

MRS. CATHY PIERCE, 5 PINE STREET

Mrs. Cathy Pierce addressed Council in response to some concern expressed that customers of, "Cricket on the Hearth," were using private parking spaces. She advised that, in her opinion, the customers were using public parking spaces.

MR. PAUL MCIVER

Mr. Paul McIver, owner of the Bedford Textile Building addressed Council advising that he is opposed to the proposed Contract Development Agreement due to the fact that, if they do not have their own parking spaces, the establishment of an additional business will ultimately tax the existing parking spaces that are in the area. He also advised that he was not in favour of the proposal to rent parking spaces on the First Avenue parking lot due to the fact that such an agreement might expire in years to come. He again suggested that the Agreement should not be considered unless the proprietor provides new parking on his own property.

MR. RON PIERCE

Mr. Pierce addressed Council noting that it was originally his intention to provide additional parking but felt that the appearance of the development would be greatly improved if parking is provided from the First Avenue parking lot rather than on the subject properties.

MRS. ANN MACLEOD, 12 FIRST AVENUE

Mrs. Ann MacLeod addressed Council expressing the opinion that people, in many cases, will not park in the proposed parking lot but instead will park on First Avenue. She advised that she does not object to the Contract Development Agreement in principle but does strongly object to First Avenue being used for parking and/or for the entrance and exit to the commercial development.

MR. DAVID BERRIDGE, 1022 BEDFORD HIGHWAY

Mr. David Berridge addressed Council advising that he was the manager of property owned by Diane and Harold Wood, located at civic #9 First Avenue. He advised Council that Dr. and Mrs. Wood are very concerned and opposed to the proposed increase in traffic and parking via the public right-of-way and First Avenue. He further advised that, in the opinion of Dr. and Mrs. Wood, the entrance to the parking lot on First Avenue is quite dangerous in the winter and are also of the opinion that the proposed use of an R-1 lot for parking and the resulting traffic which will evolve is unacceptable.

MR. FRASER SUTHERLAND, 14 CADOGAN STREET

Mr. Fraser Sutherland addressed Council suggesting that the Town should protect the right of its residential citizens. He noted that the zoning of 27 First Avenue is R-1 and that the intended future use is residential. He suggested that Town staff should not support the idea that this property be used as a commercial property for commercial parking. In his opinion no such proposal should be approved for the First Avenue area.

MRS. SHIRLEY JERRAM, 2 SECOND STREET

Mrs. Shirley Jerram addressed Council advising that she has no problem with the idea of the proposed commercial use of the subject property but is of the opinion that the entrance and exit should be from the Bedford Highway.

MR. JOHN MACDONALD, 9 DIVISION STREET

Mr. John MacDonald addressed Council asking that members check with legal counsel respecting the legality of the establishment of a parking lot on 27 First Avenue which is zoned R-1. He advised that he agrees with the opposition expressed by previous speakers with respect to the establishment of parking on 27 First Avenue with the entrance and exit via First Avenue.

CON'T

He suggested that, "quality of life," was a concern and should be considered when making a decision respecting this Contract Development Agreement. He also suggested that the changes to the traffic patterns and the proposed parking suggestions are inappropriate to the area involved. He expressed his opinion that it appears from the staff report that commercial concern is taking precedence over residential concerns.

DR. ERIC CARNEGIE, 6 FIRST AVENUE

Dr. Eric Carnegie addressed Council noting the narrowness of First Avenue and the illegal parking which currently happens on a very continuous basis. He noted that this illegal parking poses a real problem for children as it means they must walk in the middle of the road, rather than to the side. He advised that he is not against the development of the subject property for a commercial use, but is opposed to further commercial traffic on First Avenue.

MR. CHRIS NOLAN, 135 SHORE DRIVE

Mr. Chris Nolan addressed Council expressing the opinion that the timing of this proposed Contract Development Agreement is unfortunate. He reviewed for the benefit of Council and the general public the thinking of the MPS Review Committee with respect to the possibility of implementing a commercial heritage zone. With the aid of overhead projections he reviewed the type of area proposed in the town for such a zone and noted that the subject property might be included. He suggested that what the applicant is requesting is actually what will probably be ultimately approved in the new MPS.

Mr. Nolan also suggested that the pre-existing parking areas should be signed and the police should be more involved with respect to the illegal parking currently taking place on First Avenue. He also expressed the opinion that people are willing to walk a reasonable distance from their cars to the various businesses within the area.

Mr. Nolan also expressed the opinion that the proposed parking on 27 First Avenue should not be approved, as that would be setting a precedent.



MR. ALLAN JOST, 30 FIRST AVENUE

Mr. Allan Jost addressed Council expressing his concern with respect to the fact that he has two small children who must walk regularly on First Avenue to attend Bedford Central School. He offered the suggestion that the All Saints Anglican Church might be willing to enter into a contract with the Town of Bedford to provide alternative parking spaces with assistance through the Mainstreet Program.

In his opinion that particular parking lot is close enough to the businesses in the First Street/Bedford Highway area to provide parking relief. It would also be of assistance if, in the future, further properties in the vicinity are given the commercial heritage designation and subsequently are involved in commercial ventures.

DR. J.J. MANGALAM, 1388 BEDFORD HIGHWAY

Dr. J.J. Mangalam addressed Council noting that, in his opinion, it was uncomfortable to address Council and speak against a neighbour's proposal, but he, too, is concerned with respect to safety problems. He expressed the opinion that the parking on 27 First Avenue is illegal and should not be allowed.

He also expressed the opinion that, while most of the Mainstreet Program has been very good, what has happened at the intersection of First Avenue and the Bedford Highway is entirely unsatisfactory. He also asked Council to remember that First Avenue has no sidewalk and that many children are walking back and forth on that street all day long. He requested that Council remember that Bedford should continue to be a town where people care about each other, particularly children.

He expressed the opinion that a shop keeper must provide parking in front of his shop or accept the fact that customers will have to use other parking areas in legally designated locations and walk the short distance to the shop.

MR. FRASER SUTHERLAND, 14 CADOGAN STREET

Mr. Fraser Sutherland again addressed Council asking that, in the future, any Contract Development Agreement or rezoning application be forwarded to a larger area of the neighbourhood than the currently required 200 feet.




MRS. MARGARET CLEARMONT, 1394 BEDFORD HIGHWAY

Mrs. Margaret Clearmont addressed Council expressing the opinion that the whole of the Bedford Highway is no longer a true residential area and the proposed Contract Development Agreement should be approved.

In response to three calls from Mayor Christie there were no further submissions from the general public.

ADJOURNMENT

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

  
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MAYOR

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

TOWN OF BEDFORD  
REGULAR SESSION  
MONDAY, JUNE 19, 1989

A Regular Session of the Town Council of the Town of Bedford took place on Monday, June 19, 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, 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; Joan Pryde, Deputy Clerk; Barry Zwicker, Director of Planning and Development Control; Rick Paynter, Director of Engineering and Works; Donna Davis-Lohnes, Planner; Micheel Towner, Executive Director, Economic Development Commission; and Robert Nauss, Director of Recreation.

3. APPROVAL OF MINUTES

3.1 MEETING #20 - REGULAR SESSION - MAY 15, 1989

3.2 MEETING #21 - SPECIAL SESSION - MAY 29, 1989

3.3 MEETING #22 - PUBLIC HEARING - JUNE 12, 1989

On the request of Councillor Walker it was agreed that page 6 of the Minutes of the Regular Session, May 15, 1989, should be amended to indicate that it was the 5th Bedford Beaver Pack that was involved in the clean-up of an area along the Sackville River.

3. CON'T

ON MOTION of Councillor Walker and Councillor Draper it was moved that the Minutes of the Regular Session of May 15, 1989, as amended, the Special Session, May 29, 1989, and the Public Hearing of June 12, 1989, be approved. MOTION APPROVED unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

On the request of Councillor Walker it was agreed that the following Items would be added to the Agenda:

- 12.9 Sackville River Clean-Up
- 12.10 Eastco Used Car Sales
- 12.11 Concerns Re David Roy Property
- 12.12 Issuance of Tax Certificates/Collection of Deed Transfer Tax - Town of Bedford.

5. APPROVAL OF ORDER OF BUSINESS

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

6. NOTICE OF RECONSIDERATION

NIL

7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES7.1 BEDFORD VISITOR INFORMATION CENTRE - TRUSTEES - PROPOSED TERMS OF REFERENCE

By memorandum, Mrs. Ann Birdsall circulated suggested Terms of Reference, as prepared and adopted by the Moirs Mill Steering Committee, for the establishment of a Board of Trustees for the Moirs Mill (Bedford) Visitor Centre.



7.1

CON'T

During the ensuing discussion the following suggestions were made by members of Council for consideration:

- (a) That the, "mandate," of this Board be expanded with a statement to include the long term objective and an indication that the operation of the Information Centre be self supporting.
- (b) That the, "make-up," of the Board of Trustees include representation from the Board of Trade, possibly replacing the suggested representation from the Recreation Commission.
- (c) That the, "term of appointment," be three years rather than five years.
- (d) That the, "specific duties," include the preparation of a Budget for approval by Town Council, the establishment of rental fees, the liaison with the Director of Finance rather than the Chief Administrative Officer, and the determination of the possibility of obtaining funding from external organizations.
- (e) That consideration be given to a five member Board of Trustees rather than three members.

In response to a request from Council with regard to the Steering Committee's opinion of these various suggestions, it was agreed that the Chief Administrative Officer should arrange to meet with Mrs. Birdsall to discuss the various suggestions brought forward, and report back to Town Council at the next Regular Session, possibly with a revised suggested Terms of Reference.

7.2

BEDFORD VISITOR INFORMATION CENTRE - CONSIDERATION -  
AWARD OF TENDER

By memorandum J. M. Towner, Executive Director, B.E.D.C., advised Council with respect to the awarding of a Tender for Phase II of the Bedford Visitor Centre. Mr. Towner noted that it was the recommendation of the Moirs Mill Steering Committee that, contingent upon receiving Mainstreet monies, Council award the Tender to TAG Developments Limited for \$36,300. If Mainstreet funding is not received the recommendation is that the tender should be awarded to TAG Developments for \$17,700.

7.2

CON'T

In response to an enquiry from Council, Mr. Towner advised that he has received an indication from the Department of Small Business Development that the Town of Bedford will receive Mainstreet funding in a total amount of \$190,000 for 1989. He also advised that a grant from the Department of Tourism is expected in the amount of \$4,000 which would be sufficient to cover Architect fees for this project.

ON MOTION of Councillor Huntington and Councillor Walker it was moved that the Mayor and the Chief Administrative Officer be authorized to enter into a contract with TAG Developments Limited for the portion of Phase II of the Bedford Visitor's Centre as follows:

-Road bed, parking area and exterior restoration, court yard and underground utilities and painting of the building; at a cost not to exceed \$36,300.

In response to an enquiry from Council, Mr. Towner reviewed the portion of Phase II improvements which will not be completed this year but will be deferred until 1990. It was also noted that the portion of the project deferred to 1990 will result in the Visitor Centre not being opened in 1990 unless this work is completed earlier in the year than is the usual experience with such contracts.

ON MOTION of Councillor Goucher and Councillor Cosgrove it was moved that the Motion be amended by the inclusion of a 10 percent contingency allowance in the amount of \$3,630. The Motion to amend was put to the meeting and was DEFEATED. Councillor Walker, Councillor Draper, Councillor Huntington and Deputy Mayor Kelly voted against the Motion.

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

7.3

RIDGEVALE PLAYGROUND

By memorandum Robert Nauss, Director of Recreation, advised Council with respect to the previous history and the current situation regarding the possible relocation of the playground equipment in the Ridgevale Subdivision and the question of the fencing of the playground property along the abutter's property line.

7.3

CON'T

Mr. Nauss advised that, at a meeting attended by Mr. & Mrs. John Wheatley, Mrs. Ellie Stalker, Mrs. Ann MacVicar, Councillors Peggy Draper and Len Goucher and Robert Nauss, Director of Recreation, the following was agreed:

- (a) That there is no other suitable park area in the subdivision to relocate the playground equipment.
- (b) That a sign should be erected denoting curfew time etc.
- (c) That the area should be policed on a regular basis.
- (d) That a chain-link fence as per Town walkway standards should be erected.

During the initial discussion of this matter it was noted that the owner of the abutting property, Mr. John Wheatley, has now, at his cost erected a fence along the property line between the playground and his property. The cost of this fencing was estimated to be in the vicinity of \$2,000.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that the Town of Bedford agree to pay 75 percent of the total cost of the fence that was constructed by Mr. Wheatley in the Ridgevale Subdivision.

In speaking to this matter Deputy Mayor Kelly expressed the opinion that it was the responsibility of the Town to help Mr. Wheatley in the cost of the erection of the said fence noting, in particular, that when Mr. Wheatley moved to the Ridgevale Subdivision he was of the understanding that this particular park area would be was a passive park and not an active playground.

ON MOTION of Councillor Walker and Councillor Huntington it was moved that further consideration of the Motion be deferred pending an opportunity for the Chief Administrative Officer and the Recreation Commission to develop a policy respecting the fencing of such properties. MOTION APPROVED. Councillor Draper, Deputy Mayor Kelly, and Councillor Goucher voted against the Motion.



7.4

MAIN STREET - PROPOSAL RE RENAMING

By memorandum Joan Pryde, Deputy Clerk, advised Council with respect to a proposal to change the street name of, "Main Street."

Mrs. Pryde noted that a questionnaire forwarded to all property owners of Main Street asking for their opinion received ten responses of which only three were in favour of the renaming of this street.

Copies of correspondence from Anthony Edwards, Chairman, Heritage Advisory Committee, were circulated in which the idea of a name change was supported and the suggestion of, "Andrew Cobb Close," was made.

ON MOTION of Deputy Mayor Kelly and Councillor Cosgrove it was moved that the name of the street, "Main Street," remain as is. MOTION APPROVED unanimously.

7.5

OAKMOUNT SUBDIVISION - TRAFFIC FLOW

Copies of correspondence from Ms. Jan Palmer were circulated to members of Council in which Ms. Palmer discussed the high level of traffic flow that appears to be using Oakmount Subdivision as a thoroughfare between Rocky Lake Drive and the Bedford Highway. She suggested that Town Council has full control over public streets and should consider limiting access to the street in order to reduce the level of through traffic.

Copies of the results of a traffic survey conducted by Councillor Goucher on June 2, 1989, were also circulated to members of Council. In speaking to this matter, Councillor Goucher noted the number of calls that have been received from residents in the Redbank Drive area concerning the problem of the high level of through traffic. He noted that he actually did two surveys on different days, both conducted between the hours of 8 - 9 a.m. when school children were present. His statistics indicate that only approximately 13 or 14 percent of the traffic flow during the periods of survey were internally generated. Councillor Goucher expressed his concern with regard to the situation, noting that some of the previously suggested ideas for reducing the flow of through traffic were not practical, and he inquired as to whether or not members of Council have any new suggestions.

7.5

CON'T

Councillor Walker noted that he had recently conducted his own traffic survey in the Oakmount Subdivision and although he indicated a difficulty in differentiating the internally generated traffic, he did conclude that a significant amount is attributable to through traffic.

Councillor Huntington read into the record correspondence from the Engineering Department relative to this problem which noted the difficulty in coming up with an answer which would be satisfactory to the residents of the area.

In speaking to the matter, the Director of Engineering, Rick Paynter, suggested that the installation of sidewalks in appropriate areas might be considered during next year's Capital Budget discussions; also some improvements to the internal walkway systems which would help alleviate the problems pedestrians are encountering. Mr. Paynter further advised that, following the completion of the sewer reconstruction project in the subject area, his Department will conduct another traffic destination study and will also try to determine if there are any other possible actions which might be considered to alleviate the problem.

In response to an enquiry from Council as to whether or not Oakmount Drive will be closed during the Bedford Days Parade period, Mr. Paynter advised that such a decision would be the responsibility of the Traffic Authority.

ON MOTION of Councillor Walker and Deputy Mayor Kelly it was moved that further consideration of this item be deferred pending the results of the traffic destination survey by the Director of Engineering and Works, with apologies to the effected residents. MOTION APPROVED unanimously.

It was agreed that it might be helpful if the Director of Engineering and Works arranged a meeting with the members of the Homeowner's Association to discuss the results of the traffic flow studies.

8.

MOTIONS OF RESCISSION

Nil

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM9.1.1 NOVA SCOTIA MUNICIPAL BOARD - DECISION RE R. HATTIN  
APPEAL - CONTRACT DEVELOPMENT AGREEMENT - BEDFORD  
VILLAGE PROPERTIES LIMITED (MOIRS MILL ROAD)

Council was previously provided with copies of the decision of the Nova Scotia Municipal Board in the matter of: An Appeal Under the Planning Act, by Richard Hattin from a decision of Bedford Town Council made February 13, 1989, which approved entering into a Development Agreement with Bedford Village Properties Limited to permit condominium townhouses, freehold townhouses and multi-family housing on an 11 acre site on the southside of Moirs Mill Road.

The Board noted in the decision that the proposed agreement is consistent with the intent of the MPS and the Board confirmed the decision of Council, dismissing the appeal.

The decision was received for information.

In response to a request from Council with respect to the Town's costs in defending this action, Council was advised that legal costs amounted to approximately \$17,500, and that staff time/cost was valued in the vicinity of \$5,000.

9.1.2 CONTRACT DEVELOPMENT AGREEMENT - MOIRS MILL ROAD -  
CONSIDERATION OF RATIFICATION

Copies of a proposed Contract Development Agreement between Bedford Village Properties Limited, Granbury Developments Limited and the Town of Bedford for a development project including 84 condominium units, 47 condominium townhouse units, and 24 freehold townhouse units to be constructed on property south of Moirs Mill Road were circulated to members of Council for consideration.

In response to enquiries from Council with respect to the timing of the construction of sidewalks and placement of landscaping along Moirs Mill Road, the Director of Planning and Development Control, Barry Zwicker, advised that the contract can stipulate that these items be completed in conjunction with the construction of buildings in Phase I of the development and that a time frame can be included in the agreement. However, he also noted that unforeseen construction problems might result in a delay.



9.1.2 CON'T

In response to an enquiry from Council as to whether there will be a minimum height specified for the trees that will be planted as part of the landscaping, and whether or not the provision of a performance bond can be included in the contract, Mr. Zwicker advised in the affirmative.

In response to an enquiry as to whether or not there has been any change in the proposed placement of the buildings, Mr. Zwicker advised that it is now intended to place the buildings further back from Moirs Mill Road than previously planned.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that Town Council of the Town of Bedford ratify the Contract Development Agreement between Bedford Village Properties, Granbury Developments Limited, and the Town of Bedford, as circulated, for the development of property located on the southside of Moirs Mill Road. The project is to include: 84 condominium units, in 7 buildings of 12 units each, 47 condominium townhouse units, and 24 freehold townhouse units, with the following provisions:

- (a) That the proposed landscaping adjacent the 84 condo units along Moirs Mill Road be completed prior to end of November 1989;
- (b) That the servicing and sidewalks along Moirs Mill Road be completed prior to Sept. 30/89.
- (c) That a Performance Bond respecting the completion of the landscaping and sidewalks be placed with the Town, in the amount of \$150,000.

MOTION APPROVED unanimously.

## 9.2

CONTRACT DEVELOPMENT AGREEMENT #89-02 - 1368 BEDFORD HIGHWAY - CONSIDERATION

Councillor Len Goucher and Councillor Don Huntington excused themselves from consideration of this item due to the fact that they were not in attendance at the Public Hearing held on June 12, 1989.

Mayor Christie expressed his opinion that he had a conflict of interest with respect to consideration of this matter and excused himself from the meeting.

9.2

CON'T

Deputy Mayor Kelly assumed the Chairmanship of the meeting and requested the desire of Council with respect to this application for a Contract Development Agreement.

ON MOTION of Councillor Cosgrove and Councillor Walker it was moved that Town Council approve the application and subsequent entering into of a Contract Development Agreement for the property known as 1368 Bedford Highway. Further, that the Development Agreement will permit the conversion of the first floor of the existing duplex residential dwelling to a, "Country Style," retail boutique and gift shop. With the retention of the second floor as a self contained residential dwelling unit, with the provision that no on site parking will be required nor permitted on, 1368 Bedford Highway or at the adjacent residentially zoned lands, and that the parking requirements for this establishment will be deemed to be achieved through the utilization of public parking in the area.

It was further moved, no parking signs be placed along both sides of First Avenue from the intersection with the Bedford Highway to Cadogan Street.

In speaking to the Motion Councillor Cosgrove noted that the major concern appears to be the possibility of parking on the subject lots and the effect on the properties surrounding the proposed development, including the traffic that will be generated. She suggested that existing public parking signage could be improved and stronger police enforcement effected with regard to parking on First Avenue.

In response to an enquiry from Council it was noted by Micheel Towner, Executive Director, Economic Development Commission, that signage for the 14 public parking spaces on Division Street has been ordered which will restrict parking to a maximum of two hours.

In speaking to the proposed Motion, Council Walker expressed the opinion that the placement of time limit signs on some of the public parking areas in the neighbourhood will help alleviate parking problems. He also requested that the Chief Administrative Officer investigate the possibility of closing the right-of-way between First Avenue and the Bedford Highway to vehicular traffic.

9.2 CON'T

Councillor Draper requested that staff investigate the possibility of developing additional public parking in the neighbourhood and report back to Town Council, prior to the consideration of ratification of this Contract Development Agreement.

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

Mayor Christie reassumed his position as Chairman of the meeting.

10. PETITIONS AND DELEGATIONS

Nil

11. MOTIONS

11.1 BY-LAW RESPECTING SEWER USE - CONSIDERATION OF THIRD AND FINAL READING

Copies of a proposed By-Law respecting the Regulation of Discharges to the Public Sewer Systems were circulated to members of Council for consideration of Third and Final reading.

In response to an enquiry from Council as to whether or not the discharge into the sewer system by Farmers Dairy Limited met the proposed standards of the By-Law, the Director of Engineering and Works advised that the standards cannot apply retroactively to an industry such as Farmers Dairy Limited, but that approval of this By-Law will be a means to develop an agreement whereby the Town is in control with respect to future additional discharges.

In response to an enquiry from Council as to whether or not Farmer's Dairy Limited meets the conditions under Clause 7 of the By-Law, the Director of Engineering and Works advised in the affirmative.



11.1 CON'T

In response to an enquiry from Council as to whether or not the fines of \$100 to \$1,000 indicated in the violations clause will be applicable each day as a separate offense, the Chief Administrative Officer advised that this is now possible under the authority of recent Special Legislation. He advised that such a provision should be incorporated into this By-Law.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that the Town Council of the Town of Bedford approve the By-Law Respecting the Regulation of Discharges to the Public Sewer System as circulated, and amended, for Third and Final reading, subject to the approval of the Minister of Municipal Affairs.

11.2 PROPOSED AMENDMENTS TO DEED TRANSFER TAX BY-LAW RE PROVINCIAL BILL NO. 90

By memorandum Dan R. English, Chief Administrative Officer, circulated copies of proposed amendments to the By-Law Respecting Deed Transfer Tax. He noted that these amendments would increase the Tax Rate to 1 1/4 percent of the transfer value of the property, with the exception that the current 1 percent tax on residential properties involving a previously constructed residence (condominiums, Townhouses etc.) and selling at a price of under \$100,000 would be retained.

It was Mr. English's recommendation that First and Second reading of these amendments to the By-Law be waived and that Council give consideration to Final reading/approval at this time.

ON MOTION of Deputy Mayor Kelly and Councillor Cosgrove it was moved that the amendments to the By-Law Respecting Deed Transfer Tax as circulated be approved, subject to the approval of the Minister of Municipal Affairs. MOTION APPROVED. Councillor Huntington voted against the Motion.

12. NEW BUSINESS12.1 CONSIDERATION OF LEASE RENEWAL - SUITE 400 - BEDFORD TOWER

Copies of correspondence from A.J. Hustins Enterprises Ltd. were circulated to members of Council in which the Lease Renewal details for the Town Administrative Offices in the Bedford Tower were indicated. The Lease would involve 6384 square feet on the fourth floor and 902 square feet on the second floor subject to actual measurement; a term of five years; a base rent of \$10.75 per square foot/year in year one increasing \$.25 per square foot/year in each of the next four years; an early termination clause at the end of the third and the fourth years; and an option to expand on the fourth floor if option is exercised by September 1, 1989.

Following a review of the details of the proposed Lease it was recommended by the Chief Administrative Officer that Town Council approve the entering into of the Lease arrangements as indicated.

Deputy Mayor Kelly expressed concern with respect to the Town entering into a Lease which includes a five year term, minimum of three years suggesting that the Town should be attempting to construct and move into its own facilities within two years.

ON MOTION of Deputy Mayor Kelly it was moved that the town enter into a Lease Renewal arrangement for a two year term. In response to three calls from Mayor Christie, there was no seconder to this Motion and the Motion was declared invalid.

ON MOTION of Councillor Walker and Councillor Cosgrove it was moved that the Mayor and the Chief Administrative Officer be authorized to enter into a Lease arrangement with A.J. Hustins Limited for the rental of Administrative Office space, as described, in the Bedford Tower building.

Councillor Walker expressed the opinion that the Chief Administrative Officer and staff have arranged with the Landlord a Lease that is very favourable to the Town with very competitive rental rates.

12.1 CON'T

In response to an enquiry from Council as to whether or not the early termination clause might be amended to become effective following the second year, both the Mayor and the Chief Administrative Officer answered in the negative.

ON MOTION of Deputy Mayor Kelly it was moved that further discussion of this matter be deferred to a future meeting of Council. In response to three calls from Mayor Christie there was no seconder to this Motion and it was declared invalid.

In response to an enquiry from Council as to whether or not there is a need for expanded Administrative Offices, the Chief Administrative Officer advised that, in his opinion, such expansion is a necessity in the very near future. He also noted that any expansion plan would include consideration for expanding the Town Council Chambers.

The Motion was put to the meeting and was APPROVED, Deputy Mayor Kelly voted against the Motion.

12.2 TRUCK TRAFFIC - HAMMONDS PLAINS ROAD - BI HI TO BEDFORD HIGHWAY

By memorandum Joan Pryde, Deputy Clerk, advised that staff has been requested by Councillor Goucher to place the current situation of truck traffic on the Hammonds Plains Road - Bi Hi to Bedford Highway - on the Agenda.

She advised that Councillor Goucher is requesting that Council consider whether the Town should request of the Department of Transportation the closing of this portion of the Hammonds Plains Road to all but local truck traffic similar to the regulations recently effected for the balance of the Hammonds Plains Road.

ON MOTION of Councillor Goucher it was moved that the Town Council of the Town of Bedford formally request through the Honourable Kenneth Streach to the Minister of Transportation, the extension of the closure of the Hammonds Plains Road between the Bi Hi and the Bedford Highway to all but local truck traffic.



12.2 CON'T

In response to three calls from Mayor Christie there was no seconder to this Motion and it was declared invalid.

During a brief ensuing discussion it was noted by some members of Council that the closure of this portion of the Hammonds Plains Road to all but local truck traffic might actually result in an increase of truck traffic on the Bedford Highway through the center of the Town.

12.3 NOISE BY-LAW (RE RECREATION CENTRE)

By memorandum Joan Pryde, Deputy Clerk, advised Council that Deputy Mayor Kelly has requested that concerns expressed by owners of properties located in the near vicinity of the Recreation Centre respecting late night noise be addressed by Town Council.

In speaking to this matter Deputy Mayor Kelly noted that the problems seem to occur when doors/windows are opened during the performance of music in the late hours of the evening/early morning. He requested that the Recreation Commission/Director be asked to explore the possibility of the installation of an air conditioning system and additional noise insulation.

ON MOTION of Deputy Mayor Kelly and Councillor Draper it was moved that this matter be referred to the Recreation Commission for further study and recommendation.

In speaking to the Motion it was suggested by some members of Council that the designation of the Lions Den as a smoke free facility might assist in solving the problem. It was also suggested that there might be some means of circulating the cooler air from the rink to the Lions Den.

The Motion was put to the meeting and APPROVED unanimously.

12.4 METROPOLITAN AUTHORITY - TEMPORARY BORROWING -  
GUARANTEE RESOLUTIONS

By memorandum Gordon Brown, Director of Finance and Administration, Metropolitan Authority, circulated copies of two proposed Temporary Borrowing - Guarantee Resolutions in the amounts of \$1,340,000 and \$2,400,000, and requested the approval of same by Town Council.

ON MOTION of Councillor Huntington and Deputy Mayor Kelly it was moved that Town Council approve the Temporary Borrowing Guarantee Resolutions in the amount of \$1,340,000 and \$2,400,000 as circulated. MOTION APPROVED unanimously.

12.5 PROPOSED BEDFORD RECREATION COMMITTEE -  
CONSIDERATION OF PROPOSED TERMS OF REFERENCE

By memorandum Deputy Mayor Peter Kelly, Chairman, By-Law Review Committee, circulated copies of proposed Terms of Reference for the establishment of a Bedford Recreation Advisory Committee and requested the consideration of Town Council to same.

During an ensuing brief discussion it was noted that the Chairman of the Recreation Commission and the Director of Recreation have not had an opportunity to discuss the most recent revised Terms of Reference with the By-Law Review Committee.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that further discussion of this matter be deferred pending an opportunity for further consultation between the By-Law Review Committee, the Chairman of the Recreation Commission and the Director of Recreation. MOTION APPROVED unanimously.

12.6

BEDFORD HIGHWAY UPGRADING STANDARDS

By memorandum Rick Paynter, Director of Engineering and Works, requested formal approval of a Town Policy Respecting Standards for Bedford Highway Improvements: Dartmouth Road to City of Halifax Boundary. He further advised that it is the firm opinion of staff that this minimum standard recommended for the Bedford Highway (3 lanes expanded to 4 lanes at major intersections) will compliment - not jeopardize - the objectives of the Town's Mainstreet Program, Heritage Commercial Proposals, and the general objective of creating a safer traffic/pedestrian environment. Copies of a proposed Motion respecting this Policy were circulated with Mr. Paynter's memo for consideration by Council.

Following the introduction of this subject, Deputy Mayor Kelly, presented a petition respecting the future width of the Bedford Highway signed by approximately 260 residents.

In speaking to this matter, Deputy Mayor Kelly also requested that Town Council should consider this matter of the width of the Bedford Highway in two stages, i.e., the Meadowbrook Drive Intersection and the balance of the portion of the Bedford Highway involved.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that further consideration of this matter be deferred to the next Regular Session of Council.

During discussion of the Motion Councillor Walker expressed some concern with respect to any possible delay in the completion of the Meadowbrook Drive Intersection improvements.

Some concern was also expressed by staff and Council with respect to whether the work of the Hon. Ken Streach would be wasted if the Town ultimately defers the proposed Meadowbrook Drive intersection improvements.

In response, Mayor Christie expressed the opinion that the Motion being considered was a policy Motion relative to future road improvements and would not impact with respect to the improvements planned for the Meadowbrook Drive intersection.



12.6 CON'T

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

12.7 SIDEWALK CONSTRUCTION - BEDFORD HIGHWAY AT BEDFORD PLACE MALL

By memorandum Rick Paynter, Director of Engineering and Works, advised Council with respect to the tendering results of sidewalk construction works to be installed along the front of the Bedford Place Mall Texaco property on the Bedford Highway. Mr. Paynter noted that, as part of the project, Texaco has agreed to incorporate within their tender two areas on either side of their property which would be the Town of Bedford's responsibility. He noted that the low tender for the Town's portion of the work was received from Municipal Contracting Limited in an amount of \$9,500. In addition to the sidewalk work it will be necessary for the Town to relocate a route location sign in the area, which cost is estimated to be approximately \$1,000. Mr. Paynter requested Council's approval to notify Texaco Canada Ltd. of the Town's acceptance of the \$9,500 bid submitted by Municipal Contracting Ltd.

ON MOTION of Councillor Walker and Deputy Mayor Kelly it was moved that the Town Council of the Town of Bedford approve the awarding of a tender to Municipal Contracting Ltd. for the installation of sidewalks in the area of Bedford Place Mall, at a cost not to exceed \$9,500 and that \$1,000 be appropriated to cover the cost of relocating a route location sign.

During discussion of the Motion, Deputy Mayor Kelly expressed some concern with respect to the estimate of \$1,000 to relocate the route location sign and made some enquiries of staff as to why this could not be a staff project. The Director of Engineering and Works advised that, in his opinion, it would not be cost effective for staff to undertake this project.

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

12.8            PROPOSED        ESTABLISHMENT        -        COMMITTEE        -        10TH  
ANNIVERSARY CELEBRATIONS

By memorandum Dan R. English, Chief Administrative Officer requested the consideration of Town Council to the establishment of a Planning Committee to prepare for special celebrations to commemorate the 10th Anniversary of the Incorporation of the Town of Bedford.

ON MOTION of Councillor Walker and Councillor Huntington it was moved that further consideration of this matter be deferred pending an opportunity for the Senior Administration Committee to consider and make recommendations on this matter. MOTION APPROVED. Deputy Mayor Kelly voted against the Motion.

12.9            SACKVILLE RIVER CLEAN-UP

Councillor Walker addressed Council advising of the success of the recent Sackville River Clean-Up and expressing his thanks to the various Residents Associations, Corporate Sponsors and staff members who participated in this very successful event.

12.10           EASTCO USED CAR SALES LTD.

In response to an enquiry from Council with respect to the current situation relative to the Eastco Used Car Sales Ltd. lot, located at the intersection of the Bedford Highway and Shore Avenue, Barry Zwicker, Director of Planning and Development Control, reviewed the measures which are currently being taken to ensure that this used car business is discontinued on the property involved.

12.11           STORAGE OF CONSTRUCTION MATERIALS - D. ROY PROPERTY

In response to an enquiry from Council as to whether the storage of construction materials on property owned by D. Roy has been discontinued, the Director of Planning and Development Control advised that he does not know if materials have been removed but will report to Council at a later date.

12.12 ISSUANCE OF TAX CERTIFICATES/DEED TRANSFER TAX

In response to an enquiry from Council, the Chief Administrative Officer suggested, this matter should not be discussed as it was a subject of potential legal action.

13. REPORTS: BOARDS/COMMITTEES/COMMISSIONS

13.1 GRANTS ADVISORY COMMITTEE - REQUEST FOR GRANT - BEDFORD COMMUNITY SINGERS

Councillor Draper declared a conflict of interest with respect to this subject and excused herself from the meeting.

By memorandum Councillor Grant Walker of the Grants Advisory Committee circulated copies of correspondence from the Bedford Community Singers requesting consideration of a grant in the amount of \$750 for 1989.

In addressing this matter it was noted by Councillor Walker that budgeted funds for grants to Charitable Organizations have been expended - therefore he requested direction with respect to, "overbudgeted," spending in order that he might respond to the Bedford Community Singers.

ON MOTION of Councillor Walker and Councillor Huntington it was moved that the Town Council of the Town of Bedford approve a grant for 1989 in the amount of \$500 to the Bedford Community Singers. MOTION APPROVED unanimously.

13.2 BEDFORD PLANNING ADVISORY COMMITTEE

13.2.1 MEMBERSHIP AND EXPRESSION OF APPRECIATION

13.2.2 MPS REVIEW COMMITTEE - EXPRESSION OF APPRECIATION

Copies of memoranda from Chris Nolan, Chairman, BPAC and Councillor Grant Walker were circulated to members of Council, in which Town Council was requested to express its appreciation to members of the MPS Review Committee and the Bedford Planning Advisory Committee respecting the task of reviewing, amending, and approving all sections of the Draft MPS.



13.2.2

CON'T

It was also recommended that Town Council be requested to reinstate the permanent Terms of Reference of the Bedford Planning Advisory Committee by rescinding the now existing temporary BPAC Terms of Reference, and that Town Council establish the dates and advertise the opportunity for public input to the proposed MPS Draft as required by the Planning Act of the Province of Nova Scotia.

ON MOTION of Councillor Walker and Councillor Draper it was moved that:

BE IT RESOLVED that Bedford Town Council express its sincere thanks to the members of the MPS Review Committee and the members of BPAC for their considerable efforts and dedication to the task of drafting a new MPS;

FURTHER that Town Council express its sincere thanks to the members of BPAC whose Terms were extended for the MPS Review process for their considerable efforts and dedication to the task of drafting a new MPS;

FURTHER that Town Council approve the reinstatement of the permanent Terms of Reference of the Bedford Planning Advisory Committee by rescinding the now existing temporary BPAC Terms of Reference;

AND FURTHER that Town Council establish the dates and advertise the opportunity for public input to the proposed MPS Draft as required by the Planning Act for the Province of Nova Scotia.

MOTION APPROVED unanimously.

At this time Mayor Christie expressed his personal thanks to the members of the Bedford Planning Advisory Committee and the MPS Review Committee for the work and effort during the past months in reviewing and preparing the draft MPS document.

13.3

BEDFORD RECREATION COMMISSION - TENDERS - UPGRADING WORKS(a) LEBRUN CENTRE

By memorandum Robert Nauss, Director of Recreation, advised Council with respect to tenders received respecting the proposed renovations to the LeBrun Centre facility. He recommended that Town Council approve the awarding of contracts for the renovations, as outlined, in a total amount not to exceed \$103,000.

13.3

CON'T

ON MOTION of Councillor Huntington and Councillor Goucher it was moved that Town Council of the Town of Bedford approve the awarding of contracts for renovations to the LeBrun Centre as outlined and recommended in Mr. Nauss's memo dated June 15, 1989, and in an amount not to exceed \$103,000.

During discussion of the Motion, Mr. Nauss reviewed for the benefit of Council the improvements which are planned for the front of the building.

Some concern was expressed by Council with respect to the current condition of the bleachers in the rink and the fact that there are no heating elements currently available. Concern was also expressed with respect to some aspects of the condition of the bottom of the rink's exterior.

In response the Director of Recreation advised Council that it is hoped to address these problems in the near future.

The Motion was put to the meeting and APPROVED unanimously.

(b) LIONS PARK

By memorandum Robert Nauss, Director of Recreation, advised Council with respect to tenders received for the replacement of outdated equipment at the Lions Park. He recommended that a tender in the amount of \$8,436.26, be accepted for the provision of Recess Steel Structure Play Equipment from Paris Playground Equipment Limited, be approved.

ON MOTION of Councillor Walker and Councillor Cosgrove it was moved that the Town Council of the Town of Bedford approve the purchase of Recess Steel Structure Play Equipment from Paris Playground Equipment Ltd., as recommended by the Director of Recreation in his memo of June 15, 1989, in an amount not to exceed \$8,436.26. MOTION APPROVED unanimously.

13.3(b) CON'T

In response to an enquiry from Council with respect to renovations to the retaining wall, Mr. Nauss advised that he is in the process of obtaining quotations and hopes to have this work completed by the end of July. In response to a further enquiry, Mr. Nauss advised that currently he is inviting tenders rather than advertising for same; it was suggested by Council that a public tender process might illicit a more favourable cost figure.

14. STAFF REPORTS

14.1 FIRE CHIEF'S MONTHLY REPORT - MAY, 1989

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

In response to a concern expressed by Councillor Walker it was agreed that the Deputy Chief would be requested to advise Council with respect to the process for determining the number of firefighters who are needed to respond to medical emergencies.

14.2 PLANNING AND DEVELOPMENT CONTROL DEPARTMENT

14.2.1 BUILDING INSPECTOR'S MONTHLY REPORT - MAY, 1989

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

In response to an enquiry from Council as to whether or not the Director of Planning and Development Control foresees a short fall in the permit revenue budgeted for 1989, Mr. Zwicker answered in the negative.



14.2.2 TOWN OWNED LANDS

In response to a previous request by Town Council, Barry Zwicker, Director of Planning and Development Control provided large scale maps and a verbal presentation with respect to all lands (excluding street right-of-ways) currently owned by the Town of Bedford.

Following a review of the properties illustrated on the large scale maps, Mr. Zwicker advised that staff is now in the process of developing and maintaining a computerized record and hard copy of same of all town owned land within the Town of Bedford.

Some general discussion ensued between Council and the Director of Planning and Development Control with respect to the standards to which the Town of Bedford should be aiming relative to parkland acquisition.

In particular, it was noted by Mr. Zwicker, that, while the Town of Bedford may appear to own a sizeable acreage in parkland, it must be remembered that two or three parcels of the total holdings are large undeveloped parcels which have been purchased/obtained for the use of future generations.

In response to a request from Council, Mr. Zwicker agreed to study and report back to Council with respect to areas along the Bedford Highway which might have future potential for communal parking.

15. CORRESPONDENCE

15.1 MATA - RE JAZZEAST ATLANTIC JAZZ FESTIVAL

Copies of correspondence from Duncan A. Cross, Executive Director, Metropolitan Area Tourism Association were circulated to members of Council in which Mr. Cross requested consideration of Town Council to a grant to the JazzEast Atlantic Festival which will take place from July 24 - July 30, 1989.

ON MOTION of Councillor Walker and Councillor Huntington it was moved that the Grants Advisory Committee be requested to consider the recommendation of a grant to the 1990 JazzEast Festival and that this application for a 1989 grant be denied. MOTION APPROVED. Councillor Goucher voted against the Motion.

15.2 DEPARTMENT OF TRANSPORTATION - RE COST-SHARING 1989 CAPITAL PROGRAM

The Chief Administrative Officer advised that formal correspondence has been received from the Department of Transportation advising of the level of funding that will be available to the Town of Bedford for the cost-sharing of highway improvements.

It was suggested by Deputy Mayor Kelly that a vote of appreciation should be extended to the Hon. Ken Streach for his assistance in obtaining this agreement of cost-sharing from the Department of Transportation.

16. NOTICES OF MOTION

Nil

17. QUESTIONS

17.1 STATUS SHEET

The Status Sheet dated June 19, 1989 was received for information.

18. ADDED ITEMS

Nil

19. OTHER

20. ADJOURNMENT

ON MOTION of Councillor Cosgrove and Councillor Draper it was moved that the meeting adjourn at approximately 11:00 p.m. MOTION APPROVED unanimously.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

Meeting #24

TOWN OF BEDFORD  
PUBLIC HEARING 88-03  
MONDAY, JULY 10, 1989

A Public Hearing was held by the Town Council of the Town of Bedford on Monday, July 10, 1989, 7:30 p.m. in the Bedford Fire Hall, 1247 Bedford Highway, Bedford, Nova Scotia; Mayor Peter Christie presiding.

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

Approximately fifteen members of the general public were in attendance during Hearing.

**PURPOSE OF PUBLIC HEARING**

Mayor Christie advised that the purpose of the Public Hearing was to receive and consider submissions respecting an application relative to the rezoning of civic #1105 Bedford Highway.

Mayor Christie further advised that the property in question has been posted and proper advertising of the Public Hearing has been placed in the local newspapers in accordance with the requirement of the Nova Scotia Planning Act.

**STAFF REPORT**

In reviewing details of this request for the rezoning of property located at 1105 Bedford Highway from its present zone of R-2 (Residential - Two Family) to C-1 (Commercial - Business), Donna Davis-Lohnes, Planner advised that the property is currently subject to a Development Agreement which permits a retail bath boutique as a non-obnoxious home occupation.

She further noted that, because the property in question abuts a property which is designated Commercial, the requested zone change may be considered without the need to apply for a plan amendment.



Mrs. Davis-Lohnes also reviewed a staff report with respect to Policy Z-4 of the M.P.S. which report addressed whether or not the proposed use of the property was in general agreement with the M.P.S.

Mrs. Davis-Lohnes concluded her remarks by advising the meeting it is the recommendation of the Planning and Development Control Department that the property at civic #1105 Bedford Highway be rezoned from R-2 to C-1 as requested by Mr. Dean.

**QUESTIONS FROM COUNCIL**

In response to an inquiry from Council, Mrs. Davis-Lohnes advised that the subject property has not in recent history been used as a two-family dwelling. She also reviewed the types of uses which are permitted in a C-1 zone.

**SUBMISSIONS FROM THE GENERAL PUBLIC**

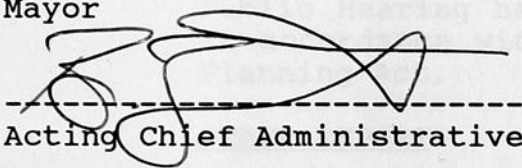
In response to three calls from Mayor Christie there were no submissions from the general public respecting this application for a rezoning.

**ADJOURNMENT**

ON MOTION of Councillors Draper and Cosgrove, it was moved that the Public Hearing adjourn at approximately 8:00 p.m.



Mayor



Acting Chief Administrative Officer

TOWN OF BEDFORD  
PUBLIC HEARING 88-04  
MONDAY, JULY 10, 1989

A Public Hearing was held by the Town Council of the Town of Bedford on Monday, July 10, 1989, 8:00 p.m. in the Bedford Fire Hall, 1247 Bedford Highway, Bedford, Nova Scotia; Mayor Peter Christie presiding.

**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 Hearing.

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

Approximately fifteen 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 Hearing was to receive and consider submissions relative to a Development Agreement Application from Bedford Village Properties Limited for a 16.4 acre site, south of Moirs Mill Road.

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

**STAFF REPORT**

Barry Zwicker, Director of Planning and Development Control, reviewed for the benefit of Council, details of the proposed Contract Development Agreement application noting that the location of this site was on the south side of Moirs Mill Road and if approved, would include 80 single family dwellings located on small lots. The development would be accessed through one p-looped street intersecting with Moirs Mill Road and also include one walkway/emergency access.

The development would include seven cul-de-sacs and it is proposed that the total development would be phased over a number of years. The dwelling units are to be approximately 1500 square feet in area, include attached garages, two bedrooms and include design features which will permit the units to be adapted easily for older residents.

Mr. Zwicker advised that the one concern expressed throughout the staff review is with respect to the ability of the Town to ultimately service cul-de-sacs generally and he noted that this particular development proposes an additional seven cul-de-sacs over those which currently exists throughout the Town.

Mr. Zwicker concluded his remarks by advising Council that it is the recommendation of the Planning and Development Control Department that Council enter into a Development Agreement with the proponent for the construction of the adult lifestyle project as proposed.

#### QUESTIONS FROM COUNCIL

In response to an inquiry from Council with respect to the time frame of this development, Mr. Zwicker advised that no specific time frame has been developed - in all likelihood this would depend on the market conditions over the next few years.

In response to an inquiry as to whether all the infrastructure (roads, etc.) could be placed in the initial phase followed by the housing units as required, Mr. Zwicker expressed the opinion that such a process might be financially unreasonable.

In response to an inquiry respecting the expected price range of the housing units, the opinion was offered that they would probably attract a selling price of approximately \$150,000.

In response to an inquiry from Council with respect to parkland dedication, Mr. Zwicker reviewed for the benefit of those in attendance the areas of parkland which have already been dedicated by Bedford Village Properties limited and Annapolis Basin Pulp and Power relative to the development of the areas involved. In particular, it was noted by Mr. Zwicker that currently, the parkland dedication received to date, exceeds the five percent required. However, Mr. Zwicker did point out for the benefit of those in attendance, the areas which are