

**EMERGENCY SESSION
JUNE 17, 1992**

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5. CON'T

It is envisaged that the Provincial mediator, if such a process is approved, will conduct consultation with all involved, and file a report with the Province by July 31, 1992. The Province has also proposed they will request the Metropolitan Authority not to sign any contracts on the incineration proposal and in addition, will request the N.S.P.C. to defer their contract requirements until July 31, 1992.

Mayor Kelly noted that in order for this process to take place, approval is required from each of the participating municipalities along with appointments of their respective representatives to a mediation committee.

ON MOTION of Councillors Davies and Goucher, it was moved that Bedford Town Council endorse and support the offer by the Provincial Government to appoint a Provincial Mediator to arbitrate the current dispute within the Metropolitan Authority relative to the Solid Waste Management Strategy; Further, that Bedford Town Council appoint Mayor Peter Kelly and Chief Administrative Officer, Dan English, to serve on a Mediation Committee with equal representation from Halifax, Dartmouth and Halifax County Councils; And further that until such time as the Mediator's Report is received, i.e. July 31, 1992, Bedford Town Council agrees with the Provincial request made to the Metropolitan Authority for a delay in the execution of the N.S.P.C. and Incineration Contract.

During discussion of the Motion, Councillor MacLean suggested that at a future Council Meeting, he would like to request that the Chairman and/or Executive Director of the Metropolitan Authority to attend a meeting in order to explain their views as to the current situation and status.

Mayor Kelly suggested that although he supports the concept of having these individuals attend a meeting of Town Council to make a presentation, it was his opinion that same should await the outcome of the mediation process.

Mr. English, Chief Administrative Officer, enquired as to whether a Terms of Reference has been developed for the mediator and/or mediation committee. Mayor Kelly noted the first step was to receive approval from the participating municipalities and that in his opinion, the process will be unrestricted and allow for a fair amount of latitude and flexibility which, hopefully, will lead to a resolve of the situation considered to be in the best interests of the metropolitan taxpayers.

The Motion was carried unanimously.

EMERGENCY SESSION
JUNE 17, 1992

TOWN OF BEDFORD

Regular Session

Monday, June 22, 1992

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6. **ESTABLISHMENT OF ALTERNATE DATE - STRATEGIC PLANNING PROCESS
- ONE DAY WORKSHOP**

Mayor Kelly advised that due to unforeseen circumstances, the one-day workshop on the Strategic Planning Process must be postponed from the originally agreed-upon date of June 19, 1992. He noted that during the organization of this process, it was determined Mayor Elsie Wayne of St. John, New Brunswick, one of the only municipalities in Atlantic Canada who have successfully implemented a Strategic Plan, will be invited to partake in the day-long discussion, and she has provided dates upon which she would be available.

Following further discussion, it was agreed to postpone the scheduling of a date for the day-long session until some time in early September.

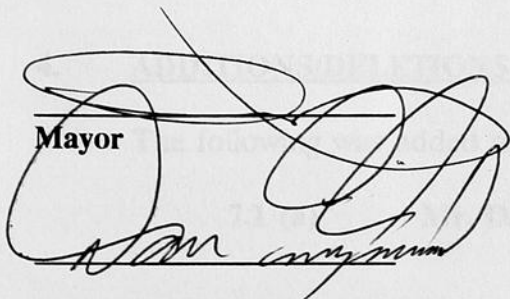
7. **REQUEST FROM HALIFAX COUNTY-BEDFORD DISTRICT SCHOOL BOARD -
JOINT MEETING - ADDITIONAL FUNDING**

Mr. English, Chief Administrative Officer, noted a request has been received from the Halifax County-Bedford District School Board to hold a joint meeting with the Councils from both Bedford and Halifax County in order to discuss their request for Supplementary Funding from the municipalities over and above the \$1.7 million recently announced by the Province. Mr. English further noted the suggested date for such a meeting was June 23, 1992 at 4 p.m. Following a brief discussion, it was agreed this date was not acceptable and another date would have to be arranged.

8. **ADJOURNMENT**

There being no further business, the meeting adjourned at approximately 11:50 a.m.

Mayor



MEETING #25

TOWN OF BEDFORD

Regular Session

Tuesday, June 23, 1992

A Regular Session of the Town Council of the Town of Bedford took place on Tuesday, June 23, 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 were in attendance at the commencement of the Session.

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

3. APPROVAL OF MINUTES

#22 - Regular Session - June 9, 1992

#23 - Public Hearing - June 16, 1992

#24 - Emergency Session - June 17, 1992

ON MOTION of Councillor Goucher and Councillor MacLean, it was moved that Council approve the minutes for #22 Regular Session - June 9, 1992, #23 Public Hearing - June 16, 1992, and #24 Emergency Session - June 17, 1992.

The Motion was unanimously approved.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

The following was added to the agenda:

7.1 (a) Mr. David Millen - Address to Council

5. APPROVAL OF THE ORDER OF BUSINESS

ON MOTION of Councillor Goucher and Councillor Davies, it was moved that Council approve the Order of Business as amended.

With the consensus of Council, item #7.1 was moved up in the agenda to follow Approval of Order of Business.

The Motion was unanimously approved.

7. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

7.1(a)

Mr. Dave Millen - Address to Council

Mr. Millen spoke to Council, as a resident, with respect to the proposed Contract Development Agreement for Kiel Developments Limited at the corner of Hammonds Plains Road and the Bedford Highway.

Mr. Millen expressed his views to Council, and other residents in the area, do not want commercial development of the property. He was specifically concerned about the loss of the Millview playground, indicating it was felt the playground would be lost entirely, and not replaced.

Mr. Millen also recalled actions taken by previous Councils which had the appearance of "secrecy" and non-involvement of the public, especially residents in the pertinent area. He noted the change of zoning, to allow commercial development on the property at Hammonds Plains Road and the Bedford Highway, was done without consulting the people in the neighbourhood. Mr. Millen stated he objects to Council's method of "pushing" things through, and to the M.P.S. approval process in general.

Mr. Millen closed by suggesting that Council defer the proposed development agreement for Kiel Developments Limited and consult with the residents of the neighbourhood to determine a suitable proposal for the site.

Mayor Kelly addressed Mr. Millen's concerns with respect to the M.P.S. process, noting that it may not be the best process, but Council learns as it goes. Mayor Kelly referred to a past decision by a previous Council to limit consultation during the MPS process with neighbourhood residents on development, something he had personally disagreed with at the time. He further indicated that the M.P.S. approval process issue may be addressed at some time in the future, but that the decision on the Kiel

Developments Limited contract now lies with Council.

Mayor Kelly thanked Mr. Millen for his address.

7.1(b)

Consideration - Contract Development Agreement - Kiel Developments Ltd. - Hammonds Plains Road/Bedford Highway

ON MOTION of Councillor Davies and Councillor Oickle, it was moved that Bedford Town Council agree to enter into a Contract Development Agreement with Kiel Developments Ltd. for #954 Bedford Highway/#3 Old Hammonds Plains Road.

Councillor Davies spoke in favour of the Motion, noting he has reviewed the applicable policies of the M.P.S., in context of the land's C.C.D.D. zoning. He indicated in his opinion, the project is in conformity with the M.P.S., which Council must use as a guide in their decisions.

Councillor Davies referred to the Public Hearing held on June 16, 1992, that noting not all residents present were opposed to the project, but had legitimate concerns which could be addressed. He indicated he will support the process to re-zone the other two acres of undeveloped land in this parcel as Residential only, and to plan **with** the residents for a green space and to preserve the natural vegetation.

Councillor Davies further noted that \$25,000 has been allocated by Council to relocate the playground, which is currently under-utilized and under-equipped, to a new site in the area.

With respect to concerns about traffic, Councillor Davies indicated this will continue to be monitored, and any problems will be addressed. He noted that traffic flow in this area will increase in any case.

In closing, Councillor Davies suggested the proposed usage of the site is compatible with the existing neighbourhood, and that he considers the project good for Bedford overall; it also meets with M.P.S. requirements.

Councillor Goucher suggested the problem is not this development proposal itself, but the process of development approval, and that Council is responsible for the process. He noted he had reviewed all past minutes, and had found an expression of concern by the Bedford Planning Advisory Committee regarding the lack of public information with respect to the M.P.S. approval process. He further noted the M.P.S. Public Hearings had been held in July, not September, as had been suggested by

some Council members.

Councillor Goucher indicated that since this land is Town-owned public land - not private land - the process has failed everyone and should be brought back for re-assessment.

ON MOTION of Councillor Goucher and Deputy Mayor Cosgrove, it was moved to defer further discussion of the Kiel Developments Limited Development Agreement for two weeks, to allow the Planning Department to provide further information with respect to concerns raised during discussion and the Public Hearing. **The Motion was DEFEATED.** (Councillor Goucher and Deputy Mayor Cosgrove voted in favour; Councillors Oickle, Davies, MacLean and Hutt were opposed.)

Deputy Mayor Cosgrove indicated her agreement with Mr. Millen, that Council should have visited residents in the area. She noted there appeared to have been two main groups of people at the Public Hearing. One group was totally opposed, and the other group indicated they could live with the project once concerns with respect to the playground and traffic were addressed.

Mayor Kelly turned the Chair over to Deputy Mayor Cosgrove.

ON MOTION of Mayor Kelly and Councillor Goucher, it was moved to refer the matter to Staff for further review and information. **The Motion was DEFEATED.** (Mayor Kelly, Councillor Goucher and Deputy Mayor Cosgrove voted in favour; Councillors Oickle, Davies, MacLean and Hutt were opposed.)

Mayor Kelly resumed the Chair.

Councillor MacLean suggested the degree of sensitivity with respect to this matter was underestimated and could have been addressed sooner. He noted there appears to be three or four items that are the main concerns, and need addressing, i.e. traffic and the impact on Old Hammonds Plains Road and Doyle Street; retention of existing vegetation; buffering of the site; the boundaries of adjacent home owners; and the playground. He requested Barry Zwicker, Director of Planning and Development, to address these items now, rather than defer further discussion.

In response, Mr. Zwicker indicated, with the use of a wall chart, two areas of existing vegetation and noted how the proposed buildings will be shifted, and methods of protection for the trees and vegetation will be used to preserve most of same. He

further noted that the plan achieves the intent of policy #C8 and, in fact, the adjustment of the building site improves same.

With respect to the playground, Mr. Zwicker explained that Staff has conducted research on the deeds for this property which indicate it was originally an old school site deeded to the Bedford Service Commission from the 1955 Board of School Trustees, however, there were no covenants on how it should be used. It was then deeded to the Town in 1980, but again, there were no covenants on its future use.

Regarding the boundaries of adjacent home owners, Mr. Zwicker indicated, on the chart, where the natural vegetation will be retained and where a rockwall/new vegetation buffer will be created to run the entire length of the immediate neighbour, the Higgin's property.

Mr. Zwicker further suggested that plans for the remaining undeveloped piece of land can be addressed by Staff **with** public input.

Councillor MacLean then referred a number of questions to Mr. Rick Paynter, Director of Engineering and Works.

Regarding a seasonal stream running through the property, Mr. Paynter explained that when the engineering plans are developed, he will ensure the stream is piped and tied into the pipe system. He indicated this is not a problem, and that piping seasonal brooks has been done elsewhere and that the stream will continue to flow.

With respect to the impact on the Mill Cove Sewage Treatment Plant, Mr. Paynter noted there are plans in place to expand the plant, but the proposed development would impact very little in any case.

With respect to traffic management and impact, Mr. Paynter noted the accesses have been re-assessed, and one modification he would suggest is to move the access road onto the Bedford Highway 35 feet northward. He indicated other than that, he felt there were no significant concerns, and noted the signal system at the intersection has already been modified. He further noted there is always a period of monitoring traffic patterns, and any problems which may arise with traffic turning onto Crescent Park, or a negative impact on Doyle St. will be addressed.

Councillor MacLean then re-addressed Mr. Zwicker, and asked whether, in his opinion, the concept is comprehensive and in the spirit of the M.P.S. Mr. Zwicker stated that Staff recommend this development, and that it is consistent with the policies and intent of the M.P.S. He suggested, again, that the plans can be dealt with in a segmented fashion, and the remaining property can be developed with

public input.

In response to a question from Councillor MacLean, Mr. Zwicker explained that if the Development Agreement is not entered into, the proponent can appeal to the Nova Scotia Municipal Appeal Board on the basis that the plan is consistent with the M.P.S.

Councillor Oickle briefly addressed the three main concerns i.e. playground, buffering and traffic. He noted the playground will be refurbished and remain in the area; the buffering, as explained by Mr. Zwicker, will extend the full length of the property line on the north side; the traffic issue will have to be dealt with as problems arise. He further noted there are three entities involved: the immediate residents; the developer; and the Town as a whole. Councillor Oickle suggested he will support a decision to designate the remaining parcel of land as R1 Residential. He further suggested that everyone can be winners if all are willing to give and take.

Councillor Hutt spoke, and urged Council not to let the residents down on the issues of the playground, buffering and traffic.

Mayor Kelly asked Mr. Zwicker to clarify which trees and vegetation will be retained, and what part of the existing playground/park will be lost. Mr. Zwicker indicated this to Mayor Kelly with the use of a wall chart and overlays. Mayor Kelly asked for clarification on the choice of access road locations. Mr. Zwicker gave a brief explanation, noting that the best choice is to have them at the extremities of the site, away from the intersection.

The original Motion was put to the meeting and CARRIED. (Councillors Oickle, Davies, Hutt and MacLean voted in favour; Councillor Goucher, Mayor Kelly and Deputy Mayor Cosgrove were opposed.)

Deputy Mayor Cosgrove served NOTICE OF RECONSIDERATION for the next Regular Session.

6. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

6.1 By-Law Committee Report - Proposed Amendment - Board of Police Commissioners By-Law

Mr. English, Chief Administrative Officer, noted the Committee had met earlier this morning with respect to the proposed amendment. A memorandum containing the Committee's recommendation which was to leave as is the current composition of the

Bedford Board of Police Commissioners.

Mayor Kelly indicated that the intention of the Board had been to provide more public input to enable the Board to have direct contact with the public.

There was a misunderstanding regarding the timing of the proposed appointments, and Mayor Kelly clarified that it was intended the new appointments begin in the fall, at the time of normal re-appointments, not immediately.

Councillor Davies inquired with respect to the occasionally sensitive issues that are handled by the Board. Mayor Kelly indicated that appointees are sworn in as Commissioners, and instructed on the confidential aspects of the position.

ON MOTION of Councillor Hutt and Councillor MacLean, it was moved that Council accept the By-Law Committee's recommendation to leave as is the current composition of the Board of Police Commissioners.

Councillor Goucher spoke against the Motion, citing that public participation is a cornerstone of the Town, and all opportunities to provide more should be taken.

Councillor MacLean inquired with respect to the rationale and logic of the proposed changes, noting there had been a lack of communication on this issue.

Dan English, Chief Administrative Officer, indicated the Committee had raised the question of motivation, but all that was available was the Motion from the Police Commission to make the change.

The Motion was put to the meeting and was LOST. (Councillor Davies and Deputy Mayor Cosgrove voted in favour; Councillors Oickle, Hutt and Goucher were opposed; Councillor MacLean abstained.)

ON MOTION of Councillor Goucher and Councillor MacLean, it was moved that Council request the rationale for the Motion from the Board of Police Commissioners be provided and brought back to Council at a later date for further consideration. The Motion was CARRIED. (Councillors Goucher, Davies, MacLean and Mayor Kelly were in favour; Deputy Mayor Cosgrove was opposed; Councillors Oickle and Hutt abstained.)

6.2 Reports - Citizens' Advisory Forum

By memorandum dated June 17, 1992 Mr. English, Chief Administrative Officer, presented a summary of the debates of the initial Citizen's Advisory Forum held on

June 11, 1992.

Mr. English noted that Staff has reviewed the summaries for information and suggestions, and any follow-ups will be implemented where possible.

Councillor Davies noted the format in which the summaries are presented is appreciated, and suggested that a notice regarding the information be made available to the public and placed in the Blueprint.

Councillor MacLean noted he had been impressed with the volume and quality of input from the public, and stated it had been a worthwhile forum.

6.3 Ratification - Bedford Board of Trade Nominees - Municipal Reform Advisory Committee

ON MOTION of Councillor Goucher and Councillor Davies, it was moved that Council accept the two nominees to the Municipal Reform Advisory Committee named in the letter from the Bedford Board of Trade dated June 8, 1992. The nominees are:

*Mr. Don MacKinnon
Mr. Duncan Cross*

The Motion was unanimously approved.

6.4 Regional Library Board Funding

By memorandum dated June 19, 1992 Mr. English, Chief Administrative Officer, reported Staff's recommendation relative to the issue of additional funding to the Regional Library Board.

Mr. English noted that Bedford's current budgeted contribution exceeds mandatory funding by approximately 100%. He further noted that Staff's recommendation deals with two issues: the equity of contribution between Bedford and Halifax County, and additional funding from the County and the Town; and the need for an agreed-upon funding formula for both.

Councillor Hutt indicated he felt Staff had done an excellent job on the report, and he will agree to the recommendation.

ON MOTION of Councillor Hutt and Councillor Goucher, it was moved that Council accept Staff's recommendation in the memorandum dated June 19, 1992, and that a meeting with the Halifax County Council be arranged for the agenda of the Joint Council Session scheduled for July 13, 1992 respecting School Board Funding.

Further discussion ensued regarding the Library Board's request for additional funding, and Councillor Hutt noted there is a possibility the Library Board may soon hear from the Province regarding additional funding. In that case, the Board will not need any additional funds from either the Town or the County. He indicated that Mary Gillis of the Library Board had noted they are willing to wait for an answer from the Province before receiving further consideration from the Town.

The Motion was put to the meeting and was unanimously approved.

6.5 New Elementary School

Mayor Kelly reported for the record, the recent Provincial announcement for a new Elementary School in Bedford. He noted that once the design process has been completed, the construction tender will take place in the fall. Completion of the school is expected for a 1993/94 opening.

ON MOTION of Councillor MacLean and Councillor Goucher, it was moved that a letter of thanks be sent to the Town's M.L.A. Hon. Ken Streach and the Minister of Education, Guy Leblanc. **The Motion was unanimously approved.**

6.6 District School Board Funding - Joint Meeting Date - July 13, 1992

Mayor Kelly verbally reported, for Council's information, that the meeting has been confirmed for July 13, 1992 at 6 p.m. in the County Council Chambers.

8. PETITIONS AND DELEGATIONS - NIL

9. MOTIONS - NIL

10. NEW BUSINESS - NIL

11. REPORTS - NIL

11.1 COMMITTEES/COMMISSIONS/BOARDS - NIL

11.2 DEPARTMENTAL - NIL

12. CORRESPONDENCE - NIL

13. MOTIONS OF RECONSIDERATION - NIL

14. MOTION OF RECISSION - NIL

15. NOTICES OF MOTION - NIL

16. DEPARTMENTAL INFORMATION REPORTS - NIL

17. QUESTIONS

17.1 Status Sheet

18. ADDED ITEMS - NIL

19. ADJOURNMENT

ON MOTION of Councillor Goucher and Councillor Davies, it was moved to adjourn the 25th Regular Session of the Town Council of the Town of Bedford at approximately 8:50 p.m.

The motion was unanimously approved.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

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MEETING #26

TOWN OF BEDFORD

Regular Session

Tuesday, July 14, 1992

A Regular Session of the Town Council of the Town of Bedford took place on Tuesday, July 14, 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, Harris Hutt, Len Goucher, Bill MacLean and Stephen Oickle were in attendance at the commencement of the Session.

Staff members in attendance included Dan English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Barry Zwicker, Director of Planning and Development; Francis McKenzie, Director, B.E.D.C; and Donna Davis-Lohnes, Senior Planner.

3. APPROVAL OF MINUTES

#25 - Regular Council Session - June 23, 1992

ON MOTION of Councillor Goucher and Councillor Oickle, it was moved that Council approve the minutes for #25 Regular Council Session - June 23, 1992.

The Motion was unanimously approved.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

The following was added to the agenda:

10.2 Library Funding

10.3 Development Agreement - Town of Bedford/B.W.D.C.

With the approval of the Council members, item #13.1 - Motion of Reconsideration, was heard first on the agenda, prior to item #6.

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

ON MOTION of Councillor Goucher and Councillor Hutt, it was moved that Council approve the Order of Business as amended. The Motion was unanimously approved.

13. **MOTIONS OF RECONSIDERATION**

13.1 **Motion of June 23, 1992 re Contract Development Agreement - Kiel Developments Limited - Hammonds Plains Road/Bedford Highway - Deputy Mayor Cosgrove**

Deputy Mayor Cosgrove addressed Council noting her concerns regarding the Contract Development Agreement with Kiel Developments. She also noted that although the development was a good one, the residents in the immediate vicinity have expressed negative feelings about the suitability of the development to the neighbourhood.

ON MOTION of Deputy Mayor Cosgrove and Councillor Goucher, it was moved that Council RECONSIDER the Motion of June 23, 1992. The Motion read:

ON MOTION of Councillor Davies and Councillor Oickle, it was moved that Bedford Town Council agree to enter into a Contract Development Agreement with Kiel Developments Ltd. for #954 Bedford Highway #3 Old Hammonds Plains Road. The Motion was CARRIED. (Councillors Oickle, Davies, Hutt and MacLean voted in favour; Councillor Goucher, Mayor Kelly and Deputy Mayor Cosgrove were opposed.)

The Motion to Reconsider was DEFEATED. (Councillor Goucher, Mayor Kelly and Deputy Mayor Cosgrove voted in favour; Councillors Oickle, Hutt, Davies and MacLean were opposed.)

Councillor Goucher indicated his intent to speak with respect to the remaining section of Town-owned land at this site under item #10.1.

6. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

6.1 **Proposed Amendment - Board of Police Commissioners By-Law**

By memorandum dated July 8, 1992, Mayor Peter Kelly provided a further explanation of the reasons for a request from the Board of Police Commissioners to amend the By-Law in order that the Board can increase its composition by two (2) members.

Councillor MacLean spoke on the matter, indicating that although he supports the idea of more public input, he questioned isolating the Police Commission in this respect, and suggested that consideration be given to expanding all Town committees and commissions where possible.

Mayor Kelly indicated that expansion of the Police Commission at this time does not preclude the expansion of any other committee or commission.

ON MOTION of Councillor MacLean and Deputy Mayor Cosgrove, it was moved that Staff be directed to review all Town Committees and Commissions to determine if they could or should be expanded, and draft a report for submission to the By-Law/Policy Advisory Committee before being presented to Council.

Councillor Goucher inquired from Councillor MacLean as to whether the intent was for **expansion** only, and not to replace current members. He indicated he would not like to see any decrease in the memberships of the Committees. Councillor MacLean indicated his intent was for possible expansion to the existing memberships of Committees only.

Councillor Goucher also suggested that the Chairs of the committees should be the first source of information as to whether the committees need expanding. Councillor MacLean indicated that he assumed Staff would utilize this avenue in developing the report.

The Motion was put to the meeting and unanimously approved.

Councillor Oickle inquired of Mr. Dan English whether he knew if any of the committees were currently at a maximum membership level. Mr. English indicated that the committees are governed by different policies/legislation, and each would have to be looked at individually.

6.2 External Communication - Notice Signs/Council Chambers Sound System

By memorandum dated July 10, 1992, Mr. English, Chief Administrative Officer, reported on Staff's review of the matter, and included a report on a study conducted by Mr. Rudy Vodicka (a summer student), on all communication methods currently being utilized by the Town. Mr. English noted it is evident from the report the Town is quite proactive in its external communication efforts

A Community Events Calendar schedule for local media was included, and Mr. English noted it is Staff's recommendation to proceed with an expanded notification of the local media, as per the schedule.

Mr. English verbally reported on a suggested portable sound and recording system for the Council Chambers, noting the cost would be approximately \$12,000 but that nothing has been included in the current Operating or Capital Budget of the Town.

Councillor Goucher suggested that, under Policy CP-5, the use of resident association's newsletters be included, since it doesn't come forth in the recommendations.

Mr. English noted that the recommendations are on **new initiatives**; currently, the Chairs of the resident's associations are to call and check on agenda items that may be pertinent to their area.

Councillor Goucher and Mayor Kelly suggested that an agenda package could be sent out by mail or courier to the Chairs prior to a meeting.

Mr. English noted that the use of the courier is limited to delivery to Council members, and suggested that the mail may not be reliable.

With respect to a community bulletin board sign, Mr. English noted that the Land Use Bylaw prevents the erection of another sign on the property of the Town Offices, but that the Town can utilize space on the existing sign.

Councillor MacLean inquired as to the benefit of a community bulletin board.

Councillor Goucher indicated the sign would be used to post notices of meetings and community events, and it would be an effective means of communication for the Town since a majority of the residents drive by at least once a day.

Councillor MacLean commented it would benefit the entire community, not just Council.

The suggested sound system was then discussed with Mr. English describing the system in more detail.

Deputy Mayor Cosgrove inquired whether the less sophisticated Recreation Department's sound system could be used in the interim. Mr. English suggested that sound system may not be suitable for use in the Chambers.

Councillor Hutt inquired as to when the Town's lease for the current offices is expiring. Mr. English indicated that it would expire in July 1994.

ON MOTION of Councillor Hutt and Councillor Davies, it was moved that further discussion and consideration of the portable sound system for Council Chambers be deferred until the 1992/93 Budget Deliberations. **The Motion was CARRIED.** (Councillor Goucher was opposed.)

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

8. **PETITIONS AND DELEGATIONS** - NIL

9. **MOTIONS** - NIL

10. **NEW BUSINESS**

10.1 **Municipal Planning Strategy**

Mayor Kelly addressed Council with respect to his concern that the M.P.S. needs further review and clarification. In particular, at this time, Mayor Kelly indicated several items of concern such as public input, view planes, and concerns related to CCDD's. He suggested that a committee be struck to commence the review process.

Councillor Oickle inquired whether the intent was to bring the entire M.P.S. for review or for amendment. Mayor Kelly indicated that it was for both. Councillor Oickle expressed disinterest at this time in reviewing the M.P.S. as a whole, but was open for consideration of specific amendments. He suggested that Council set aside a day to meet and discuss the M.P.S. and to consider any possible amendments. Mayor Kelly noted that the M.P.S. is a legal document, and that legal constraints may require that any amendments be dealt with in public.

Councillor Goucher spoke to Council and referred to the B.P.A.C. Activity Report included in the agenda, which contained a Motion recommending that a comprehensive review of the land uses relative to CCDD be undertaken prior to initiating any recommendations regarding text amendments to the M.P.S.

ON MOTION of Councillor Goucher and Councillor Oickle, it was moved that the Bedford Planning Advisory Committee review the M.P.S. document, specifically that portion relative to the CCDD, and report back to Town Council with recommendations.

Mayor Kelly inquired of Mr. Zwicker, Director of Planning and Development, whether it was the intent of Staff that the CCDD section of the M.P.S. be reviewed. Mr. Zwicker indicated that the idea had originated during discussions of the Development Agreement with Bedford Village Properties Ltd. in relation to uses proposed for Parcel M-1. He noted that there were policy statements within the M.P.S. to support a text amendment to the Land Use Bylaw within the CCDD zone to permit single and two family residential housing units. Mr. Zwicker indicated Staff's support in conducting a review of the CCDD section of the M.P.S. if it was the desire of Council.

Mayor Kelly inquired whether current development applications must be dealt with under the CCDD policies in place at the time of application. Mr. Zwicker indicated this was so, and noted any subsequent amendments to the MPS & LUB that would not affect the development applications presently under review.

Councillor Davies spoke against the motion, noting that Council can review any portion of the M.P.S. at any time, and that he did not feel it was useful for B.P.A.C. to review the CCDD portion of it on its own.

Councillor MacLean requested clarification from Mr. Zwicker as to whether Staff felt there was enough policy support to make a text amendment to the CCDD zone, without submission to the Province for approval. Mr. Zwicker indicated this was so, but further indicated that Staff also support a comprehensive review of the CCDD due to past and present concerns regarding commercial development along the Bedford Highway. He noted that, at the time of development of this M.P.S. document, Planning Staff had felt there was too broad of an approach to designations for commercial development along the Bedford Highway. A comprehensive review would establish the impact of the current approach and make suggestions for change.

Mayor Kelly noted that while Staff, Council and the public have items of concern regarding the M.P.S., Staff are there as a resource to Council, and that it is Council which must make the decisions.

Councillor MacLean indicated he felt the issue was too vague at this time to deal with, and that more written background information was required.

Deputy Mayor Cosgrove noted that, as a member of B.P.A.C. who had voted against the B.P.A.C. motion indicated by Councillor Goucher, the vote was by no means unanimous.

Councillor MacLean questioned why B.P.A.C. is asking Council to direct them to carry out a review, when it is within their mandate to do so. Mayor Kelly suggested it would be better for them to have Council's support, than to go through the exercise without a purpose.

Councillor Goucher suggested the issue had been started when it was suggested that a text amendment be made to the CCDD zone in order to make the CCDD meet the requirements of a proposed development. He indicated it should be reviewed as a whole first, and that "band-aid" changes not be made, as a "band-aid" approach would not be accepted by the majority of the Town. Councillor Goucher stated if a text amendment was processed, there would be no reason to then conduct a comprehensive review.

Deputy Mayor Cosgrove suggested that a text amendment goes through the public process (information meeting, public hearing and back to Council), just like re-zonings and development agreements and, would achieve a greater public input, versus having B.P.A.C. conduct a review.

Councillor Goucher made a point of clarification, noting that whether or not B.P.A.C. conducts a comprehensive review, the entire public process will be undertaken for any amendments.

ON MOTION of Councillor Oickle and Councillor Goucher, it was moved to AMEND the Motion to include having the Bedford Planning Advisory Committee examine the issue of allowable density within the CCDD's.

Councillor Goucher, speaking in support of the amendment, noted that if single families were allowed within the CCDD zone there would not be density restrictions, as there is for other residential zoning.

Councillor MacLean indicated he supports the intent of the amendment, but that he felt it should be within a separate motion.

The Motion was put to the meeting and CARRIED. (Councillors Oickle, Hutt, Goucher and Mayor Kelly voted in favour; Councillors MacLean, Davies and Deputy Mayor Cosgrove were opposed.)

The Amended Motion was then put to the meeting and CARRIED. (Councillors Oickle, Hutt, Goucher and Mayor Kelly voted in favour; Councillors MacLean, Davies and Deputy Mayor Cosgrove were opposed.)

ON MOTION of Councillor MacLean and Councillor Davies, it was moved that Planning Staff prepare the necessary reports and hearing advertisements with respect to a text amendment to the CCDD zone to allow the building of single and two family dwelling units within a CCDD zone, to accomodate the concerns regarding the town-owned land at the corner of Hammonds Plains Road and the Bedford Highway.

In response to questions from Council relative to changing the designation and zone on the subject lands to Residential & RSU respectively, Mr. Zwicker noted this would require one or two text amendments to the M.P.S., and amendment of the GenFLUM, and an amendment to the Zoning Map with the LUB.

Councillor Oickle requested clarification as to whether Councillor MacLean was specifically talking about the section of Town-owned land, or all land zoned CCDD. Councillor MacLean responded, indicating he intended the Motion to include **all** CCDD lands.

Councillor Oickle then stated he was against the Motion, suggesting that it would "create holes" in the M.P.S., it would not provide enough protection for other CCDD-zoned lands with Residential construction. He noted a developer could then construct any type or amount of housing on the lot, such as an apartment building. Councillor Oickle indicated he could only support a total re-zoning of that particular piece of town-owned land.

In response to a question from Mayor Kelly, Mr. Zwicker noted any development proposal would have to come through Council for approval in a CCDD and any future amendment fto a development agreement in a CCDD.

Councillor Goucher indicated that, while that may be true, if the permitted use was permitted in the CCDD and the M.P.S., then Council would not be able to turn it down. He suggested amending the Motion to deal specifically with the land in question.

Mayor Kelly noted that Councillor MacLean has indicated his intent for the Motion, and that such an amendment would change the intent; therefore, it cannot be allowed.

Councillor Goucher then indicated he was against the Motion. He noted the Motion is going around B.P.A.C. to make changes to the CCDD before a comprehensive review, and that it would not protect future land uses.

Mayor Kelly asked Councillor MacLean whether he would consider dealing specifically with the Town-owned land in question. Councillor MacLean indicated that it is his intent to cover all of the CCDD, and to hear the public's input and intent with respect to the issue.

The Motion was put to the meeting and was DEFEATED. (Councillors MacLean, Davies and Deputy Mayor Cosgrove voted in favour; Councillors Oickle, Goucher, Hutt and Mayor Kelly were opposed.)

ON MOTION of Councillor Goucher and Councillor Oickle, it was moved that Staff begin the process of amending the General Land Use Map and LUB to change the Commercial Zoning to RSU for the residual land at the corner of Hammonds Plains Road and the Bedford Highway.

Councillor MacLean inquired whether the intent was for the land to be entirely residential, or would some of it be designated parkland. Councillor Goucher indicated that it would be entirely residential, but it was intended that there would be some parkland and greenspace included.

Councillor Hutt and Deputy Mayor Cosgrove both expressed concern with respect to the existing vegetation buffer, and whether it might be cut down.

Mr. Zwicker expressed concern that RSU would allow only 6,000 square foot lots with 60 foot frontage on a public Street, and not the possibility of cluster-type housing with a majority of the land being left as green space. He indicated that on the two acres of land, eight units would be the maximum that could be built, but that realistically the yield would likely be only two or three if open space and parkland were to be retained.

Councillor Oickle expressed the intent of the Motion was for a couple of singles and parkland, and that getting the highest yield was not important. He noted that, as the owner of the land, the Town would have complete control over how much was used for housing, parkland or greenspace, and could protect the existing vegetation buffer.

The Motion was put to the meeting and was unanimously approved.

Mayor Kelly then returned Council's attention to the issue of reviewing the M.P.S. as a whole, noting that it is felt the M.P.S. needs modification and change, and that a comprehensive approach is needed.

Councillor Goucher noted that a previous five-year review of the M.P.S. had been difficult, in attempting to review the entire document at one time. He suggested that Council refer this issue back to Staff, and ask that a process by which to carry out an ongoing review be created, so that in 1996, when the M.P.S. is required to be fully reviewed, the process will have been mainly completed.

ON MOTION of Councillor Goucher and Deputy Mayor Cosgrove, it was moved that Council request Staff, in consultation with the Town Advisory Committee's, to create a systematic review system for the M.P.S.

Deputy Mayor Cosgrove noted this would be a means to keep the document updated and clarified, and inquired of Mr. Zwicker whether any changes to the document would have to go through the usual approval process. Mr. Zwicker indicated that Council would still follow the adopted process of approval, with public hearings etc.

Deputy Mayor Cosgrove then suggested that the Motion be amended to indicate that there will be one or two Public Hearings a year to deal collectively with any changes to the M.P.S.

Councillor Goucher noted there are already two Public Information Sessions with respect to Planning issues per year.

Deputy Mayor Cosgrove then inquired whether those two Public Information Sessions could be considered part of the approval process. Barry Zwicker affirmed they could.

Mr. Zwicker also commented that, in addition to a systematic approach to an ongoing review of the M.P.S. document, a strategic planning exercise is needed in order to bring focus on the future of the Town and to bring all policy documents together. He noted that many policies are contradictory and do not collectively work towards a set of objectives or goals.

Councillor Oickle spoke against the Motion, indicating he would not like to see the "whole document taken apart", but to deal with any issues as they come up.

Councillor Goucher indicated it is not the intention to tear the document apart, but to keep the document up to date, and to just have the review process in place.

Councillor Oickle then indicated his support for the Motion.

Councillor Davies suggested this is a first step, to have Staff present a report on a systematic review process.

Councillor MacLean expressed concern whether the intent is to establish a process to generate timely and thoughtful review of the M.P.S., in order to be ready for the five-year review, and not to have the means by which to make constant changes.

Mayor Kelly responded, indicating the intent is not to make changes, but that it does not preclude any concerns being raised by Staff, Council or the Public. He noted that if there are any concerns raised that need public input, then Public Hearings or Information Sessions could be arranged two or three times a year.

Councillor Goucher indicated that the intent is not to do "chopping" and make constant changes, but that there will be times when changes will be considered, or Council may request B.P.A.C. to review specific parts of the M.P.S.

Councillor MacLean again expressed his concern that it will also become an ongoing process of amendments.

The Motion was put to the meeting and was unanimously approved.

Mr. Zwicker then circulated copies of a Resolution for consideration by Council.

ON MOTION of Councillor Goucher and Councillor Oickle, it was moved that the Council of the Town of Bedford designate the information meeting required as per Policy CP-9 of the Municipal Planning Strategy to serve as the required Public Participation Programme pursuant to Sections 34 and 50 of the Planning Act where proposed site specific amendments to the Municipal Planning Strategy shall be discussed.

The Motion was put to the meeting and was unanimously approved.

10.2 Library Funding

Copies of a letter from Ms. Beverley J. Brucha, Assistant Executive Officer of the Halifax County Regional Library, were circulated to Council. The letter reported on a Motion by Halifax County Council approving an additional \$66,000 grant to the Regional Library, that was conditional on the Town of Bedford also providing an additional grant, on the basis of ratio of uniform assessment between the two municipalities. The total additional grant requested was \$24,081.

ON MOTION of Councillor Hutt and Councillor Goucher, it was moved that Bedford Town Council provide additional funding in the amount of \$24,081.00 to the Halifax County Regional Library.

Mayor Kelly inquired whether this may set a precedent for future requests for funds, or for a funding formula for additional funds.

Mr. English responded, indicating that it **could** set a precedent, noting that the mandatory funding is based on assessment, but that there is currently no agreed formula for additional funds.

Mayor Kelly inquired what Bedford is currently paying per capita. Mr. English indicated that the combined additional funds and mandatory funds amount to 12.53 per capita for Bedford and 7.06 per capita for the County.

Councillor Hutt indicated he disagreed that approval of the request would be precedent-setting, noting that a Joint Committee to review the formula on additional funding has been requested.

Councillor Davies, in speaking to the Motion, indicated that while he supports the whole aspect of providing adequate funding to the library, he was concerned that the fiscal year is not yet half over and already Council is considering unbudgeted spending. He noted it is a legitimate request, but there will be other legitimate requests before March 31, 1993, and there will be some that Council will not be able to afford.

Councillor MacLean inquired of Councillor Hutt about the allocation of the funds. Councillor Hutt indicated that the Library Board has assured that while the additional funds will go into the General Funds, all details of the benefits to the Bedford Branch shown in the letter will be met. Councillor Hutt also displayed a graph which demonstrated the rate of growth that the Bedford Branch has undergone since moving to the Wardour Centre.

Deputy Mayor Cosgrove inquired where the funds would come from, if the Motion were passed. Mr. Dan English indicated that a deficit in this account would result.

The Motion was put to the Meeting and CARRIED. (Deputy Mayor Cosgrove and Mayor Kelly were opposed; Councillor Davies abstained.)

ON MOTION of Councillor MacLean and Councillor Goucher, it was moved that correspondence be forwarded to Halifax County, indicating that the additional funding is provided without prejudice. The Motion was unanimously approved.

10.3 Consideration - Development Agreement - Town of Bedford/B.W.D.C.

By memorandum dated July 13, 1992, Mr. Dan English, Chief Administrative Officer, reported on the July 10, 1992 decision of the Nova Scotia Municipal Appeal Board on the Appeal of Fred and Claudette Shuman, and attached a copy of the Council Memorandum of May 8, 1992 deferred from the May 10th Council Session.

ON MOTION of Deputy Mayor Cosgrove and Councillor Hutt, it was moved that Council approve the detailed plans for Site 3.8 of the Bedford Waterfront Development, as presented.

Councillor Goucher inquired whether the outcome of the Shuman Appeal and approval by Council of the Development Agreement will affect any further appeals of the overall Development Agreement with respect to the B.W.D.C.

Mr. Zwicker, Director of Planning and Development, indicated it is the legal opinion that it will not limit any further appeals.

Councillor Oickle inquired of Mr. Zwicker as to what material would be used on the exterior of the buildings. Mr. Zwicker indicated on the site plan that masonry, wood siding and asphalt shingles were the materials to be used.

The Motion was put to the meeting and was unanimously approved.

11. REPORTS

11.1 COMMITTEES/COMMISSIONS/BOARDS

11.1.1

Activity Report - Bedford Planning Advisory Committee

A copy of the Report was included in the agenda. Mayor Kelly indicated that the report has been dealt with previously in the agenda. There was no further discussion.

11.1.2

Heritage Designation - Update

Councillor MacLean briefly thanked Council for their attendance and participation at the Heritage Designation of the Scott (Tolson) Manor House. He noted approximately 300 people had attended, and that the event had been funded mainly by a Canada Day grant and Corporate support. The Heritage Advisory Committee will be tendering a report to Council in the near future.

11.2.3

Bedford Days - Update

Councillor MacLean reported that Bedford Days had been highly successful. He noted that the B.W.D.C. event had been particularly well-attended.

Councillor MacLean went on to note that the event had grown beyond the original concept, and requires more long-term planning. He indicated that the Committee will be having a post-event analysis meeting, and will likely recommend that a Committee be established earlier in the fall to give more opportunity for planning.

11.2 **DEPARTMENTAL - NIL**

12. **CORRESPONDENCE**

12.1 **Motel Association of Suburban Halifax - Bedford Signage - Highway #102**

Mr. Francis McKenzie of the Bedford Economic Development Commission was asked by Mayor Kelly to address Council with respect to a letter from the Bedford Board of Trade, Metro Area Tourism Association, and the Motel Association of Suburban Halifax. The letter was regarding the issue of Bedford motel signage on Highway #102.

Mr. McKenzie explained there are four motels in Bedford and four in Halifax, represented by the Motel Association with the owners concerned about the diversion of traffic to Dartmouth and Halifax that is occurring on Highway #102. It has been suggested a sign be erected 500 feet from the centre line of Highway #102, at Miller Lake, to provide an alternative to traffic diverting at this point to Dartmouth. A new sign would cost approximately \$30,000.00. However, the Province currently has a blue sign at the Bedford Town limits on Highway #102, and as a result of a request made to the Deputy Minister, it has been agreed that the Department of Transport will move the sign to north of the 118, at a cost to the Town of \$3,000 to \$3,500.

Councillor Hutt suggested if the sign were moved, it should be revamped to indicate the motel and gas symbols, and note the Bedford exit number and distance. He indicated this sign would be the most appropriate for Bedford, since there is no provision in the Budget for funds for a new sign.

ON MOTION of Councillor Hutt and Councillor Davies, it was moved that the Town of Bedford request the Department of Transport to relocate the blue highway sign to north of highway #118, and have the appropriate changes made, such as the addition of motel and gas symbols, and the Bedford exit number and distance.

Mayor Kelly commented this would be subject to Provincial approval.

Councillor Hutt suggested that some consideration be given to changing the wording of the sign.

Councillor Davies indicated this is the best alternative at this time, and that it should be up to the Motel Association as whether they want the blue sign moved.

Councillor Hutt suggested it is late in the season, and if action is deferred until further information is received, it may be too late.

Councillor Goucher suggested the E.D.C. meet with the Motel Association to discuss the sign. Councillor Davies noted the E.D.C. has been dealing with the matter for over a year.

Councillor Oickle indicated he was against the Motion, and suggested deferring further discussion to the 1992/93 Budget Deliberations.

Councillor Hutt again urged Council to make a decision at this time.

ON MOTION of Councillor Goucher and Councillor Davies, it was moved to **AMEND** the Motion to stipulate that the relocation of the sign will not be done if it is not agreeable to the Motel Association. **The Motion was CARRIED.** (Mayor Kelly was opposed; Councillor Oickle abstained.)

The amended Motion was put to the meeting and CARRIED. (Councillor Oickle abstained.)

12.2 Appointment to Cobequid Multi-Service Centre

By letter dated July 2, 1992, Mr. George Moody, of the Department of Health, advised Mayor Kelly that the term of Mr. Keith Roberts, as a member of the Cobequid Multi-Service Centre has expired, and requesting nomination of a new representative.

ON MOTION of Councillor Goucher and Councillor Davies, it was moved that the Town of Bedford advertise for the appointment in the August Blueprint. **The Motion was unanimously approved.**

14. MOTION OF RECISSION - NIL

15. NOTICES OF MOTION - NIL

16. DEPARTMENTAL INFORMATION REPORTS

16.1 Planning and Development Control - DEFERRED

16.1.1 Building Inspector's Monthly Report - Month of June 1992 - DEFERRED

16.1.2 Mainstreet Commercial Zoning - DEFERRED

17. QUESTIONS - NIL

18. ADDED ITEMS - NIL

19. ADJOURNMENT

ON MOTION of Mayor Kelly, it was moved to adjourn the 26th Regular Session of the Town Council of the Town of Bedford at approximately 10:30 p.m.

The motion was unanimously approved.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

MEETING #27

TOWN OF BEDFORD

Special Session

Tuesday, July 23, 1992

A Special Session of the Town Council of the Town of Bedford took place on Tuesday, July 23, 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

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

Staff members in attendance included Dan English, Chief Administrative Officer; and Rick Paynter, Director of Engineering and Works.

REGRETS: Councillors John Davies, Harris Hutt and Deputy Mayor Anne Cosgrove.

3. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

There were no Additions or Deletions to the Order of Business.

With the agreement of Council members, Item #6 was heard before Item #5.

4. APPROVAL OF THE ORDER OF BUSINESS

The Order of Business was unanimously approved.

6. **PRESENTATION & DISCUSSION - MR. BILL HAYWARD AND MS. SUSAN HOLTZ - MEDIATORS - WASTE DISPOSAL MANAGEMENT MEDIATION COMMITTEE**

Mr. Hayward and Ms. Holtz were introduced by the Mayor to Council. Mayor Kelly informed Council that they were present for information purposes, and to hear any concerns or questions that Council members may have.

Mr. Hayward addressed Council. He briefly reviewed his and Ms. Holtz's role as mediators for the Waste Disposal Management Mediation Committee, which is comprised of the Chief Magistrates and C.A.O.'s of the four Municipalities involved. He noted that the goal of the Committee is to agree on a Solid Waste Management Strategy by July 31, 1992.

Ms. Holtz then addressed Council to briefly describe her professional background as an Environmental Policy Consultant, involved in Environmental Mediation and labour disputes, mainly in the United States. She noted that this is a historical first matter of Environmental Mediation in Canada.

Ms. Holtz went on to describe the role of a mediator, as opposed to an arbitrator or conciliator, which is to bring the parties together in agreement.

The floor was then opened to questions or comments from Council.

Councillor MacLean inquired whether the purpose of their visit was to hear concerns, or could they provide any information with respect to the status of the committee's findings. Mr. Hayward indicated that they could not speak on the status of the committee, but wish to hear directly from the Councillors their concerns.

Councillor MacLean then inquired to Ms. Holtz what her opinion was of incineration, and whether she considered it compatible to the environment. Ms. Holtz indicated that it is not her role to bring any personal agenda to the Committee's table; however, if she were to be asked to do so, she would want to do more research on this particular situation before giving a particular opinion.

Ms. Holtz went on to say that there is a general attitude that there is a "right" environmental choice to be made, but that it is not black and white; there are trade-offs and uncertainties.

Councillor MacLean inquired further, asking what, even with the trade-offs, would she consider to be a preferred option. Ms. Holtz indicated that this would be a judgement call that she would want to investigate more closely before making a

decision. She further noted that she felt a Toxic Materials Policy is needed, and that the "heart of the problem" is not being looked at.

Councillor MacLean ended his comments by noting that his own two concerns are the impact of the choice that is made; that a balance between economic and environmental trade-offs is achieved.

Councillor Goucher then spoke, suggesting that if Halifax is to remain a partner with the other three Municipalities, then some compromises will have to be made. If Halifax is not a partner, then the incinerator should be down-sized, and diversion of waste increased, perhaps by composting. He also expressed concern as to how an agreement can be reached by July 31.

Other concerns that Councillor Goucher hoped would be considered were:

- The cost of recycling. He noted that Calgary and Edmonton recently reported that they cannot dispose of their recyclables.
- The cost of supplemental fuels for the incinerator.
- That accurate figures for the generation of waste be found, in order to match the size of the incinerator.
- There has been so much information put out, it is difficult to know what to believe. Councillor Goucher expressed hope that the committee will have the kind of solid information needed to take an unbiased look at the matter.
- The Capital cost of building an incinerator.
- Compensation packages and the cost of land. What is best for **all** Municipalities.
- That the Bedford siting be given proper consideration.
- That viable alternatives be considered. The two suggested by Halifax would be "exporting our problem". Councillor Goucher indicated that he could not support them.
- That the incinerator be environmentally safe and effectively operated under a **Regional** program.