

externally last year. Review of the Capital Projects proposed to be funded by borrowing for 1992/93 showed that projects marked as previously committed totalled \$979,000.

Mr. English presented graphs and reviewed Debt Charges (i.e. Principal and Interest) from 1988 to 1993, and Capital Borrowing from 1987 to 1992. Using these charts he demonstrated how the amount borrowed during one year affects these figures into the future.

There was some discussion regarding the 1988 Policy Guideline #P-21106, which states that debt charges resulting from Capital borrowing should not exceed 12% of the tax levy for the year.

The following points were raised:

- to date, the policy of 12% has basically been adhered with;
- if the total 1992/93 proposed Capital projects were approved for borrowing, the debt charge ratio of next years tax levy would equate to approximately 13.3%;
- if the 12% policy was to be adhered to, the maximum amount that could be borrowed for 1992/93 would be approximately \$800,000;
- future borrowing projections required for Sewage Treatment and Solid Waste Management could result in the debt charge ratio increasing to 24% by 1995/96.

Mr. English led a review and discussion on the proposed Capital Program as it related to the various funding sources.

- a) **Source #1 - General Operating Fund:** Mr. English suggested that projects listed under this fund could be discussed during the 1992 Operating Budget Deliberations. He noted, however, that only the Basinview Retaining Wall project for \$13,000 has been committed, and that the total proposed amount of \$202,500 is \$70,000 more than the 1991 Budget. Since funding from this Source will immediately impact on the 1992 tax rates, it was Staff's recommendation that the maximum amount to be funded from Source #1 in the 1992 Capital program be limited to the 1991 level of \$132,500. Mr. English suggested that, optimally, this amount could be reduced to a maximum of \$150,000.

- b) **Source #2 - Special Reserve Fund:** It was Staff's recommendation that the proceeds from the sale of the Bedford Police Station, be utilized directly to fund the proposed Rocky Lake Dr. Intersection project, estimated to cost \$213,000.
- c) **Source #3 - Equipment Reserve:** It was Staff's recommendation that \$30,000, of the projected total available funds of \$126,500, be withdrawn for replacement of an Engineering Department truck.
- d) **Source #4 - Operating Reserve:** It was Staff's recommendation that \$35,000, of the projected total available funds of \$115,000 (of which \$71,000 is targeted for Sewer Redevelopment), be withdrawn for Phase II of the Scada Monitoring System.
- e) **Source #5 - External Borrowing:** *ON MOTION of Councillor Goucher and Councillor Davies, it was moved that Council enter Budget Deliberations with the intent to adhere to Policy Guideline #P-21106, in that Capital borrowing on the 1992/93 Budget will not exceed \$800,000.*

Councillor MacLean noted that, if the Motion is approved, there is no need to discuss other proposed projects given those previously committed exceed the proposed maximum borrowing.

Councillor Davies, speaking in favour of the Motion, noted the property acquisition of the Fort Sackville Manor House for \$380,000, shown in the Capital Projects to Be Funded by Borrowing, would not be included if the Motion is passed. However, he noted that he is confident that alternate funding for Fort Sackville can be found.

The motion was put to the meeting and carried.

Ron Singer, Director of Finance, reviewed with the aid of overheads, the Status of Reserves and activity within the funds from 1987 to 1991. A general discussion ensued on the merits of increasing the Reserve Fund levels and it was noted that to do so would require transfers from the Operating Budget. It was agreed that the First Draft of the 1992 Operating Budget, when tabled, will reflect a 25% transfer of Deed Transfer Tax.

4.1 CAPITAL PROGRAM BY DEPARTMENT

Council agreed that only those Departments wherein the proposed Capital Program included projects requiring external borrowing need be presented and discussed.

a) **Engineering Department - Mr. Rick Paynter**

Mr. Paynter raised points for discussion on the following:

Falcon Run Drainage - Mr. Paynter noted that Council may wish to reconsider this project on the basis of obtaining cost-sharing with the property owners, since this is private property.

Shore Drive Water Installation - Mr. Paynter noted that this project will require much ground work and design, which could take up to a year to complete. He suggested that this project could be left off the 1992/93 Capital Budget, and reconsidered for the 1993/94 Capital Budget after much of the background work has been completed. He also noted that possibly cost-sharing from the Province could be sought during that time as well.

Truck Replacement - Mr. Paynter requested Council provide Staff with the authority to prepare specifications and seek tenders to replace Truck #65. In response to a question from Mayor Kelly, Mr. Paynter stated that repairs to date on the truck have reached approximately 50% of its' value.

ON MOTION of Councillor Goucher and Councillor Oickle, it was moved that Council authorize the Director of Engineering to prepare specifications and tenders for replacement of Truck #65, with funding to come from Equipment Reserves and from any funds raised from the sale of the old truck. The motion was carried. Mayor Kelly opposed the motion.

Overhead Crosswalk Sign Upgrading - Mr. Paynter stated that these signs are required to be replaced by 1999. He noted that this could be achieved by 1997 by replacing two signs per year.

Road Improvements - Mr. Paynter itemized some of these as: the left-turning lane at Bluewater Road intersection; retaining wall reconstruction; resurfacing works.

Storm Drainage Works - Councillor Goucher asked Mr. Paynter which of these projects would be considered priorities, and suggested that in future these projects could be shown in a prioritized format. Mr. Paynter suggested that Sanitary Sewer Upgrading should be the main concern, since the Town has reached the allotted capacity at the Treatment Plant. He also noted the Services Extension Works at the Bedford Industrial Park, and that CN has requested this to be extended.

Mr. Paynter also listed additional projects that are not reflected in the present draft of the 1992/93 Budget. These included:

- Street re-surfacing/reconstruction
- Sidewalk construction
- Traffic signalization
- Walkway construction
- Retaining wall construction

Mayor Kelly thanked Mr. Paynter for his presentation.

b) Recreation Department - Mr. B. Nauss

Mr. Nauss did not wish to speak on any item in particular; however, requested that Council consider appointing two Councillors to work with BRAC to plan a long-term strategy regarding the policy on the Deed Transfer Tax - Land Dedication Fees. He requested that Council give the two Councillors specific direction to take this on as a project.

Mr. Nauss noted that BRAC made recommendations last year to use the fund (25% of Deed Transfer Taxes) as a pay-as-you-go system rather than a debt payment. Councillor Goucher also noted that since 1988 the Fund had originally been dedicated for the development of parkland, but this has routinely not been the case and the fund has diminished considerably. He also noted that two Councillors already sit on BRAC.

ON MOTION of Councillor Cosgrove and Councillor Goucher, it was moved that Town Council request the Bedford Recreation Advisory Committee to review current policies and practices as they relate to the use of Reserve Funds generated from Deed Transfer Tax/Land Dedication Fees and provide a report and recommendation to Town Council respecting any proposed changes.

In response to a question from Councillor MacLean, Mr. Nauss indicated that he was attempting to promote more awareness on this particular point, and wished to eliminate using the Fund for debt payment, and return to the original purpose of the Fund.

Mr. Singer indicated that use of the Fund for debt payments has been dramatically decreasing in recent years (\$115,000 debt payments last year and \$50,000 this year), primarily due to decreased transfers from Operating, and that he could foresee the concept of of debt charge recovery from this Fund being eliminated entirely in the near future.

The motion was put to the meeting and carried.

5. ADJOURNMENT

ON MOTION of Councillor Goucher, it was moved to adjourn the 8th Special Session of the Town Council of the Town of Bedford at approximately 10:00 p.m.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD

Public Hearing #92-01

Tuesday, February 11, 1992

A Public Hearing of the Town of Bedford took place on Tuesday, February 11, 1992 at 7:00 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia; Deputy Mayor Cosgrove presiding.

ATTENDANCE

Councillors John Davies, Len Goucher, Harris Hutt, Bill Maclean, Stephen Oickle.

Mayor Peter Kelly was absent with regrets.

Staff members in attendance included Dan English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Ron Singer, Director of Finance; Barry Zwicker, Director of Planning and Development and Donna Davis-Lohnes, Planner.

Approximately 5 residents were also present.

Rezoning Application for #1405 Bedford Highway (Town Police Station)

INTRODUCTION

Deputy Mayor Cosgrove indicated the purpose of the meeting was to receive written and verbal submissions relative to a rezoning application for #1405 Bedford Highway (Town Police Station)

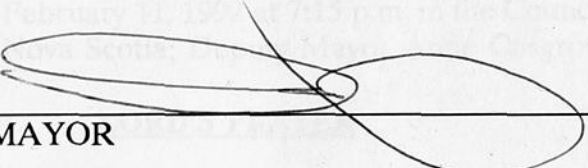
Donna Davis-Lohnes, Planner, explained the purpose and background of the rezoning application for the benefit of Council and those present. A memorandum from Ms. Davis-Lohnes to the Bedford Planning Advisory Committee regarding the application was included in the agenda package, as well as a copy of the newspaper advertisement regarding the application.


An Agreement of Purchase and Sale has been signed between the Town of Bedford and a prospective buyer for the above property. During the MPS review, the property was designated Mainstreet Commercial on the Generalized Future Land Use Map, indicating Council's intention to apply the Mainstreet Commercial Zone to this property.

Ms. Davis-Lohnes referred to three particular parts of the memorandum that demonstrate how the subject property meets the Commercial Objective and Policy Z-3 requirements.

Deputy Mayor Cosgrove thanked Ms. Davis-Lohnes for her presentation and asked if anyone wished to speak on the rezoning application. There were no speakers, for or against, after three calls. The Hearing adjourned at approximately 7:10 p.m.

A Regular Session of the Town Council of the Town of Bedford took place on Tuesday, February 11, 1992 at 7:15 p.m. in the Council Chamber, Suite 400 Bedford Tower, Bedford, New Hampshire. The following members of the Council were present:


MAYOR


CHIEF ADMINISTRATIVE OFFICER

/sk

The following members of the staff were in attendance at the commencement of the Session:

Mayor Peter Kelly was absent with regrets.

Staff members in attendance included Dan English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development; Rick Faynter, Director of Engineering and Works; Ron Singer, Director of Finance; and Donna Davis-Lohnes, Planner.

APPROVAL OF MINUTES

Circulated prior to the meeting were the minutes of Public Hearing #6 (January 25, 1992) and Regular Session #7 (January 28, 1992).

ON MOTION of Councillor Goucher and Councillor MacLean, it was moved to approve, as circulated, the minutes of Bedford Town Council Public Hearing #6 (January 25, 1992) and Regular Session #7 (January 28, 1992). The motion was unanimously approved.

ADDITIONS/DELETIONS TO ORDER OF BUSINESS

ON MOTION of Councillor Goucher and Councillor Davies, it was moved to AMEND the Order of Business such that:

TOWN OF BEDFORD

Regular Session

Tuesday, February 11, 1992

A Regular Session of the Town Council of the Town of Bedford took place on Tuesday, February 11, 1992 at 7:15 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia; Deputy Mayor Anne Cosgrove presiding.

1. **LORD'S PRAYER**

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

2. **ATTENDANCE**

Councillors Harris Hutt, Bill MacLean, Stephen Oickle, Len Goucher, John Davies, were in attendance at the commencement of the Session.

Mayor Peter Kelly was absent with regrets.

Staff members in attendance included Dan English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development; Rick Paynter, Director of Engineering and Works; Ron Singer, Director of Finance; and Donna Davis-Lohnes, Planner.

3. **APPROVAL OF MINUTES**

Circulated prior to the meeting were the minutes of Public Hearing #6 (January 28, 1992) and Regular Session #7 (January 28, 1992).

ON MOTION of Councillor Goucher and Councillor MacLean, it was moved to approve as circulated, the minutes of Bedford Town Council Public Hearing #6 (January 28, 1992) and Regular Session #7 (January 28, 1992). **The motion was unanimously approved.**

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

ON MOTION of Councillor Goucher and Councillor Davies, it was moved to **AMEND** the Order of Business such that:

*Item # 10.4, National Heritage Day and
Item # 10.5, Street Naming Policy be added to the agenda. The motion was
unanimously approved.*

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

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

7.1 **Public Hearing 92-01 - Rezoning Application - #1405 Bedford Highway**

*ON MOTION of Councillor Goucher and Councillor Davies, it was moved to
rezone the property known as #1405 Bedford Highway from SI Institutional to
Mainstreet Commercial. The motion was unanimously approved.*

8. **PETITIONS AND DELEGATIONS**

8.1 **Mr. G. Royce Hefler - Flood and Water Control**

Mr. Hefler presented to Council a proposal to establish a flood control system on the Sackville River, thereby returning water levels to those that existed prior to 1956. He further noted that the proposed dam system could be utilized for production of hydro power, which could then be sold to the Nova Scotia Power Corporation.

Mr. Hefler referred to a map depicting the location of two proposed dams on the Sackville River between Webber and McCabe Lakes. He also referred to a copy of revenue figures for the production of hydro power, noting that a revenue of \$300,000 per year could service a loan of \$2 Million, and that after 20 years the system will have paid for itself. The entire project is estimated to cost \$4.5 Million.

Mr. Hefler spoke on the benefits of a dam system, noting that the river would have water in it for twelve months of the year, which would encourage the return of salmon. In addition, he noted the recreational benefits that would be created at the two lakes, Webber and McCabe.

During questions from Council the following points were discussed:

- with existing salmon ladders, the salmon are able to reach McCabe Lake, but cannot go any higher because of low water levels;

- since the land around the upper lakes will be flooded as a result of the dams, Mr. Hefler has contacted all abutting property owners with reference to the proposal and has obtained every owner's approval of the project, since it will increase their property values. Mr. Hefler noted that he owns 40% of the land in question;
- in response to a question from Councillor Goucher, Mr. Hefler confirmed that he intends to set aside substantial acreage around McCabe Lake for parkland in connection with this project;
- in response to a question from Councillor Davies, Mr. Hefler explained that the proposal is to involve Hefler Forest Products investing 50%, with the remaining 50% to come from the Town of Bedford alone, or split between the Town of Bedford and the Sackville Close-Out Committee. Mr. Hefler further explained that the Sackville Close-Out Committee is presently negotiating with the Metropolitan Authority, on a compensation package for the inconvenience of having the landfill in their area for many years. The compensation could amount to five to seven million dollars. He has approached the Sackville Close-Out Committee with his proposal, and they have indicated tentative support;
- in response to a question from Councillor Davies with reference to what form of investment Mr. Hefler is proposing the Town provide, i.e., cash, loan guaranties or other. Mr. Hefler indicated the terms of the investment would have to be worked out with further discussion;
- in response to a question from Councillor Oickle, Mr. Hefler noted that he has until June 30, 1992 to demonstrate to the Nova Scotia Power Corporation that he has financial support for the project and can follow through with same, and the deadline for completion would be two years;
- in response to a question from Deputy Mayor Cosgrove, Mr. Hefler indicated that the dam system would produce one megawatt of power per year. He noted however, that the production of power is not the most important factor to this project, but rather bringing the water levels back to what they were prior to 1956.

Deputy Mayor Cosgrove thanked Mr. Hefler for his presentation, and requested that he provide a written report with all details for further review by Council. The Deputy Mayor indicated that Council will consider the Town's involvement with this proposal at a future meeting.

9. MOTIONS - NIL

10. NEW BUSINESS

10.1 **Tender 92 - 01 - Residential Garbage Collection/Condominium Garbage Collection/Curbside Recycling**

By memorandum dated February 7, 1992, Mr. Rick Paynter, Director of Engineering and Works, presented the results of Tender Call #92-01 comprising of three parts: regular garbage collection; curbside recycling; and condominium garbage collection. Mr. Paynter verbally reviewed the results for each part of the tender call for Council, and noted Staff's recommendations.

Category A: Residential Garbage Collection

ON MOTION of Councillor Goucher and Councillor Oickle, it was moved that Council authorize the Mayor and Chief Administrative Officer, to enter into a three-year contract with Lantz Leasing & Rentals Limited in the amount of \$302,487.93 for four day per week collection of residential garbage.

In speaking to the motion, Councillor Davies inquired as to the amount of increase in cost for this service as compared to 1991. Mr. Paynter indicated that the increase represents 15% on a yearly basis, but a 10% **decrease** when broken down to a monthly basis. The total cost of this service in 1991/92 for a 15-month period was \$115,950.00.

There was a lengthy discussion on the purpose and merits of four day a week pickup as opposed to three day a week. Mr. Paynter made the following points in favour of the four day a week service:

- with ongoing development and expansion in Bedford, it was felt that a three day collection schedule could become very difficult, resulting in resident complaints about garbage being left on the street too long;
- all Tender respondents provided figures for both three days and four days, and the difference in cost to go to a four day collection was deemed to be minimal. Mr. Paynter indicated that based on the Lantz Leasing figures, this difference would be approximately \$1,100 per year compared to the Marriott bid for three day service.

Councillor MacLean and Councillor Hutt both raised the point that if a contract for three day service is entered into, then it is the contractor's responsibility to perform the service satisfactorily within that time period, even if they have to add trucks and men to do it. They questioned whether the Town needs to contract for four days service.

In response to a question from Councillor Goucher, Mr. Paynter confirmed that, as in the past, there will be a clause in the contract which states that if the amount of housing or fuel costs rise by a certain percentage, the contractor has the right to apply for an increase in the second and third years of the contract; however, Mr. Paynter noted, Council would make that decision at the time of application; it is not automatic.

In response to a question from Councillor MacLean, Mr. Paynter explained that the contractor, under the four day schedule, would be required to have the garbage off the street by 3:00 p.m. Under the three day schedule, the time limit is 4:00 p.m.

Councillor Goucher spoke in favour of the motion, suggesting that the four day a week service will provide flexibility for growth within the Town.

The motion was put to the meeting and CARRIED. Councillor MacLean was opposed.

Category B - Collection of Recyclable Refuse

Staff's recommendation was to award the tender to Enviro-Care for a three-year, four day per week contract in the amount of \$144,315.18. Mr. Paynter noted that Staff recommend a weekly collection schedule, in order to synchronize with the schedule of regular garbage collection. Mr. Paynter suggested that if a bi-weekly schedule was used, residents may miss their pickup and would therefore have to stock-pile recyclables for a month. This situation could cause them to lose interest and the result would be that recyclables would be put into regular garbage.

In response to a question from Councillor Davies, Mr. Paynter confirmed that Halifax, Dartmouth and Halifax County have also contracted for weekly service.

ON MOTION of Councillor Goucher and Councillor Oickle, it was moved that Council authorize the Chief Administrative Officer, to enter into a three-year contract with Enviro-Care in the amount of \$144,315.18 for a four day per week collection of recyclable refuse.

Councillor Goucher spoke in support of the motion, suggesting that the easier it is for residents to recycle, the more likely they are to participate. He noted that recycling at the Bedford depot currently costs \$40,000 per year, whereas door-to-door pickup will cost \$48,000 per year, which he considered to be a reasonable difference for the convenient service.

The motion was put to the meeting and CARRIED. Councillor MacLean was opposed.

Category C - Condominium Garbage Collection

Staff recommended awarding this tender to Leo J. Beazley for a one-year contract in the amount of \$12,637.10. Mr. Paynter noted that Staff is recommending a one-year contract because this is a new endeavor, and the Town should wait and see what problems may arise, if any.

ON MOTION of Councillor Oickle and Councillor Davies, it was moved to authorize the Chief Administrative Officer, to enter into a one-year contract with Leo J. Beazley in the amount of \$12,637.10 for condominium garbage collection. The motion was CARRIED.

In response to a question from Councillor Davies, Mr. English noted that the combined cost of all garbage and recyclable collection under these contracts will cost the Town \$40,000 more per year compared to the previous 12 month period. Mr. Paynter also responded, indicating that application has been made to the Province for cost sharing of the recycling program from the Resource Recovery Fund, and that the Province has provided cost sharing in the past towards the Town's recycling depot.

10.2 Town of Bedford Reappointment - Dartmouth/Halifax Housing Authority

ON MOTION of Councillor Davies and Councillor Goucher, it was moved that Council ratify the reappointment of Dr. James Carson to the Board of the Dartmouth/Halifax County Housing Authority for the 1991/92 term. The motion was CARRIED.

10.3 Street Names - Bedford Waterfront Project

Councillor MacLean informed Council that a representative from the Bedford Waterfront Development Corporation had met with the Bedford Heritage Advisory Committee with regard to using two street names in the Development that are not

on the Town's list of approved street names. He explained that the B.W.D.C. wished to use a nautical theme for their street names, and that there are none on the approved list. The two proposed street names are: Waterfront Drive for the main throughfare and Convoy Run for the access road which intersects with Waterfront Drive.

Barry Zwicker, Director of Planning and Development, asked that Council take note that this request is not within the normal policy on street names.

In response to a question from Councillor Hutt, Councillor MacLean explained that the B.W.D.C. has requested the exceptions because of the area that the Development is in, and to facilitate the finalization of their Development Agreement.

ON MOTION of Councillor MacLean and Councillor Goucher, it was moved that Council approve the use of the street names Waterfront Drive and Convoy Run as submitted by the Bedford Waterfront Development Corporation. The motion was CARRIED.

There was some discussion with respect to the need to expand and update the current list of approved street names, and it was generally agreed that this is desirable. Councillor Goucher requested that the name "Shulman" be used, and added to the list of approved names, because of the many contributions Mr. Shulman has made to the Town of Bedford in the past.

10.4 National Heritage Week

Councillor MacLean reminded Council about National Heritage Day on February 17, 1992, and the formal dedication ceremony for a registered Heritage Building which will take place at The Teachery on that day. A commemorative plaque will be attached to the building as part of the ceremony. Councillor MacLean invited everyone to attend.

Councillor MacLean also wished to present the idea that the week commencing Monday, February 17, 1992 be proclaimed National Heritage Week, and that the Mayor be requested to read aloud a proclamation speech during the dedication ceremony for the Teachery.

ON MOTION of Councillor MacLean and Councillor Goucher, it was moved that the week commencing Monday, February 17, 1992, be proclaimed National Heritage Week by the Mayor at the dedication ceremony for The Teachery. The motion was CARRIED.

10.5 Street Naming Policy

Councillor MacLean advised that in the opinion of the Heritage Advisory Committee, the existing list of street names needs to be expanded. He suggested that a review be undertaken of the street-naming policy in order to provide better flexibility for additions of suitable names.

Barry Zwicker, Director of Planning and Development, noted that the existing policy is very specific, and restrictive however, noted that he is in complete agreement that the policy and list needs review.

ON MOTION of Councillor Goucher and Councillor Oickle, it was moved that Council request the Bedford Heritage Advisory Committee to review the street naming policy, in conjunction with Staff and provide appropriate recommendations. The motion was CARRIED.

11. REPORTS - NIL

11.2 DEPARTMENTAL

11.2.1

Fire Department - Motion of Ratification - Election of Officers - 1992

By memorandum dated January 15, 1992, Chief Peter Dickinson - Bedford Volunteer Fire Dept. reported the results of the recent Volunteer Fire Department elections and requested Council's ratification of same.

ON MOTION of Councillor Goucher and Councillor Oickle, it was moved that Council ratify the appointment of Neville Wheaton as Fire Chief, and that the Chief along with the other elected Officers be appointed Fire Wards in accordance with Section 115 of the Towns Act. The motion was CARRIED.

11.2.2

Finance Department - Proposed 1992/93 Residential Tax Exemption

By memorandum dated February 6, 1992, Ron Singer, Director of Finance outlined the details of the proposed 1992/93 Residential Tax Exemption, and his recommendation to Town Council. Also included in the agenda package was the proposed Resolution regarding Tax Exemptions to Certain Individuals.

ON MOTION of Councillor Hutt and Councillor Davies, it was moved that the 1992/93 resident tax exemption be granted to all qualified applicants in the amount of \$385.00, in accordance with the Resolution dated February 11, 1992. The motion was CARRIED.

12. CORRESPONDENCE - NIL

13. MOTIONS OF RECONSIDERATION - NIL

14. MOTION OF RESCISSION - NIL

15. NOTICES OF MOTION - NIL

16. DEPARTMENTAL INFORMATION REPORTS

16.1 Engineering and Works Department - Snow Removal/Ice Control Operations - 1991/92 Winter Season

By memorandum dated February 6, 1992, Rick Paynter, Director of Engineering reported on Snow Removal Operations for the 1991/92 Season. He verbally reported that staff and private contractors have been working the past three nights on snow hauling operations, at an approximate cost of \$30,000. He noted that if snow hauling operations continue, to do what is necessary, then this figure could double.

Councillor Goucher asked about cost sharing with the Province. Mr. Paynter indicated that the amount received from the Province (\$44,500) for maintenance on Provincial Arterials within the Town is capped, and that the Town has not been able to have this increased in the past.

Councillor Goucher suggested that Mayor Kelly contact the Minister of Transportation, and request an increase in this funding given the unusual snow fall and related costs pertaining to the arterials this winter.

In response to a question from Councillor Hutt, Mr. Paynter confirmed that staff estimate at least two to three more nights of snow hauling will be required. Following further discussion, Council agreed with the fact these operations, although expensive, were necessary.

16.2 Planning Department - Activity Report

By memorandum dated February 7, 1992, Barry Zicker, Director of Planning and Development Control outlined the present development activity under review by the Planning and Development Control Department. He verbally noted that his Department will continue to provide similar reports on a bi-monthly or quarterly basis.

Councillor Davies requested that the names of proponents or contractors also be a part of the report in future.

17. QUESTIONS

17.1 Status Sheet

Councillor Goucher asked for an update on the proposed elimination of Train Whistling. Mr. Paynter reported that a meeting was held recently with CN Officials and that they had requested a formal motion from Council on this matter.

There was some discussion as to the possible reasons why CN would require a formal motion from Council on this issue, and it was agreed that Mr. Paynter will contact CN to inquire about the reason for this request, and report back to Council.

18. ADDED ITEMS - NIL

19. ADJOURNMENT

ON MOTION of Deputy Mayor Cosgrove, it was moved to adjourn the 10th meeting of Town Council at 8:45 p.m.

MAYOR



CHIEF ADMINISTRATIVE OFFICER

/sk

MEETING #11

TOWN OF BEDFORD

Regular Session

Tuesday, February 25, 1992

A Regular Session of the Town Council of the Town of Bedford took place on Tuesday, February 25, 1992 at 7:00 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia; Mayor Peter Kelly presiding.

1. **LORD'S PRAYER**

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

2. **ATTENDANCE**

Deputy Mayor Anne Cosgrove and Councillors John Davies, Len Goucher, Harris Hutt, Bill MacLean and Stephen Oickle.

Staff members in attendance included Dan English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development; Rick Paynter, Director of Engineering and Works; and Ron Singer, Director of Finance.

3. **APPROVAL OF MINUTES**

Circulated prior to the meeting were the minutes of Special Session #8 (Feb.4/92), Public Hearing #9 (Feb.11/92) and Regular Session #10 (Feb.11/92).

ON MOTION of Councillor MacLean and Councillor Davies, it was moved to approve, as circulated, the minutes of Bedford Town Council Special Session #8 (February 4, 1992), Public Hearing #9 (February 11, 1992) and Regular Session #10 (February 11, 1992). The motion was unanimously approved.

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

The Order of Business was amended such that:

Item #6.2, Funding Request - Grace Maternity Hospital, would be first on the agenda.

Item #10.5, Proposed 1992/93 Operating Budget (Preliminary Draft), would be last on the agenda.

Item #18.1, Slide Presentation - Camden Incinerator, was added to the agenda.

5. **APPROVAL OF THE ORDER OF BUSINESS**

ON MOTION of Councillor Goucher and Deputy Mayor Cosgrove, it was moved to **APPROVE** the Order of Business as amended. **The motion was unanimously approved.**

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

6.2 **Funding Request - Grace Maternity Hospital**

Mayor Kelly addressed Council and recommended, based on current economic restraints, that Council approve funding in the amount of \$50,000 over five years, commencing in 1993 instead of \$75,000 as requested.

ON MOTION of Councillor Goucher and Councillor MacLean, it was moved to approve a grant to the Grace Maternity Hospital in the amount of \$50,000, to be paid over five years, commencing in 1993. **The motion was unanimously approved.**

6.3 **Proposed Citizens' Advisory Committee**

Mr. English reviewed the background on this matter and noted that in the absence of clear direction, the Senior Administration Committee was unable to develop a Terms of Reference and mandate for a proposed Citizens Advisory Committee. The Senior Administration Committee had recommended to the By-Law/Policy Advisory Committee the possibility of developing a community workshop as a means by which to assist in formulating issues and subsequent Terms of Reference under which a Citizens' Advisory Committee might operate.

Mr. English further noted the By-Law/Policy Advisory Committee, following review of this proposal, is now recommending that in lieu of establishing a Citizens Advisory Committee, quarterly "Citizen Advisory Forums" be organized utilizing the concept of round table workshops.

Deputy Mayor Cosgrove spoke to Council on behalf of the ByLaw/Policy Advisory Committee. She noted that it was felt this approach would bring in a wider range of individuals for discussion of such issues as the concerns of seniors, youths, housing and the environment. She further noted that such a concept would provide more opportunities, on a regular basis, for citizens to voice their concerns, areas of interest, etc. to Town Council on an informal basis.

Mayor Kelly, in addressing the proposal, indicated that this approach is not the preferred one at this time, noting that information he had requested relating to this issue will soon be received from Ontario and British Columbia, and that he would provide a report based on this information to Council in the near future. He requested that further discussion or any decisions related to the proposal be deferred until that time.

*ON MOTION of Councillor Goucher and Councillor Oickle, it was moved to defer further discussion of the proposal for a Citizens' Advisory Committee. **The MOTION was DEFEATED** (Councillors MacLean, Hutt, Davies and Deputy Mayor Cosgrove opposed; Councillors Goucher, Oickle and Mayor Kelly voted in favour.)*

There followed much discussion with respect to the mandate or direction of the proposed Citizens' Advisory Committee, and the recommendation for quarterly citizens' forums. Mayor Kelly noted that his original intent respecting the formation of a proposed Citizens' Advisory Committee was to provide an opportunity for review of issues and recommendations to Town Council.

ON MOTION of Councillor Davies and Deputy Mayor Cosgrove, it was moved that Town Council, in lieu of forming a Citizens Advisory Committee, that quarterly citizens advisory forums be established utilizing the concept of round table workshops wherein specific issues would be discussed and appropriate reports provided to Town Council for consideration.

In response to a question from Councillor Goucher, Deputy Mayor Cosgrove explained that the concept of regular citizen advisory forums was to have subject matters outlined by Staff and/or Council, and a notice of a forum circulated. At the forum, there would be several tables of six to eight persons, each with a Chair and minute-taker. She noted, however, that it was not clear who would direct the whole process. She indicated that if quarterly forums were not considered frequent enough, then they could be held more often.

Councillor Davies spoke in favour of the motion, noting this concept would allow more input to be received from a broader range of people, and it would give everyone the opportunity to provide input. He noted that it is up to the Town to be pro-active and make the forums interesting.

There was some discussion with respect to the word "quarterly", and some suggestions to either remove the word entirely or change it to "at least quarterly" or "initially quarterly".

ON MOTION of Councillor Goucher and Councillor Oickle, it was moved to **AMEND** the **MOTION** such that the word "quarterly" be changed to read "at least quarterly" in the original **MOTION**. **The motion was CARRIED.** (Councillors Maclean, Davies and Deputy Mayor Cosgrove opposed; Councillors Goucher, Oickle, Hutt and Mayor Kelly voted in favour.)

The original motion was then put to Council.

The motion was CARRIED. Councillor Goucher opposed the motion.

7. **PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM- NIL**

8. **PETITIONS AND DELEGATIONS- NIL**

9. **MOTIONS - NIL**

10. **NEW BUSINESS**

10.1 **Temporary Borrowing Resolution - Metropolitan Authority - Solid Waste**

A memorandum from the Metropolitan Authority dated February 12, 1992 regarding a Temporary Borrowing Resolution, with attached copies of the Guarantee Resolution, was included in the agenda package.

Mayor Kelly noted these amounts are based on projections and not defined costs. He further noted that although the Metropolitan Authority has approved the Resolutions he would like to obtain additional information before Council considers approval of the Resolution.

ON MOTION of Councillor MacLean and Councillor Davies, it was moved to **DEFER** consideration of the Temporary Borrowing Resolution until such time as more information is provided by the Town's Metropolitan Authority's representatives. **The motion was unanimously approved.**

10.2 Proposal - Radio Communication System Upgrade - Bedford Fire Department

By memorandum dated February 21, 1992 Dan English, Chief Administrative Officer, reported on an analysis undertaken by Mr. Hugh Lapp of Radiocom Technology Canada, on the entire Town of Bedford communications systems. The study related in particular to the existing and future compatibility issues including the Fire Department's proposal to purchase a new communication system.

Mr. English elaborated on the report and noted that as a result of the analysis, Staff's recommendation was to enter into a five-year lease/purchase arrangement with Motorola Canada Ltd. for acquisition of communication equipment to replace the existing Fire Department system, for the total cost of \$72,320.00

Mayor Kelly spoke in favour of the proposal, noting that it would be in the best interest of the Town and service to it's residents.

ON MOTION of Councillor MacLean and Councillor Goucher, it was moved that Town Council authorize the Mayor and Chief Administrative Officer to enter into a five-year lease to purchase agreement with Motorola Canada Limited for acquisition by the Town of the communication equipment as noted in the memorandum, at a total cost of \$72,320.00. **The motion was unanimously approved.**

It was noted that since an amount of \$7,000 to \$10,000 has been included in the Annual Operating Budget for radio replacement and maintenance for the past two to three years, the net annual cost with the acquisition of the new system will amount to approximately \$13,000.00 per year.

10.3 Resolution - CN Underground Cable License Agreement

By memorandum dated February 21, 1992, Dan English, Chief Administrative Officer, provided documentation relative to an Underground Cable License between Canadian National Railway Company and the Town of Bedford.

ON MOTION of Councillor Goucher and Councillor Hutt, it was moved that Town Council authorize the Mayor and Chief Administrative Officer to execute, on behalf of the Town, the Underground Cable License Agreement with the Canadian National Railway Company, as detailed in the memorandum and report. **The motion was unanimously approved.**

10.4 Redress Report - Highway 101 Landfill Closeout Committee

A memorandum from Mort Jackson, Executive Director, Metropolitan Authority, relative to the issue of financial compensation to host municipalities arising from siting agreements for solid waste management components was included in the agenda package. Also attached was the Redress report from the Highway 101 Landfill Closeout Committee dated June, 1991.

The Metropolitan Authority was requesting a resolution from Council to approve in principle, the June 91 Redress Report.

ON MOTION of Councillor Goucher and Deputy Mayor Cosgrove, it was moved that Town Council approve in principle, the June 91 Redress Report as it relates to the concept of compensation to both the residents and community of Sackville, however, request further discussion and review be undertaken by Metropolitan Authority in terms of the means by which to determine such compensation.

During discussion of the above, the question was raised as to why the Authority is requesting formal ratification on this issue, when support has already been indicated. Mayor Kelly responded noting that a resolution from Council is part of a cautious approach to the issue of compensation in general terms for not only the Highway 101 Landfill, but also the future incinerator, landfill and compost site host communities.

It was also noted that the resolution is only asking for approval **in principle** and requests further discussion and review.

Councillor Goucher noted that with present plans, there may be some difficulty with meeting the Waste-to-Energy goals. This could result in having to extend use of the current landfill for approximately one year. To this end, Councillor Goucher indicated, Council should approved this resolution to show support for the people of Sackville.

Mayor Kelly cautioned that Council would not wish to send out the wrong message regarding meeting the Waste-to-Energy deadlines, and indicated that there was still time to meet this goal.

Councillor Davies spoke in support of the motion, as it was the first step toward having a resolution from Metropolitan Authority on this issue for Town Council to ratify.

The motion was put to the meeting and approved unanimously.

11. **REPORTS**

11.1 **COMMITTEES/COMMISSIONS/BOARDS**

11.1.1

Recreation Advisory Committee - Membership Vacancy

As a result of a recent vacancy occurring within the Recreation Advisory Committee, Town Council was requested to appoint an individual to fulfil the unexpired term (**one year appointment**) which expires November 1992.

After one ballot, Mr. Tony Edwards was elected to fill the vacancy.

11.2 **DEPARTMENTAL**

11.2.1

Planning and Development - Torrington Place -Amendment to Development Agreement

By memorandum dated February 21, 1992, Barry Zwicker, Director of Planning and Development Control, outlined a request to make a Non-Substantial Amendment to the Development Agreement for the adult lifestyle project on Moirs Mill Road (Torrington Place). Also included were copies of three letters regarding the request from Mr. Greenough of Provident Developments, Mr. Hattie, General Manager of Bedford Village Properties, and Mr. Frank McCormick, Subsystem Supervisor, for the Halifax County-Bedford District School Board.

Barry Zwicker spoke to Council noting that the original Development Agreement was such that only one-storey homes with main floor bedrooms were to be built with the intent of marketing being focused at an adult lifestyle community. The original Development Agreement was approved on the basis that this type of housing would not attract families with children and therefore the impact on the school system would be negligible.

However, the proponents have experienced trouble marketing the development, and now wish to offer two-storey homes with second-floor bedrooms, although the marketing thrust will still be aimed at empty-nesters and other adult home-buyers.

Mr. Zwicker noted that, although reluctant to amend the development agreement in totality, Staff supports an amendment to permit two-storey dwellings to be built on 13 lots in one cul-de-sac (Clipper Court).

Councillor Goucher spoke of the concern of the Planning Advisory Committee that this should be considered a **substantial alteration** in terms of the marketing concept, and the possible effect on the school system, which is already over-loaded.

In response to Councillor Goucher and a question from Mayor Kelly, Barry Zwicker noted that the amendment request was on the agenda of the past BPAC meeting for information only and there was no discussion or recommendation from the last Planning Advisory Committee meeting.

Councillor Oickle spoke, saying that he felt that the amendment was substantial in that the development was very unique and the people who have bought homes there now, did so thinking that it was an adult development. He noted that a Public Hearing should be called to allow these owners and others to voice their opinions.

Barry Zwicker, in response, explained that the marketing failure was due to a perception in the real estate market that everyone wants a two-storey home with a double garage for resale purposes. He reiterated that the amendment is on a small scale, i.e. one cul-de-sac, and the results will be monitored. He further stated that he felt the request was a reasonable and honourable one.

There followed some further discussion with respect to intent and marketing direction. Mayor Kelly then asked if Council would agree to allow Mr. Thomas, one the proponents who was present, to speak to Council. Council agreed.

Mr. Thomas explained to Council that the development has won design awards but has not been able to sell homes after much investment of money and time. The lot sizes are small with little yard space, he noted, and would not appeal to families with children. He further noted that Bedford is already losing families because of the school situation. He stated that it was not the intention to change the marketing direction of the development.

ON MOTION of Councillor Hutt and Councillor Davies, it was moved that Town Council approve the amendment as a non-substantial change to the development agreement for the adult lifestyle project. **The MOTION was DEFEATED.** (Councillors Oickle, Goucher, Deputy Mayor Cosgrove and Mayor Kelly opposed;)

Councillor Oickle then asked about the number of owners living in the development and their status. Mr. Thomas indicated that there were three owners: one couple in their 60's and two single men under the age of 35. He further noted that these owners purchased their homes knowing that it was intended to build each cluster of homes in different styles. The proposed two-storey homes will be different but will be designed to fit in with the overall development design. He noted, however, that they are not aware at this time of the amendment request.

Councillor Oickle indicated that he would like to see that Staff have an opportunity to contact these owners for their input.

ON MOTION of Councillor Oickle and Deputy Mayor Cosgrove, it was moved that Council DEFER further discussion until Staff have contacted the current residents of the development and report to Council. **The MOTION was DEFEATED.** (Councillors Goucher, Hutt, Davies and MacLean opposed; Councillor Oickle and Deputy Mayor Cosgrove voted in favour.)

There followed some discussion on the process of approving a **substantial amendment**, and the time this would take. Councillor Goucher indicated that a preliminary review of the amendment by BPAC could be waived, and the process could be started by calling for a Public Hearing following the March 1st BPAC meeting. Approval would then go before Council, and if approved, there would follow a three-week appeal period.

ON MOTION of Councillor Goucher and Councillor Oickle, it was moved that Town Council call for a Public Hearing on the substantial amendment to the development agreement for the adult lifestyle project, subject to application from Bedford Village Properties Limited and receipt of deposit for advertising costs. **The motion was unanimously approved.**

11.2.2.

Planning Department - Bastion Properties - Proposed Land Exchange with Province

By memorandum, dated February 19, 1992, Barry Zwicker, Director of Planning & Development Control reported on discussions concerning a possible land exchange between the Province of Nova Scotia and Bastion Properties Ltd. The purpose of the land swap would be to preserve that portion of the floodway of the Sackville River so it may continue to act as an area for water retention during times of heavy rainfall. Also included was a copy of a plan of the area in question.

ON MOTION of Councillor Oickle and Deputy Mayor Cosgrove, it was moved that Town Council of the Town of Bedford go on record as supporting the proposed land exchange between Bastion Properties Limited and the Province of Nova Scotia as outlined in the October 1991 letter from former Mayor Christie. **The motion was unanimously approved.**

12. **CORRESPONDENCE - NIL**

13. MOTIONS OF RECONSIDERATION - NIL

14. MOTION OF RESCISSION - NIL

15. NOTICES OF MOTION - NIL

16. DEPARTMENTAL INFORMATION REPORTS

16.1 Fire Chief's Monthly Report - Month of January/92

ON MOTION of Councillor Goucher and Councillor Davies, it was moved to accept the Fire Chief's Monthly Report as circulated. **The motion was unanimously approved.**

Councillor Oickle queried the reasons for the number of alarm malfunctions shown on the report. Chief Neville Wheaton was present and explained that these are mainly due to new installations which require a period of adjustment before they work properly. He indicated that the number shown in the report is not considered excessive.

16.2 Building Inspector's Monthly Report - Month of January/92

ON MOTION of Councillor MacLean and Councillor Oickle, it was moved to accept the Building Inspector's Monthly Report as circulated. **The motion was unanimously approved.**

It was noted that the 1991 figures are for a 15-month period, rather than year-to-date.

17. QUESTIONS - NIL

18. ADDED ITEMS

18.1 Slides of Camden Incinerator

Councillor Goucher gave a slide presentation of a recent visit that he and Mayor Kelly had made to the Foster-Wheeler incinerator in Camden, N.J. for informational and comparison purposes.

The incinerator, with twice the capacity as would be required here, was noted to be located right in the metropolitan area of Camden, apparently with few objections from the residents. Councillor Goucher commented on how clean and unobtrusive the facility seemed to be, with the exception of the very tall stack.

He noted that a Mr. John Purvis, who is involved with the advisory body from Camden County Authority, is sending further information to the Town.

Following the presentation, Councillor MacLean asked if Councillor Goucher felt that a similar incinerator could be located in, or near, a metropolitan area of Bedford/Sackville/Dartmouth/Halifax. Councillor Goucher said this was difficult to answer, as he considers Camden to be quite different to this area. He indicated that possibly, if as well-run as the Camden facility, it could easily be located within an industrial park.

10.5 Proposed 1992/93 Operating Budget (Preliminary Draft)

Circulated with the agenda were copies of the preliminary draft of the Proposed 1992/93 Operating Budget. With the use of overheads, Mr. English provided an overview of the Proposed Budget.

Mr. English thanked all Department Heads for their participation and cooperation in producing the Proposed Budget by such an early date. He noted that there has been no submissions received yet from the School Board and Library Board.

Mr. English noted this is a preliminary draft of the Proposed Budget, and his presentation is for general information purposes. He suggested that a Special Session be scheduled for in-depth discussion.

The proposed Tax Rate increase over the adjusted 1991 rates is 4.76% for Residential, and 4.74% for Commercial. As an example, the annual increase on a residence assessed at \$100,000 would amount to \$65.00, and on a commercial building assessed at \$100,000 would amount to \$127.00.

ON MOTION of Councillor Goucher and Councillor Oickle, it was moved to extend adjournment until 10:15 p.m. The motion was unanimously approved.

Mayor Kelly thanked Staff for their work on the Proposed Budget, and indicated that he would like to provide direction on the Budget. He suggested that given current economic conditions, the annual increase should not exceed 3%. This would mean reducing the Proposed Budget by approximately 1.75% or almost \$200,000. He requested that Staff review the Proposed Budget and offer suggestions on possible areas of reduction.

Dan English suggested that Council allow all Departments to make their presentations first, and then Council could offer suggestions for reductions. It was also noted that pertinent information is still outstanding in several areas particularly the Education rate. Council agreed to defer any further discussions on Budget until a Special Meeting is arranged

19. ADJOURNMENT

ON MOTION of Mayor Kelly, it was moved to adjourn the 11th Regular Session of the Town Council of the Town of Bedford at approximately 10:15 p.m.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

/sk

ADDITIONS/DELETIONS TO ORDER OF BUSINESS - NIL

APPROVAL OF THE ORDER OF BUSINESS

ON MOTION of Councillor Davies and Councillor Oickle, it was moved to APPROVE the Order of Business as circulated. The motion was unanimously approved.

NEW BUSINESS

5.1 Proposed Bedford Location - Metropolitan Authority Waste to Energy Facility

Mayor Kelly noted the purpose of the meeting was to receive a preliminary report and presentation prepared by staff, at Council's request, on the possibility of Bedford conveying an expression of interest to the Metropolitan Authority for the Town to host the Waste to Energy Component of the Solid Waste Management Plan.

MEETING #12

TOWN OF BEDFORD
Special Session
Tuesday, March 3, 1992

A Special Session of the Town Council of the Town of Bedford took place on Tuesday, March 3, 1992 at 7:00 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia; Mayor Peter Kelly presiding.

1. **LORD'S PRAYER**

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

2. **ATTENDANCE**

Deputy Mayor Anne Cosgrove and Councillors, Bill MacLean, Stephen Oickle, Len Goucher and John Davies were also in attendance.

Staff members in attendance included Dan English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development; Rick Paynter, Director of Engineering and Works; Francis McKenzie, Director of Economic Development and Ron Singer, Director of Finance.

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

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

ON MOTION of Councillor Davies and Councillor Oickle, it was moved to APPROVE the Order of Business as circulated. The motion was unanimously approved.

5. **NEW BUSINESS**

5.1 **Proposed Bedford Location - Metropolitan Authority Waste to Energy Facility**

Mayor Kelly noted the purpose of the meeting was to receive a preliminary report and presentation prepared by staff, at Council's request, on the possibility of Bedford conveying an expression of interest to the Metropolitan Authority for the Town to host the Waste to Energy Component of the Solid Waste Management Plan.

Mayor Kelly suggested that Staff present the report, following which Council would have an opportunity for questions and discussion. Lastly, the floor would be open to the public for comments and questions. Some discussion ensued amongst Council on the propriety of opening the floor to the public at this point in time given that opportunities will be available in the future for public input if the Metropolitan Authority accepts the Town's proposal. It was also noted that the Rules of Order do not permit public participation at this meeting unless unanimous consent of Council is provided. Mayor Kelly questioned Council as to whether the vote on opening the floor to the public would be by a show of hands, or secret ballot. It was decided a secret ballot should be conducted in accordance with the Rules of Order.

Following the vote, Mayor Kelly announced that given the results were not unanimous as required by the Rules of Order, he would change the order of events to the following:

1. Staff present the report;
2. Following questions and comments from Council, a Recess would be called;
3. During the Recess, the public would be given an informal opportunity for questions and comments;
4. The Council Session would reconvene following the Recess.

Mayor Kelly noted a Public Hearing on the matter will only be held providing Town Council approves to convey a proposal to the Metropolitan Authority for their further consideration in the application process.

STAFF PRESENTATION

Prior to commencement of his presentation, Mr. Dan English, Chief Administrative Officer, thanked Staff members Rick Paynter, Barry Zwicker, Ron Singer and Francis McKenzie for their joint efforts in producing the report, given the very short time frame.

Mr. English noted the purpose of the report and presentation was to provide information for Council's consideration on the possibility of conveying an expression of interest to the Metropolitan Authority regarding the Town hosting the Waste to Energy Facility (W.T.E.). He further noted the report is based on the premise a W.T.E. facility **will** be located in the metropolitan Halifax area and the only unresolved issue relates to the actual location.