

TOWN OF BEDFORD

MINUTES

TOWN COUNCIL

NOVEMBER 6, 1990 - OCTOBER 29, 1991

FOURTH COUNCIL

THIRD YEAR

TOWN OF BEDFORD

Special Session

Tuesday, November 6, 1990

A Special Session of the Town Council of the Town of Bedford took place on Tuesday, November 6, 1990, 7:00 p.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia; Mayor Peter Christie presiding.

1. **LORD'S PRAYER**

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

2. **ATTENDANCE**

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

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

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

At the request of Deputy Mayor Huntington, new item, Materials Recovery Facility (MRF) was placed on the agenda.

It was agreed by consensus that new item, MRF, would become agenda item #5.

4. **APPROVAL OF THE ORDER OF BUSINESS**

By consensus the amended Order of Business was approved.

5. MATERIALS RECOVERY FACILITY (MRF)

Deputy Mayor Huntington asked Council to consider the four options presented in the recent Porter Dillon Report to the Metropolitan Authority with respect to a material recovery facility within the metropolitan area. He also noted that after a preliminary review, option #4 for a tendered contractor operated facility was generally acceptable to the Mayor and Deputy Mayor. Deputy Mayor Huntington also reviewed a number of the possible locations and he emphasized that Bedford could benefit from the location of a MRF within its Town boundaries. Bedford is also the only municipality within the metropolitan region with the correct zoning for a material recovery facility; i.e., C-6 or I-1.

ON MOTION of Councillor Walker and Councillor Draper, it was moved that the Town of Bedford support option #4 (tendered contractor operated materials recovery facility) as outlined in the recent Porter Dillon report with the possibility that the facility may be located in the Town of Bedford.

In speaking to the MOTION, it was clarified that each municipality would be responsible for collection and transportation of materials to the facility. Councillor Cosgrove raised a concern with regards to possible increased truck traffic through the Town.

In discussion of the MOTION, several Councillors noted that the Porter Dillon Report had only recently been circulated and Council was being asked to chose an option on very short notice; perhaps without sufficient time for thorough review.

ON MOTION of Councillor Kelly and Councillor Goucher, it was moved to defer the MOTION of Councillors Walker and Draper pending further review and investigation. The MOTION TO DEFER was unanimously approved.

It was agreed by consensus that the Mayor would seek comments from the Councillors on an informal basis as there was insufficient time to call a Special Session of Council prior to the next meeting of the Metropolitan Authority.

6. CONTINUATION OF REVIEW OF PROPOSED MUNICIPAL PLANNING STRATEGY

At the direction of the Mayor, it was agreed to continue the review of the MPS by systematically following the *Checklist* prepared by staff and circulated on October 18, 1990. The following are comments and amendments made to the April 17, 1990 MPS following the *Checklist*.

COMMUNITY PARTICIPATION

CP-2 Councillor Walker commented that this issue is currently being addressed by the Bylaw Review Committee.

CP-3 Councillor Walker questioned the practicality of taping Council meetings; although he understands that this item may be considered for the proposed new Municipal Facility. Councillor Cosgrove pointed out that several committees now have the minutes forwarded to the Library and that this might be a good location for additional committee minutes.

CP-4 **ON MOTION** of Councillor Kelly and Councillor Draper, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that policy CP-4 should reflect the suggestion that the semi-annual public information meetings should be televised and be available on video tape; and that 'in May and November' be removed. **The motion was LOST** (Mayor Christie, Deputy Mayor Huntington and Councillor Cosgrove opposed the motion to amend; Councillor Draper abstained).

In discussion of the **MOTION** to **AMEND**, it was noted that the intent of the policy is still to have semi-annual meetings, i.e. two per year; however, it was felt that the actual months need not be dictated within the policy.

CP-7/8/9

ON MOTION of Councillor Walker and Councillor Cosgrove, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that policies CP-7, CP-8 and CP-9 reflect the suggestion that increased participation at the conceptual planning stage in developments rather than responding at the public hearing stage; and that public participation in major developments should be included in all stages, conception through to final implementation; and that in accordance with the staff recommendation, Policy R-15 be broadened by inserting "to increase public participation at the conceptual stage of all major developments". **The motion was approved unanimously.**

CP-11

ON MOTION of Councillor Goucher and Councillor Draper, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that Policy CP-11 reflect the suggestion that agendas and enclosures for Council and committee meetings which are provided to

the press should also be made available to the public upon request as available. The motion was approved unanimously.

HERITAGE AND COMMUNITY DEVELOPMENT

Pg 9 There was consensus to change dates regarding adoption of Heritage By-law (1981) and the establishment of the Heritage Advisory Committee (1982).

HC-7 At the request of Councillor Walker, staff commented that a review of the Street Naming Policy within the Subdivision Bylaw may allow for the improved communications between developers and the Town for the purposes of selecting street names.

HC-13 **ON MOTION** of Deputy Mayor Huntington and Councillor Kelly, it was moved to **AMEND** the April 17 1990 draft of the Municipal Planning Strategy such that Policy HC-13 (and others where applicable) would refer to maintaining the small town image. **The motion was approved unanimously.**

RESIDENTIAL

Pre-amble

ON MOTION of Councillor Walker and Deputy Mayor Huntington, it was moved to **AMEND** the April 17 1990 draft of the Municipal Planning Strategy such that with regard to housing mix, concentrations of multiple-unit buildings shall be avoided. **The motion was approved unanimously.**

Objective

ON MOTION of Councillor Kelly and Deputy Mayor Huntington, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that the Objective shall be reworded ie to encourage shall replace to permit (page 16, 6th line from the bottom). **The motion was LOST** (Councillors Walker, Draper, and Mayor Christie, and Deputy Mayor Huntington voted against the motion).

ON MOTION of Councillor Goucher and Councillor Walker, it was moved to **AMEND** the April 17, 1990 draft of the **Municipal Planning Strategy** such that the Objective shall be reworded by inserting the word permanent before buffers (page 16, 4th line from the bottom). **The motion was approved unanimously.**

Table There was general consensus that the Table on page 17 be updated and corrected.

R-1 **ON MOTION** of Deputy Mayor Huntington and Councillor Draper, it was moved to **AMEND** the April 17, 1990 draft of the **Municipal Planning Strategy** such that Policy R-1 shall refer to limiting growth in the secondary development area. **The motion was approved unanimously.**

R-2 **ON MOTION** of Councillor Walker and Deputy Mayor Huntington, it was moved to **AMEND** the April 17, 1990 draft of the **Municipal Planning Strategy** such that Policy R-2 , section (2) shall refer to "population and housing forecasts so as to avoid shortages of serviced land and resulting inflated land costs". **The motion was approved unanimously.**

ON MOTION of Councillor Walker and Councillor Cosgrove, it was moved to **AMEND** the April 17, 1990 draft of the **Municipal Planning Strategy** such that the Policies refer to a strategy, not a plan. **The motion was approved unanimously.**

R-3 **ON MOTION** of Councillor Goucher and Councillor Draper, it was moved to **AMEND** the April 17, 1990 draft of the **Municipal Planning Strategy** such that Policy R-3 shall now read: "The Town of Bedford recognizes the existence of the Jack Lake land assembly and its suitability for future residential development, as substantiated by studies undertaken by the Nova Scotia Department of Housing. It shall be the intention of Town Council to consider this parcel of land known as Jack Lake land assembly for inclusion within the Residential Development Area if and when a plan amendment to expand the boundary is contemplated." **The motion was approved.**

In discussion of the MOTION to AMEND, it was clarified that the intent of the change is that Town Council shall consider this parcel of land for inclusion along with other parcels.

- R-5 There was some discussion as to whether this policy must be altered to enable other policies to deal with basement apartments; staff recommended that no change was necessary which was agreed to by Council.
- R-6 During previous Council discussions on this policy (October 22, 1990 meeting), staff was requested to provide additional information and possible alternatives for dealing with the Secondary Development Area. In reply, by memorandum of November 2, 1990, S. Moir presented additional information with respect to the number of property owners and the potential for on-site serviced development in the area designated SDA.

ON MOTION of Councillor Goucher and Councillor Draper, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that policies shall reflect a name change of the Secondary Development Area (SDA) to Residential Reserve Area (RRA). **The motion was approved unanimously.**

ON MOTION of Councillor Walker, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy R-6 would reflect the intent of scenario #1 as outlined in the Staff Memorandum of November 2, 1990, i.e. Limit subdivision to lots which currently have a dwelling as of 1990. **The motion was LOST;** there was no seconder after three calls from the Mayor.

ON MOTION of Councillor Walker and Deputy Mayor Huntington, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy R-6 would reflect the intent of scenario #2 as outlined in the Staff Memorandum of November 2, 1990, i.e. Limit subdivision to lots which have a dwelling. **The motion was DEFEATED** (Councillors Cosgrove, Draper, Goucher and Deputy Mayor Huntington voting against the motion).

ON MOTION of Councillor Goucher and Councillor Draper, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy R-6 would permit

subdivision of lots which currently have dwellings into one acre parcels; and all remaining parcels would be permitted to subdivide into lots of 2.5 acres.

In discussion of the MOTION to AMEND, it was agreed that the proposed one acre lots shall have road frontage of 120 feet and the 2.5 acre lots have road frontage of 180 feet. Staff also pointed out that Department of Health regulations with regards to on-site services would have to be met.

Deputy Mayor Huntington expressed his concern that since the MOTION does not limit the number of lots created per year, then there might be a significant multiplier effect of lot development.

Councillor Walker suggested that Council assess the impact of this increased number of lots upon schools, fire and police protection, etc.

Councillor Goucher did clarify that the intent of the policy is to permit current residents to subdivide their property for family members and he did not feel that the staff recommendation to limit subdivision to one lot per year was sufficient.

Council recognized that the MOTION on the floor dealt with two issues and therefore the MOTION was divided:

- a) *the existing 13 homes in the RRA would be permitted to subdivide into one acre lots fronting on an existing street. This portion of the MOTION to AMEND was put to the meeting and APPROVED unanimously.*
- b) *the remaining lands in the RRA would be permitted to subdivide into 2.5 acre lots with 180 foot frontage on existing streets. This portion of the MOTION to AMEND was put to the meeting and LOST (Councillors Walker, Draper, Mayor Christie and Deputy Mayor Huntington voted against the motion).*

R-8

ON MOTION of Councillor Walker and Deputy Mayor Huntington, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy R-8, last line, would be amended to read: "Apartment units added within single family dwellings shall not exceed 700 sq. ft in area and detached garden flats shall not exceed 700 sq. ft. in area." The motion was approved unanimously.

In speaking to the MOTION to AMEND, Councillor Walker emphasized that Policy R-8 should be more specific with regards to 'housing options' and that the Town of Bedford should promote the use of garden flats as an alternative housing form for seniors.

Also, in speaking to the MOTION to AMEND, there was considerable discussion about the exact square footage and whether 700 sq. ft. was an appropriate size. Staff noted that the Department of Housing minimum requirements are 500 sq. ft. and staff felt that the recommended number was appropriate.

R-9 **ON MOTION** of Councillor Walker and Deputy Mayor Huntington, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy R-9, last sentence, shall read: "Council shall enter a development agreement to control and direct development within the area identified as RCDD." **The motion was DEFEATED** (Deputy Mayor Huntington, Councillors Cosgrove, Kelly and Goucher voted against the motion).

R-10 **ON MOTION** of Councillor Goucher and Councillor Draper, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy R-10, section b, shall read: "ensure environmentally sensitive design through review....".

In discussion of the MOTION to AMEND, staff were unsure whether the Town could actually "ensure" environmentally sensitive design; however, they knew that they could encourage it.

The MOTION to AMEND was WITHDRAWN.

ON MOTION of Councillor Walker and Councillor Draper, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy R-10, section d, shall read: "permit flexibility and economies in the street and servicing standards". **The motion was approved** (Councillor Kelly abstained).

In response to Councillor Walker, staff explained that by permitting some flexibility in standards of servicing that both the environment will benefit (less land disturbed, etc.) and that the developer can realize economies (less stringent servicing standards may also allow cost savings).

R-11 Councillor Walker asked that a legal opinion be solicited on policy R-11 which specifies an individual place name.

R-13 Councillor Walker asked staff to change policy R-13 such that the terms of measurement of density are consistent throughout the document (expressed in units per acre).

ON MOTION of Deputy Mayor Huntington and Councillor Goucher, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy R-13, section 6, shall read: "Council shall discourage the diversion of any storm water....". The motion was approved unanimously.

ON MOTION of Councillor Goucher and Councillor Draper, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy R-13 shall have an additional section added: "The implications of measures to mitigate the impact on water courses." The motion was approved unanimously.

ON MOTION of Councillor Goucher and Councillor Cosgrove, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy R-13, section 10, has an additional subsection (viii) to read: "the bulk and scale of projects in relation to adjacent properties". The motion was approved unanimously.

In explaining the implications of the MOTION to AMEND, B. Zwicker reminded Council that this policy is applicable to RCDD's where the Town and the developer will negotiate a contract.

ON MOTION of Councillor Walker and Councillor Goucher, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy R-13 shall have a new section which shall read: "Heritage, cultural or historical significance." The motion was approved unanimously.

R-15

ON MOTION of Councillor Goucher and Councillor Cosgrove, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy R-15 will reflect the intent that the Union Street/Barrrens RCDD shall be redesignated on the GFLUM map to Parkland Open Space (POS); this redesignation does not include a parcel of land

behind Nottingham Street which is currently surrounded by residential development.

Councillor Kelly and Mayor Christie declared a potential conflict of interest and left the room during discussion of this policy. Deputy Mayor Huntington took the Chair.

In speaking to the MOTION to AMEND, Councillor Goucher commented that he felt that this was the only way to protect the Barrens land while the Petroglyphs Committee was researching and preparing recommendations with respect to the protection and use of this land parcel. Councillor Goucher did recognize the financial implications of the Parkland Open Space designation.

In response to Councillor Walker, B. Zwicker explained that the Planning Act stipulates that compensation must be paid if the land is to be frozen. It was estimated that the POS designation will cost the Town approximately \$60,000 per year.

In speaking to the MOTION to AMEND, Councillor Draper supported the motion and felt that the Town must give both the provincial and federal governments the indication the Town wishes to preserve the Barrens. She noted that there are many 'creative' ways of financing such projects.

The MOTION to AMEND was put to the meeting and APPROVED (Councillor Walker opposed).

B. Zwicker explained the implications of the MOTION to Council noting that the motion goes into effect immediately upon the public announcement of new public hearings on a revised MPS (at the time of the announcement there is a 120 day freeze).

Mr. Zwicker also noted that by removing this 80-acre parcel of land from the residential development reserve, there remains only one significant parcel of land available within the primary development area for residential development. This parcel is owned primarily by one developer and staff noted that Council may want to consider expansion of the development boundary.

In discussion of possible expansion of the primary development boundary, Council asked staff to begin an analysis of the impacts of expanding the development boundary. It was noted that such a significant analysis takes considerable time and effort on the part of staff as there are serious implications.

R-11 By memorandum of 2 November 1990, Donna-Davis Lohnes (planner) presented additional information on performance standards for RCDD areas, in particular, as they related to the development of cluster housing. The memorandum outlined the principles underlying the cluster housing concept along with techniques used to achieve such developments.

Mrs. Lohnes reviewed the information with Council and emphasized the benefits to be achieved for the developer and for the community. Staff recommended the cluster concept as a workable scenario for the Town of Bedford.

ON MOTION of Councillor Draper and Councillor Cosgrove, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy R-11 shall reflect and incorporate the basics of the clustering concept and performance standards as outlined in the staff memorandum of 2 November, 1990.

In speaking to the MOTION to AMEND, Councillor Walker questioned whether a desirable mix of housing would occur with the density ceiling as recommended by Council. Mr. Zwicker noted that staff does not recommend a ceiling but will attempt to create and develop scenarios within the parameters given by Council.

The MOTION to AMEND was put to the meeting and approved unanimously.

R-16 **ON MOTION of Councillor Walker and Councillor Draper, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy R-16, third line, shall delete the words: or any portion of the development. The motion was approved unanimously.**

R-17 Councillor Walker noted that the Town should not play an active role in assembling land itself.

R-18 It was noted that the issue of senior housing needs has been addressed in other policies.

R-22

ON MOTION of Councillor Walker, it was moved to **AMEND** the April 17, 1990 Municipal Planning Strategy such that Policy R-22 shall read: "...for a maximum of 22 children...". **The motion was LOST** (after three calls from the Mayor, there was no seconder).

There was some discussion to increase the number of children from 14 to 22 permitted in a daycare operating in a residential zone. Staff noted that neighboring municipalities have adopted the limit of 14 children. Concerns were expressed that a daycare within a residential neighborhood must be a compatible use; a large number of permitted children might negatively impact upon the neighborhood.

R-27 (new policy)

ON MOTION of Councillor Goucher and Councillor Kelly, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy to include a new policy, R-27; the intent of the new policy is to encourage, through the Subdivision Bylaw, the maintenance of existing trees or at least one tree per sixty feet of road frontage within the street right-of-way.

In discussing the MOTION to AMEND, staff noted that the Planning Act does not permit policies governing vegetation.

The MOTION to AMEND was withdrawn.

6. **APPOINTMENT OF REPLACEMENT - SOLID WASTE MANAGEMENT COMMITTEE**

At the last Council Session, Council was notified of Mr. Nolan's resignation from the Solid Waste Management Committee, Metropolitan Authority. Councillors Cosgrove and Walker agreed to address the issue and seek a replacement through Bedford Waters Advisory Committee.

Councillor Goucher nominated Marvin Silver and Councillor Walker nominated Al McIver. After three calls from the Mayor, nominations closed.

By secret ballot, Council voted Al McIver as the Town representative to the Solid Waste Management Committee.

MEETING #73

7. ADJOURNMENT

Just prior to adjournment, it was agreed by consensus that Council would meet Tuesday, November 13, 1990 to continue its review of the April 17, 1990 draft Municipal Planning Strategy.

ON MOTION of Councillor Kelly, it was moved to adjourn the November 6, 1990 Special Session of Bedford Town Council at approximately 10:30 p.m.

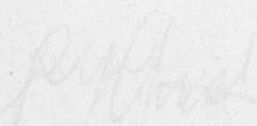


MAYOR



ACTING CHIEF ADMINISTRATIVE OFFICER

/dl



MAYOR



ACTING CHIEF ADMINISTRATIVE OFFICER

MEETING #78

TOWN OF BEDFORD

Special Session

Tuesday, November 13, 1990

A Special Session of the Town Council of the Town of Bedford took place on Tuesday, November 13, 1990, 7:30 p.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia; Councillor Peter Kelly presiding.

Councillors Kelly, Cosgrove and Goucher were present.

Councillor Kelly brought the meeting to order at 7:46 p.m. and noted for the record that in accordance with the Rules of Order, By-Law 21101, dated June 19, 1990 that he and Councillors Cosgrove and Goucher agreed to adjourn the Special Session.

ON MOTION of Councillor Goucher and Councillor Cosgrove, it was agreed in accordance with By-Law 21101, section 9(a) that as ten minutes had elapsed without a quorum being present, the members present adjourned the November 13, 1990 Special Session of Council at 7:47 p.m. The motion was approved.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

/dl

TOWN OF BEDFORD

Public Information Meeting

Wednesday, November 14, 1990

A Public Information Meeting was held on Wednesday, November 14, 1990 at 7:30 pm at the Fire Hall, 1247 Bedford Highway, Bedford, Nova Scotia. Mayor Peter Christie presiding.

Those in attendance included Deputy Mayor Huntington, Councillors Walker, Cosgrove, and Draper.

Members of Bedford Recreation Advisory Committee present were Committee Chairman Ann Birdsall, Steven Oickle, Bill Dompierre, Dave Johnson, Sandy Hines and Pat Nearing. Staff member, Bob Nauss, Director of Recreation was also present.

Also present were approximately 25 citizens.

The purpose of the meeting was for Town Council/Recreation Advisory Committee to review the proposed development of Golflinks Park, Eaglewood Subdivison and to receive public input.

Introduction

Mayor Christie outlined that the purpose of the meeting was to review the proposed development of the park and to receive public input. Presentations would be made by the Director of Recreation and citizens; followed by questions and answers. Mayor Christie explained that Council would not make any decisions with respect to the park at this meeting but that the item would most probably be placed on the agenda of an upcoming meeting next week.

Mayor Christie introduced members of Council and the Bedford Recreation Advisory Committee (BRAC). Committee Chairman Anne Birdsall reiterated that the members were present to listen to the public input.

Mr. Nauss outlined the events leading up to the awarding of a contract to develop Golflinks Park as a toboggan run. Dates of decisions and public input were noted; i.e. 1982 - Parkland Strategy; 1983 - receipt of land by Planning Department plus purchase of two additional lots; 1984 - letter from Residents Association with respect to parking concerns; 1989 - PRIS document; 1989 - Capital budget review including proposed

\$25,000 expenditure for Parkland in Eaglewood Area; budget item subsequently reduced to \$10,000; Spring 1990 - preliminary contact with residents association; Fall 1990 - awarding of contract; concerns voiced by residents; project put on hold; residents meeting with BRAC; residents delegation to Town Council; Town Council agrees to set date for public information meeting on subject.

DISCUSSION

Mayor Christie opened the floor for comments and public input.

ROSS LANDERS: Mr. Landers spoke on behalf of the Eaglewood Residents Association and outlined the contents of his letter dated November 14, 1990 (the results of the October 29, 1990 Special General Meeting of Eaglewood Residents Association, the Associations opposition to the toboggan run; and recommendations for the park).

Mr. Landers quoted the following Resolution of the residents association:

"Be it resolved that the Eaglewood Residents Association recommend to the Town of Bedford that Golflinks Park be enhanced as a green belt only and must not be used as a public toboggan run or advertised as such. Be it further resolved that at no time should a parking lot be installed on Peregrine Crescent and that a sub-committee be formed to work on a concept for passive use of the Golflinks Recreation area as a neighbourhood park, such concept to be developed in conjunction with Town staff."

Reasons for supporting this resolution were six areas of concern which were discussed with BRAC on September 28, 1990 and included flooding, trespassing, noise, parking, promotion, and liability insurance. Residents clearly indicated that a public toboggan run should not be considered for any residential area as the uses are incompatible. It was also noted that a large influx of people to the area would change the character of the subdivision and the park could potentially become a problem.

Recommendations of Eaglewood Residents Association were that:

- park be enhanced as green belt only
- park be used as a neighbourhood park only; not a Town park
- since the hill is already substantially clear cut, it will be necessary for the Town to immediately install a berm to ensure that flooding does not become a problem on Falcon Run
- a four foot winding pathway be installed to provide a walking area
- medium to large trees should be planted and staked with the overall concept being an arboretum
- with respect to the Town-owned lots, the Town should make a solid commitment that there will be no parking facilities for this park; and that the lots should be sold and the funds used for recreational purposes.

GRAHAM STARRATT: Asked BRAC/Council to preserve the integrity of the green area and expressed his disappointment if the character of the neighbourhood was changed. He noted that residents abutting the park had purchased the land and were told that it would be a green belt (Councillor Draper commented that Town Parkland should be well marked with signage indicating that it is town parkland.)

DOUG CAMPBELL: Mr. Campbell commented that it is not good planning to place an advertised toboggan run in a residential area. He suggested that property values are enhanced by good planning but that problems associated with increased traffic, parking and potential flooding are not good planning.

MRS. VERABIOFF: Addressed those present as Chairman of Bedford Tree Committee and she quoted from the by-law with respect to cutting and defacement of trees whereby approval for cutting of trees on Town land is to be obtained from the Chairman of the Tree Committee. She noted that this was not done.

Mrs. Verabioff recommended improved communications between the Recreation Advisory Committee and the Tree Committee. She also noted that should the toboggan run project continue, the Tree Committee would be willing to improve a buffered area with planting of seedlings.

DEBBIE TOOGOOD: Ms. Toogood expressed her concern that the position of the Residents Association does not necessarily represent the feelings of all of the area residents; many of the residents do not belong to the association. She noted that she agrees with the Eaglewood Residents Association position that Golflinks Park not be developed as a toboggan run; however, she asked BRAC and Council to consider inclusion of small area set aside with play equipment for young children as opposed to the totally passive development as suggested by the Association. A written copy of her request was submitted to Mr. Nauss.

BOB NAUSS: At the invitation of the Mayor, Mr. Nauss reviewed with the assistance of a site plan the concept plan for the toboggan run.

JOANNA STANFIELD: Mrs. Stanfield noted that the Residents Association had discussed the possibility of including a play area with equipment however there was not sufficient support in the association to pass such a resolution.

JEAN MILLS: Ms. Mills asked Council/BRAC to address the issue of the potential for increased flooding now that the clear cutting has been substantially completed. She noted that even if the toboggan run does not go ahead, the potential for flooding has increased due to the removal of the trees. She pointed out that she does not believe that the gravel berm will function when the area is covered with snow and ice.

COUNCILLOR COSGROVE: Agreed with Ms. Mills that potential flooding in the area of her lot could be a problem as there is no storm drain in close proximity. It was suggested that the berm be extended to protect lot A-12.

JUDY GROSS: Asked the Director of Recreation to read from the May 29, 1990 letter from the Residents Association which suggested agreement with the concept of a toboggan run. (Mr. Nauss read a portion of the letter.) Comments were made that perhaps the name of the park and its use (Toboggan Hill/Run) were confused and that the Association did not specifically mention the development of a public toboggan run as such.

DEPUTY MAYOR HUNTINGTON: Suggested that a subcommittee of BRAC and the Association be formed to negotiate and develop a concept plan for the park.

GRAHAM STARRATT: In addressing Council/BRAC, Mr. Starratt noted that he is not a member of the Eaglewood Residents Association. He was not part of the making of the Resolution, although he agrees with it in principle.

He suggested that the process of decision making with regard to concept plans for Town parks and the public participation in that process seems to be flawed and should be addressed. He asked how a non-member of a residents association might become involved in the public participation process? (Mayor Christie responded that the public at large has been invited to participate through the recent MPS hearings.)

Mr. Starratt recommended that when Council is considering a development action with regards to Town Parkland that the Town consider mailing a notice to owners of abutting property.

With regard to the two additional lots owned by the Town on Peregrine, Mr. Starratt agreed that they should not be used for parking facilities.

Mr. Starratt inquired whether there was a long term strategy within the Town for development of its public lands. (Chairman Birdsall responded that the PRIS document is a fifteen year plan with recommendations for development of each park.)

It was recommended that the Town preserve Golflinks Park as a natural environment and that 'natural environments' are becoming more important to citizens as the availability of natural environments decreases.

JOHN MACDONALD (Falcon Run): Mr. Macdonald pointed out that the area designated for the toboggan run is an extremely sensitive environmental area with potential water/flooding problems. He asked Council to provide him with a copy of the Engineering Report on the site and specifically whether the clear cutting would alter the natural drainage flow and whether the berm would deter flooding. (Mayor Christie agreed

and noted that he would ask Engineering for a written opinion and that this would be forwarded to Mr. Macdonald.

AILEEN MCCORMICK: Mrs. McCormick inquired whether the park land had been recently surveyed (staff reported that it had) and whether some thought had been given to fencing the park if abutting neighbours were concerned with trespassers. (Mr. Landers reported that the estimated cost of putting a chain link fence around the park was \$27,000; however, it was noted that abutters did not want a chain link fence either.) Mrs. McCormick noted that the park is a Town park and is for the use of all residents of Bedford; not just the Eaglewood neighbourhood.

There was debate amongst citizens present whether Golflinks Park was a suitable area for playground equipment. The two opposing views were from the Residents Association and a non-member of the association (D. Toogood).

AMELIA CHAN: Mrs. Chan inquired with respect to the legal liability and safety of the toboggan run design. (B. Nauss noted that the toboggan run was designed within the guidelines recommended by the Canadian Standards Association for playgrounds and parks.)

MARTIN MELNICK: Mr. Melnick asked for clarification on the direction and process which Town Council would take with regards to the Toboggan Run project. (Mayor Christie noted that Town Council would not make a decision at this meeting; this was a public information meeting only. The item will be placed on the agenda of an upcoming meeting of Council for discussion. It was also noted that the Bedford Recreation Advisory Committee will review the issue and make recommendations to Council.)

JEAN MILLS: Ms. Mills inquired about the timing of construction of the berm prior to winter freeze up. Ms. Mills was concerned that the clear cutting has, for the most part, been completed and there is still need to construct an effective berm.

CHUCK CARTMILL: Mr. Cartmill submitted to Mayor Christie the minutes of the last meeting of the Eaglewood Residents Association. He reviewed several concerns with respect to the creation of a toboggan run including problems related to safety, all-terrain vehicles, increased break-ins, increased use of the park by young people under the influence of alcohol and drugs, etc.

STEVE OICKLE: At the request of Mr. Oickle, Mr. Nauss noted that approximately \$2,500 had been invoiced by the contractor for work completed. Mr. Oickle noted that the implications of withdrawing from a contract at this stage must be considered.

MR. CAMPBELL: With regard to the additional two lots owned by the Town, Mr. Campbell asked that Town consider consolidating the two lots into one lot and selling this lot. He asked for a commitment from the Town that a parking lot would not be established in this area.

CRAIG STANFIELD: Mr. Stanfield agrees with Mr. Campbell.

MR. TODD: Mr. Todd asked that consideration be given to the intensity of the use of the facility, i.e. washrooms, first aid facilities.

PAULA ISNOR: Mrs. Isnor lives across from the two lots owned by the Town and expressed concern about any potential parking lot in this area. She had been informed by the Town office, at the time of her purchase, that the lots were to join the green belt and there was no mention of a parking facility. She also noted that the street is too dangerous for on-street parking.

The meeting adjourned at 9:25 p.m.

/dl

TOWN OF BEDFORD

Special Session

Monday, November 19, 1990

A Special Session of the Town Council of the Town of Bedford took place on Monday, November 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**

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

Staff members attending this meeting included Barry Zwicker, Director of Planning and Development Control; and Steve Moir, Senior Planner. Donna Davis Lohnes, Planner, was in attendance from 8 p.m. on.

3. **MUNICIPAL PLANNING STRATEGY** (continued)

This meeting was called to continue the review of the April 17, 1990 draft MPS. The Checklist as outlined in Mr. Zwicker's memorandum of October 18, 1990 was used as a basis for discussion and amendments to the draft. At the November 6, 1990 Council meeting, items up to and including Residential were reviewed.

TRANSPORTATION

Map 1 It was agreed by consensus that staff would make the necessary corrections to the maps.

Councillor Kelly initiated discussion with respect to a proposed road linking Jacks Lake to the centre of Town through the Barrens. Mr. Zwicker noted that due to Council's recent designation of the Barrens in the draft MPS as Parkland Open Space (POS), staff shall be required to re-evaluate the location of a roadway connecting Jacks Lake. Councillor Kelly asked staff to indicate on the final draft an alignment of the road outlining the affected landowners.

T-1 At the request of Councillor Walker, staff noted that as a result of the policies with the draft MPS staff has been requested to perform a number of studies. When the MPS is complete, staff will present a list of studies as outlined from the MPS and shall attempt to establish priorities for Council with some indication of expected completion.

T-5 It was noted that this has been accomplished.

T-9 **ON MOTION** of Councillor Draper and Councillor Goucher, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that Policy T-9 shall be written to reflect the intent of a previous draft of the MPS whereby the Bedford Highway shall be reduced to three lanes in order to reduce traffic speeds for increased safety and to thereby improve access to abutting properties.

ON MOTION of Councillor Draper and Councillor Goucher, it was moved to **AMEND** the **AMENDMENT** (above) of the April 17, 1990 draft of the Municipal Planning Strategy such that Policy T-9 shall reflect the intent that Town Council, in conjunction with the Department of Transportation, shall redesign the Bedford Highway from Sackville Bridge to the City of Halifax limits to a three-lane configuration with a maximum 48 ft. travelled right of way at signalized intersections and that this may include a reduction to three lanes in some areas.

In discussion of the Amendment to the **AMENDMENT**, Councillor Walker raised concern that there must be some flexibility within the policy to address such issues as the possibility that the entrance to the BWDC may require more than three lanes and that should more than three lanes be necessary, it would require a plan amendment.

The MOTION to AMEND the AMENDMENT was put to the meeting and approved (Councillor Walker opposed).

Staff noted that there may be other methods of reducing speed along the Bedford Highway other than reducing the lanes to three. Deputy Mayor Huntington also noted that the Town has requested, on more than one occasion, for a large sign to be placed in the vicinity of the Legion to indicate that drivers are Entering 50 mph Zone. Councillor Draper asked that lights at Oakmount be investigated as a possibility of further reducing speeds.

T-17 **ON MOTION** of Councillor Kelly and Councillor Goucher, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that Policy T-17 reflect the additional concept that the Town work closely with CN to improve and increase commuter rail service. **The motion was unanimously approved.**

COMMERCIAL

Page 43 **ON MOTION** of Councillor Walker and Deputy Mayor Huntington, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that page 43, first paragraph, delete the last sentence that reads: "Residential assessment increased its contribution to total assessment revenue from 61% in 1981 to 74% in 1989." **The motion was unanimously approved.**

Community Parking

Councillor Walker asked staff to provide information on the success of public parking facilities in Bedford and in other communities. Mr. Zwicker noted that the Planning Department is encouraging Mainstreet to allocate funds for public parking areas along the Bedford Highway. Although this concept has not been widely used in Bedford, it has had tremendous success in other municipalities. Councillor Walker asked that the Mayor request Department of Engineering and Works for increased signage for the currently designated public parking areas.

Page 45 Councillor Walker asked that the fourth CCDD located at the corner of the Hammonds Plains Road and the BiHi be noted in the objective.

Page 48 **ON MOTION** of Councillor Walker and Councillor Kelly, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that page 48, Mainstreet Program will include the following

additional paragraph "The Mainstreet Program offers benefits to businesses through the Facade Improvement Program and Business Development Rebate Program. The Facade Improvement Program offers financial assistance to improve the exterior of a building and/or provide signage. Bedford's Mainstreet Program will only provide for signage which is wooden, hand carved or sand blasted, and exterior lit." **The motion was unanimously approved.**

C-1 **ON MOTION** of Councillor Walker and Councillor Draper, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that Policy C-1 have the last word "considered" replaced by "met". **The motion was unanimously approved.**

C-2 **ON MOTION** of Councillor Walker and Councillor Cosgrove, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that Policy C-2 reflect the intent that recycling depots are to be permitted in all commercial zones. **The motion was unanimously approved.**

ON MOTION of Councillor Goucher and Councillor Kelly, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that within the MPS recycling depots be referred to as "recycling recovery bins" and that a definition of the term be included in the Land Use Bylaw.

In discussion of the MOTION to AMEND, several Councillors noted that the original term better indicates the purpose and that the proposed term precludes aesthetics.

The MOTION to AMEND was put to the meeting and **LOST** (Councillors Walker, Cosgrove, Draper, Deputy Mayor Huntington voted against the motion).

C-8 **ON MOTION** of Deputy Mayor Huntington and Councillor Cosgrove, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that Policy C-8(b) is deleted since it is already stated in the Planning Act and does not need to be repeated here. **The motion was Carried** (Councillor Walker and Councillor Cosgrove voted against the motion).

C-9 **ON MOTION** of Councillor Walker and Councillor Draper, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that Policy C-9 have the words "...or upon completion of particular phases" deleted from its contents. **The motion was unanimously approved.**

C-11 **ON MOTION** of Councillor Walker and Councillor Goucher, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that Policy C-11 include the word "permanent" with respect to buffers and screens. **The motion was unanimously approved.**

ON MOTION of Councillor Walker and Deputy Mayor Huntington, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that a supporting policy explaining the intended use and possible restrictions on development is required for CCDD approved by Council. **The motion was unanimously approved.**

C-12 **ON MOTION** of Councillor Walker, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that Policy C-12 delete the reference to maximum building height of 75 feet and that building height be negotiated between 75 and 120 feet. **The motion was LOST** as no seconder after three calls from the Mayor.

Discussion of the MOTION to AMEND was focused on the need for increased flexibility when dealing with development agreements. Staff reminded Council that a development agreement is required and if necessary, then building height could become a negotiating factor.

ON MOTION of Councillor Walker, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that Policy C-12 delete the reference to maximum building height of 75 feet and that building height be negotiated between 75 and 98 feet. **The motion was LOST** as no seconder after three calls from the Mayor.

C-13 **ON MOTION** of Councillor Walker and Councillor Draper, it was moved to **AMEND** the April 17, 1990 draft of the Municipal Planning Strategy such that Policy C-13 change the term building supply centres to building supply yards. **The motion was DEFEATED** (Councillors Cosgrove,

Goucher, Kelly and Deputy Mayor Huntington voted against).

In discussion of the MOTION to AMEND, it was the feeling of the majority of the Councillors that all building supply centres/yards had outside storage of building materials; those facilities which do not are usually called hardware stores.

C-16 - C-26 **ON MOTION** of Deputy Mayor Huntington and Councillor Draper, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that the name of *Heritage Commercial* be changed to *Mainstreet Commercial*. **The motion was approved** (Councillor Goucher voting against the motion).

C-23 **ON MOTION** of Councillor Walker and Deputy Mayor Huntington, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that Policy C-23 include the following additional words: "and support a maintenance program for first class appearance to include grass cutting and weed control to be done by the appropriate department. **The motion was unanimously approved.**

C-27 In review of the square footage, it was suggested that the Policy specify **square footage devoted to public space.**

C-31 In discussion of temporary mobile signs, it was noted that staff will encourage owners of non-conforming signs to change to meet the requirements and some of these may be negotiated through development agreement.

WATERFRONT DEVELOPMENT

Background **ON MOTION** of Councillor Walker and Deputy Mayor Huntington, it was moved to AMEND the April 17, 1990 draft of the Municipal Planning Strategy such that the Background to Waterfront Development section include a description of the Bedford Waterfront Development Corporation, i.e. its correct legal term and the purpose of the corporation. **The motion was unanimously approved.**

Also, it was suggested by staff that the second paragraph, second sentence be deleted as this suggests that only the BWDC can develop

land along the waterfront. There was consensus from Council that in addition to BWDC there may be other developers for the waterfront lands. Staff will recommend some wording changes.

WF-13 To more accurately reflect the intent, there was consensus that the words **will meet** the housing objectives shall be changed to **within the housing objectives of the Town.**

WF-23 With respect to residential building heights, it was noted that the Fire Chief has recommended that the residential buildings in the BWDC be limited to three stories. Councillor Walker encouraged staff to permit some flexibility within the project. Mr. Zwicker reminded Council of the original vision of the BWDC project was to reflect the character of the Town of Bedford, i.e. low rise, medium density. There was no indication from Council that this vision (low rise, medium density) should be changed.

Councillor Walker asked Mayor Christie for representation on the Board of Directors of the Bedford Waterfront Development Corporation as there is a definite need for the Town to be informed. Mayor Christie suggested that a briefing/updating session may be desirable.

Councillors were clear that they want to see the project successfully completed.

4. ADJOURNMENT

ON MOTION of Deputy Mayor Huntington, it was moved to adjourn the November 19, 1990 meeting of Town Council at approximately 10:00 p.m.

MAYOR



ACTING CHIEF ADMINISTRATIVE OFFICER