

Mr. Towner briefly reviewed the history of the Municipal Facilities Committee noting, in particular, that it had been formed because of a recognizable need for a feasibility analysis with respect to future Municipal Facilities. The Committee's first meeting took place in September, 1986, following which a consultant was retained to help come to conclusions respecting the feasibility of constructing a facility and also to determine possible locations within the Town.

During 1987, meetings were held with Town Council, in particular, to determine what would be required as components of a facility if such was built. The Committee also commenced deliberations on individual sites, which deliberations included another study. The Planning Department also was requested to give its opinion on several of the final sites. Lengthy negotiations were also taking place at this time with respect to the possibility of locating a facility in Mill Cove on Sobey Lands - this possibility was negated in September of 1988, when the principals of Sobey's Limited withdrew from the negotiations.

The Committee then re-commenced its review of other sites and has now come to the conclusion that one of two sites would be preferable as per the following resolution passed at a meeting of the Municipal Facilities Committee on Monday, March 6, 1989, as follows:

WHEREAS previous Council and the Steering Committee have been deliberating upon the rationale of constructing a Municipal Facilities for three years, and

WHEREAS the support material documented for this rationale will be circulated to Council, and

WHEREAS the Steering Committee will undertake to meet with Council to explain the details of the documentation,

IT IS HEREBY MOVED by Peter Kelly and seconded by John Davies, that the Steering Committee of the Bedford Municipal Facilities endorses the following two sites in respect to the following priority:

- (a) Bedford Highway/Old Hammonds Plains Road
- (b) Bedford Waterfront Development Project.

FINANCIAL IMPLICATIONS

With the aid of overhead projections, Dan R. English, Chief Administrative Officer, reviewed the assumptions which were used to provide the basis of a study to determine the financial impact of the Town continuing to lease increased space for its facilities or constructing facilities within the next few years, on each of the two recommended sites.

The result of these studies was the indication that, in the long-term, based on the assumptions, it would be financially beneficial to the Town to construct a facility.

During this review it was noted that the estimated cost of obtaining the required property at the intersection of the Hammonds Plains Road and the Bedford Highway would be in the vicinity of \$350,000, with the understanding that there would be additional costs involved to prepare the site.

The cost of obtaining a site on the Waterfront Development property is estimated at \$750,000, which site would be ready for construction.

It was, at this time, suggested by the Chief Administrative Officer that it might be a wise move by the Town to now obtain the required property at the intersection of Hammonds Plains Road/Bedford Highway, with the understanding that, if it is not ultimately used for a Municipal Facility, it could be sold at a later date.

Mr. Towner again reviewed the details of the financial implications expressing the opinion that over a twenty-five (25) year period, year three (3) would result in positive yearly figures and year eight (8) in positive culmulative figures.

SITE STUDY

Mr. Towner reviewed the various factors which were studied in determining the feasibility of the various sites proposed for a Municipal Facility as follows:

access and parking capacity, potential public space around a facility;

whether the proposed location could take the project in its most comprehensive state;

CON'T

would the site be able to take it if it was merely the most minimal project;

what is the orientation of the building (how would it look on the site);

visual comments;

expansion capabilities;

planning restraints;

topographical restraints;

soil restraints;

does it fit in with the overall town plan;

will it act as a catalyst for further development;

cost.

DISCUSSIONS RE COST

During discussions with respect to the probable cost of the facility, it was noted that it will be difficult to determine a reasonably good cost estimate until an architect is engaged to prepare necessary designs.

MANDATE OF MUNICIPAL FACILITY COMMITTEE

At this point in the meeting some discussion took place with respect to the mandate of the Municipal Facility Committee - whether it has or has not further work to do. Doug Williams expressed the opinion that the Committee still has some work to do before finishing its task,, i.e. it needs to think a bit further with respect to recommendations regarding buying, building, lease/purchase, etc. He further expressed the opinion that public disclosure should not yet be made with respect to the Committee's recommendations.

In response to an enquiry from Mayor Christie, as to what more information Council requires before making a decision on this matter, it was suggested that the fiscal impact on the town's Budget should be determined. Mr. English noted that utilizing the assumptions and resulting Financial projections, the impact to the Tax Rates utilizing current assessment data would be approximately 1.5¢/100 to .2¢/100 in the first couple of years. Providing the projections are accurate, the increased cost during the ensuing years should level out with the anticipated increased leasing costs.

It was also suggested that it would be reasonable to ask the Committee to submit a report outlining the advantages and disadvantages of each of the two sites (an analysis) and that possibly same could be carried out by an independent researcher. This suggestion led to a discussion as to whether or not such report could not be provided through, "in house staff," rather than expending the funding that would be required for external study.

Following a review of the opinion of each member of Council present, the Mayor advised that in his opinion it was a consensus that an evaluation of the two recommended sites should be carried out by, "in house staff," and, pending that review, the report of the Committee would not be made public.

#### ADJOURNMENT

Mayor Christie expressed the appreciation of Town Council to members of the Committee noting that Council has accepted the Committee's report, with appreciation of its hard work extending over a period of thirty months.

There being no further business, the meeting adjourned at approximately 6:45 p.m.

(2)

JOINT MEETING BEDFORD TOWN COUNCIL  
AND  
BEDFORD ECONOMIC DEVELOPMENT COMMISSION  
MONDAY, MAY 8, 1989

A joint meeting of the Bedford Town Council and the Bedford Economic Development Commission was held on Monday, May 8, 1989, 7:00 p.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Peter Christie presiding.

Members of Town Council attending this meeting included Deputy Mayor Peter Kelly and Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington and Grant Walker.

Members of the Economic Development Commission in attendance included Messrs. Robert Tate; A.J. Hustins Jr.; Robert Lugar; Laurie Stevens; and Doug Williams.

Staff members in attendance at the meeting included Dan R. English, Chief Administrative Officer; Micheel Towner, Executive Director, Economic Development Commission; Barry Zwicker, Director of Planning and Development Control; and Joan Pryde, Deputy Clerk.

Mayor Christie opened the meeting by introducing those persons in attendance at the Session, and advising that the purpose of the meeting was to exchange views with respect to possible changes in the Municipal Planning Strategy which, in the opinion of the Economic Development Commission, would be of help for the encouragement of Commercial and Industrial development in the Town of Bedford.

CONCERNS - BEDFORD ECONOMIC DEVELOPMENT COMMISSION

Robert Tate, Acting Chairman, of the Bedford Economic Development Commission, advised the meeting that the Commission is very concerned with respect to the change in the ratio between the Residential/Commercial Assessment Bases during the past few years. He noted that the Commercial Base is growing but not fast enough in relation to the growth of the Residential Assessment.

He expressed the Commission's opinion that part of the problem may be the current Industrial Zone criteria which appears to result in the town not being competitive with the other metropolitan area industrial sites.

He asked that the Town consider changing the criteria in order to address this problem and, also, to consider what incentives could be offered to draw industrial growth to the town.

POSSIBLE STRATEGIES

Micheel Towner, Executive Director, Economic Development Commission, addressed the meeting noting the tremendous increase in residential development and the difficulty in encouraging a similar increase in Commercial/Industrial growth. He expressed the opinion that the latter growth had been good but, "not good enough."

He advised that the Commission is endeavoring to develop strategies and wishes to discuss the following possibilities with Town Council:

1. That Council support changes to the Industrial/Commercial zone criteria which will create a more inviting climate for development.
2. That Council consider the implementation of a list of incentives that might be provided in order that Bedford would be more competitive, i.e., the placement of laterals from the road right of way to a building and/or a financial incentive based on projected tax revenue that would result during the initial two or three years of the establishment of a new business.

DISCUSSION

During the ensuing discussion some concern was expressed with respect to whether or not the town has a supply of Industrial Zoned Land which is attractive to the investor.

It was suggested by Mr. Hustins that any investment by the Town will be a long-term investment, and what is needed at the present time is land resources, some different incentive options and the personnel resources to carry out promotional activities. He further suggested that the Town needs to put, "a whole package," together, which will ultimately give dividends back to the town.

During further discussion with respect to the success of the Dartmouth Industrial Park, it was noted by Mr. Stevens that Dartmouth goes out of its way to help Developers in the Industrial Park with respect to the expediting of the process of development permits to known builders/contractors. It was also noted that Halifax has also initiated this type of action.

In response, it was noted by Barry Zwicker, Director of Planning and Development Control, that such co-operation is available from the Town of Bedford at any time when the town is dealing with known developers/builders.

In response to an enquiry from Council as to whether it would help if Bedford focused on some particular type of industrial development, Mr. Williams suggested that this was possible but, in his opinion, there will always be a certain type of client who will wish to come to Bedford, and other types of clients who will not. At the moment, Bedford does not want or need a major portion of the industrial/commercial development in the metropolitan area but simply a reasonable percentage.

Some discussion took place with respect to the impact of the Municipal Planning Strategy Review if proposals for the rezoning of rather large currently Industrial/Commercial zoned properties are effected. It was generally agreed that these properties should not be rezoned; however, the Director of Planning and Development agreed that a Commercial Zone in some format should be considered for the Hammonds Plains/Bicentennial Highway intersection.

#### GOALS, STRATEGIES, RECOMMENDATIONS

Some discussion took place during which it was agreed that the Economic Development Commission should develop specific recommendations to present to Town Council, and that, included with these recommendations, might be a formalized plan, goals and strategies, to be effected during the next few years. Some of the strategies might include a Financial Incentive Program that would be viable and some recommendations for zoning change requirements in the Municipal Planning Strategy.

In response to an enquiry from Council as to whether there is some way to estimate the amount of investment that the Town would be required to make over the next few years, it was suggested that this would be difficult, but the Town could very easily set a limit per year for such investment.

It was noted by Mr. Hustins that the Town must not forget that it needs the human resources to do the marketing, and he wanted to leave the thought that Mr. Towner needs the time to do it. In his opinion, the marketing is just as important as the financial incentives and planning recommendations. This might of course mean an adjustment in Mr. Towner's activities with the Town.

Some further discussion took place with respect to the desire that lands in the Rocky Lake Drive and the Hammonds Plains Road areas should remain zoned for Commercial/Industrial development.

Another topic addressed by exchange of opinions between members of the Commission and members of Town Council, related to the desirability/non-desirability of Retail Commercial Enterprises being established in Industrial Parks. While the problems associated with such development were recognized, there seemed to be a general consensus that these problems are not likely to happen within the foreseeable future within the Town of Bedford and, if problems arise in the future, they can be addressed at that time. In the meantime, the Town should be receptive to more open commercial zoning. In particular, it was noted by Mr. Towner that, while he previously felt that the Town should be protective of its Main Street businesses, he now feels the Town is very limited in its expansion abilities on the Bedford Highway, and it may be necessary to ultimately use Industrial Parks for some needed expansion.

It was noted by Mr. Zwicker, that there is an advantage of having some unused land pre-zoned for Commercial/Industrial uses. During discussion of this possibility, Mr. Stevens noted the situation where Bedford had lost a viable Commercial Enterprise due to the fact that the company concerned would not become involved in a zoning change application.

#### CONCLUSION

In response to a polling of Council with respect to the requests of the Bedford Economic Development Commission, it was generally agreed that a specific plan should be forwarded to Council for consideration. It was also unanimously agreed that Council would be interested in reviewing a specific set of proposals as discussed, presuming these proposals were within the financial and legal means of the town, and certainly would be prepared to look at an action plan as soon as such can be developed.



ADJOURNMENT

There being no further business, Mayor Christie expressed the thanks of Town Council to members of the Commission for their attendance and recommendations. The meeting adjourned at approximately 8:45 p.m.

*By Christie  
Peter Christensen*

Meeting #20

TOWN OF BEDFORD  
REGULAR SESSION  
MONDAY, MAY 15, 1989

A Regular Session of the Town Council of the Town of Bedford took place on Monday, May 15, 1989, 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, 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; Rick Paynter, Director of Engineering and Works; Ron Singer, Director of Finance; Barry Zwicker, Director of Planning and Development Control; and Joan Pryde, Deputy Clerk.

Mayor Christie extended a welcome to representatives of the First Bedford Girl Guide Company and the Bedford Junior High School, attending the meeting.

3. APPROVAL OF MINUTES

3.1 MEETING NO. 17 - REGULAR SESSION - APRIL 17 & 24, 1989

3.2 MEETING NO. 18 - SPECIAL SESSION - APRIL 24, 1989

3.3 MEETING NO. 19 - SPECIAL SESSION - APRIL 26, 1989

3.4 JOINT COUNCILS' MEETING RE SUPPLEMENTARY FUNDING - HALIFAX COUNTY BEDFORD DISTRICT SCHOOL BOARD

3. CON'T

On the request of Mayor Christie it was agreed that the minutes of April 26, 1989, should be amended to reflect the fact that correspondence to the District School Board be sent requesting an internal audit.

On the request of Councillor Walker it was agreed that the Minutes of April 26, page 5, should be amended to indicate that he attempted to move a Motion to defer this matter until the next Special or Regular Session of Council. The Motion received no seconder, therefore was declared invalid.

ON MOTION of Deputy Mayor Kelly and Councillor Huntington it was moved that the minutes of Meeting No. 17, Regular Session, April 17, & 24, 1989; Meeting No. 18, Special Session, April 24, 1989; Meeting No. 19, Special Session, April 26, 1989; and the Joint Councils' Meeting, Re Supplementary Funding Halifax County Bedford District School Board, be approved as amended. MOTION APPROVED unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

On the request of Deputy Mayor Kelly it was agreed that Item 6.1 should be renumbered as Item 8.1.

On the request of Councillor Huntington it was agreed that Item 13.1 should be considered following Item 7.4.

On the request of Councillor Walker it was agreed that an additional item, "Progress of Bedford Waters Advisory Committee relative to Environmental Week," should be included on the Agenda as Item 7.4.

5. APPROVAL OF ORDER OF BUSINESS

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

7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES7.1 CONSIDERATION OF APPROVAL - CONTRACT DEVELOPMENT AGREEMENT - TIM HORTON'S DONUT LTD./TOWN OF BEDFORD - CIVIC NO. 930 BEDFORD HIGHWAY

By memorandum Barry Zwicker, Director of Planning and Development Control, addressed details of a proposed Contract Development Agreement between Tim Horton's Donut Ltd. and the Town of Bedford for the development of property located at Civic No. 930 Bedford Highway which was approved in principle by Town Council on December 19, 1988. He recommended that Town Council formally ratify the detailed Development Agreement.

ON MOTION of Councillor Walker and Councillor Huntington it was moved that the proposed Contract Development Agreement, as circulated, be amended whereby the construction time limit indicated in Clause 19, would be one year rather than 5 years. MOTION APPROVED unanimously.

During the ensuing discussion and in response to an enquiry from Council, the Director of Planning and Development Control, advised that staff would be working with the Developer to ensure that the grading of the property between the Tim Horton's Donut Limited and the Visitor's Information Centre would be completed in a timely and co-ordinated fashion.

ON MOTION of Councillor Walker and Deputy Mayor Kelly it was moved that Town Council authorize the Mayor and Chief Administrative Officer to execute the Contract Development Agreement as circulated, and amended, between Tim Horton's Donut Limited and the Town of Bedford for development of property located at 930 Bedford Highway. MOTION APPROVED unanimously.

In response to an enquiry from Council, as to whether or not bonding to guarantee that the adjoining property be left in its proper state is required, the Director of Planning and Development Control expressed the opinion that this was not necessary as the Developer had been very co-operative and plans have been developed in co-operation with the Steering Committee overseeing the restoration of the former Moirs Mill Power House.

The Motion was put to the meeting and APPROVED unanimously.

7.2 SKATEBOARD FACILITY - DEFERRED FROM SPECIAL SESSION  
- APRIL 24, 1989

By memorandum Robert Nauss, Director of Recreation, advised Town Council that the Recreation Commission at its April 26, 1989 meeting, addressed the concept of a Skateboard Facility.

Mr. Nauss noted that the Commission discussion centered around three main areas, namely the attached 50 name petition identifying the need for the facility; the operating and initial Capital costs associated with the facility; and the report provided by the City of Dartmouth on its skateboard facility operation.

Mr. Nauss further advised Council that, following discussions with the Recreation Commission, it is staff's recommendation that;

The possibility of a Skateboard Facility in Bedford be advertised, along with a membership registration (2 weeks) which would, "gauge," the usage of the facility. Membership fees would first have to be determined. If at the end of the registration period the membership does not justify a facility, then no Capital dollars would be expended and paid memberships would be refunded.

Mr. Nauss also addressed the estimated cost of operating the facility and the possibility of a Provincial Grant towards same.

During discussion of the Capital costs of the proposed facility, it was noted that it would be a decision of Town Council with respect to how this cost would be funded. With respect to operating costs, it was suggested that membership fees would play a major role.

In response to an enquiry from Council, as to whether there has been any research on the possibility of having the private sector involved, it was noted that one company has offered to donate one or two used ramps if they can be suitably reconditioned.

Mr. Nauss also advised that, in his opinion, a facility can be built for less than \$25,000.

7.2 CON'T

ON MOTION of Councillor Walker and Councillor Huntington it was moved that the Director of Recreation and the Recreation Commission be encouraged to hold a meeting with the corporate proponent who has expressed a desire to become involved in developing a skateboard facility for the children of the Town of Bedford and report back to the next meeting of Town Council.

During discussion of the Motion it was also suggested that the Recreation Commission should check as well, into the real desire of the children for a facility through an actual registration period.

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

7.3 "PARTICIPACTION" - UPDATE

Robert Nauss, Director of Recreation, advised Council with respect to plans which are now underway for the observation of, "PARTICIPACTION," Day. He noted that advertising has been circulated to the Board of Trade in order to encourage direct participation of the corporate sector of Bedford.

The Town of Bedford has challenged the Town of Truro and is planning a major PARTICIPACTION party at Range Park. The PARTICIPACTION challenge is to take place Wednesday, May 31, 1989.

7.4 ENVIRONMENT WEEK - BEDFORD WATERS ADVISORY COMMITTEE PROJECT

Councillor Walker addressed Council on behalf of the Bedford Waters Advisory Committee with respect to its sponsorship of a Sackville River Clean-Up on June 10, 1989. He noted that the Homeowner's Associations, the Town Fire Department and general staff will be involved and that residents are encouraged to become involved in all the activities of the day which will include a 9:00 a.m. send off, clean-up from 9:30 - 11:30 a.m., a noon hour barbeque, further clean-up during the afternoon and an appreciation ceremony at the conclusion of the day.

- 7.4 Several corporate sponsors will be involved in this clean-up project.

Councillor Anne Cosgrove also addressed Council, advising that a resident of the Town of Bedford is willing and able to organize various groups, i.e., Boy Scouts, Girl Guides, with a view to a litter clean-up of Town streets and sidewalks. She asked for the co-operation of the Town with respect to the supplying of garbage bags and other required equipment.

Councillor Cosgrove further expressed the opinion that it would be very desirable if the Town of Bedford could become known as one of the cleanest towns in Nova Scotia. She offered to discuss plans for this project with anyone who is interested.

It was also noted by Town Council that one of the Bedford Beaver Groups has already been involved this year in a clean-up of an area along the Sackville River.

13. REPORTS: BOARDS/COMMITTEES/COMMISSIONS

13.1 HALIFAX COUNTY BEDFORD DISTRICT SCHOOL BOARD REPORT

Mayor Christie welcomed Dr. Joseph Morrison to the Town Council Session and advised Council that Dr. Morrison has agreed to discuss the School Board Program for 1989/1990.

In addressing Council, Dr. Morrison, noted that the Halifax County Bedford District School Board has always taken the position that the most important part of the Budget is that which is concerned with the programs offered to the students. Consequently, therefore, generally speaking, it will be the Property Services Budget which will be reduced due to the reduction in the Budget approved by the two municipal councils for the 1989/1990 school term.

Dr. Morrison did note however, that the Budget reductions will mean that the Board in the ensuing school year will operate with nine (9) teachers less on staff, than are currently employed. He explained for the benefit of Town Council how these reductions will affect the school program within the Town of Bedford.

Following Dr. Morrison's initial presentation, Mayor Christie invited questions from members of Council.

13.1

CON'T

In response to an enquiry from Council as to when the proposed new school will be constructed, Dr. Morrison advised that this was difficult to project. He did express the hope that planning and architectural designs could commence in the near future in order that they would be ready when required.

Councillor Draper took her place at the meeting at approximately 8:15 p.m.

In response to an enquiry from Council as to the details of the reduction in time that would be allocated for music instruction in the classrooms, Dr. Morrison reviewed his plans which indicated that class time will receive minimal reduction from what is already in place.

It was also noted by Dr. Morrison that firm plans for the allocation of teachers to classrooms and classroom sizes cannot be made until the final registration takes place in September and the exact student numbers are known.

In response to a further enquiry from Council as to whether Dr. Morrison anticipates any classes in the 40 pupil range, it was indicated that this might happen in some high school classes. However, if such an occasion arises, it is usually possible to adjust the class sizes by allowing less freedom for students to change course selection etc.

In response to an enquiry from Council, Dr. Morrison reviewed the effect of the reduced Budget on the current integration program in the school system.

During discussion of the French Immersion Program, the opinion was expressed by Dr. Morrison, that the reduced Budget will not have a direct effect on this program.

Dr. Morrison also reviewed for the benefit of Council the details with respect to sabbaticals offered by the Halifax County Bedford District School Board to qualified teachers.

During discussion of the increase in the student population during the past year, it was noted that the growth for the total board area was 1.19 percent while the growth in the Town of Bedford was 3.58 percent.



13.1 CON'T

In response to an enquiry from Council as to whether or not many of the children currently being bussed to school are actually receiving courtesy rides, Dr. Morrison advised in the affirmative.

Mayor Christie expressed the appreciation of Town Council to Dr. Morrison for his attendance at the Council Session and expressed the hope that this would be the first of an ongoing dialogue.

MEETING WITH MINISTER OF EDUCATION

ON MOTION of Councillor Draper and Deputy Mayor Kelly, it was moved that Mayor Christie attempt to arrange a meeting between the Minister of Education and representatives of Town Council, the District School Board and the Board of Trustees to discuss the timing regarding construction of the proposed new school. MOTION APPROVED unanimously.

8. NOTICE OF RECONSIDERATION

8.1 RANGE PARK DEVELOPMENT - PHASE IV: APPROVAL OF AWARD OF TENDER

By memorandum Joan Pryde, Deputy Clerk, advised Council that, at the Regular Session of Town Council held on Monday, April 17, 1989, a Motion of Reconsideration was served by Councillor Huntington respecting the approval of the following Motion:

"ON MOTION of Councillor Goucher and Councillor Draper it was moved that Town Council approve the entering into of a Contract with Priority Builders for Phase IV of the Range Park Development Program in an amount not to exceed \$220,000 gross with a net cost to the Town of Bedford of \$150,000."

ON MOTION of Councillor Huntington and Councillor Walker it was moved that the Motion approved by Town Council on Monday, April 17, 1989, respecting the entering into of a Contract with Priority Builders for Phase IV of the Range Park Development Project, be reconsidered. MOTION DEFEATED. Deputy Mayor Kelly and Councillors Len Goucher, Anne Cosgrove, and Peggy Draper voted against the Motion.

8.1 CON'T

On the request of Councillor Huntington it was agreed by Council, the Director of Recreation be instructed to develop and present a proposed Budget for the maintenance and operation of the proposed bowling green.

It was noted by Councillor Walker that he would like to ensure that there are an adequate number of potential bowlers who are prepared to participate in a lawn bowling program.

Councillor Goucher noted that it appears that in the very near future a reasonable number of housing units directed to the senior segment of our population will be developed and, in his opinion, the Town will be under increased pressure to construct recreational facilities for such persons.

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

NIL

10. PETITIONS AND DELEGATIONS

NIL

11. MOTIONS

11.1 BY-LAW RESPECTING SWIMMING POOLS - THIRD READING

Copies of a proposed By-Law Respecting Swimming Pools were circulated to members of Council for consideration of Third Reading.

By memorandum Deputy Mayor Peter Kelly, Chairman, of the By-Law Review Committee, advised Council of concerns of the Committee respecting the retro-active enforcement of such a By-Law, the need for fencing of swimming pools located on large lots and whether or not the Town should become involved at all in the responsibility respecting private swimming pool safety.

11.1 CON'T

During the ensuing discussion, Deputy Mayor Kelly and Mr. English both advised Council with respect to a Solicitor's concern with regard to whether or not it is legally possible to enforce the retro-active clauses of this By-Law.

It was also noted that there actually very few private swimming pools located in the Town of Bedford and it was questioned whether or not Town staff has the time to involve itself in a monitoring situation.

ON MOTION of Councillor Huntington and Deputy Mayor Kelly it was moved that the proposed Pool By-Law Respecting Swimming Pools as circulated, be approved for Third Reading. MOTION DEFEATED. Deputy Mayor Kelly, Councillor Huntington, Councillor Cosgrove, Councillor Goucher and Councillor Draper voted against the Motion.

11.2 PROPOSED RESOLUTION - UNSM REGIONAL MEETING

Copies of a proposed Motion supporting the efforts of the FCM REACH Program were circulated to members of Council.

In speaking to the Motion, Councillor Walker expressed the opinion that Town Council should support the Motion and forward it to the UNSM Regional Meeting for further consideration.

ON MOTION of Councillor Walker and Deputy Mayor Kelly it was moved that:

RESOLVED THAT the Town Council support the efforts of the FCM REACH Program by establishing a committee to study the feasibility of changes to provincial legislation to enable municipal control over the REACH Program.

MOTION APPROVED

11.2

CON'T

"WHEREAS the Federation of Canadian Municipalities has stated that the creation of new housing can be hindered by a wall of cumbersome and outdated regulations, procedures and attitudes; and

WHEREAS the Federation of Canadian Municipalities, with funding from Canada Mortgage and Housing Corporation (CMHC) and participation with the Canadian Housing and Renewal Association (CHARA) and the Canadian Home Builders' Association (CHBA) are working collectively to reform the housing environment and are working to foster a spirit of co-operation and innovation in providing good, plentiful and affordable housing for Canadians through a new program entitled Reforms to Ensure Affordability and Choice in Housing (REACH); and

WHEREAS the Municipal level of government is delegated the responsibility from the Provincial level of government for the setting of development standards and the regulation of land use policies; and

WHEREAS the Municipal level of government is where opportunities exist for the practical application of co-operative and innovative reforms; and

WHEREAS the Government of Nova Scotia's Departments of Municipal Affairs and Housing are in a position to demonstrate their continuing leadership role by supporting the initiatives of the REACH program through enabling reform legislation and provision of cost sharing opportunities; and

BE IT RESOLVED THAT the Union of Nova Scotia Municipalities actively support the efforts of the Federation of Canadian Municipalities' REACH Program by establishing a committee to review and recommend changes to provincial legislation and regulations so as to enable municipalities to make the necessary changes in the areas of planning and development control that support the objectives of the REACH Program."

MOTION APPROVED unanimously.

12. NEW BUSINESS

12.1 GENERAL BORROWING RESOLUTION

By memorandum Ron Singer requested approval by Town Council to a 1989 Borrowing Resolution, as circulated, in the amount of \$3,981,629.

ON MOTION of Deputy Mayor Kelly and Councillor Huntington it was moved that the 1989 General Borrowing Resolution, as circulated, in the amount of \$3,981,629 be approved. MOTION APPROVED unanimously.

12.2 BEDFORD VISITOR INFORMATION CENTRE - FUTURE USE/MANAGEMENT

By memorandum Dan R. English, Chief Administrative Officer, reported to Town Council with respect to information on the background regarding acquisition and eventual restoration by the Town, of the former Moirs Mill Powerhouse; and a request to Council for consideration regarding its future use and mangement.

Mr. English noted that during the fall of 1987, suggestions were solicited from the Recreation Commission, the Metropolitan Area Tourism Association and the Heritage Advisory Committee with respect to possibilities for the future use of this facility. The three groups all responded that, in their opinion, the building should be restored and utilized for purposes such as a Tourist or Interpretive Centre.

He further noted that Phase I of the restoration project was completed in late fall of 1988 at a cost of \$62,774. The 1989 Capital Budget includes an amount of \$35,000 for completion of Phase II of the project.

Mr. English expressed the opinion that, once the restoration is completed, the mandate of the Steering Committee will basically come to an end but a decision should be made in the near future as to the future use (other than Tourist Bureau) and management of the facility.

12.2

CON'T

Mr. English noted that it was the recommendation of the Moirs Mill Steering Committee and supported by himself that Council accept the suggestion that a three person committee be established to further research and make recommendations to Council relating to the future use and management of the facility.

During the ensuing discussion during which Duncan Cross, Executive Director of MATA, was invited to participate, some concern was expressed by members of Council in that MATA was not intending to establish their offices in the facility. Mr. Cross advised that, in the opinion of MATA the facility was not particularly suitable for the MATA offices. However he did advise Council that it was certainly the desire of MATA that the Tourist Centre be relocated to the facility as soon as was feasibly possible.

Some concern was expressed by members of Council with regard to the fact that a twelve month use has not yet been defined for the building. In response, Mrs. Ann Birdsall, Chairman, of the Steering Committee for the restoration project, noted that the mandate of her Committee was to be involved in the restoration only and not to determine the future use of the building.

Following further discussion, the Chief Administrative Officer supported Mrs. Birdsall and Mr. Cross in their contention that the only Council decision in the past was that the Building would be utilized as a Tourist Bureau for a portion of the year. Additionally, although some discussion had been held on the possibility of MATA utilizing the Building for their Administrative Offices no decision had been made in this regard. Mr. English also noted that prior to proceeding with any plans for restoration, Council had been in possession of a Building Analysis Report from the Building Inspector which indicated a cost projection based on 1987 costs of \$50,000 + (depending on its use) for restoration works excluding any landscaping. Providing Council proceeded with Phases 2 and 3, Mr. English noted that the final cost to the Town will approximate \$100,000.

12.2      CON'T

ON MOTION of Councillor Walker and Councillor Huntington it was moved that the Moirs Mill Steering Committee provide recommendations respecting the terms of reference for a Committee to be appointed which would be responsible for future plans respecting use of the Bedford Visitor Information Centre and the ongoing management of the facility. MOTION APPROVED unanimously.

In response to an invitation from Mayor Christie, Duncan Cross, Executive Director of MATA, addressed Council reviewing the activities of MATA during the past year. He also introduced members of his staff and noted the involvement of himself and Stewart MacMillan, Town Crier, in the Provincial, "SEA SELL," venture.

Mr. Cross also noted that the Jazz East Festival will be expanding this year in order to make it an International Festival in the Halifax and Metro Area, and there is a possibility that one or more concerts will be held in the Town of Bedford. The new Chairman of the Metropolitan Area Tourist Association is Eldon Chaisson, and the offices continue to be located on the second floor of the Sunnyside Shopping Mall.

Mayor Christie expressed the thanks of Council to Mr. Cross for his presentation and congratulated both Mr. Cross and Mr. MacMillan for their, "Sea Sell," involvement and activities.

12.3      BEDFORD VISITOR INFORMATION CENTRE - PHASE II  
RENOVATIONS

By memorandum Micheel Towner, Executive Director, Economic Development Commission, advised Council with respect to the results of a tender call for the second phase of the renovation of the Bedford Visitor Information Centre.

He advised that it was the recommendation of the Steering Committee that the tender for Phase II be awarded to TAG Developments in an amount not to exceed \$39,800 plus a 10 percent contingency totalling \$43,780 for improvements directly to the building and immediate adjacent grounds.

12.3

CON'T

It was further recommended that the contract for Phase III be awarded to TAG Developments in an amount not to exceed \$23,700 plus a 10 percent contingency totalling \$26,070 for landscaping and site work.

In speaking to this recommendation, Mr. Towner, reviewed details of the work which would be completed in each of the two phases and also noted the net cost to the Town if the expected cost-sharing is received through the Mainstreet Program and the Department of Culture and Recreation.

Mr. Towner also suggested that, if Town Council is concerned with respect to the over expenditure from the funding previously approved for this project, some funding could be re-allocated if a portion of the Mainstreet component of the Meadowbrook Drive project was deferred to an ensuing year.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that Town Council approve entering into a contract with TAG Developments for Phase II of the Bedford Visitors Information Centre project in an amount not to exceed \$39,800 plus a 10 percent contingency totalling \$43,780 with the proviso that the expected cost-sharing is confirmed through the Mainstreet Program and the Department of Culture and Recreation.

During discussion of the Motion some consideration was given to completing Phase III prior to Phase II since, in all likelihood, the building will not be open as a Tourist Bureau until next year.

ON MOTION of Councillor Walker and Councillor Draper it was moved that further consideration of the Motion be deferred to the next meeting of Council providing an opportunity for further study. MOTION APPROVED. Deputy Mayor Kelly, Councillor Huntington and Councillor Goucher voted against the Motion.



14. STAFF REPORTS

14.1 FIRE CHIEF'S MONTHLY REPORT - MARCH 1989

ON MOTION of Councillor Huntington and Councillor Goucher it was moved that the Fire Chief's Monthly Report for March 1989 be received for information. MOTION APPROVED unanimously.

14.2 PLANNING AND DEVELOPMENT CONTROL DEPARTMENT

14.2.1 BUILDING INSPECTOR'S REPORT - APRIL 1989

ON MOTION of Deputy Mayor Kelly and Councillor Draper it was moved that the Building Inspector's Monthly Report for the month of April 1989 be received for information. MOTION APPROVED unanimously.

15. CORRESPONDENCE

15.1 COUNTY OF HALIFAX RE MILL COVE TREATMENT PLANT OPERATIONS

Copies of correspondence from the Municipality of the County of Halifax, were circulated to members of Council in which Town Council was asked for clarification on the proposed composition of the joint Halifax County/Bedford Committee regarding the Mill Cove Sewage Treatment Plant Operations.

ON MOTION of Councillor Walker and Councillor Huntington it was moved that Town Council request equal representation (partnership) on this Committee and that the Mayor of the Town of Bedford, and the Warden of the County of Halifax, should be requested to Co-Chair the Committee; further, that Mayor Christie be asked to convey his opinion to the Warden of the County of Halifax. MOTION APPROVED unanimously.

16. NOTICES OF MOTION

NIL

17. QUESTIONS

17.1 STATUS SHEET

Copies of the Status Sheet dated Monday, May 15, 1989, were circulated for information.

In response to a request from Councillor Walker with regard to a previous request that Council be provided with an inventory of town owned land, the Director of Planning and Development Control advised that this inventory is presently being prepared in the form of a map and will be circulated prior to the next regular session of Council.

In response to an enquiry with respect to the possible re-naming of Main Street, Anthony Edwards, Chairman of the Heritage Advisory Committee, advised that his Committee is reviewing possible names and is now awaiting a response from the residents of the area with respect to this proposed change of street name.

In response to concerns expressed by Council, the Director of Engineering and Works reviewed the current status of various excavation works which are currently taking place within the Town of Bedford. Mr. Paynter noted in particular that he will be meeting with Mr. John Tolson, the following day in order to inform Mr. Tolson what, in the town's opinion, must be done to remedy the problems that are currently arising with respect to his particular operations.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that the Town of Bedford correspond to all contractors holding Grade Alteration Permits who are not following procedures and provide them a thirty day notice to improve their performance with respect to sedimentation control.

17.1 CON'T

During discussion of the Motion some concern was expressed that such problems should be approached through education first due to the fact that this was a new By-Law in the Town of Bedford. It was also noted by members of staff that the process being suggested does not require a Motion since such authority is already included in the By-Law.

The Motion was put to the meeting and was DEFEATED. Councillor Walker, Councillor Draper, Councillor Huntington and Councillor Cosgrove voted against the Motion.

18. ADDED ITEMS


NIL

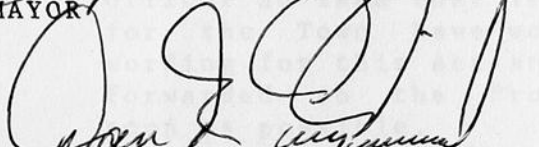
19. OTHER

NIL

20. ADJOURNMENT

ON MOTION of Councillor Cosgrove and Councillor Draper it was moved that the meeting adjourn at approximately 10:30 p.m. MOTION APPROVED unanimously.

  
\_\_\_\_\_  
MAYOR

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

TOWN OF BEDFORD  
SPECIAL SESSION  
MAY 29, 1989

A Special Session of the Town Council of the Town of Bedford took place on Monday, May 29, 1989, 9:50 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; and Joan Pryde, Deputy Clerk.

3. MOTION TO APPROVE PROPOSED ACT TO AMEND CHAPTER 58 OF THE ACTS OF 1989 THE BEDFORD BY-LAWS ACT (SPECIAL LEGISLATION)

Copies of a proposed Act to amend Chapter 58 of the Acts of 1989 The Bedford By-Laws Act, were circulated to members of Council.

In speaking to this matter the Chief Administrative Officer advised that legal counsel for the Province and for the Town have worked together to develop the correct wording for this Act and it is hoped that same will be forwarded to the Provincial Legislature for approval as soon as possible.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that the Town Council approve of the proposed Private Members Bill No. 90, as circulated, to amend Chapter 58 of the Acts of 1987, The Bedford By-Laws Act.

MOTION APPROVED unanimously.

Meeting #22


SPECIAL SESSION - TOWN COUNCIL - MAY 29, 1989

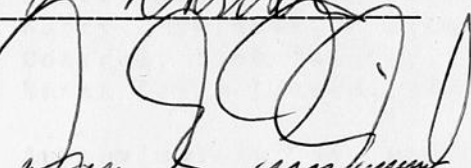
4. OTHER

Nil

5. ADJOURNMENT

ON MOTION of Councillor Goucher and Councillor Draper it was moved that the meeting adjourn at approximately 10:00 p.m.

  
\_\_\_\_\_  
MAYOR

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

TOWN OF BEDFORD  
PUBLIC HEARING  
MONDAY, JUNE 12, 1989

A Public Hearing was held by the Town Council of the Town of Bedford on Monday, June 12, 1989, 7:30 p.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Peter Christie presiding.

ATTENDANCE

Deputy Mayor Peter Kelly and Councillors Anne Cosgrove, Peggy Draper, and Grant Walker were in attendance at the commencement of the Hearing.

Staff members in attendance at this Hearing included Barry Zwicker, Director of Planning and Development Control; Rick Paynter, Director of Engineering and Works; Donna Davis-Lohnes, Planner; and Joan Pryde, Deputy Clerk.

Approximately 40 members of the general public were in attendance during the period of this Hearing.

PURPOSE OF PUBLIC HEARING

Mayor Christie advised that the purpose of the Public Hearing was to receive and consider submissions respecting an application from Karen Holdings Ltd., for a Contract Development Agreement with the Town of Bedford relative to property located at 1368 Bedford Highway.

Mayor Christie further advised that the property in question had been posted and proper advertising of the Public Hearing had been placed in the local press, in accordance with the requirements of the Nova Scotia Planning Act.

STAFF REPORT

In reviewing details of the proposed Contract Development Agreement, Donna Davis-Lohnes, Planner, advised that the application is for a proposal which would permit the establishment of a, "Country Style," retail clothing boutique and gift shop within the existing structure along with the existing residential use on the second floor as a self contained residential unit.

CON'T

Ms. Davis-Lohnes noted that while the subject property currently is zoned residential, its future land use designation is commercial and, as a result of this designation, Council may consider a Development Agreement for a commercial use as proposed.

Ms. Davis-Lohnes also reviewed the staff report with respect to Policy Z-4 of the MDP, which addressed whether or not the proposed use of the property was in general agreement with this Policy.

It was also noted that the Developer is the owner of the, "Cricket on the Hearth," and has demonstrated his interest in maintaining the heritage appearance of the buildings involved in his operation. With respect to the building located on the subject property only minor alterations are planned respecting the external appearance of the building.

In discussing the adequacy of existing and proposed parking, Ms. Davis-Lohnes noted that the original proposal includes additional parking to be located on both 1360 and 1368 Bedford Highway. Entrance and exit would be via First Avenue.

The staff report indicated some concerns expressed by BPAC with respect to the maintenance and improvements of the traffic right-of-way with regard to storm water management in this area. It was noted that the Engineering Department has suggested that the gravel surface of the right-of-way proposed to be used for entrance and exit be maintained.

For the benefit of Council, Ms. Davis-Lohnes showed slide photographs of the area involved which illustrated the current situation regarding the character and appearance of the area involved and the changes that would be required if the parking spaces as originally proposed were approved.

CON'T

Council was then advised that the applicant was also concerned with the ultimate appearance etc. of the proposed development and, therefore, is now proposing that the application be approved on the basis that he lease 10 parking spaces from the former Seimac parking lot off of First Avenue, rather than incorporating new parking spaces on his own two properties. It was noted that this parking lot is zoned R-1, but has been used for parking for over 5 years which is now classified as a non-conforming use. It was also noted by Ms. Davis-Lohnes that the proposed use of the subject property is not expected to generate a great deal of additional traffic to First Avenue beyond the current existing level.

Ms. Davis-Lohnes concluded her staff report by advising Council that it is the recommendation of staff that this application by Karen Holdings Limited for a Development Agreement at 1368 Bedford Highway, be accepted and approved by Council. It is also the recommendation of staff that Council consider waiving the requirements for on-site parking for the proposal, subject to the lease parking arrangements with EMJ Data Systems being incorporated within the Development Agreement.

QUESTIONS FROM COUNCIL

In response to concerns expressed by Council with respect to the impact of traffic on First Avenue and an enquiry as to whether or not the proposal could be approved with no additional parking arrangements, Ms. Davis-Lohnes noted that 23 public parking spaces already exist in the general area of the subject property and agreed that Council could consider such an idea.

In response to an enquiry from Council respecting the proposed parking behind the Seimac Building and whether or not some form of a minimum standard of snow clearing requirement could be included in the Contract Development Agreement, Ms. Davis-Lohnes advised in the affirmative.

In response to an enquiry with respect to the recommendation of the Bedford Planning Advisory Committee concerning this Contract Development Agreement, Councillor Walker advised that BPAC was concerned with respect to possible parking and drainage problems but did vote to forward the proposal to Town Council with its support.



DEVELOPER'S SUBMISSION

In response to an invitation from Mayor Christie, Mr. Ron Pierce advised that he had nothing further to add to the staff report respecting the application for a Contract Development Agreement.

SUBMISSIONS FROM THE GENERAL PUBLIC

MR. WILLIAM ROY, 42 FIRST AVENUE

Mr. William Roy addressed Council advising that he was speaking on behalf of the members of the Old Central Bedford Homeowner's Association. He noted that 31 members attended a meeting respecting the proposed Contract Development Agreement and the proposal which he is presenting at this meeting was approved unanimously by those in attendance. He was joined in his presentation by Mr. Allan Jost, 30 First Avenue, who provided photographs of the area of First Avenue in the vicinity of the subject property.

In his presentation Mr. Roy noted that the old Central Bedford Homeowner's Association is opposed to the proposed Development Agreement at 1368 Bedford Highway for the following reasons:

1. The traffic and parking components as it would impact the adjoining residential area are not in conformity with the intent of MPS Z-4.
2. The proposal is not compatible with the adjacent uses and the existing long standing residential development in the area.
3. The proposal has no provisions for access control to reduce potential incompatibilities with adjacent residential lands uses and traffic arteries.
4. The proposal is inappropriate by reason of the adequacy of street networks in, adjacent to, or leading toward the development and of the proximity of Bedford Central School.
5. The proposal flies in the face of existing generalized future land use and zoning regulations of the Town of Bedford.

CON'T

In his presentation, Mr. Roy noted the history of the First Avenue area and the traffic and parking problems which are currently being encountered, and which are expected to escalate if the proposed Contract Development Agreement is approved.

Council was advised that the Association also takes exception to the proposal to re-establish commercial parking on lot #27 First Avenue.

Mr. Roy concluded his remarks by noting that this is the first new commercial use proposed in the predominately residential area since the MPS was adopted in 1982 and is akin to a spot rezoning. He asked that this first proposal for a new commercial use not be approved with what the Homeowner's Association perceives as such serious flaws.

The text of Mr. Roy's remarks were submitted to Council for future reference.

Mr. Roy also submitted correspondence from Mrs. Phillis Doyle, 39 First Avenue, expressing her objections to the proposed Contract Development Agreement, and, in particular, the proposed use of the First Avenue site for public parking.

MRS. SYLVIA MANGALUM, 1388 BEDFORD HIGHWAY

Mrs. Sylvia Mangalum addressed Council expressing her opposition to the proposed Development Agreement due to the parking proposal which she suggested would create unsafe conditions both for pedestrian and vehicular traffic. She also expressed the opinion that the proposed use of the First Avenue parking lot would lower the value of her own First Avenue lot due to the difficulty that will result in getting in and out of the residential driveway to her property.

Mrs. Mangalum noted that she did not object to the use proposed for the subject property but was objecting to either of the parking proposals being considered.

CON'T

Mrs. Mangalum also noted that, in the past, when Seimac Limited used the parking lot, cars generally came in the morning and left in the evening. If this parking lot is used by a retail outlet, traffic will greatly increase throughout the day. She also noted that, particularly in the winter time, there was a tendency for many motorists to park on First Avenue rather than coping with the steep grade into the parking lot in question.

RAY F. FREDERICKS INSURANCE LIMITED, 1356 BEDFORD HIGHWAY

Mr. Ray Fredericks addressed Council advising that, in his opinion, the proposed Contract Development Agreement should not be approved unless adequate additional parking can be arranged. He noted the inadequacy of public and private parking in the area for the businesses already established and suggested that, if additional parking is not provided, an already bad situation will escalate.

MR. GEORGE HAMILTON, 11 GREENE LANE

Mr. George Hamilton addressed Council enquiring as to the possibility for additional parking to be arranged on the opposite side of the Bedford Highway.

MRS. SUSAN SUTHERLAND, 14 CADOGAN STREET

Mrs. Susan Sutherland addressed Council suggesting that, in her opinion, the existing parking areas in the Bedford Highway/First Avenue area were adequate and that customers should be encouraged to park in designated areas and walk a short distance to the commercial establishments.

MRS. EMILY MORGAN, 10 PARKVALE CRESCENT

Mrs. Emily Morgan addressed Council advising that, as a business proprietor in the First Avenue/Bedford Highway area, she is concerned that the public parking area on the Division Street is not a good parking lot. She asked Council to take a close look at the situation with respect to parking in Bedford insofar as it affects the successful operation of business establishments.