

80 POLICY P-15

It was agreed by consensus that, in an attempt to clearly identify future uses of individual Town parks, on the Towns display mapping, the parks will be designated with one of the five parkland classifications, ie. neighborhood park, town park/town facility, linkage, parkland open space, or school site.

80 POLICY P-16

By consensus, it was agreed that there shall be consistency between the GFLUM map and the policies in terms of whether they are entitled Parks or Parks/Recreation.

81 POLICY P-21

By consensus, it was agreed that this policy will reference the current 'interdepartmental cooperative process'.

POLICY P-22

Councillor Walker's suggestion for inclusion of "with the assistance from Engineering and Works Department" was not accepted.

POLICY P-24

Comment withdrawn by Councillor Walker.

82 POLICY P-30

With reference to Councillor Walker's concern regarding the identification of Environmentally Sensitive areas, it was clarified through staff that there will be a $\pm 20\%$ variance between the mapping and reality. By consensus, it was agreed that staff shall make an attempt to indicate on the maps that there may be some variance between mapping and actual site conditions (i.e., accuracy is subject to actual field study).

84 through to 100 Councillor Walker's concerns had either been addressed previously by staff or the comments were withdrawn.

101 First paragraph, third line, by consensus it was agreed to DELETE "or from the last review.

102 POLICY Z-3 Councillor Walker noted that staff had addressed his concerns.

1) R-13 shall be renumbered to R-15

- 5) written analysis of the proposal is provided by staff
- vi withdrawn
- 6) viii performance bonds changed to performance security

LAND USE BY-LAW

page 8 addressed by staff

- 21 **ON MOTION of Councillor Walker, it was moved to AMEND the May 7, 1991 draft of the Land Use By-law such that section (h) of the Home Occupations, page 21, shall be deleted. The MOTION was LOST, as there was no seconder after three calls from the Mayor.**

In discussion of the MOTION, Councillor Walker felt that there was no need to make visible changes to the neighborhood to accommodate extra parking.

5.1 CMHC/Nova Scotia Department of Housing -- Jack Lake Lands

A May 17, 1991 letter from Mr. Ernie Clarke, Director Policy, Planning & Development, Department of Housing was received and circulated prior to the meeting. The letter requested that Council reconsider its decision of May 13, 1991 regarding Crestview Properties and asked that the Jack Lake Lands be included in any expansion of Bedford's Residential Development Boundary.

Mr. Harold Dillon, CMHC, was present and addressed Town Council. His verbal presentation asked Town Council to allow him to WITHDRAW the May 17, 1991 letter. Mr. Dillon noted that CMHC was pleased with the proposed R-2 and R-3 of the May 7, 1991 draft of the MPS.

Mr. Dillon also requested that in the draft MPS that Town Council **not** pre-designate the parkland within the land assembly as the final concept plans may change slightly.

At the request of the Mayor, Mr. Dillon agreed to follow up his oral presentation with written confirmation.

5.2 MacLeod Group - Inclusion of Institutional Uses within General Business Zone

By letter of May 22, 1991, Mr. Brian MacLeod, MacLeod Investments, requested that the Town consider the inclusion of institutional uses as permitted uses in the general commercial zone. Mr. Zwicker noted that staff has reviewed the request

and has identified no major concerns and therefore supports the request.

ON MOTION of Deputy Mayor Huntington and Councillor Walker, it was moved to **AMEND** the May 7, 1991 draft of the Land Use By-law such that the permitted institutional uses listed on page 53 of the Land Use By-law shall be included on page 42 of the Land Use By-law in the General Business District Zone.

In discussion of the MOTION, Councillor Walker attempted to amend the MOTION such that institutional uses would be permitted in the General Business District Zone under contract development agreement however Mayor Christie would not accept the amendment as it was substantially different from the MAIN MOTION.

ON MOTION of Councillor Walker and Deputy Mayor Huntington, it was moved to **AMEND** the MAIN MOTION such that all permitted institutional uses (as listed on page 53 of May 7, 1991 Land Use By-law) would be permitted in the General Business District with the exception of cemeteries. The motion to amend was put to the meeting and **CARRIED** (Councillor Goucher opposed).

The MAIN MOTION AS AMENDED was put to the meeting and **CARRIED**. The Motion was unanimously approved.

5.3 Notice of Reconsideration to include Crestview Properties within the Residential Development Boundary - Councillor Kelly

As a result of the May 13, 1991 decision by Town Council to include Crestview Properties within a newly expanded residential development boundary, Councillor Kelly outlined his reasons for reconsideration and noted that if Town Council was to consider expanding the boundary, it should be done so through the process as Town Council has outlined in their draft policy R-2 and Z-3 of the May 7, 1991

Municipal Planning Strategy. He noted that he was not opposed to consideration of expanding the residential boundary nor the Crestview proposal; but the fact that Town Council did not follow their draft process.

ON MOTION of Councillor Kelly and Councillor Goucher, it was moved to **RECONSIDER** the May 13, 1991 Town Council decision which expanded the residential development boundary southward to include the lands of Crestview properties; and further to designate and zone Crestview Properties 68 acre parcel as Residential Comprehensive Development District (RCDD). The

MOTION to RECONSIDER was CARRIED (Mayor Christie, Councillor Kelly, Councillor Goucher and Councillor Cosgrove voted in favour; Deputy Mayor Huntington, Councillor Walker and Councillor Draper voted in opposition).

During discussion, it was clarified that Town Council was not considering an actual proposal which might be reviewed under the conditions of Z-3 at a later date. It was also noted that the conditions of Z-3 and those outlined in R-2 (guidelines for consideration of expansion of Residential Development Boundary) were similar but that R-2 guidelines were a more general, overall perspective of the Town's requirements. It was suggested that the Crestview proposal should be evaluated more appropriately under the criteria of Z-3.

ON MOTION of Councillor Walker, it was moved to AMEND the May 7, 1991 draft of the Municipal Planning Strategy such that the Residential Development Boundary be extended to the Halifax City limits. The MOTION was LOST, there being no seconder after three calls from the Mayor.

Councillor Kelly WITHDREW his second of the original motion made on May 13, 1991 and Councillor Draper seconded the motion. The MOTION on the floor at this point is:

ON MOTION of Deputy Mayor Huntington and Councillor Draper, it was moved to AMEND the May 7, 1991 draft of the Municipal Planning Strategy to extend the residential development boundary southward to include the lands of Crestview Properties; and further to designate and zone Crestview Properties 68-acre parcel as Residential Comprehensive Development District (RCDD).

ON MOTION of Councillor Kelly and Councillor Goucher, it was moved to AMEND the MAIN MOTION such that the expansion of the residential development boundary be subject to a comprehensive financial impact analysis. The MOTION TO AMEND the main motion was DEFEATED (Mayor Christie, Deputy Mayor Huntington, Councillors Walker, and Draper voted in opposition; Councillors Cosgrove, Kelly and Goucher voted in favour).

The MAIN MOTION was put to the meeting and CARRIED (Mayor Christie, Deputy Mayor Huntington, Councillors Walker, and Draper voted in favour; Councillors Cosgrove, Kelly and Goucher voted in opposition).

Councillor Kelly gave NOTICE OF RESCISSION of the above motion.

5.4 Notice of Motion - To amend Policy T-9 to refer to Development of a Boulevard Concept - Deputy Mayor Huntington

At Town Council meeting on May 13, 1991, Deputy Mayor Huntington gave NOTICE of MOTION regarding amending Policy T-9 of the May 7, 1991 draft of the Municipal Planning Strategy. The recommendation to amend the policy came as a result of meetings with local businessmen who had concerns regarding the speed of traffic and safety along the Bedford Highway between Rocky Lake Drive and the Sackville interchange.

Deputy Mayor Huntington suggested that perhaps an amendment to POLICY T-9 did not have to be quite so specific but in more general terms could address the concerns identified.

ON MOTION of Deputy Mayor Huntington and Councillor Goucher, it was moved to AMEND the May 7, 1991 draft of the Municipal Planning Strategy such that POLICY T-9 shall be redrafted with the intent that Town Council, in conjunction with the Department of Transportation and Communications will redesign the Bedford Highway between the City of Halifax limits and Dartmouth Road to a three-land configuration with a maximum of 48 feet travelled right of way at signalized intersections; and from Dartmouth Road to Sackville/Highway 102 Interchange an analysis will be undertaken and the road redesigned to reduce speed, increase safety and improve access. The motion was unanimously approved.

5.6 LUB - Fence Control

By memorandum of May 24, 1991, Donna Davis-Lohnes recommended for Council consideration the inclusion of the following provision in the draft LUB to address the issue of fences as the May 7, 1991 LUB contains no reference to fences:

GENERAL PROVISIONS (Part 5, Section 30A)

30 A. Fences

- a) For the purpose of this by-law, fences shall be deemed to be structures and therefore shall require a development permit.
- b) Fences shall be permitted in any zone within the Town but shall not:
 - i. exceed six (6) feet in height
 - ii. be located within the required front yard of a lot or be located closer to the front lot line than the main building on the lot if the fence is more than three feet in height.

ON MOTION of Deputy Mayor Huntington and Councillor Cosgrove, it was moved to AMEND the May 7, 1991 draft of the Land Use By-law such that the staff recommendation regarding fences dated May 24, 1991 as outlined above be included. The motion was unanimously approved.

5.7 Establishment of MPS Dates

At the request of the Mayor, Town Council was asked to consider setting dates for the Public Hearings on an approved draft of the MPS and LUB. It was recognized that the NOTICE OF RESCISSION given by Councillor Kelly would delay the approval of a draft.

ON MOTION of Councillor Goucher and Councillor Kelly, it was moved to authorize the Mayor and Chief Administrative Officer to delay the public hearings on the Municipal Planning Strategy and Land Use By-law until some time in September 1991. The MOTION was DEFEATED (Mayor Christie, Deputy Mayor Huntington, Councillors Walker and Draper voted against the motion; Councillors Cosgrove, Goucher and Kelly voted in favour).

ON MOTION of Councillor Walker and Deputy Mayor Huntington, it was moved to authorize the Mayor and Chief Administrative Officer to set dates for public hearings on the Municipal Planning Strategy and Land Use By-law at the earliest possible time, probably during the first week of July, 1991. The MOTION was CARRIED (Mayor Christie, Deputy Mayor Huntington, Councillors Walker and Draper voted in favour; Councillors Cosgrove, Goucher and Kelly voted in opposition).

In discussion of the timing of the public hearings, Councillor Cosgrove noted that she would be unavailable for any weekend meetings in the summer months. It was also noted that the NOTICE OF RESCISSION delayed the public hearings further. Although it was suggested that the Rules of Order be suspended to deal immediately with the NOTICE of RESCISSION, Mayor Christie informed Town Council that in discussions with Councillor Kelly, the Councillor had indicated he was not prepared to deal with this issue this evening.

5.8 Bedford Planning Advisory Committee - Motion, April 10, 1991

Councillor Goucher circulated a portion of the approved April 10, 1991 minutes of Bedford Planning Advisory Committee which noted a MOTION of W. Fenton and W. Hutt (page 5) raising a concern regarding identification of the stages of the MPS review. Councillor Goucher also verbally expanded upon the intent of the MOTION noting BPAC's concern with the lack of public input into the latter stages of the review process and that BPAC suggested that the next MPS Review should have clearly defined procedures and guidelines to follow.

ON MOTION of Councillor Goucher and Councillor Cosgrove, it was moved that Town Council note Bedford Planning Advisory Committee's concern with the current MPS process; and further that Town Council request Bedford Planning Advisory to review and make recommendations regarding procedures and guidelines for future reviews of the Municipal Planning Strategy/Land Use By-law.

In discussion of the MOTION, Councillor Walker suggested that perhaps BPAC's Terms of Reference required amendment regarding the MPS. Staff clarified that Town Council seeks public input from BPAC as well as through other committees and formats.

The MOTION was put to the meeting and CARRIED UNANIMOUSLY.

ON MOTION of Councillor Goucher and Councillor Walker, it was moved to extend the regular hour of adjournment until 10:45 p.m. The motion was unanimously approved.

6. OTHER

6.1 Council Consideration of Tolson Development Agreement Application

A development agreement was presented for public hearing (#91-02) on May 21, 1991 which would permit the construction of three eight-unit apartment buildings and subdivide an addition 31 single family lots on a site bounded by Shore Drive, Fort Sackville Road, Stone Terrace and the railroad. A parkland dedication would include the old fort site and a property surrounding the historic Manor House would be offered for sale to the Town.

The staff report dated May 17, 1991 noted the most recent changes to the Tolson proposal and recommended that Town Council enter into the development agreement.

ON MOTION of Councillor Walker and Deputy Mayor Huntington, it was moved to authorize the Chief Administrative Officer and the Mayor to enter into the development agreement circulated for consideration at the Public Hearing #91-02, May 21, 1991, for the property known as the Tolson Estates.

In discussion of the MOTION, Councillor Draper noted her reasons for supporting the motion including the fact that she did not want to see the property clear cut should Mr. Tolson decide to proceed with as-of-right R-1; she supported the minimal 'context' for the Manor House as a starting point for possible further negotiations; she did not want to see Mr. Tolson proceed with as-of-right R-1 and thereby the Town lose the opportunity to negotiate for the purchase of the Manor House property; the approval of the development agreement would give both the

Town and the developer the opportunity to further investigate the possibility of provincial and federal funding to increase the 'context' for the Manor house; and lastly, Councillor Draper indicated that she would rather spend public funds on purchase of the Manor House rather than in possible legal fees for a Municipal Board appeal if the development agreement was denied.

The MOTION was put to the meeting and CARRIED (Mayor Christie, Deputy Mayor Huntington, Councillor Walker and Councillor Draper voted in favour; Councillors Cosgrove, Kelly and Goucher voted against).

ON MOTION of Councillor Draper and Councillor Goucher, it was moved that Town Council, in collaboration with the provincial and federal governments, begin negotiations immediately for the purchase by the Town of the property known as the Manor House; and

further, that negotiations also take place for the possible purchase of additional lots in order to provide greater context for protection and use of the Town's assets (the Fort and Manor House); and

further, in consultation with Mrs. E. Pacey, President, Heritage Trust Nova Scotia address what additional lands would be most appropriate to provide greater context for the Manor House property; and

In discussion of the MOTION, there were several concerns raised by Council including identification of possible funding sources for this purchase. There was a suggestion that the Town identify surplus lands and dispose of these lots to pay for the purchase of the Manor House.

ON MOTION of Councillor Kelly and Councillor Cosgrove, it was moved to AMEND the MAIN MOTION such that in addition to the above, the Town explore the possibility of disposal of the Town owned lands to assist in financing any acquisitions.

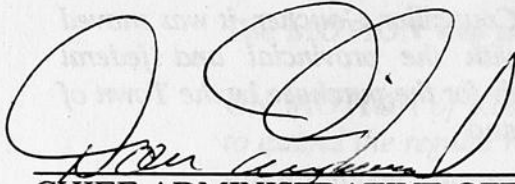
The MOTION TO AMEND was put to the meeting and CARRIED (Mayor Christie, Councillor Draper and Councillor Goucher voted in opposition; Deputy Mayor Huntington, Councillors Walker, Cosgrove, and Kelly voted in favour).

The MAIN MOTION AS AMENDED was put to the meeting and CARRIED (Councillors Cosgrove and Kelly opposed).

7. **ADJOURNMENT**

ON MOTION of Councillor Kelly, it was moved to adjourn the May 28, 1991 Special Session of Bedford Town Council Meeting #108 at approximately 11:05 p.m.

MAYOR



CHIEF ADMINISTRATIVE OFFICER

/dl

MEETING #107

Reconvened

TOWN OF BEDFORD

Regular Session

Tuesday, June 4, 1991

A Reconvened Regular Session of the Town Council of the Town of Bedford took place on Tuesday, June 4, 1991, at 8:00 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia; Mayor Peter Christie presiding.

ATTENDANCE

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

Staff members in attendance included Dan English, Chief Administrative Officer; Barry Zwicker, Director of Planning; Rick Paynter, Director of Engineering; and Bob Nauss, Director of Recreation.

APPROVAL OF AGENDA

By memorandum dated June 4, 1991 and circulated prior to the meeting, the Chief Administrative Officer indicated that requests had been received for the addition of four items to the Agenda. Considering the time for additions to the Agenda had since past, it was suggested that in order to add these items Town Council would be required to SUSPEND the RULES OF ORDER.

ON MOTION of Councillor Kelly and Councillor Goucher, it was moved to SUSPEND the RULES OF ORDER to permit the following items to be added to the agenda:

- *Tender Approval - Meadowbrook Park*
- *Proposed Tennis and Swim Club Facility*
- *Asphalt Roller Replacement*
- *Petroglyph Advisory Committee; Appointments.*

The motion was put to the meeting and DEFEATED (Deputy Mayor Huntington, and Councillors Draper, Kelly, Goucher, Cosgrove voted in favour of the motion; Councillor Walker opposed). A motion to Suspend the Rules of Order requires unanimous consent.

The agenda was not amended.

6. **DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES**

6.2 **Proposed Policy - Public Hearing Procedures (2nd Reading)**

A copy of proposed policy regarding procedures for Public Hearings was previously circulated.

ON MOTION of Councillor Walker and Councillor Cosgrove, it was moved to accept the proposed Policy for Public Hearing Procedures for second reading.

In discussion of the policy as circulated, Deputy Mayor Huntington suggested that the policy should permit an opportunity for rebuttal. He requested that staff examine the Planning Act and draft appropriate wording to address his suggestion prior to third reading. The intent is that the Rules of Order for public hearing would allow the proponent to speak a second time.

The MOTION was put to the meeting and unanimously CARRIED.

Councillor Cosgrove noted that the committee drafting the policy had attempted to eliminate a division of speakers and indicated that it was the intent of the committee that there be no division of speakers in favour of the proposal versus speakers in opposition to the proposal.

6.3 **Proposed Policy - Rental - Town-owned Housing (2nd Reading)**

A proposed policy regarding the rental of Town-owned housing was presented for second reading.

ON MOTION of Councillor Walker and Councillor Kelly, it was moved to accept the proposed policy on Rental of Town-owned Housing for second reading. The motion was unanimously approved.

8. **PETITIONS AND DELEGATIONS** - Nil

9. **MOTIONS** - Nil

10. **NEW BUSINESS**

10.1 Proposed Bedford Highway Improvements (Oakmount Dr. - Bicentennial Interchange)

By memorandum of May 13, 1991, Mr. Paynter outlined a possible solution to the traffic problems (speed, safety, access) which have impacted upon commercial establishments relative to the section of the Bedford Highway between Oakmount Drive to Bicentennial Highway.

Mr. Paynter's suggestion outlined a four-lane boulevard concept in conjunction with consolidation of the driveways of the commercial establishments. He noted that there was general support from the commercial business owners of the area due to the familiarity with other boulevards such as Main Street in Dartmouth. The project is estimated to cost \$90,000 (if the existing sidewalk can be retained) or \$120,000 (if sidewalk adjustments must be undertaken). The project would be eligible for 50% cost sharing from Department of Transportation; although no confirmation has been received to date.

Deputy Mayor Huntington urged Town Council to address the situation quickly as the traffic is having a negative impact upon commercial enterprises in the area and thus the Town is losing significant tax dollars.

Councillor Kelly questioned the boulevard application to the Bedford situation and Councillor Draper indicated that she felt that the Dartmouth scenario functioned well due in large part to the traffic lights which provide an interruption in the traffic flow. Mr. Paynter noted that the traffic volume in Dartmouth is significantly higher than in Bedford and therefore, signalization may not be necessary in Bedford. However, he did agree to investigate this further.

Councillor Walker suggested that the Connaught Ave. concept also be further investigated by staff. Mr. Paynter indicated that he felt that the design of the Connaught Ave. concept restricts cross movement of traffic.

ON MOTION of Deputy Mayor Huntington and Councillor Cosgrove, it was moved that Town Council direct the Chief Administrative Officer and Director of Engineering to proceed in seeking provincial cost sharing confirmation; and further, while awaiting confirmation, that the Director of Engineering further investigate and outline design options which would include traffic signalization at Oakmount Drive as well as a design option similar to Connaught Avenue. The motion was unanimously approved.

10.2 Request for Funding - Motel Association - re Signage

A request by the Motel Association of Suburban Halifax (MASH) for Town funding of a billboard proposed for land adjacent to Hwy 102 at the 118

intersection was received. The sign proposal results from a recent Bedford Board of Trade tourism survey identifying highway signage as the single biggest problem for Bedford business today. MASH would be prepared to pay one half of the proposed operating budget (\$850.00 per year) and half of the capital cost of the sign after deducting any ACOA funding that may be available up to a maximum of \$8,000. A draft of the colored sign was available for viewing.

ON MOTION of Councillor Kelly and Councillor Cosgrove, it was moved to DENY the request from the Motel Association of Suburban Halifax regarding Town-funding for a billboard.

As a result of concerns regarding cost sharing, Mr. English proposed that the Town offer to fund 50% capital costs up to \$850.00 annually and 50% contribution towards operating cost up to a maximum of \$15,000 after deduction for any ACOA funding that may be available. It was also noted that the location is subject to Department of Transportation approval. Deputy Mayor Huntington noted that this item was approved in the Bedford Economic Development Commission's budget.

Councillor Kelly and Councillor Cosgrove WITHDREW their motion.

ON MOTION of Councillor Goucher and Deputy Mayor Huntington, it was moved that the Town cost share the proposed billboard to be located on Hwy. 102 at Hwy 118 intersection by funding 50% of capital expense to a maximum of \$850.00 annually and 50% of operating costs up to a maximum of \$15,000. The motion was unanimously approved.

Town Council also offered suggestions for the billboard including having the Town of Bedford flag on the top of the ship; having the boat more closely resemble a yacht rather than the Bluenose; and changing the word 'Bedford' such that it becomes more prominent. Mr. English indicated that the final design would come before Town Council for approval.

10.3 Consideration - Award of Tender 91-01 - Street Line Painting

By memorandum of May 17, 1991, Mr. Wayne Legere outlined the results of the tender call for annual street line painting. He recommended that Sea Side Line Marking Ltd. be awarded the tender in the amount of \$20,754.79 (GST included).

ON MOTION of Councillor Kelly and Councillor Goucher, it was moved to accept the recommendation of the Operations Manager and award the tender for street line painting to Sea Side Line Marking Ltd. in the amount of \$20,754.79 (GST included). The motion was unanimously approved.

10.4 Consideration - Award of Tender 92-02 - Sewer TV Inspection Cleaning

By memorandum of May 17, 1991, Mr. Legere outlined the results of tender for sewer TV inspection cleaning where only one bid was received. It was also noted that as the tender amount exceeded the budget allocation, sections 3 and 4 of the tender were eliminated. The Engineering and Works Department recommended awarding the tender to Floyd Nicholson Services Ltd for a total of \$33,250.

ON MOTION of Councillor Kelly and Councillor Goucher, it was moved to accept the recommendation of the Operations Manager, and award the tender for sewer TV inspection cleaning to Floyd Nicholson in the amount of \$33,250.

In discussion of the MOTION, Council raised concerns that only one firm bid on the project. Mr. Paynter noted that the firm provides an excellent service and reconfirmed the Department's recommendation.

By consensus of Town Council, the Department was directed to investigate possibilities of sharing resources such as specialized equipment with other municipalities for future projects.

Councillor Walker questioned whether the contract could be delayed for one year without detrimental impacts; however, Mr. Paynter noted that several of the areas recommended for work are in immediate need of maintenance. It was noted that the TV inspection also assists the Department in planning for future repairs and maintenance.

11. REPORTS**BOARDS/COMMITTEES/COMMISSIONS/DEPARTMENTAL****11.1 Boards/Committees/Commissions****11.1.1 Bedford Days Committee (verbal)**

Councillor Draper verbally outlined the many events which are scheduled for Bedford Days including the Bedford Waterfront Development 'Waterworks' on June 19. She highlighted changes from past formats and noted new events.

11.1.2 Grants Advisory Committee Report

By memorandum of May 16, 1991 and attached Schedules, Councillor Draper as Chairman, recommended Town Council approval of the grants to charitable and other organizations for 1991/92. It was clarified by Mr. English that the total

budget for Ongoing Grants is \$12,000 and they have recommended approval of requests totalling \$11,000 plus a \$1,000 miscellaneous. The schedule of capital grants of \$25,000 was also circulated.

ON MOTION of Councillor Cosgrove and Councillor Kelly, it was moved to **REFER** the requests for ongoing grants to charitable and other organizations back to the Grants Advisory Committee for further modification where possible.

Councillor Cosgrove suggested that several 'needy' organizations should be considered more favorably; she specifically recommended the Help Line Office and Service for Sexual Assault Victims.

The motion was put to the meeting and CARRIED (Councillor Cosgrove, Councillor Kelly and Deputy Mayor Huntington voted in favour; Councillor Draper and Councillor Walker opposed and Councillor Goucher abstained).

11.1.3 Planning Advisory Committee - Membership

Due to the recent resignation of a committee member, it was recommended that Town Council appoint a new member to the Planning Advisory Committee. A list of names of original applications received in November 1990 was circulated.

ON MOTION of Deputy Mayor Huntington and Councillor Draper, it was moved to **DEFER** appointment of a new member to the Planning Advisory Committee until the next Town Council is elected in the fall.

In speaking to the MOTION, Deputy Mayor Huntington suggested that since the committee would be relatively inactive during the summer months, it would be more appropriate for the next Town Council to make the appointment.

The motion was put to the meeting and CARRIED (Mayor Peter Christie, Deputy Mayor Huntington, Councillor Draper and Councillor Walker voted in favor; and Councillor Goucher and Councillor Cosgrove voted in opposition to the motion).

11.2 Departmental

11.2.1 Fire Department - Fire Chiefs Report - April 1991

The Fire Chiefs monthly report dated April 1991 was circulated.

ON MOTION of Deputy Mayor Huntington and Councillor Goucher, it was moved to accept the Fire Chief's report dated April 1991 for information. The motion was unanimously approved.

11.2.2 Planning Department - Ratification of Development Agreement - 1368 Bedford Highway - Karon Holdings

By memorandum of May 17, 1991, Mr. Zwicker recommended that Town Council ratify the previously approved development agreement for 1368 Bedford Highway which permits the conversion of the first floor of the existing duplex residential dwelling to a retail boutique and gift shop; and the retention of the second floor as a self-contained residential dwelling unit.

Mr. Zwicker pointed out that, in light of the impending approval of the new draft Municipal Planning Strategy and Land Use By-law, an additional clause has been added to the development agreement, at the request of the owner, such that the development agreement shall become null and void in the event that a zone is placed on the subject property which accommodates the use(s) stated in the agreement. Staff view this amendment to be minor in nature and agree with the request.

It was also noted that with respect to the parking requirements, discussions have been ongoing with the proponent and various Departments and the public parking availability has been clarified.

ON MOTION of Deputy Mayor Huntington and Councillor Walker, it was moved that Town Council ratify the circulated development agreement for 1368 Bedford Highway between the Town of Bedford and Karon Holdings Ltd. The motion was unanimously approved.

11.2.3 Building Inspection Department - Monthly Report

The Building Inspection Department monthly report for April 1991 was circulated and Mr. Zwicker noted that the department is well behind in terms of projected permit revenues and building values. At the request of Councillor Walker, Mr. Zwicker agreed to provide an analysis depicting year to date figures compared to the previous year; and compared to 1991/92 budget for a twelve month period. Also to be included in this analysis is a report on the impact of these figures on Departmental workloads.

ON MOTION of Deputy Mayor Huntington and Councillor Goucher, it was moved to accept for information the Building Inspection Department Monthly Report for April 1991. The motion was unanimously approved.

12. CORRESPONDENCE**12.1 Mrs. Shirley Rogers - Permission to use Town Crest**

By letter of April 16, 1991, Mrs. Shirley Rogers, Secretary, requested permission to use the Town Crest by the Kwebec Chapter No. 27 for inclusion on a banner to hang in the School Auditorium in Digby where their Grant Chapter Session for the Order of Eastern Star is being held this summer and after the event, the banner would hang in the Chapter room in the Masonic Hall in Bedford. Mr. English recommended that the request was consistent with the Town's Policy #P21102 regarding the Coat of Arms and therefore, it would be appropriate for Town Council to grant the request.

ON MOTION of Deputy Mayor Huntington and Councillor Draper, it was moved that the request for use of the Town of Bedford's Coat of Arms by the Kwebec Chapter No. 27 of Eastern Star be approved. The motion was unanimously approved.

13. MOTIONS OF RECONSIDERATION - Nil**14. MOTIONS OF RESCISSION****14.1 Inclusion of Crestview Properties within the Residential Development Boundary - Councillor Kelly**

Following approval on May 14, 1991 to amend the Municipal Planning Strategy to include Crestview Properties within a newly expanded residential development boundary, the motion was reconsidered on May 28, 1991. At that time, Town Council voted to expand the residential boundary and include Crestview Properties. Councillor Kelly subsequently served a notice of rescission.

At this meeting, Mayor Christie reminded Town Council of the Rules of Order pertaining to MOTIONS of RESCISSION and Councillor Kelly addressed Town Council stating his reasons. Councillor Kelly noted that it was not his intent to delay the Municipal Planning Strategy or any proposals; however, he once again expressed concern that Town Council should review the request to expand the boundary under the criteria as suggested in the draft Municipal Planning Strategy.

ON MOTION of Councillor Kelly and Councillor Goucher, it was moved to RESCIND the May 28, 1991 Town Council motion to AMEND the May 7, 1991 draft of the Municipal Planning Strategy to extend the residential development boundary southward to include the lands of Crestview Properties; and further to designate and zone Crestview Properties 68-acre parcel as

Residential Comprehensive Development District (RCDD).

The MOTION to RESCIND was put to the meeting and DEFEATED (Mayor Christie, Deputy Mayor Huntington, Councillor Draper and Councillor Walker voted in opposition; Councillors Kelly, Cosgrove and Goucher voted in favour of the motion).

15. **NOTICES OF MOTION** - Nil

16. **QUESTIONS**

16.1 **Status Sheet**

It was noted that the January 29, 1991 item (Deferred Motion re Storm Water Drainage, Falcon Run) will be placed on the June 18th agenda of the Regular Session.

17. **ADDED ITEMS**

17.1 **Establishment of Dates for MPS Public Hearings**

ON MOTION of Councillor Walker and Councillor Draper, it was moved that Bedford Town Council expresses their intent to approve the July 1991 draft of the Municipal Planning Strategy and Land Use By-law; and further, Town Council authorize the Chief Administrative Officer to announce public hearings on these documents to be held July 3 and 4, 1991; and further a Public Information Meeting(s) will be held on these documents during the week of June 18th, 1991.

In discussion of the MOTION, Councillor Goucher noted his disagreement with the timing of the hearings (he previously recommended that the public hearings be held in September).

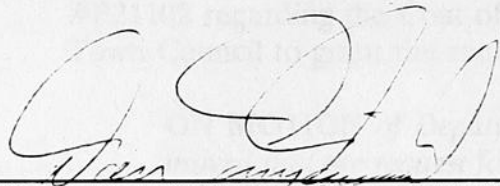
The MOTION was put to the meeting and CARRIED (Deputy Mayor Huntington, Councillor Draper, Councillor Walker, Councillor Cosgrove voted in favour of the motion; Councillors Goucher and Kelly voted in opposition).

18. ADJOURNMENT

ON MOTION of Councillor Kelly, it was moved to adjourn the Reconvened Regular Session of Bedford Town Council (Meeting #107) at approximately 9:30 p.m.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

/dl

MEETING #109

**TOWN OF BEDFORD
REGULAR SESSION
TUESDAY, JUNE 18, 1991**

A Regular Meeting of the Town Council of the Town of Bedford took place on Tuesday, June 18, 1991 - 7:30 p.m. - in the Town Council Chambers, Suite 400, 1496 Bedford Highway, Bedford, Nova Scotia.

A Plaque presentation was made to Mayor Christie by Mrs. Avis Gudger of Welcome Wagon, in recognition of the Town of Bedford being selected as Town of the Year, Atlantic Provinces, in the "Under 10,000 Population" Category. In accepting the Plaque Mayor Christie thanked Mrs. Gudger and on behalf of Town Council, congratulated Mrs. Gudger on being selected Hostess of the Year by Welcome Wagon. In attendance as well was Mrs. Jean Johnson (Area Manager) Charlottetown, Prince Edward Island.

1. **LORD'S PRAYER**

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

2. **ATTENDANCE**

Those in attendance at the commencement of the Session included Mayor Christie; Deputy Mayor Don Huntington and Councillors Peggy Draper, Len Goucher, Grant Walker, Anne Cosgrove and Peter Kelly.

Staff members in attendance included Dan R. English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development Control; Rick Paynter, Director of Engineering and Works; Bob Nauss, Director of Recreation; Ron Singer, Director of Finance; Chief H. A. MacKenzie, Police Department; Sgt. Greg Murray, Police Department; Eric Sheppard, Assistant Deputy Fire Chief; Peter Dickinson, Chief, Bedford Volunteer Fire Department and Jane Nauss, Recording Secretary.

3. **APPROVAL OF MINUTES**

ON MOTION of Councillors Len Goucher and Peter Kelly, Meeting minutes of May 13/91 - #104; May 14/91 - #105; May 21/91 - #106; May 14 and June 4/91 - #107 and May 28/91 - #108 were approved. **Motion carried unanimously.**

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

5. APPROVAL OF ORDER OF BUSINESS - NIL

6. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

6.1 Falcon Run Drainage Proposal

Rick Paynter, Director of Engineering and Works, reviewed his report relative to the monitoring of stormwater runoff in the vicinity of civic #22 Falcon Run. He advised there had been no complaints.

ON MOTION of Councillors Len Goucher and Anne Cosgrove, it was moved to defer this item and continue discussions under 10.1 - Capital Budget. **MOTION APPROVED.** Councillors Grant Walker and Peggy Draper opposed.

6.2 Proposed Tennis & Swim Club Facility

ON MOTION of Councillors Peter Kelly and Anne Cosgrove, it was moved to not proceed with the tendering process for the Proposed Tennis & Swim Club facility.

In response to a question from Councillor Peter Kelly relative to the amount of cost-sharing which might be available from those initiating the proposed Tennis & Swim Club Facility study, Mayor Christie advised the funds involved for the study would come entirely from the Town.

In speaking to the Motion, Councillor Grant Walker reminded Council that at this point in time, Town Council was looking for approval of Phase 1 only.

Councillor Peter Kelly expressed his concern that this particular project was too rich for the Town and again enquired as to why there was no cost-sharing arrangements at this point in time with the proponents of this proposal.

In response to Councillor Kelly's concern, Barry Zwicker, Director of Planning and Development Control advised that the individuals involved in the initiation of this project were not in a position to fund a Study.

MOTION LOST. Mayor Christie, Deputy Mayor Huntington, Councillors Peggy Draper and Grant Walker opposed.

ON MOTION of Councillors Grant Walker and Peggy Draper, it was moved that the Mayor and Chief Administrative Officer enter into a Contract on behalf of the Town with CBCL Limited to undertake Phase 1 of the proposed Tennis and Swim Club Facility

Study for an amount not to exceed \$8,600.00. and to proceed with Phases 2 and 3 only after the results of Phase 1 have been presented to Council for consideration.

ON MOTION of Councillors Peter Kelly and Anne Cosgrove, it was moved to defer this item until the matter of cost sharing was clarified.

MOTION LOST. Mayor Christie, Deputy Mayor Huntington, Councillors Grant Walker and Peggy Draper opposed.

Original Motion was carried. Councillors Peter Kelly and Anne Cosgrove opposed.

6.3 Substantial Alterations - Heritage Designation

ON MOTION of Councillor Grant Walker and Deputy Mayor Don Huntington, it was moved to table the proposed General Rules for Determining Substantial Alterations - Bedford Heritage Properties as received from the B.H.A.C.

Motion lost. Mayor Christie and Councillors Len Goucher, Peggy Draper, Anne Cosgrove, Peter Kelly opposed.

Councillor Len Goucher suggested the possibility of having these Rules placed into Policy form.

ON MOTION of Councillors Len Goucher and Peter Kelly, it was moved to refer this matter to the By-Law/Policy Advisory Committee for further review and consideration.

Motion approved.

6.4 Community Education Concept Demonstration Project

Councillor Peter Kelly, advising he was not opposed to the idea of Community Education, expressed his concern relative to a previous Recreation Sub-Committee involved with Community Education not forwarding their final report to Town Council.

Councillor Peggy Draper advised that it was the decision of the Sub-Committee to defer forwarding the report to Town Council in order to allow Council ample time to complete MPS and Budget discussions. She also noted there was no intent on the part of the Sub-Committee, to keep the report purposely from Town Council.

ON MOTION of Councillors Anne Cosgrove and Grant Walker, it was moved not to accept the proposal as submitted by the Halifax County-Bedford District School Board.

Following a brief discussion, Councillor Cosgrove withdrew her Motion. Councillor Walker as seconder agreed with the withdrawal.

ON MOTION of Councillors Len Goucher and Peter Kelly, it was moved to amend the wording of the proposed mandate of the Joint Bedford/District School Board Community Education Demonstration Project Steering Committee i.e. Section (c) to read "to report study findings back to Town Council for subsequent input, deliberations and consideration of approval prior to proceeding further."

Motion carried.

ON MOTION of Councillors Len Goucher and Anne Cosgrove, it was moved to appoint Town staff members Bob Nauss, Director of Recreation and Dan English, Chief Administrative Officer to this Joint Steering Committee.

Councillor Grant Walker expressed his concern with the fact that Mr. English might be too busy to take on this extra duty and that perhaps a junior member of Town staff would be more appropriate. In response to Councillor Walker's concern, Mayor Christie advised that it was at the request of Mr. Lloyd Gillis, Chief Executive Officer of the Halifax County/Bedford District School Board that Mr. English be appointed to the Committee.

Motion carried. Councillor Grant Walker opposed.

ON MOTION of Councillors Len Goucher and Anne Cosgrove, it was moved that Councillor Peter Kelly be nominated as the Town Council representative to the Joint Bedford/District School Board Community Education Demonstration Project Steering Committee.

ON MOTION of Councillors Peggy Draper and Grant Walker, it was moved that Deputy Mayor Don Huntington be nominated as the Town Council representative to this Committee.

Deputy Mayor Huntington withdrew his name due to the time commitment involved.

A brief discussion ensued relative to previous remarks made relative to Councillor Peggy Draper's proposed expression of interest in the Community Education position. Councillor Peter Kelly advised he made a remark pertaining to same as a

follow up to a discussion with Councillor Draper herself. As well, he advised said remarks were made following a previous Council Meeting which had been duly adjourned.

ON MOTION of Councillors Peter Kelly and Anne Cosgrove, it was moved to defer nominations until continued discussions take place relative to Committee composition.

Motion lost. Mayor Christie, Deputy Mayor Huntington and Councillor Peggy Draper opposed. Councillors Len Goucher and Grant Walker abstained.

ON MOTION of Councillors Peter Kelly and Grant Walker, it was moved to expand Council representation to the Committee to two Councillors.

A brief discussion ensued relative to the feasibility of having two representatives from Council serving on the Committee rather than one.

Motion lost. Mayor Christie, Deputy Mayor Huntington and Councillors Peggy Draper and Len Goucher opposed.

ON MOTION of Councillors Len Goucher and Anne Cosgrove, it was moved to close the nominations with Councillor Kelly being the Council Representative to the Joint Steering Committee.

Motion approved unanimously.

6.5 Grants Advisory Report

Councillor Peggy Draper reviewed for those in attendance a report from the Grants Advisory Committee.

ON MOTION of Councillors Peggy Draper and Len Goucher, it was moved to accept the 1991 report of the Grants Advisory Committee.

In speaking to the Motion, Councillor Anne Cosgrove advised she could not support the report as she felt additional changes should be made to the issuance of the 1991 grants i.e. more funding should have been given to those organizations assisting the well being of a community rather than cultural requests.

Motion carried. Councillor Cosgrove opposed.

7. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM - NIL

8. PETITIONS AND DELEGATIONS - NIL

9. MOTIONS

9.1 Blasting By-Law

Dan English, Chief Administrative Officer advised that the Department of Municipal Affairs was suggesting changes to the Town of Bedford Blasting By-Law.

Councillor Peter Kelly expressed his concern that perhaps the Town should have applied for a Private Members Bill in order to obtain tighter control over the By-Law.

A discussion ensued relative to a section in a letter from Mr. John Cameron (Municipal Affairs) particularly the wording in the last paragraph " ... or you might prefer another solution," and what other solutions there might be.

Dan English advised the Department of Municipal Affairs could approve the By-Law as submitted with such validity it might have, however, if same goes to Court, Municipal Affairs would not be in a position to support the Town.

ON MOTION of Councillors Len Goucher and Peter Kelly, it was moved to accept the original By-Law (initially forwarded to Municipal Affairs in February, 1991) and that Peter McInroy, Solicitor, contact Municipal Affairs in order to obtain clarification on the intent of the wording "other solutions" as per correspondence from Mr. John Cameron, Municipal Affairs and to report back to Town Council as soon as possible.

Motion carried unanimously.

9.2 Proposed Policy - Rental of Town Owned Housing

ON MOTION of Councillors Anne Cosgrove and Peter Kelly, it was moved to approve Third Reading of the Proposed Policy - Rental of Town Owned Housing.

Motion approved unanimously.

9.3 Proposed Policy - Public Hearing Procedures

Deputy Mayor Don Huntington expressed a concern relative to the wording "general public" in the first paragraph in the Procedures and enquired if there was, indeed, any need to have a proponent at the Hearing.

In response to this question, Barry Zwicker, Director of Planning and Development Control advised that the intent of a public hearing was to receive input from the general public and the proponent.

In response to another question from Deputy Mayor Huntington as to the difference between the "general public" and a "proponent," Mr. Zwicker advised that the proponent has already had an opportunity to have his position before BPAC, staff and via the hearing, Town Council. The Public Hearing is the only time the general public gets a direct opportunity to speak to Council.

ON MOTION of Councillor Grant Walker and Deputy Mayor Don Huntington, it was moved to amend the first paragraph of the Procedures such that both the proponent and the general public are given an opportunity to present to Council.

Motion approved. Councillors Len Goucher and Peter Kelly opposed.

Deputy Mayor Don Huntington advised Council he is still concerned that the proponent and the general public might not realize they may speak more than once.

In response to this statement, Mr. Zwicker advised that the purpose of public hearings is to enable Council and staff the opportunity to listen to proponents and the general public but not to challenge their position. He further noted that the Policy as drafted provided the opportunity for individuals to speak more than once.

In response to Councillor Peter Kelly's question if a majority vote of Council was required in order to allow either a proponent or the general public wished to speak again, Mayor Christie advised in the affirmative. Councillor Kelly was further advised that if there was no majority vote of Council, the proponent/general public could not speak again.

10. NEW BUSINESS

10.1 Proposed 1991/92 Capital Budget

Mr. Dan English reviewed his memorandum relative to the three year Capital Budget - Preliminary Draft #2 for those in attendance. As well, he provided an overview

of the entire Capital Budget (with comparisons to 1990) totalling \$2.1 million (net Town cost of \$1.5 million) subject to Town Council approval.

CAPITAL FROM REVENUE - SOURCE #1

Mr. English reviewed the projects proposed to be funded through the General Operating Fund (Prioritized) for Town Council.

Proposed Renovations - Police Department Facility

In reviewing the proposal for renovations at the Police Station Building, Mr. English suggested that prior to expending funding to renovate existing premises Council might consider calling for proposals from the private sector for leased space. Following receipt of the proposals, a financial comparison could be undertaken.

ON MOTION of Councillors Len Goucher and Peter Kelly, it was moved to authorize the Chief Administrative Officer, in conjunction with the Bedford Police Commission, to call for leasing proposals for a new Police Department facility.

Motion carried unanimously.

Council Chambers Sound System

ON MOTION of Councillors Peter Kelly and Anne Cosgrove, it was moved to remove the Council Chambers sound system from the Capital Budget.

Motion carried. Deputy Mayor Don Huntington and Councillor Grant Walker opposed.

Bedford Branch Library

ON MOTION of Councillors Len Goucher and Peter Kelly, it was moved to approve \$5,000 to the Bedford Branch Library for equipment and add this item to the Capital from Revenue Prioritized list.

Motion carried. Deputy Mayor Don Huntington and Councillor Grant Walker opposed.

Leisure Club

ON MOTION of Councillors Peter Kelly and Len Goucher, it was moved to add \$2,000 to the Leisure Club and add this item to the prioritized Capital from Revenue list.

Motion approved. Councillor Grant Walker opposed.

Councillor Goucher enquired as to the allocation of funds noted for computer network upgrade. Barry Zwicker replied that the majority of the funds are for the external Departments (Recreation, Fire, & Police). No further questions were asked.

The Capital from General Operating Fund was approved at \$132,500.

EQUIPMENT RESERVE - SOURCE #3

Asphalt Roller

ON MOTION of Councillor Grant Walker and Deputy Mayor Don Huntington, it was moved to strike the Asphalt Roller from the Capital Budget.

A discussion ensued relative to the feasibility of acquiring such equipment.

Motion lost. Councillors Goucher, Cosgrove and Kelly opposed.

ON MOTION of Councillors Len Goucher and Anne Cosgrove, it was moved to award the tender for an asphalt roller - Wachter Model RD880V as submitted by Halifax Equipment Rentals Sales & Service Limited at a price not to exceed \$16,590 plus G.S.T..

Motion carried. Councillor Grant Walker opposed.

Truck Replacement

ON MOTION of Councillors Peter Kelly and Anne Cosgrove, it was moved to delete the truck replacement from the Capital Budget for 1991.

In response to a query from Councillor Peter Kelly as to why this item could not be deferred until 1992, Mr. Rick Paynter, Director of Engineering advised that a fall tender call is necessary as once the truck is ordered, the Town is not able to take delivery until early winter.

OPERATING RESERVE SOURCE - #4

Scada Monitoring System - Sewer Redevelopment Fund

ON MOTION of Councillors Len Goucher and Peggy Draper, it was moved to purchase a Scada Monitoring System in the estimated amount of \$35,000.

In speaking to the Motion, Mr. Rick Paynter advised the system would be phased in over a three to four year period. As well, he advised there would be no reduction of staff as each crew would be assigned to work approximately 2 1/2 hours each morning and then carry on with other field responsibilities.

Councillor Peggy Draper requested additional specific information, at the time when the purchase order is ready for authorization, relative to the benefits the Town would receive in acquiring this system.

Motion carried. Councillor Grant Walker opposed.

CAPITAL PROJECTS PROPOSED TO BE FUNDED BY BORROWING - SOURCE #5

A brief discussion ensued whereby Mr. English advised the total 1991 Borrowing Proposed is \$1,218,000 (12.5%), which is higher than the maximum borrowing per borrowing policy guideline of 12% (ratio of debt charges to tax levy). As well he noted the Town was committed to borrowing \$809,000 for 1991 i.e. Holland Ave. Intersection (1990 carry over), Moirs Mill Bridge Approachment and the Waterfront Development Corporation commitment.

Mayor Peter Christie passed the Chair to Deputy Mayor Don Huntington, thereby enabling him the opportunity to speak on the matter at hand. Deputy Mayor Huntington assumed the Chair.

Mayor Christie advised he could not support holding to the 12% ratio of debt charges to Tax Levy as he felt a number of major projects should be initiated requiring borrowing increases of the policy limitation.

In response to a query from Councillor Peter Kelly if a policy change would be required in amending the 12% guideline Mr. English advised that Council can change the policy by Motion and that same would increase the percentage and change the policy at the same time for this time period.

ON MOTION of Deputy Mayor Huntington and Councillor Len Goucher, it was moved to extend the meeting by fifteen minutes.

Motion approved unanimously.