

at least have the design work completed.

Mr. English reminded Council that approval of the residents' cost-sharing percentage as well as the Town and Provincial shares still had to be negotiated and approved.

ON MOTION of Councillor Kelly and Councillor Short, it was moved that authorization be provided to the Engineering Department to proceed with a proposal call for design engineering specifications for Peerless Subdivision and to initiate preparation of Tender Call documents. Motion carried.

Rick Paynter, referring to a plan of Main Street, suggested that Council give serious consideration to proceeding with the Main Street Program to Seimac as part of another project for 1989.

Micheel Towner, Executive Director, Bedford Economic Development Commission suggested that perhaps the 1988 project could include C.N. to Rutledge and then on to Fourth Ave. in 1989.

A general discussion ensued on Bedford Highway Improvements from Seimac to Rutledge St.

Councillor Peter Kelly expressed concern relative to outstanding work which had to be done on the Meadowbrook Drive Intersection. Rick Paynter advised Council that specific detailed engineering design work would be undertaken this year to become a 1989 project.

At the request of Councillor Short, other items to be eliminated or cut back will be deferred until the Operating Budget is discussed.

It was finally concluded that the following programs would be cut back the amounts shown below in an attempt to reduce the borrowing by \$500,000:

Meadowbrook Drive Project (renamed Bedford Highway Improvements)	50,000
Street Upgrading	100,000
Housing Demonstration Project	40,000
Arterial Upgrading	<u>125,000</u> (tentative)
	<u>\$315,000</u>

Robert Nauss, Director of Recreation, reviewed for the benefit of Council the fact that Council had given approval

SPECIAL SESSION - FEBRUARY 22, 1988

in principle (Sept. /87) for the Recreation Commission to undertake a Master Plan in 1988 at an approximate net cost of \$10,000 to the Town. The Recreation Commission received proposals from various consultants. Mr. Nauss recommended that the contract for consultants be awarded to D. Gilbert - Robert Parker Planning Associates in an amount not to exceed \$11,850, subject to the approval of Provincial 50% cost-sharing .

ON MOTION of Deputy Mayor Peter Christie and Councillor Peter Kelly, it was moved that an amount not to exceed \$11,850 be appropriated to proceed with the Master Plan and that D. Gilbert - Robert Parker Planning Associates be awarded the contract subject to approval of 50% Provincial cost sharing and further that same be funded as a withdrawal from Special Reserve. Motion carried.


Barry Zwicker, Director of Planning and Development Control, advised Council on the Planning Department's Land Based Information System. He noted that originally \$40,000 had been proposed to implement this system, however, with the change in some of the programs, the figure can now be reduced to \$25,000 to implement the total system.

ON MOTION of Councillor Lugar and Councillor Kelly, it was moved that authorization be given to the Planning and Development Control Department to purchase the equipment necessary to implement this Land Based Information System in an amount not to exceed \$25,000 and that same be funded as a withdrawal from the Operating Reserve Fund. Motion carried.

The meeting adjourned at approximately 7:30 p.m.

ADDITIONS/DELETIONS TO ORDER OF BUSINESS

MAYOR


CHIEF ADMINISTRATIVE Officer

APPROVAL OF ORDER OF BUSINESS

ON MOTION of Councillor Peter Kelly and Councillor Chris Nolan, it was moved that the Order of Business be approved as amended. Motion carried unanimously.

TOWN OF BEDFORD
REGULAR SESSION
FEBRUARY 29, 1988

A Regular Session of the Town Council of the Town of Bedford took place February 29, 1988, 7:30 p.m., in the Town Council Chambers, Suite 400, 1496 Bedford Highway, Bedford, Nova Scotia, Mayor Keith Roberts presiding.

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

Staff members in attendance at the Session included Dan R. English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development Control; Rick Paynter, Director of Engineering and Works and Jane Gray, Secretary.

1. LORD'S PRAYER

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

2. APPROVAL OF MINUTES

ON MOTION of Deputy Mayor Christie and Councillor Short, it was moved that the minutes of January 18, 1988 (#85); Public Information Session of January 25, 1988 (#86); Emergency Session of January 25, 1988 (#87); Public Hearing 87-15 of February 1, 1988 (#88); Public Hearing 87-18 of February 1, 1988 (#89); Public Hearing 87-19 of February 1, 1988 (#90) and Special Session - Budget of February 22, 1988 (#91) be approved. Motion carried unanimously.

3. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

Councillor William Roy requested the additions to the Agenda of 18.1 - Letter from Minister of Municipal Affairs - Peerless Subdivision and 18.2 - Sand Deposit - C.N. Bridge - Fish Hatchery Park.

Councillor Peter Kelly requested the addition of 10.5 - Mr. David Walsh - 78 Rocky Lake Drive - Flooding and 18.3 - Setting date for Council/Staff Session.

4. APPROVAL OF ORDER OF BUSINESS

ON MOTION of Councillor Peter Kelly and Councillor Chris Nolan, it was moved that the Order of Business be approved as amended. Motion carried unanimously.

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 29, 1988

5 MOTIONS OF RECONSIDERATION

NIL

6. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES6.1 MPS PLAN AMENDMENT - 7TH DAY ADVENTIST LANDS (SANDY LAKE)
RESOLUTION - PUBLIC PARTICIPATION SESSION

ON MOTION of Councillor Chris Nolan and Councillor David Lugar, it was moved that the Council of the Town of Bedford designate a meeting of the Planning Advisory Committee, to be held April 6, 1988, to serve as the required Public Participation Program where proposed plan amendments related to the removal of the Regional Park Designation from the Generalized Future Land Use Map and replace same with Secondary Development Area, and further, that Table 3, Secondary Development Area column be expanded to include Special Care Facilities, shall be discussed pursuant to Section 34 of the Planning Act. Motion approved unanimously.

6.2 DOG CONTROL CONTRACT - REVIEW - LEVEL OF SERVICE REQUIREMENTS

Councillor David Lugar suggested that this matter be deferred until the Regular Session in April to allow for further study.

ON MOTION of Councillor David Lugar and Councillor Chris Nolan, it was moved that the matter of the Town of Bedford Dog Control Contract be deferred for one month.

Motion carried. Councillor Peter Kelly opposed the Motion.

Mr. Dan English enquired as to what additional information Council would require relative to the Dog Control Contract.

ON MOTION of Deputy Mayor Peter Christie and Councillor William Roy, it was moved that the Chief Administrative Officer be authorized to refer the Dog Control Report to an ad hoc committee for recommendation to Council. Motion carried unanimously.

7. MOTIONS OF RESCISSION

NIL

7. MOTIONS OF RESCISSION FEBRUARY 29, 1988

NIL

8. PUBLIC HEARING 87-15, FEBRUARY 1, 1988, PROPOSED CONTRACT DEVELOPMENT AGREEMENT - 1388 BEDFORD HIGHWAY

Due to a Conflict of Interest, Deputy Mayor Peter Christie excused himself from the Table.

ON MOTION of Councillor Chris Nolan and Councillor David Lugar, it was moved that Council accept in principle, a Contract Development Agreement between the Town of Bedford and Mr. Joseph Mangalam. Motion carried.

Deputy Mayor Christie resumed his place at the meeting.

8.2 PUBLIC HEARING #87-19 FEBRUARY 1, 1988. PROPOSED AMENDMENT TO GENERALIZED FUTURE LAND USE MAP

ON MOTION of Councillor David Lugar and Councillor Chris Nolan it was moved that an amendment to change the Generalized Future Land Use Designation of #1763, #1779, #1785 and #1789 Bedford Highway from Residential to Commercial be approved.

In response to Councillor Roy's comment relative to the concerns of abutters to these lots, Mr. Zwicker advised that these four lots were being dealt with at this time as a result of an earlier question from the Staff Report, and further noted that the necessary advertising only included the four lots in question.

Councillor Short expressed concern with the fact that this request for an amendment to the Generalized Future Land Use Designation was not consistent with the intent of the Municipal Planning Strategy. He noted that there could be serious problems with the existing interchange on the 102 Highway and expressed the opinion that the staff report tended to indicate the fact that this amendment should not be supported.

Mr. Zwicker agreed with Councillor Short, however, he reminded Council that the initial request from Council was to initiate a rezoning application and the concerns in the report related to the rezoning aspect. At this point in time, however, the Planning Department agrees with the amendment to the Generalized Future Land Use Designation. He noted that this property has strong commercial potential being that it is located directly on the Bedford Highway.

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 29, 1988

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Motion carried. Councillor Roberts Short opposed.

ON MOTION of Councillor Roy and Councillor Peter Kelly, it was moved that the future designation of the remaining lots be referred to the Planning Advisory Committee for recommendation. Motion carried. Councillor Short opposed.

8.3 PUBLIC HEARING #87-19, FEBRUARY 1, 1988, PROPOSED AMENDMENT TO LAND USE BY-LAW

ON MOTION of Councillor Chris Nolan and Councillor William Roy, it was moved that a proposed amendment to the Land Use By-Law creating a C-2A Zone and its application be referred back to B.P.A.C. for further discussion and recommendation to Council. Motion carried unanimously.

9. PETITIONS AND DELEGATIONS

9.1 B. HUBBARD - 189 ROCKY LAKE DRIVE - FLOODING

Mr. Hubbard and another resident of the area advised Council of the flooding problems they have been experiencing.

Mr. Rick Paynter, Director of Engineering and Works advised the meeting that his Department has attempted to improve drainage in the area however, due to the amount of bedrock, they were not successful.

He advised that the Engineering Department is to set up a site meeting with C. N. in early Spring to check on the drainage system and noted that hopefully, some of the problems Mr. Hubbard was experiencing should be alleviated.

9.2 MRS. J. SANFORD, 1 CAMDEN STREET - FLOODING

Mrs. Sanford addressed Council advising of her flooding problems. She advised Council that there is water running downhill to a culvert between #9 Camden and the property filled by John Tolson and felt that the extension of ditching would not alleviate the problem.

Mr. Paynter advised that the long term answer is to have a storm drainage system implemented at a cost of \$200,000. He also noted that there are surcharging problems at the Pumping Station (Fish Hatchery Park) and that the high water table situation would still be a problem even with ditching.

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9.2 CON'T

He also advised Mrs. Sanford to install a backwater valve which can be used as a safety measure for sanitary sewer back-up.

Further discussion ensued after which it was determined that the Engineering Department would undertake ditching and piping work in the general area this spring to hopefully alleviate to a certain extent, Mrs. Sanford's flooding concerns.

10.3 J. MACKAY, DOYLE STREET/DOYLE COURT, PETITION FOR ROAD IMPROVEMENTS

Mr. MacKay was not present in the gallery, therefore, Council continued on with the next Agenda item.

10.4 WARD SYSTEM - PETITION

ON MOTION of Councillor Peter Kelly and Deputy Mayor Peter Christie, it was moved that the Town of Bedford hold a plebisite on October 15, 1988 in accordance with (Section 124(2) of the Towns Act in an effort to determine if a Ward System is desired by the residents.

Councillor Robert Short suggested that there should be a small committee of Town Council to look at what form these Wards should take and what number of Councillors would be advisable to look after the concerns of the Town.

Councillor Roy advised the meeting that the possibility for additional representation on Council has been referred to the Stipend Committee and that perhaps Council should wait for the Stipend Committee Report. He also expressed some concern with having a plebisite on the Ward system on October 15th due to the fact that it may become an election issue.

ON MOTION of Councillor William Roy and Councillor David Lugar, it was moved that the above noted Motion be amended

in that "... on October 15, 1988 ..." be struck.

The Motion to the amend the original Motion was approved. Councillor Peter Kelly opposed.

The amended Motion "that the Town of Bedford hold a plebisite in an effort to determine if a Ward system is desired by the residents;" was carried. Councillor Nolan

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10.4 CON'T

opposed.

9.5 D. WALSH - 78 ROCKY LAKE DRIVE - FLOODING

Mr. David Walsh circulated a report outlining flooding damage to his property incurred during heavy rain storms. The professional engineer who compiled the report is to stamp said report the following day in the Town Offices. This report was received for information.

10. MOTIONS

10.1 AMENDMENT TO BY-LAW RESPECTING COMMERCIAL TAX EXEMPTION (THIRD READING)

Mr. Dan English requested that this item be deferred pending further changes.

ON MOTION of Councillor Nolan and Councillor Short, it was moved that the Amendment to the By-Law Respecting Commercial Tax Exemption be deferred pending further changes. Motion carried.

10.2 PROPOSED BY-LAW RESPECTING NOISE (THIRD READING)

ON MOTION of Councillor Robert Short and Deputy Mayor Peter Christie, it was moved that this Proposed By-Law Respecting Noise be considered as a revised Second Reading.

Councillor Peter Kelly suggested time changes under "A" "Prohibited Times," in that the times should read 7:30 a.m. (rather than 7:00 a.m.) to 9:30 p.m.

Deputy Mayor Christie suggested that the 9:00 a.m. starting time on Saturdays should be changed to 7:00 a.m.

Councillor Chris Nolan suggested that any changes should be referred to the By-Law Committee for recommendation to Council.

Mayor Roberts questioned the wording of pages 4 and 5 of the

TOWNSHIP

ON MOTION of Councillor Peter Kelly and Councillor William Roy, it was moved that the Province be requested to consider

11.2 CON'T

proposed By-Law in that under Section 4, page 4, he suggested the changing of "... subsection 10(2)... " to "... subsection 9(2)... ;" he also suggested a change to Section 11, page 5, in that "internal" should be added before "combustion."

Motion carried unanimously.

11. NEW BUSINESS11.1 PROPOSED AMENDMENTS TO POLICE PERSONNEL POLICY

ON MOTION of Councillor David Lugar and Deputy Mayor Peter Christie, it was moved that the Proposed Amendments to the Police Personnel Policy be adopted, with minor changes.

Councillor Chris Nolan questioned the wording of the last page in that he felt it required clarification. Mr. English advised Council that this particular clause was out of context and explained that should an employee on vacation be called in to work, said employee would be paid double time plus one additional day. He also advised Council that the word "employer" should read "employee."

In answer to Deputy Mayor Peter Christie's question relative to Section 6.1 and a possible failure to achieve mutual agreement, Mr. English noted that provisions of the Arbitration Act would come into effect.

Councillor Chris Nolan questioned the wording of Section 6.9. He suggested the words "provided that" be struck from the sentence.

Motion carried unanimously.

11.2 1988 OPERATING BUDGET - ESTABLISHMENT OF MEETING DATE

A meeting date to discuss the 1988 Operating Budget was set for March 14th, 1988, 5:00 p.m.

It was decided that time permitting, discussions could continue on the Capital Budget as well.

11.3 PROPOSED TAX EXEMPTION - DISABLED INDIVIDUALS - AMENDMENT TO TOWNS ACT

ON MOTION of Councillor Peter Kelly and Councillor William Roy, it was moved that the Province be requested to consider

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 29, 1988

11.3 CON'T

the addition of a clause to Section 112 (a) of the Towns Act which would permit disabled individuals to apply for a Property Tax Exemption. Motion carried unanimously.

11.4 NOMINATIONS TO BOARD OF DIRECTORS - UNITED WAY - HALIFAX DARTMOUTH METRO AREA

Mr. English informed Council that unfortunately, Mrs. Pember is not able to represent the Town of Bedford for the year 1988. It was agreed that this matter will be brought forward at the next Council Meeting and in the meantime, Council would give consideration to other possible candidates.

11.5 PROPOSED "NO SMOKING" POLICY - TOWN COUNCIL CHAMBERS - PETER KELLY

Councillor Peter Kelly explained for the benefit of Council that he has received complaints from the public that when the fan is turned on to reduce smoke in the Council Chambers, the people in the gallery find it very difficult to hear discussions on agenda items.

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

WHEREAS medical evidence clearly shows that smoking is a significant health hazard to the smoker;

AND WHEREAS smoke from cigarettes, cigars and pipes is also an irritant to many non smokers and can worsen allergic and cardiac conditions;

AND WHEREAS there is increasing evidence that the non smoker exposed to smoke from cigarettes, cigars and pipes is at a significantly increased health risk from exposure to that smoke;

AND WHEREAS the Town Council of the Town of Bedford is committed to the responsibility of promoting a healthy working environment for its Council and staff, as well as for citizens using the Town Council Chambers and any public meetings.

BE IT RESOLVED that a non smoking policy in the Town Council Chambers pertaining to Councillors, groups or individuals utilizing this area be implemented.

Motion carried. Councillor Chris Nolan opposed.

12. REPORTS: BOARDS/COMMITTEES/COMMISSIONS

12.1 BEDFORD PLANNING ADVISORY COMMITTEE

12.1.1 RESIGNATION - W. APOLD

ON MOTION of Councillor Chris Nolan and Councillor David Lugar, it was moved that a letter of thanks be directed to Mr. W. Apold for his participation and input into B.P.A.C. Motion carried unanimously.

Councillor Chris Nolan advised Council of the names of four people who were willing to serve on B.P.A.C. By secret ballot, Mr. M. Redden was nominated to B.P.A.C. to replace Mr. W. Apold.

12.1.2 B.P.A.C. MINUTES - FEBRUARY 3, 1988

The minutes of B.P.A.C. for February 3, 1988 were received for information.

13. STAFF REPORTS

13.1 FIRE CHIEF'S MONTHLY REPORT - JANUARY 1988

ON MOTION of Deputy Mayor Peter Christie and Councillor Peter Kelly, it was moved that the Fire Chief's Monthly Report for January, 1988 be received for information.

In reply to Councillor Peter Kelly's query if the Fire Department was charging for malfunctioning of alarms, Mayor Roberts advised that the Police Commission was dealing with this matter at the moment and suggested that perhaps this information could be circulated to Town Council for their review.

Motion carried unanimously.

13.2 ENGINEERING AND WORKS DEPARTMENT - MILL COVE AND TWIN CITIES PUMPING STATIONS EVALUATION

Mr. Rick Paynter located on a map the three major pumping stations located within the Town, namely, Twin Cities, Mill Cove and Fish Hatchery.

He reviewed his report for the benefit of Council and

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 29, 1988

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advised that the Town would have to have a meeting with the County respecting the Fish Hatchery Park Pumping Station as soon as possible. A letter had been sent from the Engineering Department, however, no reply to date has been received.

Mr. Paynter outlined the four proposals outlined in his report and recommended that the Town reconstruct the existing Twin Cities pumping station in order to create a deeper submersible type station with three new pumps set for efficient cycle-time operation and which would create the additional capacity during peak wet-weather flows, to handle the expansions proposed for the industrial parks in this area, Farmers Dairy and the proposed Peerless Subdivision servicing.

ON MOTION of Councillor Chris Nolan and Deputy Mayor Peter Christie, it was moved that the meeting be extended for an additional fifteen minutes. Motion carried unanimously.

A lengthy discussion ensued after which time Mayor Roberts advised that any action on this matter would have to go through the Capital Budget process.

13.3 PLANNING AND DEVELOPMENT CONTROL

13.3.1 SUBDIVISION ACTIVITY REPORT

The Subdivision Activity Report #4 was received for information.

13.3.2 BUILDING INSPECTOR'S MONTHLY REPORT - JANUARY 1988

The Building Inspector's monthly report for January, 1988 was received for information.

14 CORRESPONDENCE

14.1 METROPOLITAN AUTHORITY - METRO TRANSIT - MONTHLY PASS SYSTEM

Correspondence from Metro Authority relative to its new monthly bus system was received for information.

REGULAR SESSION - TOWN COUNCIL - FEBRUARY 29, 1988

14.2 MUNICIPAL AWARENESS WEEK

Correspondence from the City of Halifax relative to Municipal Awareness Week was received for information.

15. NOTICES OF MOTION

NIL

16. OTHER

16.1 ACTION SHEET

The Action Sheet dated February 29, 1988 was received for information.

17. ADDED ITEMS

17.1 LETTER FROM DEPARTMENT OF MUNICIPAL AFFAIRS - PEERLESS SUBDIVISION

Councillor Roy referred to correspondence received from the Department of Municipal Affairs relative to the proposed cost-sharing for the extension of sewer and water to Peerless Subdivision. The letter made reference to the fact that most areas within the Town are well serviced. Councillor Roy requested that the last sentence of Page 1 should be clarified. He advised that there are several areas in the Town which are not serviced, namely, Crosby Street and part of Shore Drive.

It was agreed that a letter would be sent to the Minister of Municipal Affairs to clarify this matter.

17.2 SAND DEPOSITS - C. N. BRIDGE

Councillor William Roy advised Council there was still a significant amount of sand under the C. N. Bridge at the Fish Hatchery Park resulting from sand blasting to the structure.

Mr. Rick Paynter noted that a letter had been sent to C. N. relative to the sand deposits but that no reply had been received to date. He also advised Council that his Department had received numerous complaints from residents in the area.

Mr. Paynter noted that a meeting had been set up with C. N. and Marine Oil Services to request immediate cleanup of the

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area. As yet, a major cleanup had not been undertaken and he would follow up with C. N. as soon as possible.

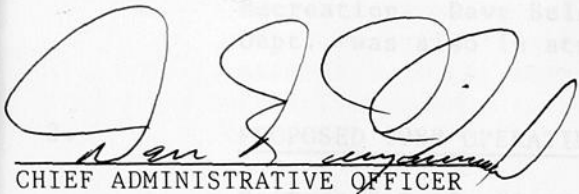
17.3 COUNCIL/SENIOR STAFF SESSION

Friday, April 22, 1988 was set as the tentative date for a full day Council/Senior Staff Session.

18. ADJOURNMENT

The meeting adjourned at approximately 11:00 p.m.

MAYOR


DAN R. ENGLISH
CHIEF ADMINISTRATIVE OFFICER

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Joan Pryor, Deputy Clerk; H. A. Mackenzie, Chief of Police; Ron Sinaut, Director of Finance; Rick Painter, Director of Engineering and Works; George Weisner, Deputy Chief of Police; Paul Michael Turner, Deputy Chief, Bedford Fire Department; Michael Tosner, Executive Director, Bedford Economic Development Commission and Robert Hauss, Director of Bedford Police. Attendance at this Session.

PRELIMINARY 1988 OPERATING BUDGET
The Preliminary 1988 Operating Budget was circulated to Members of Council on February 23, 1988.

For the benefit of Council and with the aid of overhead projections, Dan R. English, Chief Administrative Officer, advised that the Town's estimated expenditures and revenues have increased by 14 percent over those contained within the 1987 Budget. However, tax rate increases to fund the proposed Budget are estimated at an increase of approximately 4 percent over those of 1987.

The total proposed Operating Budget in an amount of approximately \$9,600,000 is an increase of approximately \$1,150,000 and a schedule was presented by Mr. English indicating the areas in which costs will be significantly higher i.e. debt charges, salaries and benefits, garbage disposal, transit cost, snow removal, etc.

Mr. English also noted that it is proposed that the 1987 deficit of approximately \$200,000 be funded through a transfer from the Surplus Fund and that the usual

TOWN OF BEDFORD
SPECIAL SESSION
MARCH 14, 1988

A Special Session of the Town Council of the Town of Bedford took place on Monday, March 14, 1988, 5:00 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, Chris Nolan, William Roy and Robert Short were in attendance at the commencement of the Session.

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Joan Pryde, Deputy Clerk; H. A. MacKenzie, Chief of Police; Ron Singer, Director of Finance; Rick Paynter, Director of Engineering and Works; George Meisner, Deputy Chief of Police; Eric Sheppard, Assistant Deputy Chief, Bedford Fire Department; Micheel Towner, Executive Director, Bedford Economic Development Commission and Robert Nauss, Director of Recreation. Dave Selig, Fire Chief, Bedford Volunteer Fire Dept., was also in attendance at this Session.

3. PROPOSED 1988 OPERATING BUDGET

Copies of Draft #1 of the Preliminary 1988 Operating Budget were circulated to Members of Council on February 29, 1988.

For the benefit of Council and with the aid of overhead projections, Dan R. English, Chief Administrative Officer advised that the Town's estimated expenditures and revenues have increased by 14 percent over those contained within the 1987 Budget. However, tax rate increases to fund the proposed Budget are estimated at an increase of approximately 4 percent over those of 1987.

The total proposed Operating Budget in an amount of approximately \$9,600,000 is an increase of approximately \$1,150,000 and a schedule was presented by Mr. English indicating the areas in which costs will be significantly higher i.e. debt charges, salaries and benefits, garbage disposal, transit cost, snow removal, etc.

Mr. English also noted that it is proposed that the 1987 deficit of approximately \$200,000 be funded through a transfer from the Surplus Fund and that the usual

SPECIAL SESSION - MARCH 14, 1988

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CN'T

transfer to the Reserve Fund from Deed Transfer revenues be reduced from 25 percent of the revenues to 12½ percent.

Mr. English concluded his remarks by indicating to Council, the required reductions in expenditures if Council wishes to reduce the tax rates to a 3 or 3½ percent level over those in effect for 1987.

It was agreed that the meeting should adjourn at 5:45 p.m. for a supper break and meditation on the figures presented by the Chief Administrative Officer.

The meeting reconvened at approximately 6:30 p.m. at which time Mr. English reviewed details of those accounts which will require further increase in budgeted funding over that included in the Preliminary Budget i.e. allocation to the Halifax County Bedford District School Board and the Metropolitan Transit Funding.

A general discussion ensued with respect to the proposed 4 percent increase in tax rates. While several Members of Council indicated their agreement that this was a reasonable proposal, some concern was expressed that the 4 percent increase was only achieved through the funding of the 1987 deficit from the Surplus Fund and the reduction of the Deed Transfer revenue to be transferred to the Operating Reserve Fund.

In response to an inquiry from Council, the Chief Administrative Officer advised that the level of service proposed in this initial draft Budget for 1988 is basically the same as that provided in 1987.

Some discussion also took place with respect to the possibility of increasing the tax revenue from each of the residential and commercial sectors at the same percentage level rather than increasing the rates at the same percentage level.

It was agreed that further discussion on the 1988 Operating Budget should take place at a meeting to be held on March 21, 1988 at which time the Chief Administrative Officer was asked to prepare a response for Council with respect to the effect of the level of services provided if the total operating expenditures were reduced by approximately \$154,000. It was also suggested that such a report could

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include the impact of any possible change in long term debt (internal) financing or debt restructuring.

4. PROPOSED 1988 CAPITAL BUDGET

The Chief Administrative Officer reviewed the current status of the Preliminary 1988 Capital Budget with respect to those projects which were proposed to be funded through external borrowing. He noted that it was agreed that the borrowing requirements originally proposed, be reduced by \$500,000 in order that the Town does not borrow more than \$1,184,000 for 1988 projects.

Mr. English also advised that the proposed borrowing for the installation of sewer and water services in Peerless Subdivision has been increased to \$600,000 from that originally proposed (\$297,000) due to the fact that the Provincial Government is willing to cost share up to 37½ percent of the project if the Town of Bedford will do likewise. This would leave 25 percent of the project to be funded by the residents of the area. The net effect of this would be that the Town would have to reduce other proposed projects by another \$300,000 in order that the target of \$1,184,000 borrowing be achieved.

A lengthy discussion ensued on whether or not there are any other possible sources of funding for the proposed Peerless servicing project and whether or not the Town should feel it necessary to contribute to this project in any amount.

Councillor Nolan expressed the firm opinion that the Town should not be involved in paying towards the cost of this project and further, expressed the opinion in that if it is ultimately determined that there is a health need for the installation of these services, the Province of Nova Scotia should be obliged to pay for the service.

Councillor Short indicated that, while he was sympathetic to the project, he could not support a total cost to the Town of \$600,000. He suggested that a reasonable compromise might be a total commitment from the Town of approximately \$300,000 funded over 1988 and 1989.

Deputy Mayor Christie expressed the opinion that the Town should not deviate from its original offer of one-sixth of the total cost (currently estimated at \$267,000).

Councillor Roy agreed that a total contribution from the Town of an amount not to exceed \$300,000 was in his opinion, a reasonable compromise.

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Councillor Kelly expressed the opinion that, in all likelihood, blasting which has taken place in areas adjacent to Peerless Subdivision may have caused some of the water problems; also that decisions respecting funding of this project, should be deferred pending a final report from the Atlantic Health Unit.

Some discussion took place with respect to the pressures for future development that may occur if and when the existing Peerless Subdivision area is serviced. Varying opinions were expressed as to whether or not the system, if an when installed, should be oversized.

ON MOTION of Councillor Christie and Councillor Short, it was moved that the Capital Budget reflect a contribution to the installation of sewer and water services in the Peerless Subdivision based on one-sixth of the projected cost to a maximum of \$300,000 with one-half of its funding to be borrowed externally and one-half to be provided through the Operating Reserve Fund.

Motion approved. Councillor Nolan and Councillor Kelly voted against the Motion.

ON MOTION of Councillor Short and Councillor Roy, it was moved that the portion of the Preliminary 1988 Capital Budget to be funded by external borrowing (Source 5), as amended, in an amount of \$1,232,000 be approved. Motion approved. Councillor Nolan and Councillor Kelly voted against the Motion.

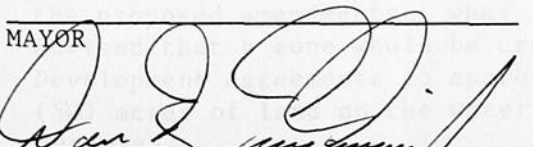
5. OTHER

NIL

6. ADJOURNMENT

ON MOTION of Councillor Roy and Councillor Short, it was moved that the meeting adjourn at approximately 9:30 p.m.

MAYOR



CHIEF ADMINISTRATIVE OFFICER

MEETING #94

TOWN OF BEDFORD
PUBLIC HEARING
MARCH 21, 1988

A Public Hearing was held by the Town Council of the Town of Bedford on Monday, March 21, 1988, 7:00 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, N. S., Deputy Mayor Peter Christie presiding.

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

Staff members attending this meeting included Barry Zwicker, Director of Planning and Development Control; Rick Paynter, Director of Engineering and Works; Joan Pryde, Deputy Clerk and Eric Sheppard, Assistant Deputy Chief, Bedford Fire Department.

Approximately twelve (12) members of the general public were also in attendance.

PURPOSE OF PUBLIC HEARING

Deputy Mayor Peter Christie advised that the purpose of the Public Hearing was to hear submissions with respect to proposed amendments to the By-Law Respecting Land Use and dealing in particular with the proposed Waterfront Development Project.

The Chairman also advised that the Public Hearing was advertised in accordance with requirements of the Planning Act of Nova Scotia and Town of Bedford Policies.

CONFLICT OF INTEREST

Councillor Short declared that he had a Conflict of Interest in this matter and excused himself from the meeting.

STAFF REPORT

In response to a request from the Chairman, Barry Zwicker, Director of Planning and Development Control, advised that the approval of the proposed amendments to provide for a Waterfront Comprehensive Development District Zone was the second step in the process of working towards the planned Waterfront Development Project. Mr. Zwicker also noted that Schedule "A" of the By-Law Respecting Land Use is proposed to be amended by the applying of this zone to the lands of the Waterfront Development Project.

QUESTIONS FROM TOWN COUNCIL

In response to an inquiry from Council with respect to the purpose of the proposed amendments - what is hoped to be achieved - Mr. Zwicker advised that a zone would be created allowing Town Council, through Development Agreements to approve the development of approximately fifty (50) acres of land on the waterfront for a variety of mixed use purposes.

PUBLIC HEARING - MARCH 21, 1988

QUESTIONS FROM COUNCIL CON'T

Mr. Zwicker further advised that there will be a general development agreement which would establish the general concepts of the total project followed by more detailed agreements for each phase.

SUBMISSIONS FROM THE GENERAL PUBLIC

Mrs. Shireley Towill, 71 Union Street addressed Council requesting responses to the following questions:

- (a) What other areas have used the principles of a Comprehensive Development Zone?
- (b) Will the Comprehensive Development process establish who is responsible for ensuing problems that might arise, i.e. drainage problems, undesirable environmental impacts.
- (c) Does the Municipal Appeal System still apply?

In response, Mr. Zwicker advised as follows:

- (a) The Town of Bedford, the City of Halifax and the City of Dartmouth have all used the principles of a Comprehensive Development Zone to varying degrees.
- (b) A Contract Development Agreement would ensure the developer's responsibility in matters such as those outlined by Mrs. Towill.
- (c) The Municipal Appeal System does still apply.

In response to three calls from the Chairman, there were no further requests for submissions/questions from the general public.

In response to a further request from Town Council re clarification with respect to environmental concerns, Mr. Zwicker advised that there are clauses contained within the M.P.S. Policies Re Waterfront Development addressing such concerns. Any future agreements will also address these matters and will contain clauses respecting liability.

ADJOURNMENT

The meeting adjourned at approximately 7:20 p.m.

MAYOR (Deputy)

B. Joan Lytle

CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD
SPECIAL SESSION
MARCH 21, 1988

A Special Session of the Town Council of the Town of Bedford was held on Monday, March 21, 1988, 7:30 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, N. S., Deputy Mayor Peter Christie presiding.

1. LORD'S PRAYER

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

2. ATTENDANCE

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

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Joan Pryde, Deputy Clerk; Barry Zwicker, Director of Planning and Development Control; Rick Paynter, Director of Engineering and Works; Micheel Towner, Executive Director, Bedford Economic Development Commission; George Meisner, Deputy Chief, Police Department and Eric Sheppard, Assistant Deputy Chief, Bedford Fire Department.

David Selig, Fire Chief, was also in attendance.

APPROVAL OF AGENDA

On request of Councillor Nolan, it was agreed that an item respecting Municipal Planning Strategy Amendments be placed on the Agenda as Item 2(a).

2(a) MUNICIPAL PLANNING STRATEGY AMENDMENTS

ON MOTION of Councillor Nolan and Councillor Roy, it was moved that the Town Clerk be instructed to contact the Minister of Municipal Affairs with a request that the proposed amendments respecting the Municipal Planning Strategy be returned pending their submission concurrently with amendments to the Land Use By-Law.

Councillor Nolan noted that, under the Planning Act of Nova Scotia, amendments to the Municipal Planning Strategy and the Land Use By-Law should be considered concurrently by the Department of Municipal Affairs.

Motion approved unanimously.

SPECIAL SESSION - TOWN COUNCIL - MARCH 21, 1988

3. PROPOSED 1988 CAPITAL BUDGET - DRAFT #2

Copies of the proposed 1988 Capital Budget - Draft 2 were circulated to Members of Council.

Dan R. English, Chief Administrative Officer advised that Draft 2 of the Capital Budget incorporates the reduced funding to be provided through external borrowing as previously approved by Council. The proposed (revised) Budget now provides for a total expenditure of \$3,877,700 to be funded as follows:

Operating Fund	\$ 175,000
Special Reserve Fund	250,000
Withdrawal	
Operating Reserve	345,850
Fund Withdrawal	
External Borrowing	1,230,000
Other Revenue	<u>1,876,850</u>
	<u>\$3,877,700</u>

Following a review of the total proposed Capital Budget and in particular, those projects recommended to be funded through external borrowing, Mr. English also indicated the impact of such borrowing through debt charges on the Operating Budget for 1989.

The current status and projected December 31, 1988 balances of the Operating Surplus, Operating Reserve and Special Capital Reserve Funds were reviewed by Mr. English.

Mayor Roberts took his place at the meeting at approximately 8:00 p.m.

It was agreed that arrangements should be made with the Bedford Yacht Club for the protection of the Tennis Court if funding is to be expended for the upgrading of this facility.

Some concern was expressed by Councillor Kelly that further funding should be considered for the servicing of Peerless Subdivision, if the report from the Atlantic Health Unit indicated a need for this servicing.

ON MOTION of Councillor Roy and Councillor Short, it was moved that the Town Council of the Town of Bedford adopt the 1988 Capital Budget as proposed and outlined in Draft 2 dated March, 1988. Motion approved. Councillor Nolan and Councillor Kelly voted against the Motion.

4. PROPOSED 1988 OPERATING BUDGET - CONTINUATION OF DISCUSSIONS

Mayor Roberts took his place as Chairman of the meeting.

The Chief Administrative Officer reviewed the directions he had received at the conclusion of the previous Operating Budget discussions; namely that he determine and advise the impact of the level of service if the proposed 1988 Operating Budget is reduced by approximately \$175,000; also whether he could suggest alternate methods of debt financing etc. which would reduce the financial impact on the 1988 Operating Budget.

Mr. English also advised of several increased expenditures which must be incorporated in the 1988 estimates, namely:

Metro Transit - increase of \$45,000

District School Board Funding - increase of \$70,000

In addition he noted that Council tentatively directed that 25 percent of Deed Transfer Tax be transferred to the Operating Reserve Fund rather than the staff proposed 12.5 percent. This would result in an increased budgeted expenditure of \$63,000.

Mr. English expressed some concern with respect to the increase in the mandatory funding to the District School Board; some discussion ensued as to whether or not Council should even consider any amount of excess funding.

For the benefit of Council, the Chief Administrative Officer then reviewed the contents of the proposed Operating Estimates by Department, noting those accounts which were non-discretionary and those which might possibly be reduced. He did caution, that, in his opinion, the estimates do not provide for any particular increase in the level of service - therefore, any reduction will, in all likelihood reduce the service currently provided.

Some discussion/concern was expressed by Council with regard to the increases which will be required from the Town of Bedford with respect to Transit and Library Services. Council was also advised of proposed Provincial Legislation which, if approved, may result in substantially higher costs for Homes for Special Care support.

RECREATION DEPARTMENT

In reviewing the estimates for the Recreation Department, Robert Nauss advised that his Department is proposing that one seasonal employee be employed full time. Mr. Nauss also advised Council that, in future, his Department is required to ensure that one employee holding a 2nd Class Refrigeration Ticket must be on duty whenever the rink is

RECREATION DEPARTMENT CON'T

open.

REDUCTION OF REQUIRED TAX LEVY

The Chief Administrative Officer proposed the following possibilities if it was the desire of Council to reduce the tax levy by approximately \$175,000:

1. Reduction of principal payment re internal borrowing by extending amortization period one year.

\$64,000

2. The waiving of interest on internal borrowing

\$26,000

3. Reduction in transfer of portion of deed transfer tax revenue to maximum of \$75,000 or 15%, a reduction of \$50,000

4. Elimination of proposed staff additions

\$36,000

These reductions amounting to approximately \$176,000 would result in a tax levy which could be funded through tax rates increased by 4 percent over those of 1987.

A general discussion ensued during which it was noted by some Members of Council, that tax rate increases of four to five percent could be considered reasonable and that, in some areas, an increased level of service is being provided, i.e. Transit Services, Recreation Facilities, Police and Fire Protection.

It was also noted that the increase required for education accounted for a major portion of the required additional funding and that many residents were willing to accept an increase for this particular purpose.

Some discussion took place with regard to the ratio of the Residential/Commercial Tax Rates and whether consideration should be given to increasing the Commercial Rate by a higher percentage than the Residential Rate - the purpose being to more closely maintain the ratio of the Residential/Commercial levies, rather than the Residential/Commercial Rates.

It was noted by Mr. English that if the Commercial Rate was increased by 5 percent rather than 4 percent, the proposed staff increases could be accommodated as long as they were

REDUCTION OF REQUIRED TAX LEVY CON'T

scheduled to take place later in the year.

ON MOTION of Deputy Mayor Christie and Councillor Kelly, it was moved that the proposed 1988 Operating Estimates be approved with the following adjustments:

1. that the Principle and Interest payments respecting Internal Borrowing be reduced by approximately \$90,000
2. that the transfer of Deed Transfer Tax to the Operating Reserve Fund be reduced by \$50,000
3. that the appropriation for the District School Board be reduced by \$10,000
4. that the Residential Tax Rate be increased by 4 percent and the Commercial Tax Rate by 5 percent, over those in effect for 1987.

Motion approved unanimously.

5. OTHER

NIL

6. ADJOURNMENT

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

Motion approved unanimously.

MAYOR


CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD
REGULAR SESSION
MARCH 28, 1988

A Regular Session of the Town Council of the Town of Bedford was held on Monday, March 28, 1988, in the Town Council Chambers, Suite 400, 1496 Bedford Highway, 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 Peter Christie and Councillors Peter Kelly, David Lugar, Chris Nolan, William Roy and Robert Short were in attendance at the commencement of the Session.

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Joan Pryde, Deputy Clerk; Rick Paynter, Director of Engineering and Works; Barry Zwicker, Director of Planning and Development Control and Ron Singer, Director of Finance.

Peter McInroy, a Solicitor representing the Town on the proposed Noise By-Law, was also in attendance at this Session.

Approximately sixty (60) members of the general public were in attendance at the commencement of the Session.

3. APPROVAL OF MINUTES

- #92 Regular, February 29, 1988;
- #93 Special Session, March 14, 1988;
- #94 Public Hearing, March 21, 1988;
- #95 Special Session, March 21, 1988

It was agreed that the Minutes of the Special Session of March 21, 1988 should be amended to indicate the correct seconder of the adjournment Motion as Councillor Lugar was not in attendance at this meeting.

ON MOTION of Councillor Christie and Councillor Lugar, it was moved that the Minutes of the Regular Session of February 29, 1988; Special Session of March 14, 1988; Public Hearing, March 21, 1988 and Special Session of March 21, 1988, as amended, be approved. Motion approved unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

On the request of Councillor Kelly, it was agreed that a

REGULAR SESSION - MARCH 28, 1988

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS CON'T

petition from residents of the Peerless Subdivision would be received by Council under Item #6.1.

On request of Councillor Roy, it was agreed that an item, "Policy on Aids," would be added to the Agenda as Item 18.1.

5. APPROVAL OF ORDER OF BUSINESS

ON MOTION of Councillor Christie and Councillor Roy, it was moved that the Agenda, as amended, be approved. Motion approved unanimously.

6. MOTIONS OF RECONSIDERATION

NIL

6.1 PRESENTATION OF PETITION - PEERLESS SUBDIVISION

A petition signed by over sixty percent of the residents of Peerless Subdivision, was presented to Council. The petition advised Council of those residents in favour of the installation of sewer and water services in this subdivision.

7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

7.1 UNITED WAY - BOARD OF DIRECTORS - NOMINATION

ON MOTION of Councillor Roy and Councillor Lugar, it was moved that Ms. Johnette Carli be nominated as a representative of the Town of Bedford to the Board of Directors of the United Way. Motion approved unanimously.

7.2 B.P.A.C. - MEMBERSHIP CLARIFICATION

By memorandum, Council was advised that, due to an error in interpretation, a letter of resignation from the Municipal Planning Strategy Committee, the composition of B.P.A.C. now consists of a membership of one additional member above its normal quota. It was requested that this increase of one person be permitted to stand until the fall of 1988 when the terms of some members will expire.

ON MOTION of Councillor Nolan and Councillor Kelly, it was moved that the Bedford Planning Advisory Committee continue with an increase in its membership of one person. Motion

REGULAR SESSION - MARCH 28, 1988

7.2 B.P.A.C. - MEMBERSHIP CLARIFICATION CON'T

approved unanimously.

7.3 OPERATING BUDGET TAX RATES - FORMAL RESOLUTION

Copies of a proposed Resolution respecting the 1988 Tax Rates were circulated to Members of Council. The Director of Finance, Mr. Singer, noted that although the Operating Budget was approved on March 21, 1988, a formal Resolution was required respecting the required tax rates.

ON MOTION of Councillor Short and Councillor Nolan, it was moved that pursuant to Section 117 of the Towns Act, that:

The Town Council of the Town of Bedford estimates that sums amounting to \$6,056,600 (\$3,389,400 Residential, and \$2,667,200 Commercial) are required for the lawful purpose of the said Town, for the year ending December 31, 1988 after crediting the probable revenue from all sources, other than rates for the said year, and making allowance for the abatement of losses which may occur in the collection of rates and taxes for the current year, which may not be collected or collectable;

FURTHER, that the Council of the Town of Bedford hereby authorizes the levying and collection of a rate of \$1.144 on each \$100 of the assessed value of Residential and Resource Property, and a rate of \$2.413 on each \$100 of the assessed value on Commercial Property and Business Occupancy in the 1988 Assessment Roll as filed by the Nova Scotia Department of Municipal Affairs, which rates said Council deems sufficient to raise the sums as estimated to be required to defray the expenditures of the said Town for the current year;

FURTHER, that pursuant to Section 57(5) (a) (b) of the Education Act, the Council of the Town of Bedford hereby authorizes the levying and collection of an additional rate of \$.011 on each \$100 of the assessed value of Commercial and Residential Property in the Assessment Roll with the amount generated of approximately \$43,000 being transferred to the Halifax County - Bedford District School Board as approved by the School Trustees of School Section Number six (6) in the Town of Bedford;

FURTHER, that pursuant to By-Law No. 2, the Council of the Town of Bedford hereby authorizes the levying and collection of an additional rate of \$.156 on each \$100 of the assessed value of Commercial and Residential Property in the Assessment Roll, where it is indicated that said property

PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

7.3 OPERATING BUDGET TAX RATES CON'T

receives the benefit of sewer maintenance, which rate the said Council deems sufficient to raise the sums so estimated to be required to defray the Sewer Maintenance and Pollution Control Expenditures of said Town for the current year in the approximate amount of \$570,723;

FURTHER, that the said Council hereby requires payment of said rates and taxes to be made to the said Treasurer of the said Town, with payment due upon receipt of Notice;

FURTHER, that the said Council hereby imposes an additional interest charge at the rate of two (2) percent over the Royal Bank prime lending rate to be established monthly, at the first of each month, for the non-payment of the said rates and taxes remaining unpaid after the 30th of June, 1988, such additional percentage charge shall be added to such unpaid rates or taxes as calculated from the Notice Date;

FURTHER, that the said Council hereby fixes the date as set out in paragraph six above, in the year 1988, as the day after which the Treasurer may proceed to issue warrants for the collection of all rates and taxes then unpaid.

SUMMARY OF TAX RATES

	<u>Residential</u>	<u>Commercial</u>
Base	\$1.144	\$2.413
School Trustees	.011	.011
Sewer Maintenance	<u>.156</u>	<u>.156</u>
	<u>\$1.311 (4% inc.)</u> over 1987	<u>\$2.580 (5% inc.)</u> over 1987

Motion approved unanimously.

8. MOTIONS OF RESCISSION

NIL

REGULAR SESSION - TOWN COUNCIL - MARCH 28, 1988

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

By memorandum, Barry Zwicker, Director of Planning and Development Control circulated copies of documents pertaining to proposed amendments to the Municipal Planning Strategy to the Generalized Land Use Map to the By-Law Respecting Land Use and to Schedule "A" of the Land Use By-Law all relating to the proposed Waterfront Development Plan Polices.

9.1(a) PUBLIC HEARING - NOVEMBER 16, 1987 - ADOPTION OF THE M.P.S. AMENDMENTS (RE WATERFRONT DEVELOPMENT)

ON MOTION of Councillor Nolan and Councillor Roy, it was moved that the Town Council of the Town of Bedford adopt the proposed amendments to the Municipal Planning Strategy respecting the Waterfront Development as circulated and as considered at a Public Hearing held on November 16, 1987.

Motion approved. Deputy Mayor Christie, Councillor Kelly and Councillor Short refrained from voting as that they excused themselves from the previously held Public Hearing due to a Conflict of Interest.

9.1(b) PUBLIC HEARING - NOVEMBER 16, 1987 - AMENDMENTS TO GENERALIZED LAND USE MAP (RE WATERFRONT DEVELOPMENT)

ON MOTION of Councillor Nolan and Councillor Roy, it was moved that the Town Council of the Town of Bedford adopt an amendment to the Generalized Land Use Map to include the Waterfront Comprehensive Development District designation in the location shown as circulated and as considered at a Public Hearing held on November 16, 1987.

Motion approved.

Deputy Mayor Christie, Councillor Kelly and Councillor Short refrained from voting as they excused themselves from the previously held Public Hearing due to a Conflict of Interest.

9.2(a) PUBLIC HEARING - MARCH 21, 1988 - AMENDMENTS TO BY-LAW RESPECTING LAND USE (RE WATERFRONT DEVELOPMENT)

ON MOTION of Councillor Nolan and Councillor Roy, it was

9.2(a) PUBLIC HEARING - MARCH 21, 1988 CON'T

moved that the Town Council of the Town of Bedford adopt the proposed Waterfront Comprehensive Development District zone as an amendment to the Town of Bedford's Land Use By-Law. Motion approved.

Councillor Short refrained from voting as he had excused himself from the Public Hearing due to a Conflict of Interest.

Councillor Lugar refrained from voting due to the fact that he was not in attendance at the Public Hearing.

9.2(b) PUBLIC HEARING - MARCH 21, 1988 - AMENDMENTS TO SCHEDULE "A" OF LAND USE BY LAW (RE WATERFRONT DEVELOPMENT)

ON MOTION of Deputy Mayor Christie and Councillor Nolan, it was moved that the Town Council of the Town of Bedford adopt an amendment to Schedule "A" of the Land Use By-Law to place the Waterfront Comprehensive Development District Zone on those lands that lie within the area designated Waterfront Comprehensive Development District on the Generalized Future Land Use Map and further that this amendment to Schedule "A" of the Land Use By-Law become effective following the creation of the total land area in the designated Waterfront Comprehensive Development District.

Motion approved.

Councillor Short refrained from voting as he had excused himself from the Public Hearing due to a Conflict of Interest.

Councillor Lugar refrained from voting due to the fact that he was not in attendance at the Public Hearing.

In response to an inquiry from Council with respect to the restrictions placed on the formulation of a Contract while awaiting for the lands in question to be developed, the Director of Planning and Development Control advised that in his opinion a Contract could be taken through the approval process but the execution would be subject to the creation of the lands involved.

10 PETITIONS AND DELEGATIONS

10.1 RE FLOODING - 78 ROCKY LAKD DRIVE -CAPTAIN DAVID WALSH

Copies of correspondence from Captain David Walsh were circulated to Members of Council in which he requested an opportunity to address Members of Town Council respecting possible remedies to the storm flooding of his residence located at 78 rocky Lake Drive, Bedford.

In response to an invitation from Mayor Roberts, Captain Walsh addressed Council advising details of storm flooding of his property which took place at the site of his residence located at 78 Rocky Lake Drive on January 26 and February 16, 1988.

In particular Captain Walsh expressed concern with respect to the lack of response to his complaints from officials of the Town of Bedford.

During his presentation, Captain Walsh submitted correspondence from the Department of the Environment advising that the Developer and the Town have not applied, nor have been issued, a Joint Certificate as required under the Water Act for the water and sewage systems and alteration of a known watercourse.

Captain Walsh further advised that he was submitting correspondence from the Department of Health which indicated that the sewer connections and storm sewer plans have not been approved despite several requests to the the Developer.

Following a review of these concerns, Captain Walsh requested a statement of what action is to be taken to remedy his flooding problem and what enforcement action, by the Town, is contemplated against the Redden Brothers Development Limited, to bring their activities into full compliance with the law.

In response, Rick Paynter, Director of Engineering and Works noted that he had responded to the Engineering Report prepared by Mr. C.D. Armstrong, P. Eng., for Captain Walsh. That response was part of the Council Package.

Mr. Paynter further advised Council, that in his opinion, all Town by-laws which are applicable have been complied with. He reviewed those by-laws which were referred to by Captain Walsh and again expressed the opinion that development activity was not in violation of the Water Act, the Topsoil By-Law and the Streams and Drains By-Law.

REGULAR SESSION - TOWN OF BEDFORD - MARCH 28, 1988

10.1 FLOODING CON'T

Council was advised that in the opinion of Mr. Paynter, the drainage situation in the area will actually be improved following completion of the Oakridge Estates development. Mr. Paynter further indicated that the Town had agreed to undertake some ditching works on Scotia Drive to further improve an existing situation.

A general discussion ensued during which opinions were expressed with respect to the Town's responsibility in such matters, the application of particular by-laws, the interpretation of the definition of watercourses/streams and the relevance of the Joint Certificate in relation to the subject at hand - stormwater management.

In response to an inquiry as to when a legal opinion could be provided with respect to the Streams and Drains By-Law, it was suggested that this could be circulated prior to the next Regular Session of Council.

11. MOTIONS

11.1 BY-LAW RESPECTING PARTIAL TAX EXEMPTION FOR CERTAIN PROPERTIES (THIRD READING)

Copies of a proposed By-Law Respecting a Partial Tax Exemption for Certain Properties were circulated to Members of Council for Third Reading.

During a review of the proposed By-Law, it was agreed that Schedule "A" should be amended by the addition of property located on Shore Drive under the ownership of the Bedford Basin Yacht Club.

ON MOTION of Councillor Nolan and Councillor Lugar, it was moved that the proposed By-Law Respecting a Partial Tax Exemption for Certain Properties, as amended, be received for Third Reading and approved, subject to the approval of the Minister of Municipal Affairs. Motion approved unanimously.

11.2 BY-LAW RESPECTING NOISE (THIRD READING)

Copies of Draft #10 of a proposed By-Law Respecting Noise were circulated to Members of Council for consideration of Third Reading and final approval.

REGULAR SESSION - TOWN COUNCIL - MARCH 28, 1988

11.2 BY-LAW RESPECTING NOISE (THIRD READING) CON'T

ON MOTION of Councillor Kelly and Councillor Lugar, it was moved that the proposed By-Law Respecting Noise, as circulated, be received for Third Reading and approved, subject to the approval of the Minister of Municipal Affairs.

In response to an invitation from Mayor Roberts, Ms. Nancy Murray addressed Council advising that she was speaking as solicitor for her client, Sobeys Stores Ltd. She requested an amendment to the By-Law with respect to Clause VII in order that the operation of refrigeration units would be permitted on the area of Sobeys Warehouse Mall between the warehouse and the railway tracks.

Following a brief discussion, there was unanimous agreement that Clause VII should be amended to reflect the desire expressed by Ms. Murray on behalf of Sobeys Stores Limited.

Mr. Allan Hayman, Solicitor, addressed Council advising that he was speaking as a solicitor on behalf of Municipal Contracting Limited. He requested that the proposed Noise By-Law be amended in order that heavy construction activities could commence at 7:00 a.m. on Saturday mornings rather than the proposed 8:00 a.m. starting time.

Ms. Donna Viger-Cochrane addressed Council on behalf of C.R. Falkenham Limited and Bedford Contracting Limited. She also requested that the By-Law be amended to reflect a permissible 7:00 a.m. starting time for heavy construction activities on Saturday mornings.

Messrs Fred Hall and John Carnaghan addressed Council, both expressing the opinion that the proposed By-Law should not be amended to permit an earlier start in construction time on Saturday mornings.

ON MOTION of Councillor Kelly and Deputy Mayor Christie, it was moved that the Motion be amended by the inclusion of a further classification of activities which would include the types of activities listed under numbers 7, 8, 11 and 13 in Table 3-1, "Prohibitions."

This Motion to amend was defeated. Councillor Nolan, Councillor Roy, Councillor Lugar and Councillor Short voted against the Motion.

During further discussion, it was unanimously agreed that the word, "domestic," contained within type of activity number 10, on page 5 of the proposed By-Law should be eliminated.

PURCHASE OF LAND - BEDFORD INDUSTRIAL PARK (WORKS COMPOUND SITE)

11.2 NOISE BY-LAW CON'T

ON MOTION of Deputy Mayor Christie, it was moved that the Motion be amended by the changing of the prohibited times for classification, "B," as follows, "on a Saturday, until 7:00 a.m. in the forenoon.

There was no seconder to the Motion in response to three calls by the Mayor. The Motion was, therefore, declared invalid.

The Motion was put to the meeting and approved. Deputy Mayor Christie voted against the Motion.

12. NEW BUSINESS

12.1 RATIFICATION - NOMINATIONS TO BOARD OF WATERFRONT DEVELOPMENT CORPORATION

ON MOTION of Councillor Roy and Councillor Lugar, it was moved that the appointments by the Province of Nova Scotia of Mr. John Davies and Mrs. Ann MacVicar to the Board of the Bedford Waterfront Development Corporation be ratified. Motion approved unanimously.

12.2 PURCHASE OF LAND - BEDFORD INDUSTRIAL PARK (WORKS COMPOUND SITE)

By memorandum, Rick Paynter, Director of Engineering and Works advised Council of negotiations with I.E.L. whereby the Town has been successful in obtaining their authorization to sell the Town of Bedford 2.04 acres of land in the Bedford Industrial Park to be the new location for the proposed Works Compound building. Mr. Paynter further advised that the terms of the purchase of this parcel of land is based on \$45,000 per acre for a total price of \$91,800.

Mr. Paynter noted that appraisals received from two independent appraisers indicate a value of the property between \$103,000 and \$118,000.

Mr. Paynter requested Council's approval to the purchase of this parcel TB-1, 2.04 acres in size, at a cost of \$91,800. It was noted that remaining funds from this Capital Account will be utilized by his Department to undertake architectural design work associated with this proposed building for presentation to Council later on in this fiscal year.

REGULAR SESSION - TOWN COUNCIL - MARCH 28, 1988

12.2 PURCHASE OF LAND - BEDFORD INDUSTRIAL PARK (WORKS COMPOUND SITE CON'T

During the ensuing discussion, Mr. Paynter reviewed for the benefit of Council, his Department's proposal to continue to pursue a ten year Lease Agreement from C.N. for the parcel of land currently being used as the Works Compound site. It was his opinion that this parcel of land will continue to be utilized as a yard storage area for materials required in their day to day public works operations.

Some concern was expressed by Members of Council as to whether or not it was necessary to continue leasing the property currently being used once the new site is located and the Works Compound building constructed. It was noted by Mr. Paynter, that any Lease Agreement for the current property will contain a cancellation clause. He further noted that the proposed Lease Agreement will be brought to Town Council for consideration once received from C.N.

ON MOTION of Councillor Roy and Councillor Nolan, it was moved that the Mayor and the Chief Administrative Officer be authorized to enter into an Agreement of Purchase and Sale with Industrial Estates Limited with the purchase of 2.04 acres of land known as parcel TB-1 at a cost not to exceed \$91,800. Motion approved unanimously.

ON MOTION of Councillor Short and Councillor Kelly, it was moved that the Town discuss with C.N. and I.E.L. the possible exchange of the block of land located adjacent to Block T6 in return for the release of Block T6; further that I.E.L. be requested to provide a right of first refusal respecting Block TB2 to the Town. Motion approved unanimously.

EXTENSION OF TIME OF MEETING

ON MOTION of Councillor Roy and Councillor Lugar, it was moved that the meeting be extended to 11:00 p.m. Motion approved unanimously.

12.3 PAVEMENT EVALUATION REPORT -APPROVAL OF UPDATE

By memorandum, Rick Paynter, Director of Engineering and Works requested consideration of Town Council approval to have the Pavement Evaluation Report carried out by Jacques Whitford and Associates. In supporting this request he noted that the land reclamation project for the Waterfront Development Corporation will, in all likelihood, generate a significant increase in the volume of tandem and tractor-trailer truck traffic travelling over the town's arterial road system. Such a review and update would provide