

REGULAR SESSION - TUESDAY, MAY 15, 1990

12.7 TRAFFIC LIGHTS - DARTMOUTH ROAD/RIDGEVALE DRIVE

Councillor Kelly addressed Council expressing concern with respect to the fact that the Department of Transportation has denied a request from the Town of Bedford to participate in the installation of traffic lights at the intersection of the Dartmouth Highway and Ridgevale Drive.

This concern led to a discussion by Council with respect to several decisions by the Department of Transportation relative to the various arterial highways within the Town of Bedford.

In response to an enquiry from Council as to whether or not the Town of Bedford could install the traffic lights at Town cost, the Director of Engineering and Works indicated that this might be possible but could lead to future liability problems for the Town of Bedford.

ON MOTION of Councillor Kelly and Councillor Goucher it was moved that the Mayor be asked to make every effort to arrange for a meeting between the Minister of Transportation, the Honourable Kenneth Streach, and Members of Town Council, as soon as possible, in order to discuss these problems.

During discussion of the Motion it was agreed that it would be preferable from the Town Council's point of view if the Minister would be willing to come to Bedford for this meeting.

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

12.8 PROPOSED PROCEDURES RESPECTING MPS PUBLIC HEARINGS

Copies of a memorandum from Stephen Moir, Senior Planner, were circulated to members of Council outlining the proposed procedures for the conducting of the MPS Public Hearings.

During a review of the proposed procedures, Mayor Christie emphasized that, in his opinion, the Public Hearings should be restricted to presentations from the general public and should not include exchanges between Town Council and the citizens. There was unanimous agreement on this point.

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A discussion also took place with respect to whether or not it was necessary for members of Council and staff to attend for the total of the four scheduled evening, if it is apparent after the first two evenings that, in all likelihood, there are no further presentations to be made.

Following a review of the wording of the advertisements, some concern was expressed that some members of the general public may be under the impression that they have the option of attending on any one of the four scheduled evenings and making a presentation.

ON MOTION of Councillor Walker and Councillor Goucher it was moved that members of Town Council and staff should be in attendance for each one of the four evenings scheduled. **MOTION APPROVED.** Deputy Mayor Huntington voted against the Motion.

ON MOTION of Councillor Kelly and Councillor Walker it was moved that each evening of the Public Hearings should conclude at 10 p.m. and that submissions should be limited to a maximum of ten (10) minutes each. **MOTION APPROVED.** Deputy Mayor Huntington voted against the Motion.

13. **REPORTS: BOARDS/COMMITTEES/COMMISSIONS**

13.1 **PARKS AND RECREATION IMPLEMENTATION STRATEGY - CONSIDERATION OF ADOPTION**

It was unanimously agreed that consideration of the Parks and Recreation Implementation Strategy should be deferred to the next scheduled meeting of Town Council. **MOTION APPROVED** unanimously.

13.2 **SCHOOL BOARD REPORT**

Councillor Draper addressed Council noting the results of the Joint Council Meeting between the Town of Bedford and the County of Halifax held this same day which approved an additional \$500,000 in Supplementary Funding to the School Board, cost-shared between the Town of Bedford, County of Halifax and the Province of Nova Scotia. She noted that the Town's share will be approximately

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\$8,000. She advised Council that she wished the general public to know that, despite this additional funding, there still will be many areas of the School Board Budget that will be reduced from the level desired by the School Board. She further noted the various service areas that will require reductions and also noted that the Town Council of the Town of Bedford had hoped that the funding approval for the total \$1,200,000 additional Supplementary Funding would have received approval by both Councils.

ON MOTION of Councillor Draper and Councillor Walker it was moved that the Town Council of the Town of Bedford approve the appropriation of the remaining \$10,000 of the originally planned additional Supplementary Funding to the School Board Budget providing that the Province of Nova Scotia supplements this amount with provincial cost-sharing at the usual ratio of 3 to 1.

During discussion of this Motion some concern was expressed by Council that the Town of Bedford should not be asked to contribute over and above the formula with the County that is in place. It was also noted that the Town is already paying a far larger dollar amount per student to the School Board than is the County of Halifax. It was suggested that the School Board must look at other methods to reduce costs.

In defending the Motion it was suggested by Councillor Draper that, while the amount indicated in this Motion is not large, it would help with the Board's funding problems and show a genuine intent from Council that the Town of Bedford wishes the level of service in education to be maintained.

In response to an enquiry from Councillor Walker as to whether or not the funds represented by this Motion would be expended for services to students from the Bedford community, contradictory opinions were expressed by Councillor Draper and Deputy Mayor Huntington.

ON MOTION of Councillor Goucher and Councillor Draper it was moved that further consideration of this Motion be deferred pending the obtaining of further information. **MOTION DEFEATED.** Deputy Mayor Huntington, Councillor Cosgrove, and Councillor Kelly voted against the Motion.

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The Motion was put to the meeting and was **DEFEATED**. Deputy Mayor Huntington, Councillor Cosgrove, and Councillor Kelly voted against the Motion. Councillor Goucher abstained from voting.

ON MOTION of Deputy Mayor Huntington and Councillor Kelly it was moved that the Mayor and Town Council establish a Committee drawn from all segments of the Bedford population to explore the feasibility of the Town establishing it's own School Board and that the Committee report to Council not later than September 15, 1990; further that this Committee include in it's deliberations the following possibilities:

- (a) stay as we are;
- (b) form our own Board;
- (c) consider joining another Board that offers a higher level of service;
- (d) the possibility of combining Sackville, Fall River, Waverley and Bedford into one Board;

further that the membership and Terms of Reference be determined and brought forward to a future meeting of Town Council for consideration and ratification.

During discussion of the Motion it was agreed that a meeting of the entire Council should take place to develop the Terms of Reference and suggested membership.

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

ON MOTION of Councillor Kelly and Councillor Cosgrove it was moved that the Town Council of the Town of Bedford request that the Province of Nova Scotia conduct a comprehensive management audit of the Halifax County-Bedford District School Board and that the cost of this audit be cost-shared between the Town of Bedford, County of Halifax and the Province of Nova Scotia in accordance with the current funding cost-sharing formula.

During discussion of the Motion it was noted by Councillor Draper that such an audit has already been planned and, in response to enquiries from Council,

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expressed the opinion that the audit to which she is referring will be very comprehensive.

The Motion was put to the meeting and was **APPROVED**. Councillor Draper and Councillor Goucher voted against the Motion.

SCHOOL BUS STOP: HAMMONDS PLAINS ROAD/LEWIS DRIVE

ON MOTION of Councillor Kelly and Councillor Goucher it was moved that the Town Council of the Town of Bedford request that the School Board arrange to move the school bus stop currently located near the intersection on the Hammonds Plains Road and Lewis Drive back towards the Farmer's Dairy intersection or further into Lewis Drive.

During discussion of the Motion, Councillor Draper expressed the opinion that this matter is already being looked at by officials of the School Board.

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

Councillor Draper was asked to advise officials of the School Board of the results of this Motion.

14. **STAFF REPORTS**

14.1 **FIRE DEPARTMENT**

14.1.1 **FIRE CHIEF'S MONTHLY REPORT - APRIL 1990**

The Fire Chief's monthly report for April 1990 was received for information.

15. **CORRESPONDENCE**

Nil

16. **NOTICES OF MOTION**

CHIEF ADMINISTRATIVE OFFICER

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16.1 NOISE BY-LAW

Councillor Walker served Notice of Motion respecting the intent to pass an amendment the Noise By-Law relative to concrete finishing at the next Regular Session of Council.

17. QUESTIONS17.1 STATUS SHEET

The Status Sheet dated May 15, 1990, was received for information.

17.1.2 UNSIGHTLY PREMISES - HAMMONDS PLAINS ROAD

Deputy Mayor Huntington expressed concern relative to the fact that a matter concerning unsightly premises on the Hammonds Plains Road has been in obeyance since February 19, 1990, pending the obtaining of evidence for Court action.

In response the Chief Administrative Officer advised that on-going evidence must be obtained if a Court action is likely to be successful and such a process does take a period of time.

18. ADDED ITEMS

Nil

19. OTHER

Nil

20. ADJOURNMENT

ON MOTION of Councillor Walker and Councillor Cosgrove it was moved that the meeting adjourn at approximately 12:30 a.m. Wednesday, May 16, 1990.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

Meeting #59

TOWN OF BEDFORD
PUBLIC HEARING
PROPOSED MUNICIPAL PLANNING STRATEGY
TUESDAY, MAY 22, 1990

A Public Hearing called by the Town Council of the Town of Bedford to receive and consider presentations in support of, or in opposition to, the adoption of a proposed Municipal Planning Strategy, was held in the Lions Den, Gerald J. Lebrun Recreation Centre, Bedford, Nova Scotia, on Tuesday, May 22, 1990, at 7:30 p.m. Mayor Peter Christie presided at this Session of Town Council.

ATTENDANCE

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

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development Control; Steve Moir, Senior Planner; and Joan Pryde, Deputy Clerk. Donna Davis-Lohnes, Planner, took her place at the meeting at approximately 9 p.m.

Approximately 80 interested residents of the community were also in attendance at this Session.

OPENING REMARKS

In calling the meeting to order, Mayor Christie addressed those in attendance providing a brief resume of the history of community involvement by the residents of Bedford which has taken place in the preparation of the proposed Municipal Planning Strategy. He expressed the appreciation that is owed by the Town to the many volunteers and to the members of the Bedford Planning Advisory Committee for the many hours expended in completing this task since the fall of 1986.

Mayor Christie further noted that the current Draft of the Municipal Planning Strategy was approved for presentation at a Public Hearing on April 17, 1990 and the purpose of this Public Hearing is to receive submissions from the members of the community at large. He also advised that written submissions will be received

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up to and including May 31, 1990. The tentative date for consideration of the presentations and submissions has been scheduled for June 12, 1990.

STAFF REPORT

In response to a request from Mayor Christie, Steve Moir, Senior Planner, reviewed those areas of the proposed Municipal Planning Strategy which in the opinion of staff represent significant changes from the current Municipal Planning Strategy. In particular, he noted the Chapter dealing with Heritage and Community Development and some changes in the Residential Chapter.

The meeting was also advised that the Chapters relating to Transportation and Industrial Development are significantly changed in response to the perceived need for pedestrian safety both in residential and commercial areas, the need to review future planning for transportation needs and an expansion of permitted uses in industrial zoned areas.

The meeting was also advised that stronger Environmental Protection Measures and Implementation Policies have also been included in this proposed Planning Strategy.

PROCEDURE

Mayor Christie advised that those persons wishing to make presentations to Town Council would be asked to limit their comments to a maximum of ten (10) minutes. He also advised that, if at the hour of 10 p.m. all persons wishing to make presentations have not been heard, the Public Hearing will adjourn for the evening and will reconvene at 7:30 p.m., Wednesday, May 23, 1990.

PRESENTATIONS

1. **MR. MICHAEL ROUGHNEEN** presented a brief to Council on behalf of the Bedford Shaman Wilderness Initiative (B.S.W.I.) outlining the organization's concern respecting zoning changes which are proposed for the area known as the Barrens, (approximately 80 acres between the Bedford Highway and the Bi-centennial Highway).

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He advised Council that in the opinion of the B.S.W.I., this particular area of Town should be preserved in its natural state for three reasons:

- (a) retention of Bedford's character and identity;
- (b) protection of a significant historical and cultural site;
- (c) environmental sensitivity.

Following an elaboration on these points, Mr. Roughneen advised that it is the recommendation of his Organization that the Barrens area be rezoned as Parkland Open Space, that the Town compensate the owners of the Barrens in accordance with the Planning Act, and that an alternate use of the Barrens be provided by the assignment of a residential single unit zoning with a commitment to undertaken a secondary planning strategy.

2. MR. NOEL KNOCKWOOD, addressed Council noting that he was a descendent of the aboriginal peoples and a member of the Grand Council. As such, he indicated that he was against the development of the Barrens for the reasons indicated by the Bedford Shaman Wilderness Initiative, in particular the historical significance of the area to the aboriginal peoples.

Mr. Knockwood supported his opinion by reading into the record a statement on the environment made by Chief Seattle in 1884 relative to the value of the natural world about us.

3. MRS. GABRIEL ROUGHNEEN, presented a brief to Council advising of her support for the desires of the Bedford Shaman Wilderness Initiative.

She noted that for many many years the area involved has been enjoyed by generations of Bedford families, and is also very significant from the perspective of aboriginal peoples. She expressed the opinion that the Barrens is significantly placed to be accessible to all residents of Bedford, whether or not the Jacks Lake area develops in the near future, and would contribute to the well being of the Town if left in its natural state.

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Mrs. Roughneen also expressed the opinion that, if the area of the Barrens is developed, the Town will have lost its only opportunity to retain an irreplaceable natural wilderness site for the use of future generations. She suggested that, as the Town grows, all needs should be considered, not just economic needs.

4. MR. CHRIS NOLAN, presented a brief to Council noting the work and effort which has taken place to this point in time in the development of this Municipal Planning Strategy. He expressed the opinion that, while the plan may not be perfect, it is result of a great deal of discussion, thinking and compromising. He did express some concern that in future years, it might be helpful if there was a better mix of representation on the Planning Committees, especially with respect to representation from the business community.

Mr. Nolan expressed concern with respect to a number of particular Clauses included in both the Residential and Commercial Chapters of the Municipal Planning Strategy and requested further consideration of these concerns.

5. MRS. SHIRLEY JERRAM, presented a brief to Council expressing concern with respect to the type of development which has been undertaken within the Town of Bedford during the past ten years. She expressed the opinion that this type of development has ruined the look of Bedford and that the Town has changed from one with heritage character and history to one with new subdivisions with no unique character.

Mrs. Jerram also advised that she agrees with the need to save the 80 acres of land that the Bedford Shaman Wilderness Initiative is trying to preserve.

6. MRS. SYLVIA MANGALAM, addressed Council expressing concern with the minimal reference in the Municipal Planning Strategy relative to Recycling Depots and sewage disposal problems.

She also advised that she supports the Bedford Shaman Wilderness Initiative and suggested that the area should be designated by Provincial Legislation as a, "Special Place."

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Mrs. Mangalam further requested much more serious consideration of the use of the Bedford Basin and the existing rail line in future transportation plans.

7. MR. JOHAN KOPPERNAES, addressed the meeting expressing concern relative to the quantity of rezoning that is being proposed. He suggested that too much authority is being given to the Planning Department Staff without enough consultation with the citizens of the Town.

Mr. Koppernaes also expressed concern with the prospect that the building occupied by his Company and known as the Kings building might be designated as a Historic Building and with the idea of making an area along the Bedford Highway a pedestrian oriented business area. He expressed the opinion that it appears that, currently, the Town does not really know what it wants and more consideration should be given to the total overall plan that is desired for the Town.

Mr. Koppernaes spoke in support of the concept of keeping the Barrens as a Wilderness area.

He concluded his remarks by requesting consideration of moving a school bus stop from the current location in the Meadowbrook Drive/Bedford Highway area due to the danger of a large underground drain located in the near vicinity.

8. BETSY VAN HELVOORT, addressed Council, speaking on behalf of the Sandy Lake Residents' Association. She requested consideration to changes which would strengthen Policies in the Community Participation Chapter of the Planning Strategy to provide for fuller access to minutes etc. of Council and Committee meetings and to encourage coverage of such meetings by radio and cable television. She also requested that full Agenda Packages of Council Meetings be available not only to the Press but to the general public.

With respect to the Residential Chapter, Mrs. VanHelvoort advised Council that her Association would like to be included in the Planning Process of any major development to be located in their area. Members have also agreed that the density limitation included in Policy R-11 of

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four to six units per acre would be preferable to the suggested nineteen (19) persons per acre.

Her Association is also concerned with respect to some of the Policies relevant to swimming in the lakes, streams and brooks, which in the opinion of the members, needs to be closely regulated.

The Association is also suggesting, with relation to the Transportation Chapter, that there is an ongoing requirement for more footpaths and sidewalks with buffering away from the roadways. She also noted that the widening of the Hammonds Plains Road is not supported by the Association.

Mrs. Van Helvoort concluded her remarks by expressing her Association's concerns relative to Clauses contained in the Industrial Chapter particularly with respect to the location of certain types of industry and with respect to the Environmental Chapter wherein the Association would like to see all environmentally sensitive areas throughout the Town identified.

9. MRS. GLORIA LOWTHER, presented a brief to Council noting that she was speaking as Chairman of the Peerless Subdivision and Area Residents' Association.

Mrs. Lowther expressed her Association's concern that the Municipal Planning Strategy does not sufficiently address the concerns of the residents in the Secondary Development Area and that the Bi-centennial Highway seems to be indicated as a physical barrier between the area in which growth will be encouraged and the area in which it will be discouraged. She suggested that the wording of R-1 and R-6 supports this contention.

It was suggested by Mrs. Lowther that the requirement for five acre lots in the Secondary Development area is discriminatory and that along with the wording of Policy R-1 and R-6, perpetuates the stigma of the area west of the Bi-centennial Highway.

She also expressed concern relative to the change in the density ceiling. She suggested a maximum of 6 units per acre was an appropriate number.

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Mrs. Lowther also requested that further attention be given to the Industrial Chapter in order to ensure that Clauses state the exact minimum and maximum distances for landscaping requirements between abutting uses. She noted that the Peerless Subdivision needs protection from the type of clear-cutting that has been experienced and that the Municipal Planning Strategy must include provision for such protection.

Mrs. Lowther also advised that it is the desire of her Association that the Industrial Chapter be much more specific in its wording relative to what types of industries are acceptable or not acceptable within the Town of Bedford.

10. MR. TONY EDWARDS, addressed Council advising that he was speaking as Chairman of the Heritage Advisory Committee. In noting the expressed Heritage objective of Town Council he expressed concern with respect to the fact that the wording is good but he would like to see much more action in particular, with respect to Fort Sackville and the Barrens. He suggested that if changes are not soon forth coming, the Town of Bedford will be not distinguishable from any other Town throughout the country.

With respect to Policy HC-7 relative to Heritage Street Names, Mr. Edwards suggested that a small Committee be developed which could meet at any time, on 48 hours notice, with developers to help select names from the Heritage Street Name list. He also suggested that in many cases both the Christian and surname of a person should be used for a street name, rather than just the surname.

11. MRS. SHIRLEY TOWILL, addressed Council advising that she supports the initiative of the Bedford Shaman Wilderness Society and hopes that the Barrens will be retained as a wilderness area.

Mrs. Towill also expressed the opinion that Policies included in the Residential Chapter would have a negative effect on this area known as the Barrens and the residents living adjacent or near the area.

Mrs. Towill concluded her remarks by expressing concern

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12. MRS. AILEEN MCCORMICK, addressed Council noting that she was speaking on behalf of the Bedford Bay Residents' Association and that both she and the members of the Association are supporting the efforts and aims of the Bedford Shaman Wilderness Initiative.

Mrs. McCormick also advised Council, that in the opinion of her Association, the permitted density levels included in the Planning Strategy appear to be directly opposed to the majority wish of the Town of Bedford. She expressed the opinion that the public wishes a maximum of 4 to 6 units per acre.

Concern was expressed by Mrs. McCormick relative to the fact that Policy R-12 no longer includes maximum percentages of the permitted housing mix. The Association is also requesting that reconsideration be given to Policy R-22 relative to the operation of Day Care Facilities. It is the opinion of her Association that in, any new development, the possibility of a Day Care Facility should be indicated.

The Association is also requesting that C-29 be amended whereby no adult entertainment use will be permitted within residential areas and that Policy P-30 include the provision that five percent of the area within the boundary of any new development be dedicated to Parkland Use. It was also suggested that developers should also be encouraged to prepare such sites while heavy machinery is on site.

Mrs. McCormick concluded her remarks by requesting that Policy E-45 be amended whereby an inventory of dangerous goods would also be provided to medical health officers.

13. MR. STONE, addressed Council noting that, as a citizen of Bedford, he is in favour of the efforts of the Bedford Shaman Wilderness Initiative to preserve the area known as the Barrens.

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14. MR. TOM MACDONALD, addressed Council advising that he was representing St. Paul's Home for Girls who are current owners of a major portion of the area known as the Barrens. Noting that, in the proposed Municipal Planning Strategy, this area is proposed to be zoned as RCDD, Mr. Tom MacDonald expressed some concern relative to the request of some citizens that this proposal be reconsidered and that the area be designated as Parkland.

Mr. MacDonald reviewed briefly the history of St. Paul's Home for Girls noting the use to which its revenues are put and expressed some concern with respect to the possibility of the source of these revenues being depleted if development of the Barrens was curtailed. Mr. MacDonald further advised the meeting that St. Paul's Home for Girls would be submitting a written brief prior to the May 31, 1990 deadline.

15. MRS. PEGGY GODFREY, addressed Council advising that she was representing herself as a citizen of Bedford and also as a person who has operated a successful business in the Town for many years. She expressed concern that the plan has had very little input from the business community and accepted a share of the blame for that deficiency.

Mrs. Godfrey expressed the opinion that there have been many improvements to the Town of Bedford during the past few years and she did note that there are bound to be some problems when there is the percentage increase in population that has occurred.

Mrs. Godfrey advised Council that her main concern with the Planning Strategy is the intention to apply a Heritage Commercial designation along most of the Bedford Highway. In particular, she expressed strong concern that such designation would be applied to her own business which as she noted was only thirteen years old. Mrs. Godfrey outlined the impacts of some of the Heritage Commercial Policies on this property expressing the opinion that they would have a negative impact.

Mrs. Godfrey also expressed some concern relative to the Tree Planting within the Town, noting that those involved did not seem to have consulted with experts in this area before determining the types of trees which would be planted.

Mrs. Godfrey concluded her remarks by requesting that

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Council be realistic relative to the commercial businesses which have already been established within the Town of Bedford.

16. **REVEREND NEIL BERGMAN**, addressed Council speaking on behalf of himself and his wife who are residents of 16 Oakmount Drive. Rev. Bergman requested that the proposal in the Municipal Planning Strategy to change the future land use designation of property known as 16 Oakmount Drive be reconsidered.

Rev. Bergman outlined for the benefit of Council the changes in zoning and adjacent land use that have occurred in his area over the past few years and the resulting impact to his own property.

Rev. Bergman asked that more consultation take place with affected residents when rezonings were being considered, and he requested consideration of a form of zoning to his own property that would permit use of a portion of the building as professional offices and the use of the Bedford Highway portion of the property for commercial signage purposes.

ADJOURNMENT

Mayor Christie adjourned the meeting at 10 p.m. advising those in attendance that the meeting would reconvene at 7:30 p.m., Wednesday, May 23, 1990.

Handwritten signatures of Peter Christie and another individual.

TOWN OF BEDFORD
PUBLIC HEARING
PROPOSED MUNICIPAL PLANNING STRATEGY
WEDNESDAY, MAY 23, 1990

The Public Hearing called by the Town Council of the Town of Bedford to receive and consideration presentations in support of, or in opposition to, the adoption of a proposed Municipal Planning Strategy, was reconvened in the Lion's Den, Gerald J. Lebrun Recreation Centre, Bedford, Nova Scotia, on Wednesday, May 22, 1990, at 7:30 p.m. Mayor Peter Christie presided at this Session of Town Council.

ATTENDANCE

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

Staff members attending this Session included Barry Zwicker, Director of Planning and Development Control; Steve Moir, Senior Planner; Donna Davis-Lohnes, Planner; and Joan Pryde, Deputy Clerk.

Approximately 50 interested residents of the community were also in attendance at this Session.

PRESENTATIONS CONTINUED

17. MR. WILL APOLD, addressed Council expressing his opinion that the people of Bedford are looking for a vision of the future and a direction for the Town during the next five to ten years. He also suggested that many people are seeing many changes, some of which they like and some of which they don't. Mr. Apold expressed the opinion that the key will be to maintain a small Town identity, not a continuation of the City of Halifax.

In particular, Mr. Apold requested consideration of the inclusion of the criteria in Policy T-10 that the Bedford Highway would be restricted to three lanes and that Policy R-11 should be revised to include two other Policies which were recommended by BPAC and which have now been eliminated. Mr. Apold also expressed the opinion that density limitations should be expressed in units, not in persons per acre.

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17. CON'T MR. JOHN GICKLE, addressed Council and advised that he is representing the Union, Meadowview, Bridge and ...
He also supported the concept of 6 units per acre.

Mr. Apold concluded his remarks by again expressing the opinion that the Town must first establish a vision of what is wanted and then build a plan which will accommodate these desires.

18. MRS. JEAN PENDER, addressed Council with respect to properties which she owns located west of the Bi-centennial Highway and currently zoned as being within the Secondary Development Area.

Mrs. Pender expressed strong concern that, since 1975, development of this land has literally been frozen due to the requirement that new lots in Secondary Development Areas be a minimum of five acres each. She expressed the opinion that this was very unfair and requested serious reconsideration of this restriction. Mrs. Pender suggested that lots of a size which would be acceptable by the Atlantic Health Unit for on-site sewage disposal systems should be adequate. She also indicated that it would be her desire to develop her land with on-site sewage disposal systems and hook-ups to the Pockwock Water Supply.

Mrs. Pender concluded her remarks by noting that at the time of the approval of the current Municipal Development Plan, there were objections to the five acre lot criteria in Secondary Development Areas and she asked that very serious reconsideration to this restriction be given at this time.

19. MR. CHRIS NOLAN, again addressed Council expressing in particular, some concern with respect to the wide range of the proposed application of the Heritage Commercial Zone. He suggested that, in much of this area, the original Commercial designation would be preferable.

Mr. Nolan also suggested that the guidelines for applying for Contract Development Agreements should be improved.

He concluded his remarks by noting that the proposed Municipal Planning Strategy has much to recommend it but, in his opinion, there are still areas that need attention.

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20. MR. STEPHEN OICKLE, addressed Council and advised that he was representing the Union, Meadowview, Bridge and Nottingham Residents' Association of which he is currently Chairman.

In particular, Mr. Oickle requested on behalf of his Association that the designation of Union Street be changed from that of a collector road to a local street (between the Mall entrance and Meadowview Street).

He also advised Council that his Association is 100 percent in favour of the Bedford Shaman Wilderness Initiative with respect to the 70-80 acres of land on which the Barrens are located. Any land not involved with this Initiative should continue to have its zoning designated R-1.

With reference to maximum allowable density, his Association is requesting that 3 1/2 to 4 units per acre be the maximum permitted. It is the members opinion that a maximum of six units per acre is unacceptable.

Mr. Oickle concluded his remarks by making a request that Council address the issue of rapid development that, in the opinion of his Association, is causing rising taxes and strain on the existing services.

21. MRS. BETTY KULIN, addressed Council suggesting that it might be very helpful relative to the encouragement of community participation if an Office of an Ombudsman was established for the Town.

Mrs. Kulin also spoke in support of the Bedford Shaman Wilderness Initiative noting the special place that the Barrens has had in the life of her family since coming to the Town of Bedford. She also noted the importance of this area to the aboriginal peoples and its historical significance. She urged members of Council to ensure that this property is left undisturbed for the enjoyment of future generations.

22. MR. FRASER SUTHERLAND, addressed Council noting the rapid pace of development within the Town of Bedford during recent years and supporting the Bedford Shaman Wilderness Initiative relative to the area known as the Barrens. In particular, he noted that a park located in this area

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would be within walking distance of almost everyone within the Town of Bedford and would be a rare and wonderful thing for the Town to own.

Mr. Sutherland concluded his remarks by suggesting that we should make sure that we are not just considering the future for ourselves but the future for the generations to come.

23. MRS. JANE PHILLIPS, addressed Council advising that she was speaking for Mr. John MacDonald of the Old Central Bedford Homeowners' Association. The Association has unanimously endorsed the Bedford Shaman Wilderness Initiative relative to the property known as the Barrens.

Mrs. Phillips also noted that, as a member of the Bedford Shaman Wilderness Initiative, she in particular wishes to speak to the efforts relative to the saving of the petroglyphs. She expressed the opinion that this is another reason why the area should be preserved in order that these rare finds will be preserved.

24. MR. RICK HATTIN, addressed Council noting that the Municipal Planning Strategy not only controls planning but also controls change. He suggested that it is a very legal document and must be precise in its definitions and worded in such a manner that it can live for a long time.

Mr. Hattin questioned how Town Council could change a document in the very short space of time which had passed, following months of work and deliberations. He expressed the opinion that the previous document submitted to Council probably represented the wishes of the citizens of the Town - the document now being considered has been changed by Council.

Mr. Hattin reviewed some of the gross statistics relative to the Town of Bedford and also outlined for the benefit of Council some of his particular concerns with various chapters and clauses within the document. In particular, he did take exception with the change relative to the maximum density allowable wherein it is now expressed in terms of persons per acre rather than units per acre.

He supported 6 units per acre with a requirement that 60%

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of the units be single family and also suggested that an apartment concentration measure be included.

Mr. Hattin concluded his remarks by requesting that the land at the bottom of Papermill Lake be designated as Parkland Open Space.

25. MR. KENNETH MACINNIS, addressed Council expressing some concern with respect to the changes that are occurring and will, in all likelihood, occur within the Town of Bedford, in particular, with reference to greater density of development and additional strip mall development. For this reason he requested that Town Council give very serious consideration to the Bedford Shaman Wilderness Initiative and ensure that the area known as the Barrens is retained as a natural wilderness area. He called upon Town Council to be bold, to take the initiative, to be visionary and lastly to have fire.

26. MR. GEOFF REGAN, addressed Council, supporting the efforts of the Bedford Shaman Wilderness Initiative for two reasons, namely to protect the historical petroglyphs and to retain the area as a special treasure for the Town of Bedford.

Mr. Regan noted that the petroglyphs are a reminder of a culture that had an advanced understanding of nature and that young people today are looking to their parents and seniors to have a sense of responsibility with relation to the environment.

Mr. Regan concluded his remarks by asking that Council please preserve the Barrens as a symbol of the importance of the environmental movement. He suggested that the environment is the wave of the future and, as politicians, members of Council can catch the wave or be swept away.

27. MR. JACK INNES, addressed Council expressing some dismay with respect to the lack of interest and involvement of the business community during the preparation of the Municipal Planning Strategy. He suggested that Bedford has always been very attractive and the highway has always been busy. He expressed his concern with respect

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27. CON'T

to the process and how the Bedford Highway is being treated relative to the proposal to rezone much of the abutting property to Heritage/Commercial Zoning.

Mr. Innes suggested that, in such cases of proposed rezonings, it might be fairer to forward individual notices to affected property owners rather than depending on publicity through newspaper ads. He asked that such a process be seriously considered.

Mr. Innes also reviewed the evolution of the Bedford Highway for the benefit of members of Council and suggests that there is no reason to change the zoning to the proposed Heritage Commercial designation - he noted that very few of the affected buildings are deteriorating and that the Mainstreet Program has upgraded the appearance of the total street.

Mr. Innes also advised that he is concerned with respect to the concept of the Intertidal Zone. He expressed the opinion that Town Council has no legal authority to become involved in this area and, therefore, such a zone is meaningless.

28. MRS. CAROL-ANN BROOME, addressed Council and expressed strong concern with respect to the fact that clauses respecting neighbourhood stability in residential areas are directed only to residential areas in the Primary Development area and do not apply to the existing residential areas in the Secondary Development area. She expressed the opinion that these residential neighbourhoods deserved the same protection as those in the Primary Development area.

Mrs. Broome also requested reconsideration of the five acre lot restriction in Secondary Development areas. She suggested that this was a poor restriction and that the Department of Health should provide the determining factor with relation to lot sizes with on-site disposal systems.

Council was also requested that Policy R-12 include the specific percentages with respect to the residential mix permitted.

With regard to community participation, Mrs. Broome noted

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her opinion that this chapter seems to be an improvement over that included in the current Municipal Planning Strategy but she noted that Council must learn to pay attention, and listen and act on what the public is saying.

29. MR. NORMAN FENNERTY, addressed Council noting, in particular, the lack of small moderate housing on small lots for people who are entering the senior citizen stage of their life. He suggested that perhaps the Town of Bedford could help with this problem by considering some effort in the land assembly area. He suggested that the cost to the Town would be nil, but it would ensure that land was available for construction of this type of housing when it is required by seniors.

30. MRS. SHARON NICKERSON, addressed Council expressing concern that, as a resident in the Secondary Development area, she and her husband are unable to build a home due to the requirement for five acre lots. She further explained that her parents do have property which would be available to provide a modest home for her family, but that the five acre lot requirement precludes the achieving of this objective. She requested serious consideration of a change in this restriction.

31. DR. ROSEMARY SAMPSON, addressed Council strongly endorsing the concept of the retaining of the Barrens area as a wilderness site both from the point of protecting the Barrens and the point of preserving a historical site.

Dr. Sampson suggested that, even in terms of economics, the preservation of the Barrens site as a wilderness area might be valid as it would be another variable that would ensure that Bedford was unique.

32. MR. RON HILTZ, addressed Council noting that he was a Director of the Canadian Homebuilder's Association and was making a presentation on behalf of that organization.

In speaking to residential growth, Mr. Hiltz noted that, while some concern has been expressed relative to the pace of residential development during the past few

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32. CON'T

years, in his opinion the Town is also dependent on the increased assessment that such development provides each year. He also suggested that housing mixes should be determined by market demand.

Mr. Hiltz did express some concern that the proposed Municipal Planning Strategy still does not allow as-of-right development of narrow lots, and he noted that there is little land left within the servicing Primary Development area for residential development.

Mr. Hiltz also noted that, speaking personally as a resident, he was not in favour of the proposed Heritage/Commercial designation for much of the commercial area along the Bedford Highway.

33. MRS. SHIRLEY TOWILL, again addressed Council advising that she is in favour of Policy R-8 because, in her opinion, the Contract Development Agreement Policies have been abused and used to negate other residential policies.

34. MR. ALLAN HAYMAN, addressed Council advising that he was representing a company which is the owner of a large block of land within the Town. He noted that the Municipal Planning Strategy appears to be planning to include the zoning of a very small area of the Town as IHI-1 and he requested consideration of a similar zoning for a fairly large block of land east of the No. 7 Highway. Mr. Hayman supported his requests by outlining for the benefit of Council the area for which this zoning is requested and noting the location of the planned future highway which is expected to be built in this area with appropriate interchanges.

35. MR. JOSEPH FOY, addressed Council with respect to several specific concerns.

He requested that reconsideration be given to Policy R-22 relative to Day Care Facilities and suggested that the Planning Department should consider consulting with operators of Day Care Facilities to determine whether or not the allowable number of children included in this Policy is reasonable in context with Provincial Day Care

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35. CON'T

Regulations and economic feasibility.

Mr. Foy expressed concern relative to Clause R-13 expressing the opinion that if the wording is not changed, the Town may be reverting back to the same situation which ultimately permitted the concentration of apartment blocks in the Rutledge/Division Street area in the early 1980's.

Mr. Foy also suggested that Policy R-11 should be changed to define density in terms of units per acre rather than persons per acre.

Mr. Foy concluded his remarks by requesting that a mechanism or process be determined which would permit a review of any Municipal Planning Strategy within a six month period rather than the two to three year period which has been experienced in this current review.

36. MRS. FRANCENE COSMAN, addressed Council expressing concern that it appears that the Town is no longer listening to its residents but, instead, is allowing development interests to prevail. She questioned whether there is now anything worth preserving and suggested that the retention of the Barrens as a wilderness area might be the last chance.

Mrs. Cosman suggested that it should be considered having a mechanism in the Planning Strategy which would protect the Homeowners' Associations right to speak out on development matters. She also suggested that a one percent tax on the assessment value of any new development over one acre might be worth considering.

Mrs. Cosman further expressed some concerns relative to the process of this particular Public Hearing suggesting that a ten minute limit on presentations was unrealistic and that interaction between Town Council and the presenters should be not only permitted, but encouraged. She also suggested that a document should have been produced that showed the difference between the draft proposed Policy and the current Municipal Planning Strategy.

Mrs. Cosman also asked that requirements for Contract Development Agreements be reconsidered, expressing the

PUBLIC HEARING - MAY 23, 1990

PUBLIC HEARING

PROPOSED MUNICIPAL PLANNING STRATEGY

THURSDAY, MAY 24, 1990

36. CON'T

opinion that the original intent of Contract Development Agreements has been superceded by sloppy development. She also requested that the RCDD zoning be eliminated.

Some concern was expressed by Mrs. Cosman with respect to the need for more restrictive conflict of interest regulations respecting members of Town Council and she advised that she agreed with an earlier proposal that the Town consider appointing an Ombudsman.

ADJOURNMENT

Mayor Christie adjourned the meeting at approximately 10:15 p.m. advising those in attendance that the meeting would reconvene at the call of the Chair.

Staff members attending this Session included Barry Zwicker, Director of Planning and Development Controls; Steve Moir, Senior Planner; Donna Davis-Lohnes, Planner; and Joan Fryde, Deputy Clerk.

Interested residents of the community were invited to attend at this Session.

Mr. Kennedy, addressed Council noting the period he had served on the Planning Committee for the development of the proposed Municipal Planning Strategy and Land Use By-Law. He suggested to Council that, in his opinion, he felt the people of Bedford know that some growth and change is inevitable, but they still wish the Town to retain the same nature and character as has existed in the past.

Mr. Kennedy noted that while he was some what in favour of the designation of the RCDD districts, he feels that the density and development controls should be more specifically stated. He also suggested that a maximum of four units per gross acre should be applicable and that this should not have been changed to 19 persons per gross acre.

Mr. Kennedy also suggested that the originally proposed

TOWN OF BEDFORD
PUBLIC HEARING
PROPOSED MUNICIPAL PLANNING STRATEGY
THURSDAY, MAY 24, 1990

A Public Hearing called by the Town Council of the Town of Bedford to receive and consider presentations in support of, or in opposition to, the adoption of a proposed Municipal Planning Strategy, was reconvened in the Lion's Den, Gerald J. Lebrun Recreation Centre, Bedford, Nova Scotia, on Thursday, May 24, 1990, at 7:30 p.m. Mayor Peter Christie presided at this Session of Town Council.

ATTENDANCE

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

Staff members attending this Session included Barry Zwicker, Director of Planning and Development Control; Steve Moir, Senior Planner; Donna Davis-Lohnes, Planner; and Joan Pryde, Deputy Clerk.

Approximately 30 interested residents of the community were in attendance at this Session.

PRESENTATIONS CONTINUED

37. MR. MICHAEL KENNEDY, addressed Council noting the period of time that he had served on the Planning Committee for the development of the proposed Municipal Planning Strategy and Land Use By-Law. He suggested to Council that, in his opinion, he felt the people of Bedford know that some growth and change is inevitable, but they still wish the Town to retain the same nature and character as has existed in the past.

Mr. Kennedy noted that while he was somewhat in favour of the designation of the RCDD districts, he feels that the density and development controls should be more specifically stated. He also suggested that a maximum of four units per gross acre should be applicable and that this should not have been changed to 19 persons per gross acre.

Mr. Kennedy also suggested that the originally proposed

PUBLIC HEARING - MAY 24, 1990

37. CON'T

four units per gross acre was the recommendation of BPAC and the wish of the citizens of the Town and in his opinion should be respected.

Mr. Kennedy concluded his remarks by advising that if the four units per gross acre density maximum is not included, he could no longer support the RCDD concept as currently proposed.

Mr. Kennedy also expressed the opinion that clauses relative to the Bedford Highway should include the concept that the Highway would not exceed three lanes at any point.

38. MRS. CATHY MARTIN AND MR. KEVIN CHRISTMAS, addressed Council requesting that the Town of Bedford consider the protection of the Bedford Barrens from any development whatsoever, in order that the petroglyphs, a symbol of a life and culture before the time of the white man, would be fully protected.

Mr. Kevin Christmas, Executive Director of the Union of Nova Scotia Indians, addressed Council noting how important the petroglyph symbols are. In particular, he noted that they are not just decorations, but are symbols of a civilization that existed prior to the coming of the white man to the area. They represent the history and culture of the aboriginal peoples and were like, "open classrooms," that told of the history and culture of an entire race of people.

Mr. Christmas concluded his remarks by asking that the Town of Bedford remember how the land came into the hands of the white people and what is owed to the aboriginal peoples. He asked that the history and culture of his people be respected.

ADJOURNMENT

The Public Hearing adjourned at approximately 7:45 p.m. to be reconvened at the call of the Chair.

TOWN OF BEDFORD
PUBLIC HEARING
PROPOSED MUNICIPAL PLANNING STRATEGY
TUESDAY, MAY 29, 1990

A Public Hearing called by the Town Council of the Town of Bedford to receive and consider presentations in support of, or in opposition to, the adoption of a proposed Municipal Planning Strategy, was reconvened in the Lions' Den, Gerald J. Lebrun Recreation Centre, Bedford, Nova Scotia, on Tuesday, May 29, 1990, at 7:30 p.m. Mayor Peter Christie presided at this Session of Town Council.

ATTENDANCE

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

Donna Davis-Lohnes, Planner attended this meeting as a representative of staff.

Approximately 40 interested residents of the community were in attendance at this Session.

In opening the Session, Mayor Christie advised that it has been agreed by Council that the deadline for submission of written presentations will be extended from Thursday, May 31, 1990 to Friday, June 8, 1990.

PRESENTATIONS CONTINUED


39. MS. BONNIE LANGLEY, addressed Council, requesting that in the planning process for the future of Bedford, serious consideration be given to providing an area of more affordable homes. She suggested that the time has come to ensure that the Town offers homeownership possibilities for smaller single family homes in an area of smaller lots and the resulting lower cost.

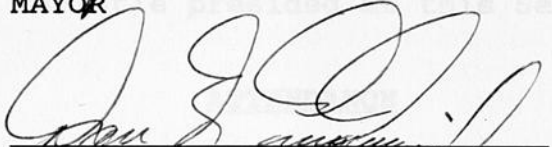
She noted that at the current time, Bedford does not offer that type of housing and should act now to provide in the future for both the aging population, and the current youth, who should have an opportunity to remain in Bedford.

TOWN OF BURLINGTON
PUBLIC HEARING

ADJOURNMENT

There being no further submissions respecting the proposed Municipal Planning Strategy, the Public Hearing was closed and the meeting adjourned at approximately 7:40 p.m.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

A Public Hearing was held by the Town Council on May 24, 1990, to receive and consider presentations in support of or in opposition to a proposed Land Use By-Law. The hearing was held in the J. Laurin Recreation Centre, Burlington, on May 24, 1990, at 7:30 p.m. Mayor Peter Christie presided over the Session of Town Council.

Burlington and Councillors Anne Campbell, Peggy Draper, Len Gouche, Peter Kelly and Grant Walker were in attendance at the commencement of the meeting.

Staff members attending this Session included Larry Swicker, Director of Planning and Development Controls; Steve Nolin, Senior Planner; Donna Davis-Lohman, Planner; and Joan Pryde, Deputy Clerk.

Approximately 30 interested residents of the community were also in attendance at this Session.

In calling the meeting to order, Mayor Christie advised that those wishing to make presentations would be asked to restrict their comments to ten minutes. If all persons who wish to make presentations have not been accommodated by 10 p.m., the meeting would be adjourned and reconvened on Tuesday evening May 29, 1990.

PRESENTATIONS

1. MRS. SHIRLEY TOWILL, addressed Council expressing concern that in some cases the wording used in the Land Use By-Law was too interpretative in nature and may lead to future conflict. In particular, and as an example, she noted page 57 part 15(n) and suggested that this use should be deleted from the total list.

Mrs. Towill also expressed concern relative to the fact that in most cases the term, "buffer zone," is not accompanied by a description outlining of what such a buffer should be composed of.

PUBLIC HEARING - MAY 24, TOWN OF BEDFORD
PUBLIC HEARING
PROPOSED LAND USE BY-LAW
THURSDAY, MAY 24, 1990

A Public Hearing called by the Town Council of the Town of Bedford to receive and consider presentations in support of, or in opposition to, the adoption of a proposed Land Use By-Law was held in the Lion's Den, Gerald J. Lebrun Recreation Centre, Bedford, Nova Scotia, on Thursday, May 24, 1990, at 7:50 p.m. Mayor Peter Christie presided at this Session of Town Council.

ATTENDANCE

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

Staff members attending this Session included Barry Zwicker, Director of Planning and Development Control; Steve Moir, Senior Planner; Donna Davis-Lohnes, Planner; and Joan Pryde, Deputy Clerk.

Approximately 30 interested residents of the community were also in attendance at this Session.

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