceding Public Hearing, Councillor Kelly had declared a Conflict of Interest, and advised that he would abstain from discussion on this matter at the Council Session.



9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM9.1 BEDFORD WATERFRONT DEVELOPMENT PROJECT - PROPOSED AMENDMENTS TO MUNICIPAL PLANNING STRATEGY (Cont'd)

A document entitled "Policies and Design Criteria for Bedford Waterfront Development, together with suggested amendments, was circulated to Council.

Councillor Lugar moved that the document, as circulated to Council, together with amendments, be adopted by Council. There being no seconder, the Motion was declared invalid.

ON MOTION of Councillor Roy and Councillor Christie, it was moved that this item be deferred until the next Regular Session of Town Council, in order that the Bedford Planning Advisory Committee may review the amended document at its next meeting. Motion approved unanimously.

Councillor Roy expressed concern with Members of Town Council, also serving as Members on the Board of the Waterfront Development Corporation, in that when a Conflict of Interest is declared, the "full" Council is not available to participate in discussion on the matter. He requested that a legal opinion pertaining to "Conflict of Interest", as same regards Members of Council serving on the Waterfront Development Corporation, obtained by the WDC sometime ago, be circulated to all members of Council.

10. PETITIONS AND DELEGATIONS10.1 NOVA WEST PROPERTIES - PROPOSED AMENDMENT TO CONTRACT DEVELOPMENT AGREEMENT - VETERINARY HOSPITAL

By memorandum, Mr. Barry Zwicker, Director of Planning and Development Control, advised that his Department has been requested to consider amending the existing contract development for Village Centre Development, to allow for an animal clinic within the centre. Mr. Zwicker stated that, in his opinion, this would constitute a major amendment to the contract, and would require a Public Hearing, as part of the process for effecting such a change. He noted that this type of facility, i.e. an animal clinic, is not provided for either within the contract development agreement, as presently exists, or within a C-1 or C-2 zone.

Mr. Zwicker then advised that at a Meeting of the Bedford Planning Advisory Committee, scheduled for November 18, 1987, the Committee would give consideration to recommending an amendment to uses permitted within a C-1 zone, so as to include animal clinics. If this amendment is considered favourably by the Planning Advisory Committee and Town Council, following a Public Hearing, this use would then be permitted, as a matter of right, under the Village Centre Contract Development Agreement.

ON MOTION of Deputy Mayor Nolan and Councillor Christie, it was moved that this matter be referred to the Bedford Planning Advisory Committee for consideration. Motion approved unanimously.

Daniel Gargano

Winston Cole

11. MOTIONS11.1 AMENDMENTS TO BYLAW RESPECTING BUILDING (THIRD READING)

Copies of proposed amendments to the Building Bylaw were circulated to Council for Third Reading.

ON MOTION OF Councillor Roy and Councillor Kelly, it was moved that the proposed amendments to the Building Bylaw be received for Third Reading, and approved subject to the approval of the Minister of Municipal Affairs. Motion approved unanimously.

12. NEW BUSINESS12.1 APPOINTMENT OF DEPUTY MAYOR

ON MOTION OF Councillor Roy and Councillor Lugar, it was moved that Councillor Peter Christie be appointed as Deputy Mayor, for the 1987-88 term, and that the necessary Signing Resolutions be approved accordingly. There being no response to three calls by Mayor Roberts for further nominations for this position, the Motion was approved, and Councillor Christie was declared Deputy Mayor of the Town of Bedford, for a one year period.

Mayor Roberts expressed his sincere appreciation to Councillor Nolan for his assistance in the Office of Deputy Mayor, over the past two years.

12.2 COUNCIL APPOINTMENTS TO TOWN BOARDS/COMMITTEES/COMMISSIONS

A list of suggested Council appointments to Town Boards/Committees/Commissions, was circulated to Council for consideration. It was agreed that two amendments be made to this list (amended list attached to the Minutes).

ON MOTION of Councillor Short and Councillor Nolan, it was moved that the list of Town Council appointments to Boards/Committees/Commissions for 1987-88, as circulated and amended, be approved. Motion approved unanimously.

12.3 COUNCIL APPOINTMENTS FROM COMMUNITY - TOWN BOARDS/COMMITTEES/COMMISSIONS

By memorandum, Joan Pryde, Deputy Clerk, advised Council of applications received from members of the community, to be considered for appointment to various Town Boards/Committees/Commissions.

BEDFORD BOARD OF POLICE COMMISSIONERS (2 individuals required)

Following a secret ballot, the following individuals were declared elected to serve on the Bedford Board of Police Commissioners for a one year term:

Daniel Sargeant

Winston Cole



REGULAR SESSION - TOWN COUNCIL - NOVEMBER 16, 198712.3 COUNCIL APPOINTMENTS FROM COMMUNITY - TOWN BOARDS/COMMITTEES  
COMMISSIONS (Cont'd)BEDFORD PLANNING ADVISORY COMMITTEE (3 individuals required)

Following a secret ballot, the following individuals were declared elected to serve on the Bedford Planning Advisory Committee, for a two year term:

Will Apold  
James G. McGill  
Bernie Hanlon

BEDFORD BOARD OF HEALTH (2 individuals required)

Following a secret ballot, the following individuals were declared elected to serve on the Board of Health for a one year period.

Mengie Shulman  
D.R. Huntington

GRANTS ADVISORY COMMITTEE (2 individuals required)

There being only two incumbants offering to serve for a further term on the Grants Advisory Committee, the following individuals were declared elected to the Grants Advisory Committee for a further one year period.

Danielle Hessian  
Johnette Carli

TRANSIT ADVISORY COMMITTEE (Minimum of 3 individuals required)

It was noted that there were five incumbants offering to serve for a further one year period. As the Terms of Reference for this committee indicate a MINIMUM of 3 individuals from the community, the following five individuals were declared elected to the Transit Advisory Committee for a further one year period.

Ann Cosgrove  
William Dompierre  
Mengie Shulman  
David Goodman  
Debby O'Leary

TREE COMMITTEE (1 individual required)

It was noted that no applications have been received from the community to serve on this committee. Councillor Lugar nominated Helen Beaver to serve on the Tree Committee for a one year period. Councillor Nolan nominated Mr. Ron Hiltz to serve on the Tree Committee for a one year period.

It was agreed that an appointment would be made from either of these individuals, based, of course, on their willingness to serve.

REGULAR SESSION - TOWN COUNCIL - NOVEMBER 16, 198712.3 COUNCIL APPOINTMENTS FROM COMMUNITY - TOWN BOARDS/COMMITTEES COMMISSIONS (Cont'd)

Mayor Roberts noted that there were presently a number of "ad hoc" committees in existence, i.e. the Bylaw Committee, for which there was no listing available. It was agreed that a listing of such committees should be compiled, indicating Council and/or Staff representation on same.

STIPEND ADVISORY COMMITTEE

ON MOTION of Councillor Roy and Deputy Mayor Christie, it was moved that a Stipend Advisory Committee be selected and appointed, with Terms of Reference which would include a recommendation on the number of Councillors required within the Town, as well as the Council Stipend; further, this Committee should be requested to submit its report, if possible, by September, 1988. Motion approved unanimously.

12.4 RESIDENTS' TAX EXEMPTION - 1988

By memorandum, the Chief Administrative Officer advised of the details of an exemption from taxation which may be granted by the Town Council to persons who meet certain criteria as set forth in a Resolution included in Section 112(a) of the Town's Act. In his memorandum, Mr. English recommended that Council approve an exemption of \$200 to persons qualified and whose maximum income level (for the previous year) would not exceed \$9,000.

ON MOTION of Councillor Short and Councillor Lugar, it was moved that the Residents' Tax Exemption for the year 1988 for eligible individuals, be set at \$200; and that the maximum allowable income, for the previous year, be set at \$9,000.

Councillor Kelly moved an Amendment to the Motion, whereby the tax exemption to persons who meet certain criteria as set forth in a Resolution included in Section 112(a) of the Town's Act, be raised to \$250., with the maximum allowable income for the previous year being set at \$11,000.

There being no seconder, the Amendment was declared invalid.

ON MOTION of Councillor Kelly and Councilor Christie, it was moved that the motion be amended whereby the tax exemption to persons who meet certain criteria as set forth in a Resolution included in Section 112(a) of the Town's Act, be set at \$200, with the maximum allowable income for the previous year being set at \$11,000.

THE AMENDMENT was put to the meeting and approved. The amended Motion was then put to the meeting as follows:



12.4 RESIDENT'S TAX EXEMPTION - 1988 (Cont'd)

ON MOTION of Councillor Short and Councillor Lugar, it was moved that the Residents Tax Exemption for the year 1988, for eligible individuals meeting the criteria as set forth in a Resolution included in Section 112(a) of the Town's Act, be set at \$200. with a maximum allowable income for the previous year being set at \$11,000. Motion approved unanimously.

12.5 CONSIDERATION - EXTENSION OF CONTRACT (TENDER 85-12) GARBAGE COLLECTION

By memorandum, Mr. Rick Paynter, Director of Engineering & Works advised that the current garbage collection contract is for a three year term, which expires in December, 1988. Mr. Paynter noted that the current contract contains provision whereby specified prices may be considered for amendment from year to year.

A discussion ensued whereby Mr. Paynter noted the percentage increase in the number of housing units over the past two years, as well as the increase in refuse tonnage. Mr. Paynter requested Council's consideration of a proposed eight (8) percent increase over the initially submitted bid.

ON MOTION of Councillor Roy and Councillor Short, it was moved that Council approve an eight (8) percent increase over the initially submitted bid, which would result in a residential garbage collection cost of \$74,152.31 for the year 1988. Motion approved unanimously.

12.6 1988 POLICE VEHICLE - AWARD OF TENDER

By memorandum, H.A. MacKenzie, Chief of Police requested Council's authorization to the awarding of a tender for a 1988 police vehicle in accordance with the Town's Policy respecting the replacement of police vehicles.

ON MOTION of Councillor Nolan and Councillor Lugar, it was moved that the tender for supply of a 1988 police vehicle be awarded to the low bidder, Chebucto Ford Sales Limited, in the amount of \$13,939, for a 1988 Ford (police package) Crown Victoria. Motion approved unanimously.

12.7 COUNCIL MEETING DAYS

The Chief Administrative Officer, Mr. Dan English, requested Council's consideration to changing its regular meeting day, i.e., Mondays, to some other day, thus giving Councillors more preparatory time to review Council Packages. Mr. English noted that these packages are usually circulated Friday evenings, in advance of Monday night's meeting, leaving only the weekend for reviewing the material.

In the ensuing discussion, Council expressed no support towards changing Mondays as the Regular Council meeting days. Councillor Lugar requested, however, consideration that Committee of the Whole Sessions be held at a time other than immediately following Council Meetings.

REGULAR SESSION - TOWN COUNCIL - NOVEMBER 16, 1987

13. REPORTS: BOARDS/COMMITTEES/COMMISSIONS

13.1 BEDFORD WATERS ADVISORY BOARD

An excerpt from the Minutes of the Bedford Waters Advisory Board meeting of October 28th, 1987, was circulated to Council, in which the Board advised of its intent to prepare a Position Paper regarding the Waterfront Development Project, and submit same to Council at the next Regular Session, scheduled for December 14, 1987.

Councillor Kelly expressed concern some of the items to be reviewed in the proposed Position Paper were not dealt with earlier.

14. STAFF REPORTS

14.1 FIRE CHIEF'S MONTHLY REPORT - OCTOBER, 1987

14.2 BUILDING INSPECTOR'S MONTHLY REPORT - OCTOBER, 1987

ON MOTION of Deputy Mayor Christie and Councillor Nolan, it was moved that the Fire Chief's monthly report for the month of October, 1987, and the Building Inspector's monthly report for October, 1987, be received by Council. Motion approved unanimously.

In referencing the Fire Chief's monthly report for October 1987, Councillor Roy requested information on the replacment of the purification tower for the air filter system, noting that this equiptment had been purchased only recently.

15. CORRESPONDENCE

15.1 BEDFORD HERITAGE '80 - HERITAGE ADVISORY COMMITTEE

In correspondence addressed to the Mayor and Council, Mr. T.K. Barnard, Chairman of Bedford Heritage '80, requested Council's consideration to the following four items:

- The status of the Bedford Heritage Advisory Committee
- The use of the name "Bedford Heritage Advisory Committee"
- Protection/preservation of the Moir's Generating Station
- Designation of Fort Sackville House as a Heritage Property.

A brief discussion ensued, wherein it was noted that, under the Heritage Committee Bylaw, the Town was required to set up a Heritage Advisory Committee to deal with identification and preservation of heritage properties. It was agreed that clarification should be sought from Bedford Heritage '80 regarding the above noted correspondence.

*[Handwritten signature and illegible text]*



BEDFORD HERITAGE '80 - STREET NAMES

In correspondence addressed to the Mayor and Town Council, Mr. T.K. Barnard, Chairman of Bedford Heritage '80, expressed concern that a number of street names selected by Bedford Heritage '80, under the current Street Naming Policy, had been deleted from the list of street names, upon the recommendation of the Bedford Fire Department.

In his letter, Mr. Barnard also raised the question of whether or not the Town should change the existing Street Naming Policy, requiring that 80 percent of the new streets be given names from the list developed by Bedford Heritage 80. It was noted that the Town is proposing that this figure be revised to 50 percent.

The Director of Planning & Development, Mr. Barry Zwicker, agreed to contact Bedford Heritage '80, regarding the Town's Policy on Street Names.

16. NOTICES OF MOTION

Nil

17. QUESTIONS17.1 ACTION SHEET

An action sheet, dated November 16, 1987, was circulated to Council for information.

18. ADDED ITEMSSENIOR CITIZENS HOME CARE PROGRAM

Councillor Roy stated that he had recently read an article in the Halifax Mail Star, covering the advantages of assisting senior citizens to remain in their own homes, rather than encouraging them to relocate to senior citizen facilities. The article referenced a report which had been prepared by the City of Halifax in this regard. Councillor Roy requested that, if possible, a copy of the City of Halifax Report on the Home Care Program be obtained.

19. OTHER

Nil

20. ADJOURNMENT

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

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

code "X" - Appointed  
 "EX" - Ex Officio  
 "E" - Elected

TOWN OF BEDFORD

Appendix to Council Minutes  
 November 16, 1987

COUNCIL APPOINTMENTS - NOVEMBER - 1987

	K. Roberts	P. Christie	P. Kelly	D. Lugar	C. Nolan	W. Roy	R. Short
Mayor	E						
Deputy Mayor							
<u>STANDING COMMITTEES</u>							
Planning Advisory Committee	EX	x		x	x		
Board of Police Commissioners	x						x
Recreation Commission	EX		x			x	
Economic Development Commission	x	x					
Board of Health				x	x		x
Tree Committee	EX		x			x	
Waters Advisory Committee	EX				x		
Transit Committee	EX		x			x	
<u>OTHER COMMITTEES</u>							
Heritage Advisory Committee	EX				x		x
Grants Advisory Committee	EX			x			
Negotiating Committee - Local 2715		x		x			
Emergency Measures Executive Committee (2 plus Dep. Mayor)	x		x				
Industrial Commission			x	x			x
Improvement District Committee	EX	x					
<u>APPOINTMENTS TO OUTSIDE BOARDS</u>							
Ex. Co. Bedford District School Board						x	
Metropolitan Authority (Mayor + 1 Councillor)	x				x		
Metro Area Planning Commission (Mayor)	x						
Ex. Co. Regional Library Bd.				x			
Blackville River Advisory Bd.					x		



TOWN OF BEDFORD  
PUBLIC HEARING  
DECEMBER 14, 1987

A Public Hearing was held by the Town Council of the Town of Bedford on Monday, December 14, 1987, 7:00 p.m., in the Council Chambers, Bedford Tower, 1496 Bedford Highway, Bedford, Nova Scotia; Mayor Keith Roberts presiding.

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

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

Approximately thirty (30) members of the general public were in attendance at this Session.

PURPOSE OF PUBLIC HEARING

Mayor Roberts advised that the purpose of the Public Hearing was to consider entering into a Contract Development Agreement for the property known as Civic Number 39, Dartmouth Road, Bedford, N. S., to change the property's commercial use as a transmission repair garage to a used car sales lot.

By memorandum, John Malcolm, Senior Planner, circulated copies of a staff report, outlining the background and details of this proposed Contract Development Agreement. He advised that it is the recommendation of the Planning and Development Control Department that the application for a Contract Development Agreement for #39 Dartmouth Road, be approved provided that seven considerations, as outlined in his report, are contained in the agreement.

Copies of a memorandum from Rick Paynter, Director of Engineering and Works were circulated to Members of Council, in which Mr. Paynter addressed the matters of the adequacy of sanitary sewer and water services, storm drainage facilities and street networks.

STAFF REPORT

John Malcolm, Senior Planner, advised Council that the Bedford Planning Advisory Committee and members of staff have recommended in favour of this Contract Development Agreement, subject to the conditions that are included in the proposed agreement.

QUESTIONS FROM COUNCIL

In response to an inquiry from Council, Mr. Malcolm outlined the areas of the property involved which would be available for parking and also indicated, for the benefit of Council, the area which the Town would like to obtain for future walkway purposes.

Some discussion also ensued with respect to the legal boundaries of the property involved.

PUBLIC HEARING - DECEMBER 14, 1987SUBMISSIONS IN FAVOUR OF PROPOSED CONTRACT DEVELOPMENT AGREEMENT

Mr. David Gardiner spoke briefly to Council asking for serious consideration of the proposal and indicating his opinion that the proposed use of the property as a used car lot would be far preferable than the previous use as a transmission shop.

Mr. Charles Cartmill addressed Council advising that as the owner of the property adjacent to the property in question, he was of the opinion that the proposed use will be a far better use than what has been happening up to now with this property. He did ask that the tanks located on the property, be removed or checked before they are forgotten.

Mr. Rudi Sarrloss addressed Council speaking in favour of the proposal. He advised that he was very familiar with the area in question and expressed the opinion that the existing use is an eyesore and that the proposed use would be a great improvement.

Mr. Winston Cole addressed Council, suggesting the impression given of Bedford by the Astro Transmission Shop has been very negative and that the proposed commercial use would be appropriate.

SUBMISSIONS AGAINST THE PROPOSED CONTRACT DEVELOPMENT AGREEMENT

Mr. Arthur Moore addressed Council expressing concern with respect to whether or not the property contained a minimum amount of square footage which would be required to carry out the proposed commercial use. He also expressed some concern that, in his opinion, there should be some rules or regulations with respect to the size of the property that would be required.

Mrs. Aileen McCormick advised Council that she was Chairman of the Bedford Bay Residents Association, but at this particular Hearing, was speaking as a private individual. She expressed some concern with regard to traffic problems which, in her opinion, would ensue if a used car lot is located on the property involved. She also indicated her concern with respect to whether or not oil is leaking from the Astro Transmission Shop tanks located on the property.

Dr. Bosko Loncarevic addressed Council, expressing his opinion that Town Council and B.P.A.C. should not be taking Policy Z-2 into their consideration due to the fact that this property, in his opinion, does not abut a commercial property. He also expressed the opinion that applying Policy Z-2 to this particular situation would provide grounds for appeal.

Some discussion also took place between Dr. Loncarevic and Town staff with respect to whether or not the advertisement of the Public Hearing was worded correctly. Dr. Loncarevic expressed the opinion that the actual Contract should be available for the Public Hearing. It was noted by the Director of Planning and Development Control that Town Council has taken the position that the Hearing is on the proposed use. The actual Contract will be considered at a later date.

PUBLIC HEARING - DECEMBER 14, 1987

In commenting on the argument that the proposed use will be far less unsightly than the previous use of this property, Dr. Loncarevic expressed the opinion that the Town already has the means of dealing with unsightly premises and does not have to approve a Contract Development Agreement to solve this problem.

Mr. Vernon Banks addressed Council and suggested that the proposed Contract Development Agreement is similar to the situation at 26 Union Street. In his opinion, a commercial use is being legitimized through the approval of a Contract Development Agreement and he expressed his personal opinion as being against the proposal.

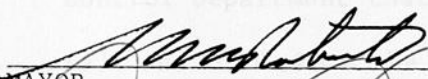
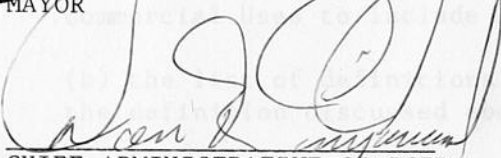
Mr. David Gardiner briefly addressed Council expressing his concern that many of the subjects raised at the Public Hearing, had nothing to do with this proposal.

In response to an inquiry from the meeting, the Director of Planning and Development Control explained the situation with regard to non-conforming uses of properties and the length of time such uses could continue or must cease.

Mayor Roberts advised the meeting that all views will be carefully considered by Town Council before a decision is made with respect to this Contract Development Agreement.

ADJOURNMENT

**ON MOTION** of Councillor Nolan and Deputy Mayor Christie, the meeting adjourned at approximately 8:15 p.m.

  
MAYOR  
  
CHIEF ADMINISTRATIVE OFFICER

Mr. Vernon Banks requested information as to whether or not exclusions found in other contracts regarding medical services should also apply to veterinary clinics. Mr. Malcolm explained that the exclusions in question were specific to the Contract Development Agreement at 26 Union St.

Mr. Grant Walker addressed Council expressing the opinion that the Town required such services as provided by veterinary clinics and that residents must now travel elsewhere for this service. He also noted that the Town, through other by-laws i.e. by-laws respecting dogs, allows pets and, therefore, the Town should permit such services as provided by clinics.

Mr. Winston Cole addressed Council expressing his opinion in favour of the proposed amendments.



TOWN OF BEDFORD  
PUBLIC HEARING  
DECEMBER 14, 1987

A Public Hearing was held by the Town Council of the Town of Bedford, on Monday, December 14, 1987, 8:30 p.m. in the Town Council Chambers, 1496 Bedford Highway, Bedford, N. S.; Mayor Keith Roberts presiding.

Deputy Mayor Peter Christie and Councillors Peter Kelly; David Lugar, Chris Nolan and Robert Short were in attendance at the commencement of the Session.

Staff members in attendance 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 and John Malcolm, Senior Planner.

Approximately thirty (30) members of the general public were in attendance.

PURPOSE OF PUBLIC HEARING

Mayor Roberts advised that the purpose of the Public Hearing was to consider a proposed amendment to the Town's Land Use By-Law which would provide a definition of an Animal Clinic in Part 2-Definitions; and allow Animal Clinics as a permitted use in the C-1 Business Zone.

STAFF REPORT

Copies of a staff report from John Malcolm, Senior Planner, were circulated to Members of Council in which Mr. Malcolm outlined the background and reasons for the proposed amendment to the Zoning By-Law. He advised that it is the recommendation of the Planning and Development Control Department that:

- (a) the C-1 Zone be amended by expanding the list of permitted Commercial Uses to include Animal Clinics;
- (b) the list of definitions in the Land Use By-Law be amended to include the definition discussed above.

SUBMISSIONS/QUESTIONS FROM THE GENERAL PUBLIC

Mr. Vernon Banks requested information as to whether or not exclusions found in other contracts regarding medical services should also apply to veterinary clinics. Mr. Malcolm explained that the exclusions in question were specific to the Contract Development Agreement at 26 Union St.

Mr. Grant Walker addressed Council expressing the opinion that the Town required such services as provided by veterinary clinics and that residents must now travel elsewhere for this service. He also noted that the Town, through other by-laws i.e. By-Law Respecting Dogs, allows pets and, therefore, the Town should have such services as provided by clinics.

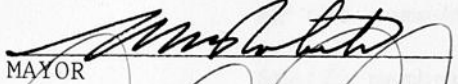

Mr. Winston Cole addressed Council expressing his opinion in favour of the proposed amendments.

TOWN OF BEDFORD  
REGULAR COUNCIL MEETING  
PUBLIC HEARING (#2) - DECEMBER 14, 1987

Dr. Peter Woodyer advised that he was a veterinarian and was representing his partners. He noted that his company would like to open a clinic within the Town of Bedford and also advised Council that animals, after surgery, are not exercised for any long distances; therefore, there is no need for outside runs.

ADJOURNMENT

**ON MOTION** of Councillor Short and Councillor Kelly, the meeting adjourned at approximately 8:45 p.m.

  
MAYOR  
  
CHIEF ADMINISTRATIVE OFFICER

APPROVAL OF MINUTES

ON MOTION of Deputy Mayor Christie and Councillor Kelly, it was moved that the minutes of the Public Hearing held on November 10, 1987 and the Regular Session held on December 10, 1987 be approved. Motion approved unanimously.

ADDITIONAL QUESTIONS TO ORDER OF BUSINESS

On the request of Councillor Short, it was agreed that a statement from certain members of the Board of the Bedford Waterfront Development Corporation regarding possible Conflict of Interest be tabled under agenda item 2.3.

In response to a request from the Chief Administrative Officer, it was agreed that a report on behalf of the Recreation Commission should be tabled under item 2.4.

APPROVAL OF ORDER OF BUSINESS

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

MOTIONS OF RECONSIDERATION

NIL

TOWN OF BEDFORD  
REGULAR COUNCIL SESSION  
DECEMBER 14, 1987

MEETING # 84

A Regular Session of the Town Council of the Town of Bedford took place on Monday, December 14, 1987, 8:45 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 Peter Christie and Councillors Peter Kelly, David Lugar, Chris Nolan 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; Barry Zwicker, Director of Planning and Development Control; John Malcolm, Senior Planner; Rick Paynter, Director of Engineering and Works; Ron Singer, Director of Finance and Robert Nauss, Director of Recreation.

3. APPROVAL OF MINUTES

**ON MOTION** of Deputy Mayor Christie and Councillor Nolan, it was moved that the minutes of the Public Hearing (#80) of November 16, 1987 and the Regular Session (#81) of November 16, 1987 be approved. Motion approved unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

On the request of Councillor Short, it was agreed that a statement from certain members of the Board of the Bedford Waterfront Development Corporation respecting possible Conflict of Interest be tabled under 7.3.

In response to a request from the Chief Administrative Officer, it was agreed that a report on behalf of the Recreation Commission should be tabled under 13.4.

5. APPROVAL OF ORDER OF BUSINESS

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

6. MOTIONS OF RECONSIDERATION

NIL



7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

7.1 SEMI-ANNUAL PUBLIC INFORMATION SESSION - RESCHEDULING OF DATE

It was unanimously agreed that the date for the rescheduled Semi-Annual Public Information Session should be January 25, 1988.

7.2 BEDFORD WATERFRONT DEVELOPMENT PROJECT-PROPOSED AMENDMENTS TO M.P.S.

**ON MOTION** of Councillor Nolan and Councillor Lugar, it was moved that consideration of the proposed amendments to the Municipal Planning Strategy respecting the Bedford Waterfront Development Project, be deferred pending the referral of this matter to the Bedford Planning Advisory Committee. Motion approved. Councillor Kelly abstained from voting.

Councillor Roy took his place at the meeting at 8:55 p.m.

7.3 CONFLICT OF INTEREST - DIRECTORS, BEDFORD WATERFRONT DEVELOPMENT CORPORATION

By memorandum, Councillor Robert Short, Councillor Peter Kelly and Deputy Mayor Peter Christie advised Council that as Directors of the Bedford Waterfront Development Corporation, they are reviewing their individual positions as members of Town Council and Directors of the Bedford Waterfront Development Corporation with respect to possible conflict of interest.

Council was advised that they have recommendations which they would like to discuss with both Town Council and the Directors of the Bedford Waterfront Development Corporation and believe they will be in a position to do so within the next two weeks.

The memorandum was received for information.

8. MOTIONS OF RESCISSION

NIL

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

REGULAR SESSION - TOWN COUNCIL - DECEMBER 14, 1987

9.1 PUBLIC HEARING (#87-16) DEVELOPMENT AGREEMENT, CIVIC NO. 39, DARTMOUTH ROAD (DEC. 14, 1987, 7:00 P.M.)

**ON MOTION** of Councillor Lugar and Councillor Kelly, it was moved that further consideration of the request for a Contract Development Agreement respecting civic no. 39 Dartmouth Road, be deferred to the next Regular Session of Council.

During discussion of the Motion, Councillor Short asked for technical information from staff respecting the boundaries of the property.

The Motion was put to the meeting and was approved. Councillor Roy abstained from voting.

9.2 PUBLIC HEARING(#87-17) AMENDMENT TO LAND USE BY-LAW (DECEMBER 14, 1987, 8:15 P.M.)

**ON MOTION** of Councillor Nolan and Deputy Mayor Christie, it was moved that the Council approve proposed amendments to the Town's Land Use By-Law whereby:

(a) The C-1 Zone be amended by expanding the list of permitted commercial uses to include veterinary clinic;

(b) The list of definitions in the Land Use By-Law be amended to include the definition below:

**Veterinary Clinic - means a building or portion therefore, where animals, birds or other livestock kept as domestic pets are examined, treated, groomed or operated on, but are not kept or boarded and does not provide outdoor runs for any animals. Such use shall not be an obnoxious use as defined herein.**

The Motion was put to the meeting and approved. Councillor Roy abstained from voting.

10. PETITIONS AND DELEGATIONS

10.1 BEDFORD BAY RESIDENTS ASSOCIATION - CLOSING OF ISLEVIEW LANE RAILWAY CROSSING

Copies of a petition submitted by the Bedford Bay Residents Association and signed by approximately two hundred and fifty (250) residents of the Town of Bedford were tabled with Town Council. The petition requested the closing of the Isleview Lane level railway crossing to all but emergency vehicles.

REGULAR SESSION - TOWN COUNCIL - DECEMBER 14, 198710.1 CON'T

Council was advised that staff is currently developing a report respecting this request and will be prepared to submit same to Town Council and the Residents Association on January 14, 1988.

The petition was received for information.

10.2 TEXACO SERVICE STATION - APPEAL - MINOR VARIANCE

By memorandum, Barry Zwicker, Director of Planning and Development Control advised Council with respect to the details of a request for a minor variance respecting property located at 1696 Bedford Highway. Included was a reduced plan showing the proposed use of the noted property and pertinent correspondence. Mr. Zwicker also advised that as per the requirements of the Planning Act, all property owners within 250' of the above noted property have been notified.

In speaking to this matter, Mr. Zwicker advised that as Director of Planning and Development Control, he determined that he could not grant a minor variance due to the fact that the variance requested was more than fifty percent in excess of what is normally required i.e. 30'. In one area, the proposed development would have only a 6.5 foot setback and in another a ten foot setback.

Mr. David MacKinnon, Administrator, Business Development Texaco Canada Ltd. addressed Council respecting his company's proposal for redevelopment of the Texaco property at 1696 Bedford Highway. Following an explanation as to why the company is requesting the granting of the variance required, he asked Council to give serious consideration to the request.

During the ensuing discussion, some concern was expressed by Council with respect to the increase in traffic which in all likelihood would be generated by this redevelopment. Other concerns noted by Council were the placement of the underground storage tanks, the disposal of waste from the carwash facility, development occurring so close to the banks of the Sackville River and the extent of the variance requested.

**ON MOTION** of Councillor Lugar and Councillor Kelly, it was moved that consideration of this matter be referred to the Bedford Waters Advisory Committee and to the Traffic Authority for consideration and advise as to whether or not the environmental concerns are being addressed due to the location of the development. Motion approved. Deputy Mayor Christie and Councillor Short voted against the Motion.



REGULAR SESSION - TOWN COUNCIL - DECEMBER 14, 198711. MOTIONS11.1 AMENDMENT TO BY-LAW RESPECTING PARTIAL TAX EXEMPTION

By memorandum, Dan R. English, Chief Administrative Officer requested consideration of a proposed amendment to the By-Law Respecting Partial Tax Exemptions in order that Schedule A would include both the Masonic Lodge and the Bedford Basin Yacht Club.

During discussion of this matter, Deputy Mayor Nolan expressed some concern with respect to the wording of this By-Law. Some discussion also ensued as to why such a partial tax exemption is granted to organizations such as the Masonic Lodge and the Bedford Basin Yacht Club.

Deputy Mayor Christie served Notice of Motion of the intention of Town Council to pass an amendment to the By-Law Respecting Partial Tax Exemption.

12. NEW BUSINESS12.1 APPOINTMENTS FROM COMMUNITY AT LARGE TO  
BOARDS/COMMITTEES/COMMISSIONS

By memorandum, Joan Pryde, Deputy Clerk, advised Council with respect to annual appointments from the Community At Large which were not made at the last Regular Session of Council. A listing of applicants was submitted for Town Council's consideration.

12.1.1 BEDFORD RECREATION COMMISSION

It was unanimously agreed that Ann Birdsall, Danielle Hessian and Pat Taylor, be appointed to the Bedford Recreation Commission for a three year term, commencing January 1, 1988.

12.1.2 BEDFORD WATERS ADVISORY COMMITTEEPracticing Professionals

**ON MOTION** of Councillor Short and Councillor Nolan, it was moved that Allan McIver and Gary Bugden be appointed to the Bedford Waters Advisory Committee, as practicing professionals, for a three year term commencing January, 1988.

REGULAR SESSION - TOWN COUNCIL - DECEMBER 14, 198712.1.2 Citizens- at- Large - B.W.A.C.

Council was advised that four applications had been received from Citizens- at- Large who wish to serve on the Bedford Waters Advisory Committee, namely: John Jardine, Ron Hiltz, Eric Richards and Howard Gorman.

Following a secret ballot, Council was advised that John Jardine received a majority vote. It was unanimously agreed that John Jardine be appointed to the Bedford Waters Advisory Committee for a three year term, commencing January, 1988.

12.1.3 BEDFORD TREE COMMITTEE

It was unanimously agreed that Helen Beaver be appointed to the Bedford Tree Committee for the balance of the one year term commencing November, 1987.

12.1.4 STIPEND ADVISORY COMMITTEE (AD HOC)

**ON MOTION** of Councillor Roy and Deputy Mayor Christie, it was moved that Peggy Godfrey, Lloyd Wilson, Robert Lugar, Gerald Hoganson and Austin MacDougall, be appointed to serve on the Ad Hoc Stipends Advisory Committee. Motion approved unanimously.

12.2 PROPOSED TAX WRITE-OFF - 1987

By memorandum, Ron Singer, Director of Finance advised Council respecting a proposed list of tax write-offs in an amended total of \$18,707.63. Mr. Singer noted details of those accounts which are Town owned property which have been previously acquired, with the remaining taxes being the Town's responsibility from the date of ownership. Other accounts items represent Business Occupancy Taxes which the Town has been unable to collect.

**ON MOTION** of Councillor Lugar and Councillor Nolan, it was moved that \$18,707.63 be written of as uncollectable receivables as per the amended circulated list and that \$8,510 be applied to the evaluation allowance, and the remaining \$10,197.63 to be applied to the current 1987 Revenue Account. Motion approved unanimously.

REGULAR SESSION - TOWN COUNCIL - DECEMBER 14, 198712.3 TENDER RESPECTING BANKING REQUIREMENTS

By memorandum, Ron Singer, Director of Finance, advised Council with respect to the results of proposals received on the banking service requirements for the Town of Bedford covering a three year term commencing January 1, 1988.

**ON MOTION** of Councillor Kelly and Deputy Mayor Christie, it was moved that further discussion of this matter be deferred pending the receipt of clarification from the banking agencies involved with respect to certain matters. Motion approved unanimously.

12.4 DEBENTURE ISSUING RESOLUTION

By memorandum, Ron Singer, Director of Finance reviewed details respecting a debenture issue of \$386,000 through the Municipal Finance Corporation. Mr. Singer recommended that the Issuing resolution be approved as attached and that the appropriate documentation be forwarded to the Minister of Municipal Affairs for his approval.

**ON MOTION** of Deputy Mayor Christie and Councillor Nolan, it was moved that the Issuing Resolution, as attached, regarding a Debenture Issue with the Nova Scotia Municipal Finance Corporation in the amount of \$386,000 be approved that the appropriate documentation be forwarded to the Minister of Municipal Affairs for his approval. Motion approved unanimously.

12.5 CONTRACT: TOWN OF BEDFORD DOG CONTROL SERVICES - 1988/98

By memorandum, Joan Pryde, Deputy Clerk, advised details with respect to a call for proposals for dog control services for 1988/89. Three proposals were received as follows:

## (a) Imperial Investments Ltd.

1988 - \$27,000

1989 - \$27,500

## (b) Clayton Park Veterinary Clinic

1988 - \$28,750

1989 - \$28,750



REGULAR SESSION - TOWN COUNCIL - DECEMBER 14, 1987

12.5

CON'T

(c) Briarwood Kennels

1988 - \$39,282

1989 - \$39,282

**ON MOTION** of Councillor Kelly and Councillor Roy, it was moved that the contract for Dog Control Service for 1988/89 be awarded to Imperial Investments Ltd. in an amount not to exceed \$27,000 in 1988 and \$27,500 in 1989.

During the ensuing discussion, some concern was expressed as to whether or not Imperial Investments Ltd. would be able to provide the level of service which is currently being received.

**ON MOTION** of Councillor Roy and Councillor Nolan, it was moved that further consideration of this matter be deferred to the next Regular Session of Council pending further investigation. Motion approved unanimously.

Staff was also asked to determine positively whether or not the successful contractor would be willing to pick up dead animals from the streets of Bedford other than dogs, when the need arises.

12.6

METROPOLITAN AUTHORITY - PROPOSED REVISION TO TRANSIT DEFICIT COST-SHARING

Copies of a memorandum from C. A. Moir, Chairman, Metropolitan Authority, were circulated to Members of Council with respect to the seeking of the authority and the cooperation of municipal councils in changing the method of cost-sharing Metro Transit deficit from mileage to assessment.

A memorandum included a draft Resolution to amend the Transit Cost-Sharing By-Law.

During the ensuing discussion, concerns were raised by Members of Council with respect to the proposed change in the method of cost-sharing the transit deficit. In particular the question was raised to whether or not the Town should be attempting to broaden the service before agreeing to the increase of payments.

Councillor Nolan reviewed for the benefit of Council, the reasons why he is now leaning toward favouring the proposed system if it is accompanied by the elimination of routes which are earning very low revenues.