

PUBLIC HEARING - MAY 24, 1990

1. CON'T

With respect to Recycling Depots, Mrs. Towill expressed the opinion that such Depots should not be permitted in any commercial area where they will be in close proximity to residential properties. She also asked that the definition of, "Recycling Depots," include a reference to the fact that no processing will be permitted.

In her closing remarks Mrs. Towill expressed some disappointment that the Public Hearings are not including question and answer periods between Town Council and the residents in attendance.

2. MRS. GLORIA LOWTHER, addressed Council advising that she was representing the Peerless Subdivision & Area Residents' Association.

She advised that her Association's main concern is with respect to the fact that protections included in the Land Use By-Law relative to neighbourhood stability do not apply to long time existing stabilized neighbourhoods in the Secondary Development Area, i.e. west of the Bi-centennial Highway.

With reference to Section 3, page 19, Mrs. Lowther requested that lands currently zoned Light Industrial never be zoned Heavy Industrial; further relative to Part 4, the industrial uses proposed in paragraph f-iv should not be permitted anywhere in the Town.

Mrs. Lowther expressed further concerns of her Association relative to Part 5, General Provisions for All Zones, and particularly suggested that subdividing lots into smaller lots with 50 foot frontages should not be permitted.

A major concern of the Peerless Subdivision and Area Residents' Association is the current situation whereby only five acre lots with a minimum of 360 feet of road frontage will be permitted in the Secondary Development area. She requested that this be reduced to what would be considered a more reasonable size and frontage. (Approximately 1 acre).

Page 59 suggested 40 foot separation distance was not sufficient and also suggested buffer in ILI zone was inadequate. She suggested a buffer of 60-300 feet,

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depending on the use.

Following a few suggestions for revisions to Part 17, Mrs. Lowther concluded her remarks by noting that members of her Association are disappointed with the situation whereby they have taken part in the process for over three years, but feel that Town Council and Staff has not listened and reflected their opinions.

3. MRS. BETSY VAN HELVOORT, addressed Council advising that she was representing the Sandy Lake Residents' Association.

She requested that any criteria approving the location of Dry Cleaning Depots be qualified to ensure that the disposal of dry cleaning chemicals components will be carried out in a proper manner.

She also advised that her Association is concerned that in the event of any private/public sewage treatment plants, that such plants will prevent no hazard to the people of the area who are using private wells.

Mrs. Van Helvoort also supported other persons who have spoken at this Public Hearing relative to the fact that the existing neighbourhoods in the Secondary Development Area, do not under the proposed Planning Strategy and Land Use By-Law, seem to be receiving the protections that are offered to the existing neighbourhoods in the Primary Development area. She expressed strong concern that this fact is to the detriment of the property owners and actually lowers the value of their properties. She advised Council that the neighbourhoods to the west of the Bi-centennial Highway want to be part of the community of Bedford and are of the opinion that they deserve this right, in particular, they wish all the existing streets to be zoned RSU.

Mrs. Van Helvoort concluded her remarks by requested consideration of the inclusion of residents from her Association on any Committee which will undertake the study of the Sandy Lake Water Shed area which is proposed in the MPS Policy E-19.

4. MR. BARRY FOSTER, addressed Council expressing strong

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4. CON'T MR. NOLAN, addressed Council, suggesting that the definition of a "Flag Lot," should be amended in order to address the concern that the five acre building lot requirement in the Secondary Development Area is discriminatory and unreasonable. He asked that this requirement be addressed as soon as possible, and that water services be hooked-up in the area. He further expressed the opinion that the people living in the area west of the Bicentennial Highway have not been treated properly over the past decade.

5. MRS. AILEEN MCCORMICK, addressed Council requesting consideration of several changes in Part 5, "General Provisions for All Zones," and in Part 7, "Residential Two Dwelling Unit Zone."

Mrs. McCormick also requested that a Policy be included in the document relative to mobile homes as was included in the current MPS.

With relation to Part 10, "Residential Comprehensive District Zone," Mrs. McCormick requested that a Section, which had been included in the previous Draft of this document and subsequently removed, be replaced.

Mrs. McCormick further expressed the opinion that the zone requirements in the Secondary Development area appear to be unreasonable, and in her opinion, the property owners are being unfairly treated.

With reference to Part 14, "Heritage Commercial Zone," Mrs. McCormick suggested that the maximum height of building should be expressed in footage, rather than in the number of floors.

With reference to Part 19, "Heavy Industrial Zone," Council was requested to indicate that all salvage yards must be in Heavy Industrial Zones and that the buffering requirement for Heavy Industrial Zones should be increased to 75-100 feet - Mrs. McCormick suggested that 50 feet is not wide enough.

Mrs. McCormick concluded her remarks by indicating that she is concerned relative to the changes made by Town Council and Planning Staff subsequent to the approval of the Draft Municipal Planning Strategy and Land Use By-Law by the Bedford Planning Advisory Committee.

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6. MR. CHRIS NOLAN, addressed Council, suggesting that the definition of a, "Flag Lot," should be amended in order to ensure that the pole will be 30 feet wide along its entire length.

He also requested that Clause 20 of the, "General Provisions for All Zones," be amended to ensure that the site specific retention of trees may be accommodated providing they do not obstruct vision for motor vehicles etc.

It was suggested by Mr. Nolan that approval of Paragraph (i) on Page 43 might be setting a dangerous precedent unless more specific guidelines are included.

He also expressed some concern respecting the guidelines/restrictions relative to signs which might be placed in large areas such as shopping centres.

With relation to the special requirements - architectural guidelines for the Heritage Commercial area, it was suggested by Mr. Nolan that it should be ensured that it would be realized by the general public that roofs must be, "pitched."

Council was also requested to consider including a height limit in Part 19, "Heavy Industrial Zone" and in Part 23, "Park Open Space Zone," suggested that a maximum height of 35 feet is excessive.

7. MR. NOSRAT EBLAGHI, addressed Council advising that he was a property owner of property located at 709 Hammonds Plains Road in the Secondary Development Area. He noted that currently he is not sure whether he should consider this area residential or commercial. It appears that it should be residential but, almost all of his abutting neighbours appear to be operating businesses, and in addition, properties are most unsightly. If nothing else he would like to see the area cleaned-up and advised that, in his opinion, the Town of Bedford should do this.

8. MR. GREG HORTON, addressed Council advising that he had several areas of concern. He noted that much reference was made to the future availability of institutions and in particular, school facilities and suggested that the answer to this problem, particularly relative to schools, is to ensure that the schools are built before the people

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arrive in any particular area.

With relation to population density controls, he asked that restrictions be placed in the MPS and the Land Use By-Law to ensure that trade-offs between various zones are not permitted whereby one zone might have a much lower density off-set by another zone with a much higher level.

Mr. Horton also requested that restrictions be placed on the number of adults who might be permitted to reside in any type of residential building.

He expressed concern that five percent was the maximum requirement for parkland dedication from a developer and suggested that if this cannot be increased, perhaps consideration could be given to requiring that this parkland be cleared and ready for use prior to its acceptance by the Town.

With reference to the RCDD areas, Mr. Horton suggested that, "Mobile Homes," should be eliminated and that Policy R-21 should be amended to indicate that home occupations within this zone should be subject to review and study prior to approval.

With reference to Policy R-22, "Day Care Centres," Mr. Horton expressed some concern as to whether or not it would be appropriate to have fourteen children in an RSU area.

Town Council was also asked to try and ensure that the recreation program needs are integrated with the school system facilities in order to make best possible use of these latter facilities.

It was suggested by Mr. Horton that in the, "commercial objectives," it should be determined if we are trying to serve the needs of the residents of Bedford or the needs of the residents of the Halifax Metropolitan Area. He expressed some reservation as to whether there was any need for the Town of Bedford to try to accommodate the needs of the whole metropolitan area.

9. MR. GEORGE PEIKER, addressed Council expressing concern with respect to the trend of allowing creeping commercial

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development in the Union Street Residential Area. He suggested that the proposal to rezone the areas above Union Street as RCDD will simply open the door wide open, to almost any type of development and requested that this proposal be deleted and that the area remain zoned as R-1.

10. MR. DAN SANGSTER, addressed Council noting that he was not only a resident of the Town of Bedford but also represented the development industry which is now coming close to running out of residential development land.

He expressed pleasure at having been able to be involved in the development of the Town of Bedford noting the high standards and the fact that all developers are treated equally. Mr. Sangster did express some concern with respect to suggestions which have been presented during the current Public Hearings relative to increased Parkland Dedication, development of parkland and the development of school sites. He suggested that if such was required from developers, the cost of residential lots will escalate far beyond what they are now.

Mr. Sangster did ask that very serious consideration be given to revising the restrictions/regulations for residential development in the Secondary Development Areas. He noted in particular, the situation with respect to young people and senior citizens, where at the current time, there is little or no housing possibilities for them within the Town of Bedford. If the development restrictions were to be relaxed in the Secondary Development area, he suggested that moderate, medium sized homes could be built which would be desired by both groups of people.

11. MR. AL CHAISSON, addressed Council noting the significant input that was received from the residents of Bedford while the MPS and the Land Use By-Law were being prepared. However, he feels that those persons who are involved in the development business are now trying to determine just exactly what is being said in the Municipal Planning Strategy. As an example, he suggested that, in relation to mobile homes, the document should be more specific and use more straight talk about what and where will mobile homes be acceptable, and where will

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they not be acceptable.

Mr. Chaisson further expressed the need for straight talk which, in his opinion, would ensure straight forward decisions.

Mr. Chaisson advised that he will be submitting a written submission relative to the density issue and noted that, "people per acre," is now the accepted way to address this issue, despite the many concerns that have been expressed during the period of presentations at this Public Hearing.

Mr. Chaisson advised that he was supportive of Mr. Innes and Mrs. Godfrey relative to the proposed Heritage Commercial zone and that he supports some change in the concept of five acre lot requirements in the Secondary Development district.

Mr. Chaisson concluded his remarks by suggesting, relative to community participation, that groups which make presentations before Town Council should be required to be more specific relative to whom and what area they are representing and the percentage of residents in that area that are members of their Association.

12. MR. BILL RICHARDS, addressed Council noting that, in his opinion, the concept of RCDD is acceptable for some areas but he has concerns if such a zoning is going to be implemented and simply described as an over-grown Contract Development Agreement.

In particular, the use of the RCDD zoning on a small piece of land between Nottingham and Union Street is, in his opinion, unacceptable and should be denied. This piece of land is surrounded by R-1 housing and should remain similarly zoned.

Mr. Richards concluded his remarks by advising that he is not in favour of applying the proposed RCDD area to the area known as the Barrens.

13. MR. DON MCCARTHY, addressed Council noting that as a resident of Union Street, he is strongly opposed to the inclusion of a small triangular piece of land between

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PUBLIC HEARING
PROPOSED LAND USE BY-LAW
TUESDAY, MAY 29, 1990

13. **CON'T**

Nottingham and Union Street and currently zoned R-1, in the proposed RCDD area.

14. **MRS. ELLIE STALKER**, addressed Council on behalf of the Ridgevale Homeowners' Association and advised that members of the Association are opposed to the rezoning of a large block of land east of No. 7 Highway to a, "Heavy Industrial Zoning," designation due to the large residential area in the near vicinity.

ADJOURNMENT

The Public Hearing adjourned at approximately 10:10 p.m. to be reconvened at the call of the Chair.

Staff members attending this Session included Donna Davis-Lohrner, Planner; Joan Bryde, Deputy Clerk; Barry Zwicker, Director of Planning and Development; and Dan English, Chief Administrative Officer.



Interested residents of the community attendance at this Session.

PRESENTATIONS

15. **MR. CHARLES SCOTT**, addressed Council noting that he was the owner of lots 3 and 6 located around Sandy Lake and that this property is assessed at \$10,000. His concern is that under the current and proposed zoning, he is unable to build on the property, which, in his opinion, is unfair.

16. **MR. PHIL BURNS**, addressed Council on behalf of the Bedford Board of Trade, noting that the Civil Affairs Committee of their organization has spent much time in reviewing certain sections of the proposed Land Use By-Law and on February 12, 1990, developed a main submission. He advised that he will ensure that Town Council receive a copy of this submission.

He noted that individual concerns respecting the proposed

PUBLIC HEARING - MAY 29, TOWN OF BEDFORD
PUBLIC HEARING
PROPOSED LAND USE BY-LAW
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 Land Use By-Law was reconvened in the Lions' Den, Gerald J. Lebrun Recreation Centre, Bedford, Nova Scotia, on Tuesday, May 29, 1990, at 7:45 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 Donna Davis-Lohnes, Planner; Joan Pryde, Deputy Clerk; Barry Zwicker, Director of Planning and Development; and Dan English, Chief Administrative Officer.

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

PRESENTATIONS

15. MR. CHARLES SCOTT, addressed Council noting that he was the owner of lots 5 and 6 located around Sandy Lake and that this property is assessed at \$10,000. His concern is that under the current and proposed zoning, he is unable to build on the property, which, in his opinion, is unfair.

16. MR. PHIL BURNS, addressed Council on behalf of the Bedford Board of Trade, noting that the Civil Affairs Committee of their organization has spent much time in reviewing certain sections of the proposed Land Use By-Law and on February 12, 1990, developed a main submission. He advised that he will ensure that Town Council receive a copy of this submission.

He noted that individual concerns respecting the proposed

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Heritage Commercial zone have been expressed to the Board of Trade.

Mr. Burns also advised that the Board of Trade wished to emphasize the importance of encouraging the fostering of growth. It is the Board's opinion that road blocks should not be set-up i.e., restrictions re: tall buildings and parking in the front of buildings.

17. MR. JOHAN KOPPERNAES, addressed Council expressing, in particular, concern relative to the proposed Intertidal Area Management zone. He also expressed the opinion that the Zoning Map is confusing because the IAM zone appears to cover the pre-confederation lots.

Mr. Koppernaes also suggested that many of the requirements included in the Land Use By-Law are too rigid and he would like to see, "more flexibility to be humane."

18. MR. BERNIE DOCKRILL, addressed Council and advised that he is opposed to the IAM zone concept. He suggested that there are already laws in place at the federal level governing infilling, and suggested that, in his opinion, the Town has probably no authority to implement such a zone.

He requested copies of the minutes of the meeting where the matter was discussed.

Mr. Dockrill also suggested that in such a case where rezoning is contemplated, all property owners should be contacted individually.

19. MR. CHRIS ALEXANDER, addressed Council also expressing concern that the affected property owners were not notified respecting the proposed IAM zone, and he realized that while this was not legally necessary, it would have been a good idea.

Mr. Alexander further suggested that some people who did not like the infilling that has already happened are making a mountain out of a mole hill.

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He also requested copies of the minutes of the meeting where the matter was discussed.

With regard to the area being considered environmentally sensitive, he suggested that the lack of sewer and water facilities pose more of a problem than the infilling that has taken place or is contemplated.

20. MR. HILL, addressed Council expressing the opinion that advertisements in the newspaper relative to zoning changes are archaic and should be replaced by individual notices to property owners.

He also expressed concern about the proposed Heritage Commercial zone and whether there has been an economic survey done to determine the effects on the lowering of the tax assessment. Again, Mr. Hill expressed the opinion, that the communications relative to the proposed changes should have been better.

21. MR. BOB HOLLINGUM, addressed Council and expressed concern that the Council is not looking at things in the same way as the people of Bedford are looking. He implored Council to remember that they should be looking at problems with all the people in mind, and doing what is best for the whole Town.

22. MR. JOHAN KOPPERNAES, addressed Council and requests that some consideration be given respecting the protection of Admiral's Cove and the possibility of developing a road into this area. He noted the danger of fire and the current difficulty of accessing the park area.

23. MR. BERNIE DOCKRILL, addressed Council requesting that consideration be given to signing park areas re daytime usage only and safety regulations.

24. MR. TOM INNES, addressed Council expressing his concern relative to the five acre lot restrictions in the Secondary Development area, the proposed Heritage Commercial zone and the IAM zone. In particular, he suggested that communication relative to planned

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rezonings should be improved.

Mr. Innes also expressed support for Mr. Foy's contention that, in the future, it might be wise to hire professional expertise to ensure that a revision to the MPS and Land Use By-Law can be accomplished within 6 months or so, rather than three years.

25. MR. GARY BLANDFORD, addressed Council noting that those who live at the end of Shore Drive facing Halifax have a problem re sewer and water services. In some cases they would like to infill to reduce the erosion on their properties and in order to ensure more of a flushing action to get rid of sewage which tends to abut their properties.

In his opinion, it appears that the Town is now proposing that he will not be permitted to infill.

26. MR. BILL MALONEY, addressed Council advising that he has some concerns relative to the IAM zone being proposed. In particular, he noted the rubbish that accumulates on the shoreline and feels that filling-in of the property might help. He is also concerning that the Town is proposing to change the zoning which will prevent him from building on the property, but might allow someone else to do so in the future.

27. MR. CHRIS ALEXANDER, addressed Council relative to the proposed Heritage Commercial zone. He also supported the contention that, if such major zoning changes are contemplated, it would be appropriate to contact the property owners involved.

28. MR. IVAN SORENSON, addressed Council noting that he owns property on the Bedford Highway, has plans for this same property, and is concerned if the proposed Heritage Commercial zone will affect these plans. He expressed an interest in obtaining more information so that he could determine if his plans will be affected.

There being no further submissions in response to three calls from Mayor Christie, the Public Hearing was

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SPECIAL SESSION

MONDAY, MAY 29, 1990

CON'T

declared closed.

A Special
on Monday
400, Bed
presiding

Mayor Christie advised that written submissions would be received by Council, up to and including June 8, 1990, and that the first meeting of Council to consider all submissions is scheduled for June 12, 1990.

ADJOURNMENT

The meeting adjourned at approximately 9 p.m.


MAYOR
CHIEF ADMINISTRATIVE OFFICER2. LORD'S PRAYER

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

3. APPROVAL OF AGENDA

On the request of Councillor Draper it was agreed that an Item respecting Sidewalks on Leveview Lane will be placed on the Agenda as Item 12.1.

On the request of Councillor Kelly it was agreed that a proposed meeting with the By-law Policy Advisory Committee scheduled for Tuesday, May 29, 1990, would be placed on the Agenda as Item 12.2.

ON MOTION of Deputy Mayor Huntington and Councillor Draper it was moved that the agenda, as amended, be approved.

SPECIAL SESSION - MAY 28 TOWN OF BEDFORD
SPECIAL SESSION
MONDAY, MAY 28, 1990

CON'T

ANNOUNCEMENT

A Special Session of Town Council of the Town of Bedford took place on Monday, May 28, 1990, 7:30 p.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Peter Christie presiding.

1. 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 Session.

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Barry Zwicker, Director of Planning and Development Control; Ron Singer, Director of Finance; Joan Pryde, Deputy Clerk; Helen Graham-Gromick, Acting Executive Director, B.E.D.C.; Colleen Pierce, Marketing Special Projects Co-Ordinator.

2. LORD'S PRAYER

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

3. APPROVAL OF AGENDA

On the request of Councillor Draper it was agreed that an Item respecting Sidewalks on Isleview Lane will be placed on the Agenda as Item 12.1.

On the request of Councillor Kelly it was agreed that a proposed meeting with the By-Law Policy Advisory Committee scheduled for Tuesday, May 29, 1990, would be placed on the Agenda as Item 12.2

ON MOTION of Deputy Mayor Huntington and Councillor Draper it was moved that the agenda, as amended, be approved.

NOTION APPROVED unanimously.

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ANNOUNCEMENT

Councillor Draper advised the meeting that she was pleased to announce that Mr. Michael Parsons of C.P. Allen High School has won a gold medal in the Canada wide Science Fair held recently. It was unanimously agreed that Mr. Parsons would be invited to the next Regular Session of Council to receive congratulations and a special presentation.

4. **1990 CAPITAL BUDGET**

By memorandum Ron Singer, Director of Finance, advised Council with respect to the current status of the 1990 Capital Budget. It was noted that Town Council has requested further discussion to take place regarding this Budget prior to any further tender calls.

In particular, Mr. Singer noted the impact on the 1991 Operating Budget if the proposed Capital borrowing in the amount of \$1,921,000 takes place in 1990.

Mr. Dan English, Chief Administrative Officer, then reviewed with the aid of over-head projections details of the 1990 Capital Budget and, in particular, noted those items projected to be funded through Capital borrowing which have not yet been formally committed. He also noted those projects which were included in the Capital Budget, on the proviso that they would be cost-shared by the Province of Nova Scotia, which cost-sharing approvals have not yet been received from the Provincial Departments involved.

Mr. English further reviewed for the benefit of Council, the approved Policy respecting the maximum percentage of any years tax levy which should be applied to debt charges. He suggested that Council might wish to reconsider this Policy due to the fact that debt charges on internal borrowing has recently been eliminated.

ON MOTION of Deputy Mayor Huntington and Councillor Kelly it was moved that the proposed 1990 Capital Budget be reduced by \$40,000 by the elimination of the project, "Acquisition of Property - Bedford Highway." **MOTION APPROVED** unanimously.

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ON MOTION of Deputy Mayor Huntington and Councillor Walker it was moved that the proposed 1990 Capital Budget be reduced by \$250,000 by the elimination of the project, "Land Acquisition Cultural Services". **MOTION APPROVED.** Councillor Goucher and Councillor Draper voted against the Motion.

ON MOTION of Councillor Walker and Deputy Mayor Huntington it was moved that the proposed 1990 Capital Budget be reduced by \$50,000 by the elimination of the project, "Arterial Road Upgrading." **MOTION APPROVED** unanimously.

A general discussion ensued during which it was determined that if arrangements could be made to complete the Holland Road intersection during 1990 with the Town's share of funding during that same year to be limited to the \$105,000 previously allocated to Bedford Highway Improvements between Fourth Street and Lindsey Street, the Town, in all likelihood, would be interested.

ON MOTION of Councillor Walker and Deputy Mayor Huntington it was moved that the Town of Bedford enter into negotiations with the Bedford Waterfront Development Corporation and the Province of Nova Scotia, to determine whether or not the Holland Road Intersection Improvements could be physically completed during 1990, with the costs spread over the 1990 and 1991 fiscal years.

During discussion of this Motion, it was noted that the completion of this intersection during 1990, might have a significant impact relative to the marketing of the Waterfront Lands. The Motion was put to the meeting and **APPROVED**, unanimously.

In the allocation of whatever Provincial funding is available, the Director of Engineering and Works reiterated his Department's concern over the Bedford Highway/Rocky Lake Drive Intersection, and the priority status this project should be given, in light of existing traffic problems and those anticipated when the Sunnyside Mall expansion is completed.

Mr. English then reviewed for the benefit of Council and with the aid of over-head projections, the situation relative to Capital projects proposed to be funded by withdrawal from the Operating Reserve (Source 4). In

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particular, he noted that it appears that this Source is adequate to fund the various projects proposed for 1990 but, at that point, will be depleted relative to funding projects in 1991.

Some discussion ensued during which Department Heads provided information to members of Council concerning the specific Capital projects proposed to be funded through withdrawals from the Operating Reserve, but no reductions/eliminations were proposed.

Robert Nauss, Director of Recreation, did request approval of Town Council for the funding required for the renovations to the Lions' Park Pool Building and Walkway.

ON MOTION of Councillor Walker and Councillor Cosgrove it was moved that Town Council approve the expenditure of approximately \$6,000 relative to repairs to the Lions' Park Pool Building and Walkway.

During discussion of the Motion, it was noted that members of the Lions' Club are donating much of the labour for this project.

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

5. BRANCH LIBRARY LEASE

Copies of an analysis prepared by the Director of Finance were circulated to Town Council relative to the Schedule of proposed rent costs for the Bedford Library both at Wardour Centre and at Sunnyside Mall. The Schedule was dated May 28, 1990, and was developed from proposals submitted to the Town on May 28, 1990.

ON MOTION of Councillor Walker and Councillor Draper it was moved that the Mayor and the Chief Administrative Officer be authorized to enter into a 5 year Lease between the Town of Bedford and Sunnyside Mall, Bedford, Nova Scotia, for the provision of space in the Sunnyside Mall for the location of the Bedford Branch Library, and in accordance with the Schedule of rent and associated costs provided to the Town of Bedford under the date of May 28, 1990.

During discussion of the Motion, Councillor Kelly expressed strong concern relative to the process which

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has been followed concerning this matter and suggested that, in future, a more normal tendering process should be followed. He also expressed the opinion that discussions relative to the leasing of space for the Library should not have taken place in Committee of the Whole.

In speaking against the Motion, Councillor Goucher expressed the opinion that the Sunnyside location will not give the library the type of accommodation it requires and should have.

It was noted by Councillor Draper that a tender or proposal call does not obligate the Town to accept the lowest or any offer. Also, in her opinion, the Town should attempt to support the redevelopment of Sunnyside Mall.

Both Deputy Mayor Huntington and Councillor Cosgrove suggested that the location at Wardour Place meets all the criteria which was outlined in the proposal call - in contrast the Sunnyside Mall location does not meet this criteria.

ON MOTION of Councillor Kelly and Councillor Draper it was moved that the Motion be amended whereby the square footage to be rented for the Bedford Branch Library would be reduced from 5,200 square feet to 4,500 square feet.

During discussion of this Motion to amend, some concern was expressed that such a reduction in square footage would present serious problems relative to the functioning and space allocations in the Library facility. It was also suggested by the Chief Administrative Officer, that the current proposals from both Sunnyside Mall and Wardour Centre are based on 5,200 square feet and a reduction in footage might invalidate one or both of the proposals.

The Motion to amend was put to the meeting and was **DEFEATED**. Deputy Mayor Huntington, Councillor Cosgrove, Councillor Draper, Councillor Goucher and Councillor Walker voted against the Motion.

In speaking to the main Motion, Councillor Walker expressed the opinion, and reviewed his reasons, that the proposal relative to the Sunnyside Mall location will

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provide the best value to the residents of the Town of Bedford.

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

ON MOTION of Councillor Goucher and Councillor Cosgrove it was moved that the Mayor and the Chief Administrative Officer be authorized to enter into a 5 year Lease Agreement between the Town of Bedford and A.J. Hustins Limited, Bedford, Nova Scotia, for the provision of space for the Bedford Branch Library, in accordance with the Schedule of rent and related costs provided to the Town of Bedford under the date of May 28, 1990. **MOTION APPROVED**. Councillor Draper and Councillor Walker voted against the Motion.

6. **PROPOSED RESOLUTION - DEBENTURE ISSUE - MUNICIPAL FINANCE CORPORATION**

By memorandum Ron Singer, Director of Finance, requested approval of a Resolution relative to a Debenture Issue through the Municipal Finance Corporation in the amount of \$219,000 representing required funding for the Waterfront Development Project.

ON MOTION of Deputy Mayor Huntington and Councillor Goucher it was moved that Town Council approve the Issuing Resolution regarding the June 21, 1990, Debenture Issue with the Nova Scotia Municipal Finance Corporation in the amount of \$219,000 and that the appropriate documentation be forwarded to the Minister of Municipal Affairs for his approval. **MOTION APPROVED** unanimously.

7. **PROPOSED RELOCATION OF CENOTAPH**

Robert Nauss, Director of Recreation, advised Council relative to his discussions with members of the Bedford Legion and with a local contractor concerning the cost of the proposed relocation/rebuilding of the Bedford Cenotaph (War Memorial). Mr. Nauss noted that, to date, it appears that the cost of this work would be in the area of \$18,000 to \$19,000.

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In response to an enquiry from Council, it was noted by Mr. Nauss that an exact location in Fish Hatchery Park for the placement for the War Memorial has not yet been determined.

During the ensuing discussion, some concern was expressed relative to the proposed cost and it was noted that members of the Bedford Legion had indicated their willingness to contribute free labour to this project.

ON MOTION of Councillor Walker it was moved that Town Council approve a maximum level of funding for this project at \$5,000. There being no response to three calls from the Mayor for a Seconder to this Motion, the Motion was declared **INVALID**.

ON MOTION of Deputy Mayor Huntington and Councillor Cosgrove it was moved that the Director of Recreation enter into further discussions with the Bedford Legion and the Recreation Committee relative to the exact proposed location, and the cost of this project bearing in mind the offer of assistance from Bedford Legion members; further that the Director report back to Town Council as soon as possible. **MOTION APPROVED** unanimously.

In response to an enquiry from the Chief Administrative Officer as to whether or not Town Council wishes to become involved in the choosing of the exact location in Fish Hatchery Park, it was agreed that this decision would be made following the receipt of the next report from the Director of Recreation. It was also suggested that the Director of Planning and Development Control be involved in the negotiations concerning the site location.

8. PROPOSED CONTRACT RE GRASS MOWING

By memorandum Rick Paynter, Director of Engineering and Works, reviewed for the benefit of Council a proposal to contract the required grass mowing operations for the 1990 summer season, rather than utilizing daily part-time labourers to fulfill the manpower requirements.

He requested the approval of the award of a 1990 Grass Maintenance Program to A.W. Dean Contracting and

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Landscaping Limited.

ON MOTION of Deputy Mayor Huntington and Councillor Walker it was moved that Town Council authorize the award of the 1990 Grass Maintenance Program to A.W. Dean Contracting and Landscaping Limited for a total cost of \$2,750 per each complete round of mowing on arterial, local streets and walkways.

During the ensuing discussion and in response to concern expressed by Council, the Director of Engineering and Works advised that, any deficiency in the operations will be addressed within 24 hours if not sooner; further, that if the contractor does not live up to the specifications of the contract, the agreement could be cancelled.

The Motion was put to the meeting and APPROVED unanimously.

9. 1990 DEPARTMENTAL GOALS AND LEVELS OF SERVICE DOCUMENT

By memorandum Dan R. English, Chief Administrative Officer, circulated copies of the document, "1990 Departmental Goals and Levels of Service." He noted that this document, as revised, is tabled for Town Council's consideration of approval as a supplement to the 1990 Operating Budget.

ON MOTION of Deputy Mayor Huntington and Councillor Goucher it was moved that the document, "1990 Departmental Goals and Levels of Service," be received.

During the ensuing discussion a typographical error was noted on page 2b of the document.

The Motion was put to the meeting and APPROVED unanimously.

10. ESTABLISHMENT OF DATE - MEETING BETWEEN TOWN COUNCIL, BEDFORD RECREATION ADVISORY COMMITTEE AND BEDFORD VILLAGE RESIDENTS' ASSOCIATION RE PAPERMILL LAKE BEACH AREAS

Following a review of previously scheduled meeting dates, it was agreed that Council would schedule a meeting between Town Council, Bedford Recreation Advisory

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10. **CON'T**
- Committee and Bedford Village Residents' Association re the Papermill Lake Beach areas on Monday, June 11 at 6:30 p.m.

11. **U.N.S.M. REGIONAL MEETING/TOWN OF BEDFORD'S RESOLUTIONS**

By memorandum members of Council were advised that the 1990 U.N.S.M. Regional Meeting for the Metropolitan Municipalities has been scheduled to take place on Wednesday, June 13, 1990, 6 p.m., in the Board Room, Halifax Board of Trade Business Club, Scotia Square.

It was agreed that all members of Council with the exception of Councillor Kelly are planning to attend this meeting.

It was also agreed that two Resolutions, i.e., Parkland Dedication Requirement re Improved Cost-Sharing Program; and Maintenance and Improvements to Provincial Arterial Roadways, would be presented at this Regional Meeting for consideration by the representatives in attendance. If the Resolutions are approved at this meeting, they will be forwarded the Annual Meeting of the Union of Nova Scotia Municipalities for consideration.

12. **OTHER**

12.1 **ISLEVIEW LANE SIDEWALKS**

Councillor Draper expressed concern that Isleview Lane has been opened for emergency vehicular traffic prior to the placement of a sidewalk or board walkway.

In response, Council was advised by the Chief Administrative Officer that specifications are now being called for sidewalk/walkway construction and it is expected that this tender will be advertised within the next month.

Following the expression of further concern by some members of Council, it was agreed that the Engineering and Works Department should place some type of a temporary curbing or marking to indicate the walkway area until such time as construction takes place.

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12.2 PROPOSED BY-LAW/POLICY REVIEW COMMITTEE MEETING WITH TOWN COUNCIL

In response to an enquiry from Councillor Kelly, it was noted that the upcoming meeting between the By-Law/Policy Review Committee and the Town of Bedford scheduled to take place, Tuesday, May 29, 1990, will be an open public meeting.

12.3 REVISION OF FINAL DATE FOR SUBMISSION OF WRITTEN BRIEFS RE MUNICIPAL PLANNING STRATEGY

Mayor Christie requested consideration of Town Council to the extension of the final date for submission of written briefs relative to the proposed Municipal Planning Strategy.

ON MOTION of Councillor Goucher and Councillor Kelly it was moved that the final date for submissions relative to the proposed Municipal Planning Strategy be extended from May 31 to June 8, 1990. MOTION APPROVED unanimously.

13. ADJOURNMENT

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


MAYOR
CHIEF ADMINISTRATIVE OFFICER

In speaking to this matter, Mr. Zwicker advised that his Department would be prepared to provide a review of the opinions expressed and written relative to each of these subjects in order to assist Town Council in its deliberations.

Mr. Zwicker also, in response to an enquiry from Council, reviewed the process that would be involved if Town Council following its deliberations makes any

Meeting #62

TOWN OF BEDFORD
SPECIAL SESSION
TUESDAY, JUNE 12, 1990

A Special Session of the Town Council of the Town of Bedford took place on Tuesday, June 12, 1990, 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 Don Huntington and Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Peter Kelly and Grant Walker were in attendance at the commencement of the Session.

Staff members attending this Session included Barry Zwicker, Acting Chief Administrative Officer; Joan Pryde, Deputy Clerk and Steve Moir, Senior Planner.

3. **PROPOSED MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW**

By memorandum Barry Zwicker, Director of Planning and Development Control, provided Town Council with an identification of the major concerns expressed during the recent Municipal Planning Strategy Public Hearings and Submissions Process as follows:

1. Secondary Development Area
2. The Barrens/Union Street RCDD
3. Intertidal Area Management Zone
4. Development Density and Mix of Housing Types
5. Commercial Heritage Zone

In speaking to this matter, Mr. Zwicker advised that his Department would be prepared to provide a review of the opinions expressed and written relative to each of these subjects in order to assist Town Council in its deliberations.

Mr. Zwicker also, in response to an enquiry from Council, reviewed the process that would be involved if Town Council following its deliberations makes any

SPECIAL SESSION - JUNE 12, 1990

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substantial change to the proposed Municipal Planning Strategy.

In response to an enquiry from Council as to whether or not property owners will be individually notified if with the enactment of the Municipal Planning Strategy the zoning of their properties will change, Council was advised in the negative and further advised that all of the legal requirements of the Planning Act have been complied with.

In response to an enquiry as to whether or not further Public Hearings could be held, Mr. Zwicker suggested that Council might hold further Information Meetings to assist Council in its deliberations.

Councillor Draper requested that some consideration be given to an opportunity to discuss the lane configuration of the Bedford Highway and to allow some interchange between representatives of the general public with members of Town Council during the future discussions of the MPS.

ON MOTION of Councillor Cosgrove and Councillor Walker it was moved that meetings be scheduled to address each of the five major areas of concern noted in Mr. Zwicker's memorandum dated June 12, 1990, wherein there will be an opportunity for dialogue between members of Town Council, Staff, and those persons of the Community who are particularly interested in the particular subject being discussed. These meetings will be scheduled following completion of the Planning Department's reports.

During discussion of the Motion opinions were expressed with respect to whether these meetings should take place during daytime or evening hours and whether each meeting should be scheduled to address one topic only. It was agreed that the Mayor and the Planning Department would try to set-up a reasonable schedule which would be convenient both to members of Council and to the general public.

Some discussion also took place with respect to the implication if the MPS Review process is not completed until September or October. Mr. Zwicker noted for the benefit of Council what problems might arise - however, he noted that it is obvious that the process will not be

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completed within the 120 days noted in the Planning Act - therefore it really does not matter if it stretches out a month or two months longer. He further noted that it is much more important to have a clear understanding of the proposed MPS & LUB before adoption.

It was a majority consensus that the additional Public Participation Meetings should commence in September.

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

4. MADISON DRIVE WATER SITUATION

On the request of Mayor Christie it was unanimously agreed that the matter of, "Madison Drive Water Situation," be added to the Agenda.

Mayor Christie advised Council that during a meeting held with representatives of the Halifax County Water Utility, the Town of Bedford was advised that the County is currently in the process of completing a computer modelling study relative to a detailed analysis of the Madison Street area following which the Utility will be better able to determine the best course of action relative to poor water pressure in this area. It was agreed that some definite answer relative to the current problems on Madison Drive should be received by the Town of Bedford on or before July 4, 1990.

In response to an enquiry from Councillor Kelly, Mayor Christie commented on the long term issues and problems related to the Utility and updated Council on recent discussions with the Public Utilities Board and the Town of Bedford's application to become a member of the Halifax County Water Utility. At the meeting with PUB three possible alternatives were outlined for the Town of Bedford. Council agreed to place the long term issues of the Water Utility as well as possible options for future administration and operational structures of the Utility on a future Council Agenda.

In response to a request from Town Council, it was agreed that a synopsis of the discussions at the MAPC level with respect to a Metro Water Utility should be provided to

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Town Council for the upcoming discussion.

With respect to the Long Term options available to Council, it was noted by Mr. Zwicker that staff will prepare a report reviewing past problems and concerns related to the supply and distribution of water within the Town.

5. ADJOURNMENT

ON MOTION of Councillor Walker and Councillor Draper it was moved that the meeting adjourn at approximately 8:45 p.m.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

3. APPROVAL OF MINUTES

3.1 JOINT MEETINGS - MAY 8 & MAY 15, 1990 (RE DISTRICT SCHOOL BOARD FUNDING)

3.2 MEETING #58 - REGULAR SESSION - MAY 15, 1990

3.3 MEETING #59 - PUBLIC HEARINGS - MAY 22, 23, 24 & 25, 1990

3.4 MEETING #60 - PUBLIC HEARINGS - MAY 26 & 29, 1990

3.5 MEETING #61 - SPECIAL SESSION - MAY 28, 1990

3.6 MEETING #62 - SPECIAL SESSION - JUNE 12, 1990

ON MOTION of Councillor Walker and Councillor Kelly it was moved that the minutes of:

Joint Meetings - May 8 & May 15, 1990

Meeting #58 - Regular Session - May 15, 1990

TOWN OF BEDFORD
REGULAR SESSION
TUESDAY, JUNE 19, 1990

A Regular Session of the Town Council of the Town of Bedford took place on Tuesday, June 19, 1990, 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 Don Huntington and Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Peter Kelly 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; Robert Nauss, Director of Recreation; and H.A. MacKenzie, Chief of Police.

3. **APPROVAL OF MINUTES**

3.1 **JOINT MEETINGS - MAY 8, & MAY 15, 1990 (RE DISTRICT SCHOOL BOARD FUNDING)**

3.2 **MEETING #58 - REGULAR SESSION - MAY 15, 1990**

3.3 **MEETING #59 - PUBLIC HEARINGS - MAY 22, 24, 24 & 29, 1990**

3.4 **MEETING #60 - PUBLIC HEARINGS - MAY 24 & 29, 1990**

3.5 **MEETING #61 - SPECIAL SESSION - MAY 28, 1990**

3.6 **MEETING #62 - SPECIAL SESSION - JUNE 12, 1990**

ON MOTION of Councillor Walker and Councillor Kelly it was moved that the minutes of:

Joint Meetings - May 8 & May 15, 1990

Meeting #58 - Regular Session - May 15, 1990

3. **CON'T** **MILL LAKE - BEACH AREA**

Meeting #59 - Public Hearings - May 22, 23, 24 & 29, 1990
Meeting #60 - Public Hearings - May 24 & 29, 1990
Meeting #61 - Special Session - May 28, 1990
Meeting #62 - Special Session - June 12, 1990

be approved.

On the request of Councillor Draper it was agreed that the minutes of the Joint Meeting of May 8, page 5 should be amended to indicate an additional 300 to 500 students rather than 200 students.

The Motion to approve the minutes as amended, was **APPROVED** unanimously.

4. **ADDITIONS/DELETIONS TO ORDER OF BUSINESS**

On the request of Councillor Goucher it was agreed that Agenda Item 12.1(b) would be renumbered as #7(a).

On the request of the Chief Administrative Officer it was agreed that Items 12.1(a) and 12.1(d) would be deleted from the Agenda.

5. **APPROVAL OF ORDER OF BUSINESS**

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

6. **NOTICE OF RECONSIDERATION**

Nil

NEW BUSINESS

7(a) **CONSIDERATION - AWARD OF TENDERS - RECREATION DEPARTMENT PROJECT**

BEDFORD VILLAGE - MILL RUN

By memorandum Robert Nauss, Director of Recreation, reviewed the response to a call for tenders for improvements to the park areas in the vicinity of Mill Run, Bedford Village. He recommended that the contract

7.2

PAPERMILL LAKE - BEACH AREA

By memorandum H.A. MacKenzie, Chief of Police, advised Town Council of his concerns relative to a proposal to provide summer security guard service in the Beach/Park area of Lake Drive. In particular, he indicated that he was concerned that such a guard would be working alone at night in what is essentially a wooded area, and that communication might be a problem.

In response to an invitation from Mayor Christie, the Chief of Police addressed Council noting that he has further explored the issue of employing private constables. He now wishes to advise Council that the security firm involved is willing to dedicate two of its personnel to be sworn in as Special Constables - however, if this is to be considered four other supervisory personnel should also be sworn in as Special Constables.

The Chief of Police concluded his remarks by noting that his main concern is still that of communication due to the fact that the radio channel proposed to be used for communication between the Security Guard and the Bedford Police Department might not always be available. Mr. English noted the Public Works channel would be available.

In response to an enquiry as to whether or not a Police student from the Atlantic Police Academy could be employed during the summer months, the Chief of Police advised in the negative.

ON MOTION of Councillor Walker and Councillor Goucher it was moved that the Town of Bedford enter into a contract with Pinkerton's Security Service for the provision of Security Guard Service in the Papermill Lake area for a ten week period, seven days a week, 4 p.m. to 2 a.m. (June 30 to September 7, 1990).

ON MOTION of Councillor Goucher and Councillor Cosgrove it was moved that the Motion be amended whereby a Security Guard would also be hired on Saturdays and Sundays from 2 p.m. to 4 p.m.

In discussion of the amendment, concern was raised that the use of private security personnel for public areas may be a precedent setting issue. It was noted there was however, a definite need for additional security at this location and that this should in no way be a reflection upon the Police Force.

7.2 **CON'T**

During further discussion it was noted that arrangements might be made whereby a Guard would not be required on days or periods of inclement weather.

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

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

7.2.2 **PLANNING DEPARTMENT UPDATE RESPECTING NEGOTIATIONS -
ALTERNATE BEACH SITE(S)**

By memorandum Barry Zwicker, Director of Planning and Development Control, provided an update on the current status of several Papermill Lake Beach area land issues.

In particular, he noted that the Planning and Development Control Department, through co-operation with the Developer, Bedford Village Properties Limited, has reached a tentative agreement on the boundaries for a significant piece of parkland immediately adjacent to French Mast Lane.

With respect to the proposal that the Town proceed with access and development of the Sandy Lake park area, Mr. Zwicker noted that, while some preliminary planning has been undertaken through various funded programs, it is not anticipated that development of the Sandy Lake area would take place in a time frame that would provide any immediate relief with respect to the problems identified by the residents around Papermill Lake.

Mr. Zwicker did advise that discussions have been reactivated with Bedford Village Properties Limited with respect to the possibility of land swaps and beach development on an alternative site from that which is presently utilized on Lake Drive. He recommended that, since this matter is a land purchase item, it should be dealt with by Council, initially at least, within the Committee of the Whole structure.

The report was received for information.

7.2.3 **TRAFFIC MANAGEMENT GROUP REPORT RESPECTING SIGNAGE**

Copies of a memorandum from the Traffic Management Group

7.2.3 **CON'T**

were circulated to members of Town Council respecting Parking Controls - Lake Drive. Council was advised of four initiatives which will be implemented by the Traffic Management Group in an attempt to alleviate the current situation. Council was also advised that the Traffic Management Group does not support the placement of speed bumps on Lake Drive.

Following a discussion between members of Town Council and the Director of Engineering and Works, on behalf of the Traffic Management Group, it was agreed that some attempt should be made to try and obtain additional public parking places on the parking lot at the intersection of the Bedford Hills Road. It was also agreed that the, "No Parking Ban," on part of one side of Lake Drive should be extended northwards to the intersection of the Hammonds Plains Road.

In response to this request, Mr. Paynter advised that, in his opinion, the Traffic Management Group would be in favour of such action.

The report from the Traffic Management Group was received for information.

8. **MOTIONS OF RESCISSION**

Nil

9. **PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM**

Nil

10. **PETITIONS AND DELEGATIONS**

Nil

11. **MOTIONS**11.1 **POLICY RESPECTING SUBDIVISION ENTRANCE SIGNS - 3RD AND FINAL READING**

ON MOTION of Deputy Mayor Huntington and Councillor Walker it was moved that a revised Policy respecting Subdivision Entrance Signs be approved for Third and