

**TOWN OF BEDFORD**

**MINUTES**

**TOWN COUNCIL**

**NOVEMBER 7, 1988 - OCTOBER 16, 1989**

**FOURTH COUNCIL**

**FIRST YEAR**

SPECIAL SESSION  
FOURTH COUNCIL  
OF THE  
TOWN OF BEDFORD

A Special Session of the Town Council of the Town of Bedford took place in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, on Monday, November 7, 1988, 6:30 p.m.

The meeting was attended by Mayor-Elect Peter Christie and Councillors Elect, Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington, Peter Kelly, and Grant Walker.

The Session was also attended by approximately 100 persons including the Honorable Patrick Curran, Judge of the Provincial Court of Nova Scotia, special guests; residents of Bedford and friends and relatives of the Members of the new Council.

Members of staff attending this Session included: Dan R. English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development Control; Rick Paynter, Director of Engineering and Works; John Robertson, Chief Building Inspector; Ron Singer, Director of Finance; Micheel Towner, Executive Director, B.E.D.C.; and Joan Pryde, Deputy Clerk.

1. WELCOME AND INTRODUCTION

Dan R. English, Chief Administrative Officer, addressed the meeting welcoming those in attendance and advising that the first item of business would be the Taking and Subscribing of the Oath of Allegiance and the Oath of Office, by the Mayor and Councillors Elect. Mr. English then welcomed, and invited the Honorable Patrick Curran, Judge of the Provincial Court of Nova Scotia, to administer the Oath of Allegiance and the Oath of Office to the seven Members of the Fourth Council of the Town of Bedford.

2. SWEARING-IN CEREMONY/OATHS OF OFFICE CONDUCTED BY JUDGE PATRICK CURRAN

Peter Christie, took and subscribed the Oath of Allegiance and the Oath of Office for the position of Mayor of the Town of Bedford.

The following members were then introduced and took and subscribed the Oath of Allegiance and the Oath of Office for the positions of Councillors for the Town of Bedford:

Anne Cosgrove  
Peggy Draper  
Len Goucher  
Don Huntington  
Peter Kelly  
Grant Walker.

3. REMARKS/JUDGE PATRICK CURRAN

Following the Swearing-In Ceremony the Honorable Patrick Curran briefly addressed the meeting, congratulating the Town of Bedford on its achievements since Incorporation and wishing the new Council well in its future endeavors.

Mayor Christie expressed the thanks of the Town of Bedford to his Honor, for his willingness to participate in the Swearing-In Ceremony and presented him with a memento of his visit to the Town of Bedford.

4. CALL TO ORDER - SPECIAL SESSION

Mayor Christie called the meeting to order for a brief Business Session.

5. LORD'S PRAYER

The Business Session opened with the leading of the Lord's Prayer by Mayor Christie.

6. ATTENDANCE

Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington, Peter Kelly, and Grant Walker were in attendance at the commencement of the Session.

7. 1988 MUNICIPAL ELECTION RESULTS - TOWN OF BEDFORD

By memorandum Dan R. English, Chief Administrative Officer, advised the Members of Town Council of the Official Results of the election of Mayor and Councillors held on October 15, 1988. The following persons were elected as Mayor and Councillors to the Fourth Town Council of the Town of Bedford, for a three year term:

Mayor Peter Christie  
Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington, Peter Kelly and Grant Walker.

Mr English further advised that Dr. Lorne Verabioff was declared elected by Acclamation to the Halifax County-Bedford District School Board.

ON MOTION of Councillor Goucher and Councillor Draper it was moved that the Report be received for information. Motion approved unanimously.

8. APPOINTMENT OF DEPUTY MAYOR

By memorandum Dan R. English, Chief Administrative Officer, advised Council that, pursuant to Section 24 of the Nova Scotia Towns Act, Town Council is required to appoint one of its Members as Deputy Mayor of the Town of Bedford for the year 1988/89.

Mayor Christie requested nominations for the position of Deputy Mayor.

Councillor Walker nominated Councillor Kelly for the position of Deputy Mayor for the year 1988/89.

Councillor Draper nominated Councillor Cosgrove for the position of Deputy Mayor for the year 1988/89.

In response to three requests from Mayor Christie, there were no further nominations for the position of Deputy Mayor.

In response to an inquiry from Mayor Christie, both Councillor Kelly and Councillor Cosgrove expressed willingness to serve in the capacity of Deputy Mayor if appointed to this position.

Following a secret ballot, Councillor Kelly was declared Deputy Mayor of the Town of Bedford for the year 1988/89.

9. APPOINTMENT OF HALIFAX COUNTY-BEDFORD DISTRICT SCHOOL BOARD REPRESENTATIVE

By memorandum Dan R. English, Chief Administrative Officer, advised Council of the requirement that the Town of Bedford appoint a Member to the Halifax County-Bedford District School Board for a one year term, effective December 1, 1988. He also noted that it would be in order for Town Council to also make an interim appointment for the period between November 8, 1988 and November 30, 1988. Following a brief discussion it was agreed that the Member of Council appointed to the School Board for the one year term effective December 1, 1988, would also be asked to fill this position for the interim period.

Mayor Christie requested nominations for the appointment of a District School Board member.

Councillor Goucher nominated Councillor Draper as the Council Appointee to the District School Board for the year 1988/89.

Councillor Walker nominated Councillor Huntington as the Council Appointee to the District School Board for the year 1988/89.

In response to three requests from Mayor Christie, there were no further nominations for this position.

9. CON'T

Following a secret ballot, Councillor Huntington was declared elected as the Council Appointee to the Halifax County-Bedford District School Board for a one year period effective December 1, 1988, and for the interim period November 7, 1988 to November 30, 1988.

10. RESOLUTION RE SIGNING AUTHORITIES

By memorandum Dan R. English, Chief Administrative Officer, advised Council that a new Resolution Respecting Cheque Authorization is required. He also requested consideration of Council to a memorandum from Ron Singer, Director of Finance, wherein the matter of Cheque Signing Authorization was addressed.

Mr. English noted that Mr. Singer is recommending a slight change to the Town's current practice respecting cheque signing.

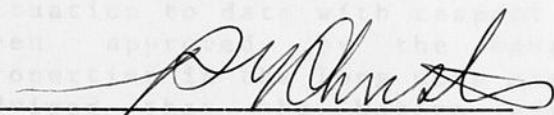
It was Mr. English's recommendation that Town Council approve the recommended guidelines with respect to Cheque Signing Authorization.

Following a brief discussion, during which some concern was raised with respect to changing the current guidelines for cheque signing, it was agreed that further consideration of this recommendation would be deferred.

ON MOTION of Councillor Goucher and Councillor Cosgrove it was moved that the Mayor, Deputy Mayor, Chief Administrative Officer, Deputy Clerk, and Director of Finance, be authorized as the Official Signing Authorities for the Town of Bedford, and that the practice be continued for signing cheques by a combination of one elected and one appointed individual; further that an appropriate Resolution be forwarded to the Royal Bank. Motion approved unanimously.

11. ADJOURNMENT

ON MOTION of Deputy Mayor Kelly and Councillor Walker it was moved that the meeting adjourn at approximately 7:15 p.m. Motion approved unanimously.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD  
SPECIAL SESSION  
NOVEMBER 8, 1988

A Special Session of the Town Council of the Town of Bedford was held on Tuesday, November 8, 1988, 7:00 p.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Peter Christie presiding.

1. LORD'S PRAYER

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

2. ATTENDANCE

Deputy Mayor Peter Kelly and Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington and Grant Walker, were in attendance at the commencement of the Session.

Staff members attending this meeting included: Dan R. English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Barry Zwicker, Director of Planning and Development Control; Robert Nauss, Director of Recreation, Joan Pryde, Deputy Clerk and Micheel Towner, Executive Director, Economic Development Commission.

3. DELEGATION FROM HALIFAX PORT CORPORATION RE REQUEST BY TOWN FOR A MORITORIUM ON IN-FILLING

Copies of correspondence to the Regional Manager, Aids and Water Ways, Canadian Coast Guard from the Town of Bedford were circulated to members of Council. The Coast Guard Authorities were requested to place an immediate moritorium on any further issuance of permits for private in-filling of beaches until such time as a report is received from a joint Ad Hoc Committee (Waters Advisory and Planning Advisory Committees). The Town of Bedford also requested that the Canadian Coast Guard ensure that any in-filling permitted to date be subject to appropriate waterlot leases.

The Director of Engineering and Works, Mr. Paynter, reviewed the situation to date with respect to various applications which have been approved by the Coast Guard for permission to in-fill properties in the Long Cove area of the Bedford Basin. Mr. Paynter advised that the Waters Advisory Committee is concerned that, if the situation continues, public access to the shoreline will be reduced by a considerable degree.

Councillor Walker, Chairman of the Waters Advisory Committee, advised Council that it is the opinion of his Committee that this matter involves issues of ownership, public access, and the rights of the municipality with respect to in-fill land. He also noted that this problem does not seem to be of a high priority with the Coast Guard.

3. CON'T

In response to an invitation from Mayor Christie, Mr. David Bellefontaine, President and Chief Executive Officer, and Mr. Richard Pentland, Vice-President, Engineering and Works of the Halifax Port Corporation, addressed Council with respect to the matter under consideration.

Council was advised that applications for in-filling forwarded to the Coast Guard are then submitted to the Halifax Port Corporation for a determination with respect to ownership of the land in question. If the land is owned by the Port Corporation the applicant must enter into a lease agreement. Council was further advised that, to date, no applications have been refused but many complaints have been received.

Council was cautioned by the Port Corporation representatives that this organization's main concern was to operate the Port and to ensure that the in-filling of such properties is not a problem for shipping.

Following a general discussion of possible solutions/future actions with respect to this matter, it was agreed that an effort should be made to include representatives from the Canadian Coast Guard and from the Halifax Port Corporation on the joint Ad Hoc Committee which is to be established and has been mandated by Town Council to investigate and make recommendations on the entire matter of in-filling (particularly by private interests) along the shores of Bedford Basin. Both Mr. Bellefontaine and Mr. Pentland expressed themselves in favour of such a possibility and it was agreed that the Canadian Coast Guard should be approached as soon as possible.

Mayor Christie expressed the thanks of Town Council to Mr. Bellefontaine and Mr. Pentland for their willingness to attend this Council Session in order to discuss in-filling of the shores along Long Cove.

4. REQUESTS FROM CHAIRMAN OF B.P.A.C. RE TIM DONUT LIMITED PROPOSAL

By memorandum Chris Nolan, Chairman, Bedford Planning Advisory Committee, advised Council that the Planning Advisory Committee was unable to reach a clear recommendation respecting a revised Contract Development Agreement Proposal from Tim Donut Limited; therefore, it was his recommendation that Council authorize the Chief Administrative Officer to set a date and time for a Public Hearing.

ON MOTION of Deputy Mayor Kelly and Councillor Walker it was moved that the Town Council of the Town of Bedford authorize the Chief Administrative Officer to set a date and time for a Public Hearing respecting an application for a Contract Development Agreement from Tim Donut Limited, for property located at 930 Bedford Highway.

4. CON'T

During discussion of the Motion some concern was expressed with respect to traffic flows which will be generated from the proposed project. In response to an inquiry from Council as to whether traffic studies have been completed respecting this project, Barry Zwicker, Director of Planning and Development Control advised that formal studies have not been carried out but his Department is in possession of estimates of vehicular traffic which can be expected.

The Motion was put to the meeting and was approved, Councillor Goucher voted against the Motion.

5. RECREATION COMMISSION RE RECOMMENDATION FOR AWARDING OF CONTRACT - OAKMOUNT PARKLAND PROJECT

By memorandum Robert Nauss, Director of Recreation, advised Council with respect to plans for two parcels of parkland located on Rockmanor Drive and described as lower park and upper park.

He noted that concept plans developed by Gordon Radcliffe Landscape Architects have been ratified by both the Recreation Commission and the Oakmount Homeowner's Association.

Mr. Nauss further advised that the Recreation Commission has prioritized the work to be undertaken in 1988 and has received quotations for site preparation work, with the lowest quotation being submitted by Municipal Contracting Limited. It was recommended by the Recreation Commission that Town Council approve the awarding of a contract to Municipal Contracting Limited for site preparation work in an amount not to exceed \$10,000, in accordance with the approved 1988 Capital Budget.

During discussion of this proposal, Mr. Nauss and Mr. David Bethune, Chairman of the Oakmount Homeowner's Association, reviewed for the benefit of Council the plans for the future development of the two parcels of parkland.

ON MOTION of Councillor Huntington and Deputy Mayor Kelly it was moved that Town Council authorize the Mayor and Chief Administrative Officer to enter into a Contract with Municipal Contracting Limited for site preparation work of the Oakmount Parkland in an amount not to exceed \$10,000. Motion approved unanimously.

With respect to the specific recommendations, the Director of Planning and Development Control advised that there would be no problem in holding back approvals on Silver Lake; however, with respect to Parkland Court further study would be required before taking such action.

6. REPORT - BEDFORD WATERS ADVISORY COMMITTEE RE ENVIRONMENTAL CONTROLS - BASINVIEW ESTATES SUBDIVISION

By memorandum, Councillor Grant Walker, Chairman Bedford Waters Advisory Committee, advised Council with respect to concerns regarding the current development of the Basinview Estates subdivision and the developer's apparent lack of a firm commitment to adhere to environmental controls associated with this development project.

Mr. Walker advised that a Motion was presented, discussed and approved at the Bedford Waters Advisory Committee meeting held on the evening of November 3, 1988, whereby it is recommended to Town Council that:

1. A complete Report on the situation be prepared and submitted to Foord Housing Limited, expressing the Town's disappointment relative to the apparent lack of awareness and strict adherence to all possible environmental control measures relative to its development activities in this subdivision.
2. That a recommendation be conveyed along to the Development Officer of the Town of Bedford that final lot approvals for Eastwood Court and Silver Terrace be withheld, if possible, until such time as a complete environmental reassessment has been undertaken on this entire development project.
3. That the Provincial Department of the Environment be asked to participate along with the Town of Bedford in this environmental reassessment with a view to determining whether compliance to environmental control measures have been adhered to and what other courses of action are recommended, given the degree of siltation that has already occurred to the so called, "Beaver Pond area," of Paper Mill Lake.

Councillor Walker advised that the Bedford Waters Advisory Committee would respectfully request Council's support and approval of this Motion.

ON MOTION of Councillor Walker and Councillor Cosgrove it was moved that the Town Council of the Town of Bedford endorse the Report and recommendations submitted by the Bedford Waters Advisory Committee and request that staff initiate the three steps as outlined.

With respect to the specific recommendations, the Director of Planning and Development Control advised that there would be no problem in holding back approvals on Silver Terrace; however, with respect to Eastwood Court further study would be required before taking such action.

6. CON'T

In response to inquiries from Council, both the Director of Engineering and Works and the Director of Planning and Development Control explained why, in all likelihood, there seems to be more of a problem with the current phase of development than was noted in the earlier stages; namely, soil and rock conditions and a change in contractors.

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

7. PROPOSAL TO EXPAND MCDONALD'S RESTAURANT PARKING LOT

Copies of correspondence and a memorandum, respecting a proposal from McDonald's Restaurant Limited to expand its parking area and relocate a driveway entrance to the restaurant located at 1493 Bedford Highway, were circulated to members of Council.

For the benefit of Council, Rick Paynter, Director of Engineering and Works, reviewed the future plans for expansion of the parking lot and alteration of the driveway entrance. He noted that, from an engineering point of view, the existing sidewalk provides difficulties during snow removal operations and that the proposed plans could result in improvements in this area.

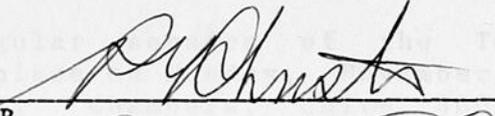
Some discussion also took place with respect to the fact that considerable Town expense under the Mainstreet Program was involved in the placement of a wall along the front of the property which would be removed if the parking lot is expanded as planned.

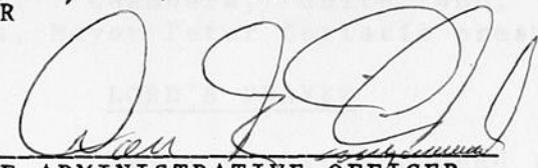
Micheel Towner, Executive Director, Bedford Economic Development Commission, addressed Council and recommended that the proposed plans be submitted to the Mainstreet Committee for consideration and recommendation before a decision is made in this matter. He further expressed that such recommendation could be forwarded to Town Council in time for the Regular Session scheduled for November 21, 1988.

ON MOTION of Councillor Goucher and Councillor Draper it was moved that further consideration of this matter be deferred to November 21, 1988, pending consideration and recommendation from the Mainstreet Committee. Motion approved unanimously.

8. AJOURNMENT

ON MOTION of Deputy Mayor Kelly it was moved that the meeting adjourn at approximately 8:30 p.m. Motion approved unanimously.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

ATTENDANCE

Deputy Mayor Peter Kelly and Councillors Anne Conway, Peter Couper, Len Couper, Don Macfarlane and Grant Walker were in attendance at the commencement of the Session.

Staff members attending this Session included: Don E. English, Chief Administrative Officer; Harry Isichey, Director of Planning and Development Control; Eric Paynter, Director of Engineering and Works; John Robertson, Chief Building Inspector; Michael Turner, Executive Director, Economic Development Commission and Alan Price, Deputy Clerk.

APPROVAL OF MINUTES

- 1.1 SPECIAL SESSION #16 - OCTOBER 11, 1988
- 1.2 REGULAR SESSION #1 - OCTOBER 17, 1988
- 1.3 SPECIAL SESSION #1 - NOVEMBER 3, 1988
- 1.4 SPECIAL SESSION #2 - NOVEMBER 8, 1988

ON MOTION of Deputy Mayor Kelly and Councillor Couper, it was moved that the minutes of the Special Session #16, Regular Session #17, Special Session #1 and Special Session #2 be approved. Motion approved unanimously.

ADDITIONS/DELETIONS TO ORDER OF BUSINESS

On the request of Deputy Mayor Kelly it was agreed that Item 14.1.1, "Fearless Subdivision Services, Tender #84-11," should be renumbered as item 10.1.

TOWN OF BEDFORD  
REGULAR SESSION  
NOVEMBER 21, 1988

A regular session of the Town Council of the Town of Bedford took place on Monday, November 21, 1988, 7:30 p.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Peter Christie presiding.

1. LORD'S PRAYER

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

2. ATTENDANCE

Deputy Mayor Peter Kelly and Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington and Grant Walker were in attendance at the commencement of the Session.

Staff members attending this Session included, Dan R. English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development Control; Rick Paynter, Director of Engineering and Works; John Robertson, Chief Building Inspector; Micheel Towner, Executive Director, Economic Development Commission and Joan Pryde, Deputy Clerk.

3. APPROVAL OF MINUTES

3.1 SPECIAL SESSION #116 - OCTOBER 12, 1988

3.2 REGULAR SESSION #117 - OCTOBER 17, 1988

3.3 SPECIAL SESSION #1 - NOVEMBER 7, 1988

3.4 SPECIAL SESSION #2 - NOVEMBER 8, 1988

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that the minutes of the Special Session #116, Regular Session #117, Special Session #1 and Special Session #2 be approved. Motion approved unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

On the request of Deputy Mayor Kelly it was agreed that Item 14.1.1, "Peerless Subdivision Servicing: Tender #88-11," should be renumbered as Item 10.1.

5. APPROVAL OF ORDER OF BUSINESS

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

6. MOTIONS OF RECONSIDERATION

6.1 RIDGEVALE SUBDIVISION - PARKLAND FENCING

By memorandum Joan Pryde, Deputy Clerk, advised Council that at the October 17, 1988, session of Town Council, Deputy Mayor Kelly served Motion of Reconsideration. Same related to an approved Motion that further consideration of the matter of erecting fencing and/or a buffer of trees around a portion of the parkland located in Ridgevale Subdivision be tabled.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that the previous Motion, "Moved that this matter be tabled," be reconsidered.

In speaking to the Motion Deputy Mayor Kelly expressed the opinion that the Town should be prepared to deal with such matters where it appears that public use of parkland is impacting on the quiet enjoyment of abutting land owners' lifestyle.

The Motion was put to the meeting and was approved. Councillor Walker and Councillor Huntington voted against the Motion.

ON MOTION of Deputy Mayor Kelly and Councillor Draper it was moved that the Town of Bedford attempt to enter into an agreement with the abutting property owners of the Ridgevale Parkland, which would provide a reasonable solution to the encroachment disturbance problems.

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

7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

7.1 REQUEST FOR SUPPORT OF TOWN RE TRAINING PROGRAMS

In response to a request from Mayor Christie, Dan R. English, Chief Administrative Officer, reviewed details of a request from principals of Scotia Career Academy for a Motion of support respecting it's training programs which are available to students in the Bedford and Sackville areas.

Mr. English advised that he has consulted with Officials of the Halifax County-Bedford District School Board, who have expressed their support for the programs offered by the Scotia Career Academy.

ON MOTION of Deputy Mayor Kelly and Councillor Draper it was moved that the Town Council of the Town of Bedford forward a letter of support to Scotia Career Academy respecting their training programs for residents of the Bedford and Sackville areas. Motion approved unanimously.

7.2 MCDONALD'S RESTAURANT PROPOSAL - EXPANSION OF PARKING AREA

With the aid of schematic drawings, Micheel Towner, Executive Director, Economic Development Commission, reviewed for the benefit of Council proposed plans submitted by McDonald's Limited for excavation works to the present adjacent lot. In particular, he noted the proposal to replace and relocate the existing high stone wall with a lower stone wall, similar to that on the other side of the property. The plans also indicated the proposed change in driveway entrance and the enlargement of the existing parking lot.

It was noted by Mr. Towner that work during the fall of 1988 would be limited to the excavation of the present adjacent lot, to be followed in the Spring by the completion of all the works proposed.

During the ensuing discussion, it was agreed by Council that if 80 percent of the high stone wall was to be reduced in size and relocated, it would follow that the balance of the currently existing wall should be treated in the same manner.

7.2 CON'T

ON MOTION of Deputy Mayor Kelly and Councillor Walker it was moved that the Town of Bedford enter into an agreement with McDonald's Limited with respect to the proposal as outlined provided that appropriate bonding is in place to ensure completion of the project to the satisfaction of the Town; that off site costs are undertaken by McDonald's Limited and that the total length of wall involved is reconstructed.

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

8. MOTIONS OF RESCISSION

NIL

9. PUBLIC HEARINGS & MOTIONS ARISING THEREFROM

NIL

10. PETITIONS AND DELEGATIONS

10.1 PEERLESS SUBDIVISION SERVICING

By memorandum Rick Paynter, Director of Engineering and Works, advised Council with respect to tender call #88-11, Peerless Subdivision Servicing. He noted that a total of thirteen (13) tenders were received with the lowest tender being submitted by Woodlawn Construction in an amount of \$1,097,644.

During a review of the project details, Mr. Paynter noted, that correspondence dated November 6, 1988, had been received by the Town from all property owners along that section of Hammonds Plains Road, east of the Lewis Drive intersection, asking to be deleted from the servicing project. Mr. Paynter advised that the deletion of this portion of the serviceable area from the project would reduce the low tender price to \$1,040,644 and the property frontage by 850 lineal feet.

Mr. Paynter also advised that a report, dated November 1, 1988, has been received from Halifax County Municipality, indicating that the Water Utility could support a Capital contribution of \$46,000 towards this project.

Following a review of the expected costs and funding contributions from the Water Utility, the Province of Nova Scotia and the Town of Bedford, Mr. Paynter advised that the balance to be assigned to the property frontage would be \$279,411 or \$36.38 per lineal foot of frontage.

In response to an invitation from Mayor Christie, Mr. Gary MacEachern addressed Council and advised that the sole reason the residents of the Hammonds Plains Road wish to withdraw from the project is the fact that they do not feel they can afford to become involved and, at the same time, they are satisfied with their on-site services.

Mr. Robert Spence addressed Council briefly expressing thanks from the residents of the Peerless Subdivision to both the previous and current Councils for all efforts which have been expended in this matter. He also expressed appreciation to members of Town staff. He was disappointed relative to the fact that residents on the Hammonds Plains Road do not wish to participate and hoped that they will not regret this decision in the future. Mr. Spence also asked that staff address the issue of properties located on Estelle Avenue.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that the Mayor and the Chief Administrative Officer be authorized to enter into a contract with Woodlawn Construction Limited for the awarding of tender #88-11, "Peerless Subdivision Servicing," in an amount not to exceed \$1,040,644 and that the recovery from the properties be based on lineal frontage. Motion approved unanimously.

11.

MOTIONS

NIL

12. NEW BUSINESS

12.1 APPOINTMENTS FROM COUNCIL TO BOARDS, COMMITTEES, AND COMMISSIONS

By memorandum Dan R. English, Chief Administrative Officer, provided to members of Council a suggested list of appointments from Town Council to Boards, Committees and Commissions for the year November 1988 to November 1989. Mr. English advised that the list had been developed by the Mayor and himself taking into consideration preferences conveyed by individual councillors.

ON MOTION of Councillor Draper and Councillor Goucher it was moved that the suggested list of appointments from Town Council to Boards, Committees and Commissions for the year November 1988 to November 1989, as circulated, be approved. Motion approved unanimously.

12.2 APPOINTMENTS FROM COMMUNITY AT LARGE TO BOARDS, COMMITTEES AND COMMISSIONS

By memorandum Joan Pryde, Deputy Clerk, advised Council with respect to applications from residents of the Town of Bedford interested in volunteer service on various Town Boards, Commissions and Committees.

Following the holding of secret ballots in those situations where more than the required appointments had applied to serve, the following persons were appointed from the community at large to various Boards, Commissions and Committees:

Board of Health

Mengie Shulman, Ronald Hiltz

By-Law Review Committee

William Fenton

Planning Advisory Committee

John MacDonald, Chris Lowe, Chris Nolan

12.2

CON'T

Grants Advisory Committee

Johnette Carli, John Carnaghan

Police Commission

Winston Cole, Ruth Fader

Recreation Commission

Stephen Oickle, David Johnston, Sandy Hines

Tree Committee

Sonya Verabioff

Transit Advisory Committee

William Donpierre, David Goodman, Mengie Shulman,  
Debbie O'Leary, Rick Collins.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that the term of retiring members of BPAC be extended until the Municipal Planning Strategy Review is complete.

During discussion of the Motion some members of Council expressed the opinion that it seemed reasonable that retiring members would be interested in remaining until this particular task is completed. In contrast other members of Council suggested that such a policy might be counter-productive to the efforts of new members of the Committee.

The Motion was put to the meeting and was approved. Councillor Huntington and Councillor Walker voted against the Motion.

12.3

RESIDENTS' TAX EXEMPTION PROPOSAL - 1989

By memorandum Dan R. English requested Town Council's consideration of approval of a resolution respecting partial property tax exemption for certain qualified individuals.

Mr. English noted that, in 1988, the family income limit was \$11,000 and the exemption granted was \$200. He recommended that for 1989 the exemption be set at \$225 and that the family income limit remain at \$11,000.

It was also noted that Bill No. 57 of the Province of Nova Scotia respecting a taxation exemption for disabled persons within the Town of Bedford will enable the Town of Bedford to permit such individuals to apply and receive an exemption providing the family income is within the approved limits.

ON MOTION of Deputy Mayor Kelly and Councillor Huntington it was moved that an exemption for taxation in the Town of Bedford be granted pursuant to Section #112 (A) of the Towns' Act and Bill #57 Province of Nova Scotia 1988 in the amount of \$350.

That the exemption be granted to a person assessed for taxable property in the Town of Bedford who is:

- (a) A widow or widower; or
- (b) 65 years of age or over, or
- (c) The head of a single parent family supporting a dependent within the meaning of the Income Tax Act (Canada), or
- (d) Disabled, as defined under the Canada Pension Plan, the Canada Pension Act and the Canadian Assistance Act.

That the exemption be granted to persons whose total income from all sources, (and including the income of all other persons of the same family residing in the same household as the applicant ratepayer) for the year preceding the year for which exemption is sought, is less than \$14,000.

That the exemption be granted only in respect of the property occupied by the applicant ratepayer as his home.

12.3

CON'T

That, where two or more persons, one or more of whom are entitled to an exemption are by any interests the owners of taxable property together, the persons so entitled shall be entitled to that portion of the amount of exemption that the amount of his assessment bears to the total assesement of the whole property, and where the owners are not separately assessed for their several interests in the property, then to that portion determined by the assessor whose determination shall be final.

That no application for an exemption will be received after the 31st day of January, 1989.

During discussion of the Motion Deputy Mayor Kelly expressed the opinion that the Town should be willing to help seniors and disabled persons to the extent he is suggesting in order to help them remain in thier own homes as long as possible.

It was noted by the Chief Administrative Officer that, while the Motion appears to provide an additional exemption of \$125, compared to what was proposed by staff, the net result for claimants who are eligible for the Provincial cost-sharing will be an additional \$65.

The Motion was put to the meeting and approved unanimously.

12.4

LEASE AGREEMENT: TOWN OF BEDFORD/CN REAL ESTATE -  
RE RAILWAY STATION PROPERTY

Copies of a proposed Lease Agreement between the Canadian National Railway Company and the Town of Bedford were circulated to members of Council respecting a proposed lease by the Town of Bedford of 2,750 sq. ft. of land owned by the Canadian National Railway Company.

Correspondence from officials of CN Real Estate indicate that the land in question had been leased to the Department of Transportation since December 1, 1939, and now that the Town of Bedford is responsible for the roadway, the Town is required to come under lease for the encroachment of Railway property.

12.4 CON'T DRAINAGE - GOLF LINKS ROAD/PATRIE BROOK

Micheel Towner, Executive Director, Economic Development Commission, illustrated for the benefit of Council the location of the lands in question and advised that it is his recommendation that the Town enter into the Lease Agreement as circulated.

ON MOTION of Councillor Huntington and Councillor Walker it was moved that the Mayor and Chief Administrative Officer be authorized to enter into a Lease Agreement with Canadian National Railway Company for the lease of 2750 sq. ft., more or less of land located at Bedford, at a cost not to exceed \$400 per year. Motion approved unanimously.

12.5 EXPROPRIATION BOARD DECISION: ANDERSON/BIDDLE VERSUS TOWN OF BEDFORD

By memorandum Dan R. English circulated a copy of the decision of the Expropriation Compensation Board of Nova Scotia, respecting a claim between Mr. & Mrs. J. Biddle, Mr. & Mrs. L. Anderson (claimants) and the Town of Bedford (respondents).

Mr. English advised that hearings regarding this matter took place in the Spring of 1987. On November 9, 1988 the Board concluded that it had no jurisdiction to entertain the claim and dismissed same. A thirty day appeal period is now in effect.

ON MOTION of Deputy Mayor Kelly and Councillor Walker it was moved that the copy of the decision of the Expropriation Compensation Board of Nova Scotia be received for information and tabled. Motion approved unanimously.

13. REPORTS: BOARDS/COMMITTEES/COMMISSIONS

NIL

14. STAFF REPORTS14.1 ENGINEERING & WORKS DEPARTMENT14.1.1 PEERLESS SUBDIVISION SERVICING: TENDER #88-11 (PREVIOUSLY CONSIDERED UNDER ITEM #10.1)

14.1.2 STORM DRAINAGE - GOLF LINKS ROAD/PARKERS BROOK

By memorandum Rick Paynter, Director of Engineering and Works, circulated copies of previous correspondence and memoranda addressing the problem of the storm drainage system upgrading requirements, Golf Links Road/Parkers Brook.

Mr. Paynter also circulated copies of a Consultant's report from U.M.A. Engineering Limited in which the problem is addressed and a summary of estimated implementation costs for three possible options provided.

It was recommended by Mr. Paynter that Council consider proceeding with the Consultant's option #3, "a pipe system with dropped manholes and energy dissipating outlet structure," at a construction cost of approximately \$83,000.

Mr. Paynter further outlined his concern with respect to the increasing degree of erosion that is taking place in the existing open channel system and the effect of this erosion.

It was noted by Mr. Paynter that no funding has been provided in the 1988 Capital Budget for this particular project; therefore, if Council chooses to proceed with the project with the view to completing same prior to the on-set of the winter season, it will have to become an addition to the 1988 Capital Program.

A lengthy discussion ensued during which concerns were expressed with regard to which option should be followed to correct the problem; whether aesthetics of the completed project should be considered; and from where the funding for the project will be obtained. In particular discussion centered on whether or not an open channel system or a pipe system should be approved.

ON MOTION of Councillor Walker and Deputy Mayor Kelly it was moved that staff proceed with further investigation with respect to the use of an open channel system for the upgrading of this storm drainage system and that authorization be provided for funding of up to \$2,500 in additional Consultant's expenses.

options for recycling should be investigated.

14.1.2 CON'T

The Motion was put to the meeting and approved unanimously.

14.1.3 TENDER CALL #88-12 GARBAGE COLLECTION

By memorandum Rick Paynter, Director of Engineering & Works, advised Council with respect to the results of tender call #88-12, Garbage Collection and Disposal, 1989-1991.

Mr. Paynter noted that two bids were received with the lowest being submitted by Lantz Leasing and Rentals Limited as follows:

January 1, 1989/December 31, 1989 - \$81,748  
January 1, 1990/December 31, 1990 - \$84,734  
January 1, 1991/December 31, 1991 - \$87,900.

It was a recommendation of Mr. Paynter that this tender be awarded to Lantz Leasing and Rentals Limited for the three year contract term.

ON MOTION of Councillor Goucher and Councillor Draper it was moved that Tender #88-12, Garbage Collection and Disposal, 1989-1991 be awarded to Lantz Leasing and Rentals Limited for the three year contract term in the following amounts as tendered for each year, 1989 - \$81,748, 1990 - \$84,734, 1991 - \$87,900.

Motion approved unanimously.

Subsequent to the approval of this Motion it was suggested by Councillor Walker that the goal of the Town of Bedford should be to reduce garbage going to the Landfill site and that we should make every effort to investigate the possibilities of recycling that might be available to the Town.

In response Mr. Paynter noted that a Sub-Committee of the Metropolitan Authority is looking at possible options for recycling and that the City of Dartmouth is now involved in a recycling program for paper on a small scale.

It was the concensus of Council that all possible options for recycling should be investigated.

14.1.4 1988/89 WINTER SEASON - LEVEL OF SERVICE - WALKWAY CLEARING

By memorandum Rick Paynter, Director of Engineering and Works, advised Council with respect to the plans of the Engineering and Works Department relative to the level of service for walkway clearing during the 1988-89 Winter Season.

In particular Mr. Paynter noted that winter walkway clearing operations are very labor intensive and, consequently, past practice has been to service only those walkways that provide demonstrated usability by neighborhood residents and school children.

ON MOTION of Councillor Huntington and Councillor Cosgrove it was moved that the proposed 1988/89 Winter Season level of service for walkway clearing as proposed by the Engineering and Works Department be approved.

During discussion of the Motion it was agreed that the walkway between Basinview Drive and the LeBrun Centre should be added to the walkways which will be kept clear.

It was also noted by Councillor Cosgrove that the walkway from Shoreview to Meadowbrook Drive has a gravel rather than an asphalt surface at the present.

The amended Motion was put to the meeting and approved.

EXTENSION OF TIME OF MEETING

ON MOTION of Councillor Huntington and Deputy Mayor Kelly it was moved that the meeting be extended to 11:00 p.m. Motion approved unanimously.

14.2 PLANNING AND DEVELOPMENT CONTROL DEPARTMENT

14.2.1 BUILDING INSPECTORS MONTHLY REPORT - OCTOBER, 1988

14.2.2 DEVELOPMENT ACTIVITY REPORT

ON MOTION of Deputy Mayor and Councillor Goucher it was moved that the Building Inspector's Monthly Report for the month of October 1988, and the Development Activity Report as circulated be received for information. Motion approved unanimously.

In a response to an inquiry from Councillor Walker as to whether it would be possible to represent some of the statistics graphically in order to illustrate trends over the past two or three years, staff agreed that this could and will be done.

14.2.3 STREET RENUMBERING - RUTLEDGE STREET

By memorandum Barry Zwicker, Director of Planning and Development Control requested Town Council's consideration of a proposed street renumbering of Rutledge Street. He noted that it was his department's intention to notify all property owners' on Rutledge Street within the next two or three week period of their new numbers, with an actual implementation date of March 1, 1989.

Mr. Zwicker also advised that the third street in the renumbering program should be Shore Drive due to the amount of single family in-filling which has been occurring along this street, along with the already irregular numbering system which currently exists.

ON MOTION of Councillor Walker and Councillor Goucher it was moved that the proposed street renumbering for Rutledge Street as outlined by Town staff be approved. Motion approved unanimously.

14.3 FIRE DEPARTMENT

14.3.1 FIRE DEPARTMENT MONTHLY REPORT - OCTOBER 1988

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that the Fire Department's Monthly Report for the month of October 1988 be received for information. Motion approved unanimously.

15. CORRESPONDENCE

15.1 BEDFORD PROFESSIONAL FIREFIGHTERS, LOCAL 2715 IAFF

Copies of correspondence from Marc Lavoie, Secretary Treasurer, Bedford Professional Firefighters, Local 2715, advising of the new Executive effective October 6, 1988, were received for information.

15.2 HALIFAX COUNTY - BEDFORD DISTRICT SCHOOL BOARD

Copies of correspondence from Lorne Verabioff, Bedford School Board Representative, Halifax County-Bedford District School Board in which Mr. Verabioff congratulated Mayor Christie on his election as Mayor and suggested that Council meet periodically with the Board's Chief Executive Officer, Mr. Gillis.

16. NOTICES OF MOTION

NIL

17. QUESTIONS

17.1 ACTION SHEET

In response to an enquiry from Deputy Mayor Kelly with respect to whether or not any recommendations have been received respecting the problem of false alarms received by the Police Department, the Chief Administrative Officer advised that all the Metro Police Departments are currently investigating this problem and trying to come to a reasonable solution.

18. ADDED ITEMS

NIL

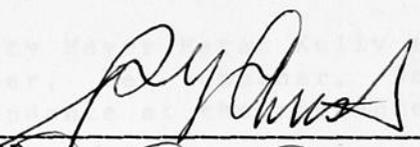
19. OTHER

NIL

PUBLIC HEARING #88-08  
MONDAY, DECEMBER 12, 1988

20. ADJOURNMENT

ON MOTION of Councillor Draper and Councillor Goucher it was moved that the meeting adjourn at approximately 10:45 p.m. Motion approved unanimously.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

PURPOSE OF PUBLIC HEARING

Mayor Goucher advised that the purpose of the Public Hearing was to hear and receive submissions relative to proposed amendments to the Town of Bedford's Land Use By-Law.

STAFF REPORT

Barry Swicker, Director of Planning and Development Services, reviewed details of the proposed amendments which deal with changes to the parking requirements, parking standards and landscaping requirements to the general provisions found in Part 4 of the Land Use By-Law.

SUBMISSIONS FROM THE GENERAL PUBLIC

SHIRLEY TOWSE, requested information as to whether the proposed provisions would only apply to the 2000 sq. ft. or more residential use. She was informed that the proposed amendments will apply to all Commercial uses.

Meeting #4

TOWN OF BEDFORD  
PUBLIC HEARING #88-08  
MONDAY, DECEMBER 12, 1988

A Public Hearing of the Town Council of the Town of Bedford was held on Monday, December 12, 1988, 7:30 p.m., in the Bedford Fire Hall, Bedford Highway, Bedford, Nova Scotia, Mayor Peter Christie presiding.

Deputy Mayor Peter Kelly and Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington and Grant Walker were in attendance at the commencement of the Session.

Staff members in attendance included Barry Zwicker, Director of Planning and Development Control; Joan Pryde, Deputy Clerk; Rick Paynter, Director of Engineering and Works and Steve Moir, Senior Planner.

Approximately seventy-five (75) members of the general public were also in attendance at this Session.

PURPOSE OF PUBLIC HEARING

Mayor Christie advised that the purpose of the Public Hearing was to hear and receive submissions relative to proposed amendments to the Town of Bedford's Land Use By-Law.

STAFF REPORT

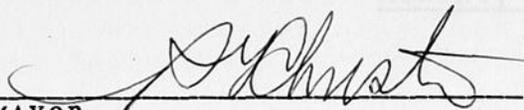
Barry Zwicker, Director of Planning and Development Control, reviewed details of the proposed amendments which deal with changes in the parking requirements, parking standards and landscaping requirements to the general provisions being part 5 of the Land Use By-Law.

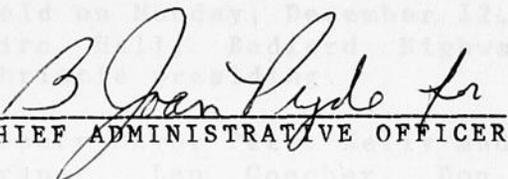
SUBMISSIONS FROM THE GENERAL PUBLIC

SHIRLEY TOWILL, requested information as to whether the proposed provisions would only apply to the C-2A zone. In response she was informed that the proposed amendments will apply to all Commercial Zones.

There being no further submissions from the general public in response from three (3) calls from the Chairman, the Public Hearing was declared closed and adjourned at approximately 7:45 p.m.

TOWN OF BEDFORD  
PUBLIC HEARING PRA-17  
MONDAY, DECEMBER 12, 1988

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

Hearing of the Town Council of the Town of Bedford was held on Monday, December 12, 1988, 9:30 p.m., in the Bedford Fire Station, Bedford, Nova Scotia, Mayor Peter ... Councillors: Anne Coogrove, Gerry ... Len Coacher, Don Huntington and Grant Walker were in attendance at the commencement of the hearing.

Staff members in attendance included Gerry Zwicker, Director of Planning and Development Control; Joan Lyde, Deputy Clerk; Rick Taylor, Director of Engineering and Works and Steve ...

Approximately seventy-five (75) members of the general public were also in attendance at this hearing.

PURPOSE OF PUBLIC HEARING

Mayor Christie advised that the purpose of the Public Hearing was to receive written and verbal submissions relative to a Development Agreement Application respecting 930 Bedford Highway - Tim Horton Donut Limited.

STAFF REPORT

Gerry Zwicker, Director of Planning and Development Control, reviewed details of the site involved and the proposed plan for the development of 930 Bedford Highway for a Tim Horton Donut Shop with associated parking.

Mr. Zwicker noted that a previous application had been rejected by Town Council and that the applicant had now resubmitted, modifying his proposal. This current proposal has eliminated plans for a second commercial building and is proposing a development which will be very compatible with the Tourist Centre/Interpretive Centre development at the Mount Hill Generating Station.

Mr. Zwicker noted that a traffic report indicates that a maximum of 1000 trips per day over a 24 hour period could be expected from both the Tim Horton proposal and the Tourist Information Centre.

Meeting #6

TOWN OF BEDFORD  
PUBLIC HEARING #88-10  
MONDAY, DECEMBER 12, 1988

A Public Hearing of the Town Council of the Town of Bedford was held on Monday, December 12, 1988, 9:30 p.m., in the Bedford Fire Hall, Bedford Highway, Bedford, Nova Scotia, Mayor Peter Christie presiding.

Deputy Mayor Peter Kelly and Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington and Grant Walker were in attendance at the commencement of the Session.

Staff members in attendance included Barry Zwicker, Director of Planning and Development Control; Joan Pryde, Deputy Clerk; Rick Paynter, Director of Engineering and Works and Steve Moir, Senior Planner.

Approximately seventy-five (75) members of the general public were also in attendance at this Session.

PURPOSE OF PUBLIC HEARING

Mayor Christie advised that the purpose of the Public Hearing was to receive written and verbal submissions relative to a Development Agreement Application respecting 930 Bedford Highway - Tim Horton Donut Limited.

STAFF REPORT

Barry Zwicker, Director of Planning and Development Control, reviewed details of the site involved and the proposed plan for the development of 930 Bedford Highway for a Tim Horton Donut Shop with associated parking.

Mr. Zwicker noted that, a previous application had been rejected by Town Council and that the applicant has now reapplied, modifying his proposal. This current proposal has eliminated plans for a second commercial building and is proposing a development which will be very compatible with the Tourist Centre/Interpretive Centre development of the Moirs Mill Generating Station.

Mr. Zwicker noted that, a traffic report indicates that a maximum of 1000 trips per day over a 24 hour period could be expected from both the Tim Horton Proposal and the Tourist Information Centre.

## QUESTIONS FROM COUNCIL

In response to an inquiry from Council with respect to what interruption of traffic which will occur during the construction phase of the bridge replacement, Mr. Zwicker expressed the opinion that the interruption would not exceed the interruption that was encountered during the replacement of the Sackville River Bridge.

In response to an inquiry as to whether or not any provision has been made in the parking area for large trucks, Mr. Zwicker advised that no particular provision has been made and it is not expected that many large trucks would use this facility.

## SUBMISSIONS FROM THE GENERAL PUBLIC

PETER MCDONOUGH addressed Council advising that he was the legal representative of Tim Horton Donut Limited. Mr. McDonough noted in particular, what has been revised in this new proposal, i.e. the building has been moved 10 feet, the application is for one commercial establishment only, and as a result of co-operation with the Moirs Mill Steering Committee, the resultant Tim Horton's structure will be very compatible with the proposed Tourist Bureau/Intrepretive Centre.

Mr. McDonough also noted, that the access driveway to the property will be at grade level - there should be no visibility problems, and the entrance will be shared between the Toursit Centre and the Tim Horton's establishment. There will also be a traffic way between the Tim Horton's establishment and the Village Centre Shopping Plaza.

Mr. McDonough also noted, that while the traffic predictions indicate that there may be a 1000 vehicles entering and exiting from this development per day, much of this traffic would already be in the area and would not be additional traffic along the highway.

It was noted that the lands involved are designated as commercial and in Mr. McDonough's opinion what is being proposed is in all likelihood, the best type of operation that can be obtained for this particular site. It was also noted that Tim Horton's will be spending a considerable sum of money in developing this site and in future will be hiring many people to operate the store. All of this will help the tax base without requiring much in the way of service from the Town.

CRAIG MACDONALD addressed Council suggesting that the traffic problem is an already existing problem - probably caused more by Sackville residents than by Bedford residents - and the proposed developer should not suffer from a problem that he did not cause.

RUDI SAARLOOS addressed Council advising that in his opinion the proposed plan is a good one and good for the Town and that he was fully in favour of its approval. He expressed the opinion that it would be a, "plus," for the Town.

NADINE NICHOLLS addressed Council expressing some concern as to whether or not the people of Bedford wish more traffic on the Bedford Highway. She noted a request from the Economic Development Commission that signs be placed on the arterial highways attracting people to the restaurants and motels of the Town of Bedford. She suggested that this might be a contradiction with previous plans to try and move truck traffic out of Town.

MRS. THORPE addressed Council expressing concern with respect to the increase in litter which seems to be developing since the establishment of take-out restaurants in the Mill Cove area.

In response to an inquiry from Council, Mrs. Thorpe agreed that an increase in litter containers might help the situation.

DAVID JOHNSTON addressed Council noting that he is very much in favour of the development and of the Developer involved. He advised the meeting that he spent a considerable period of time discussing the project with members of the Planning Department and was impressed by the Planning Department's study and involvement in the preparation of this proposal.

Mr. Johnston reviewed the change in plans from the original proposal, in particular the fact that there will now only be one building on the site.

Mr. Johnston expressed the opinion that the proposed development is a reasonable type of development for this site and will employ many people from the Town of Bedford. Mr. Johnston also noted the excess of the Tim Horton Limited establishment throughout Nova Scotia and suggested that we should be pleased to have this company established within the Town boundaries.

He also expressed concern with respect to the message that will go out to the corporate citizens of the Town if this development is turned down subsequent to all the work and planning that was involved in the revision of the plans.

KEN SMITH, President of the Board of Directors of the Piers Landing Condominium Corporation, addressed Council advising that his members were in agreement with this type of retail development for the site in question but would ask that some type of retaining wall or fence be erected between the Piers Landing Property and the Tim Horton Limited property in order to prevent access from one area to the other.