

11.1 COMMITTEES/COMMISSIONS/BOARDS

11.2 DEPARTMENTAL

12. CORRESPONDENCE

12.1 Mayor Gloria McCluskey - Sale of .5% Alcohol Beer

Councillor Cosgrove spoke to Council with respect to the above, for which background information was circulated previously.

Councillor Cosgrove expressed a concern, shared by the Board of Health, that although .5% alcohol beer is low in alcohol, the taste is the same, and young people could acquire a taste for it. By allowing it to be sold to young people, it could encourage beer-drinking as a "social" activity.

**ON MOTION of Councillor Cosgrove and Councillor Davies, it was moved that the sale of .5% alcohol beer be restricted to the N.S.L.C. The Motion was unanimously approved.**

13. MOTIONS OF RECONSIDERATION - NIL

14. MOTIONS OF RECESSIOIN - NIL

15. NOTICES OF MOTION

Councillor Hutt gave Notice of Motion of Reconsideration with respect to the Motion to make the two Peregrine Street lots into one lot.

16. DEPARTMENTAL INFORMATION REPORTS

16.1 (a) Fire Chief's Monthly Report - Months of Nov/Dec/ 1992

**ON MOTION of Councillor Goucher and Councillor Davies, it was moved to table the Fire Chief's Monthly Report for the months of November and December 1992. The Motion was unanimously approved.**

TOWN OF BEDFORD

(b) **Fire Department - Annual Report - 1992**

**ON MOTION** of Councillor Davies and Councillor Goucher, it was moved to table the Fire Department Annual Report for 1992. **The Motion was unanimously approved.**

**16.2 Building Inspector's Monthly Report - Months of Nov/Dec/92**

**ON MOTION** of Deputy Mayor Oickle and Councillor Cosgrove, it was moved to table the Building Inspector's Monthly Report for the months of November and December 1992. **The Motion was unanimously approved.**

**17. QUESTIONS - NIL**

**18. ADDED ITEMS - NIL**

**9. ADJOURNMENT**

**ON MOTION** of Mayor Kelly, it was moved to adjourn the 55th Reconvened Regular Session of the Town of Bedford at approximately 7:30 p.m. **The motion was unanimously approved.**

MAYOR

CHIEF ADMINISTRATIVE OFFICER

/sk

MEETING #57

TOWN OF BEDFORD

Regular Session

Tuesday, February 23, 1993

A Regular Session of the Town Council of the Town of Bedford took place on Tuesday, February 23, 1993 at 7:45 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia.

1. LORD'S PRAYER

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

2. ATTENDANCE

Deputy Mayor Stephen Oickle and Councillors Anne Cosgrove, John Davies, Len Goucher, Harris Hutt, and Bill MacLean were in attendance at the commencement of the Meeting.

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

There were approximately 35 residents present.

3. APPROVAL OF MINUTES - NIL

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

The following additions to the Order of Business were made:

Item 10.5 Appointment of Solicitor - M-1 Development Appeal

Item 10.6 Rules of Order By-Law - Reference to Kerr & King re Point of Privilege

**ON MOTION** of Councillor Goucher and Councillor Davies, it was moved to approve the Additions to the Order of Business. **The Motion was unanimously approved.**

The following was added to the Order of Business, following a unanimous vote by secret ballot of Council:

Item 8.4 Delegation - Mr. Drummond Brown - Wardour Street re Flooding Problems, February 17, 1993

The following was deleted from the Order of Business:

Item 8.2 Mr. Peter McInroy - Proposed Economic Pilot Project - Bedford

The following was Deferred to the March 2 meeting:

Item 6.1 Continuation of Review 1993-96 Capital Budget

5. **APPROVAL OF ORDER OF BUSINESS**

*ON MOTION of Councillor Davies and Councillor Hutt, it was moved to approve the Order of Business as amended. The Motion was unanimously approved.*

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

6.1 Continuation of Review of 1993-96 Capital Budget - DEFERRED

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

8. **PETITIONS AND DELEGATIONS**

8.1 Mr. James Aitken - Proposal - Upgrading of Lions Pool

Mr. Aitken, representing the group, Parents For an Upgraded Lions Playground Pool, addressed Council on the proposal, giving first a brief history of events that have led to the design and cost study which was being presented.

Mr. Aitken reported that the group had applied for, and received, a grant to have the study conducted after reviewing an older study on recreational facilities in Bedford that had indicated there was support in the town for larger swimming facilities. They also received an indication of support from local groups and businesses. A presentation was made to Bedford Recreation Advisory Committee, and the proposal received support in principle by a Motion of approval.

Mr. Aitken noted that two phases are proposed. Phase I includes a regulation-size, 6-lane swimming pool, wading pool, bleachers, and renovation of the first floor of the change house. Phase II includes the upgrading of the existing basketball court and parking lot, and construction of a second floor on the change house to provide a

multi-purpose room/youth centre.

A Provincial grant has been applied for, and the group will be seeking tax-free status.

Mr. Aitken then asked Mr. Keirstead, Architect to explain the drawings and the proposed budget. Mr. Keirstead pointed out the features of Phase I and II, and also noted that a regulation-size pool will attract use by various groups in the Town, such as the yacht club, fire department and swim teams, for life-saving training and other training. It will also create more employment for young people.

Phase I is estimated to cost \$305,282. He noted that the estimate figures were deliberately made on the high side. It is hoped the Provincial grant will contribute \$125,000 to \$150,000, and that the Town of Bedford will contribute \$100,000. It is proposed that the remainder will be raised through various groups and business in the town. Construction could take place in the fall of 1993.

Councillor MacLean, noting that Mr. Aitken's group was derived from the Beavers Swim Club, inquired whether it was just his group that was promoting this project. Mr. Aitken indicated that many other groups throughout the community are supporting it.

Councillor MacLean made a suggestion that the group also seek a grant from the Federal government on the basis that the proposal is for a "barrier-free" facility. He then inquired further about the benefits to the town of hosting a championship swim meet. Mr. Aitken noted that approximately 700 children take part in the championship meet, each with perhaps two parents who will be using the town's hotels, restaurants and shops during their stay. He also confirmed that the project could be completed by the end of November 1993.

Councillor Goucher inquired about the size of the youth centre proposed for Phase II, and the cost of including it in Phase I. Mr. Aitken noted that it is 1200 square feet, and will cost approximately \$104,448.

Mayor Kelly thanked Mr. Aitken and Mr. Keirstead for their presentation and noted that further review of the proposal will be included in next week's Capital Budget discussions.

### **8.3 Mr. Jan Grude - Shore Drive Water Services**

Mr. Grude spoke to Council with respect to the decision by Council to charge for installation of central water services along Shore Drive on a lineal foot basis.

Mr. Grude explained that the frontages of his two lots, Lot D-1C and D-1A, total 490.21 lineal feet, and it will cost him approximately \$44,000 in total for the servicing. He noted that he had not supported the petition for servicing, and further noted that, for comparison, there is one lot on Partridge Lane that has only 22 feet of frontage and will be totally serviced at a cost of \$1,000. He asked that Council reconsider the basis on which the service will be charged.

Councillor Goucher pointed out that he understood the property owners had originally agreed to being charged by the lot. Mayor Kelly noted that the Bylaws state that the charges must be by the lineal foot, and the Bylaws would have to be changed in order to allow Council to agree to charge by the lot.

At the request of the Mayor, Mr. Rick Paynter reported that the approximate cost per lot would be \$3,500 each; however, this goes against the wording of the Bylaw.

Councillor Davies inquired to Mr. Paynter whether a change would affect the current Budget figure of \$91,000 of Town costs. Mr. Paynter indicated that the Town's costs will remain the same, at 30% of the total cost.

Councillor Cosgrove inquired whether all property owners would have to participate if Council decides to change the formula. Mr. Paynter indicated that they would.

Councillor Hutt inquired whether the Town would have to seek an approval of the majority of the lot owners if Council decides to change the formula. Mayor Kelly confirmed that it would.

Mayor Kelly thanked Mr. Grude for his presentation.

#### **8.4 Mr. Drummond Brown - Wardour Street re Flooding Problems, February 17, 1993**

Mr. Brown reported that his basement was flooded recently, causing \$10,000 in damage, because of on-going drainage problems in his area. He noted that the ditching across the road was blocked by snow and ice, and has to flow up-hill. He suggested that the problem has been overlooked by the Town for a long time.

Mr. Rick Paynter was asked to comment by the Mayor. Mr. Paynter confirmed that there is no ditching on Mr. Brown's side of the road, and the ditch on the other side of the road is shallow, and easily becomes blocked by snow and ice.

Mr. Paynter pointed out that the Engineering Department has included an amount in the proposed Capital Budget to provide for some work in this area to be done.

He indicated that the problem requires some investigative work in order to consider the long-term.

Mr. Brown pointed out that the drainage problems exist throughout the year, not just in winter.

Councillor MacLean inquired from which direction the water was coming. Mr. Paynter explained that a storm drain off the Wardour Centre parking lot flows into the shallow ditch. As well, there is much street water. Mr. Brown's property is very low, with a negative grade, he noted.

Councillor Davies inquired about an earlier project to expand the parking lot for the Wardour Centre along Brook Street that had included funding by the Town for the purpose of alleviating this drainage problem. Mr. Paynter noted that this had provided "the means" to do some work in that area, in that it had included some drainage piping however, it did not improve the situation on Wardour.

Mayor Kelly thanked Mr. Brown and noted that this matter will be under discussion as part of the Capital Budget next week.

9. MOTIONS - NIL

10. NEW BUSINESS

10.1 Storm Drainage Report

Mayor Kelly noted that the report included in the agenda package lists 50 calls received by the Town during a recent storm with respect to flooding problems. He indicated that this is of concern.

Councillor Cosgrove circulated photographs taken of the properties of Mr. Murphy and Mr. Brown on Ridgevale, which have been under discussion previously by Council with respect to flooding problems. She asked that Mr. Paynter indicate again where he thought the water was coming from. Mr. Paynter reported that, based on previous investigation, and on a visit to the site during the recent storm, the Engineering Department is unable to identify the source of the water.

Councillor Cosgrove pointed out that Mr. Brown indicated that 3 or 4 years ago there had not been a problem with water, and that it has only been since the further development of the subdivision. She suggested that problems like this have been

occurring in other developments, and that more careful consideration to this potential problem should be given during the approval process for the development.

Councillor Davies urged Council to give strong consideration for support for the Engineering Department's request for \$50,000 in the Capital Budget, for the purpose of storm drainage work throughout the Town.

Councillor Goucher inquired to Mr. Paynter as to whether the snowplows could push the snow closer to the catch-basins situated through the town. He noted that the snow is usually piled up along the side of the road, not close enough to the catch-basins for them to be of any use. Mr. Paynter indicated that contractors tell their operators to stay away from the curbs because they are liable for curb damage.

Councillor Goucher suggested that the catch-basin areas could be identified, like fire-hydrants, in especially critical areas. Mr. Paynter indicated that this could be looked at by Staff.

Mayor Kelly indicated that the recent flooding is the worst he has seen during his time serving with the Town.

#### **10.2 Resignation - Mr. Barry Zwicker, Director of Planning and Development Control**

Mr. Dan English, Chief Administrative Officer, reported that Mr. Barry Zwicker will be resigning as Director of Planning and Development Control as of April 5, 1993. He thanked on behalf of staff, Mr. Zwicker for all of his professional work and dedication over the past 13 years.

Mr. English noted that Mr. Zwicker's position will be left open for 4 to 6 months.

Mayor Kelly indicated that Mr. Zwicker has a 4 to 6 month "window of opportunity" to return to the position, if he so wishes. He wished Mr. Zwicker good luck.

#### **10.3 Bowl for Millions - Councillor Harris Hutt**

Councillor Hutt reported that the Town has been challenged and a bowling team has been established.

**ON MOTION** of Councillor Hutt and Councillor MacLean, it was moved that Bedford Town Council pledge \$100.00 for the team. **The Motion was unanimously approved.**



### 10.5 Appointment of Solicitor - M-1 Development Appeal

Mr. Barry Zwicker noted that he has presented the Town's position during two past Appeals, but that he will be unable to do so during the M-1 Appeal. He asked for Council's direction on the matter.

Councillor Goucher inquired whether Ms. Donna Davis-Lohnes would be appropriate. Mr. Zwicker indicated that Ms. Davis-Lohnes has never conducted an Appeal, but she has been present, and the solicitor would benefit from working closely with her.

Councillor Davies inquired as to whom the Chief Administrative Officer would recommend. Mr. English indicated that he would recommend Mr. Peter McInroy, the Town's legal counsel.

*ON MOTION of Councillor Goucher and Councillor MacLean, it was moved that Mr. Peter McInroy be appointed to serve as Solicitor for the Town during the M-1 Appeal.*

Deputy Mayor Oickle indicated that he felt this matter should be discussed in private during Committee, and therefore would not support the Motion.

**The Motion was put to the Meeting and was CARRIED.** (Deputy Mayor Oickle opposed.)

### 10.6 Rules of Order By-Law - Reference to Kerr & King re Point of Privilege

By memorandum dated February 22, 1993, Mr. Dan English, Chief Administrative Officer, provided further clarification in writing from Mr. Peter McInroy with respect to this matter. It was circulated just prior to the meeting.

Councillor Hutt asked that, in light of the legal report, Council conduct future meetings according to the information contained in it. Mayor Kelly confirmed this would be the case.

Councillor Goucher noted that he had not had time to read the document before the meeting, and requested that such information be circulated sooner.

## 11. REPORTS

### 11.1 COMMITTEES/COMMISSIONS/BOARDS

11.1.1

**BPAC Activity Report**

*ON MOTION of Councillor Goucher and Deputy Mayor Oickle, it was moved to table the BPAC Activity Report dated February 8, 1993. The Motion was unanimously approved.*

11.2 DEPARTMENTAL

11.2.1

**Fire Department - Ratification of Annual Appointments**

*ON MOTION of Councillor Goucher and Deputy Mayor Oickle, it was moved to Ratify the Annual Appointments for the Fire Department. The Motion was unanimously approved.*

12. CORRESPONDENCE

12.1 **UNSM - Policy Regarding Employment Related Sexual Harassment for Municipal Units**

A copy of a draft policy regarding Employment Related Sexual Harassment for Municipal Units, circulated by UNSM, was included in the agenda package for consideration by Bedford Town Council.

*ON MOTION of Councillor Cosgrove and Councillor Goucher, it was moved that the draft policy regarding Employment Related Sexual Harassment for Municipal Units be sent to the Senior Administration and Policy Advisory Committees for review, and to prepare a summary of the policy for review by Council. The Motion was unanimously approved.*

12.2 **Mrs. Gloria Lowther - Electoral Boundaries Decision**

Copies of a letter from Mrs. Gloria Lowther and information regarding a Supreme Court case conducted on February 3 and 4, 1993 regarding electoral boundaries, and a possible Appeal, were included in the Agenda package.

Mayor Kelly noted to Council that the Town has until March 11 to decide on whether to Appeal the Supreme Court decision. He further noted that further

information was received today, but has not as yet been circulated.

*ON MOTION of Councillor Cosgrove and Councillor Goucher, it was move that the Town of Bedford appeal the Supreme Court decision on the electoral boundaries.*

*ON MOTION of Councillor Davies and Councillor Hutt, it was moved to DEFER further discussion until March 2, to allow Council to review the additional information. The Motion was unanimously approved.*

### 13. MOTIONS OF RECONSIDERATION

#### 13.1 Consideration - Proposed Lease to Purchase Agreement - Municipal Facilities - Boardwalk Development Ltd. re Bedford Waterfront - Deputy Mayor Stephen Oickle - February 9/93

Councillor Davies excused himself from discussion because of a possible conflict of interest.

*ON MOTION of Deputy Mayor Oickle and Councillor MacLean, it was moved that Council Reconsider the Motion of February 9, 1993:*

*ON MOTION of Councillor Goucher and Councillor Cosgrove, it was moved that Bedford Town Council authorize the Mayor and Chief Administrative Officer to execute, on behalf of the Town, a Lease to Purchase Agreement with Boardwalk Developments Ltd. for 20,000 square feet of space to house the Town Office, Council Chambers/Cultural Centre and Library effective July 1, 1994 subject to legal review of the lease to purchase documentation and further subject to Department of Municipal Affairs approval of the lease arrangement.*

Deputy Mayor Oickle gave his reasons for the Motion. He noted concern and questions with respect to who owns the land that the building will be built on; what will the condition of the building be in 30 years time; will the Town become a landlord when it assumes ownership of 75,000 square feet of the building in 30 years; will the Town have control of the building construction quality.

Deputy Mayor Oickle indicated that he agreed that the Town should own its own Town facility, but that there are other options available that have not been considered. He suggested two possibilities of other properties in Town. He also displayed a newspaper headline suggesting that the people of Bedford want to be consulted.

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

Mayor Kelly then addressed Council with respect to the questions and comments made by Deputy Mayor Oickle. He indicated that the proponent is agreeable with putting strict guidelines on the maintenance of the building, and that the quality of construction will be able to be approved by Council. He reminded everyone that it has always been the intent to own a Town facility, and invited anyone with questions or concerns to call him.

*ON MOTION of Councillor Hutt and Councillor Cosgrove, it was moved that the condition of the building be reviewed five years prior to the take-over by the Town, and if repairs are needed, the cost will be deducted from the last five year's rent. The Motion was CARRIED.* (Deputy Mayor Oickle was opposed.)

14. MOTIONS OF RESCISSION - NIL

15. NOTICES OF MOTIONS - NIL

16. DEPARTMENTAL INFORMATION REPORTS

16.1 Fire Chief's Monthly Report - Month of January, 1993

*ON MOTION of Councillor Goucher and Councillor Hutt, it was moved to accept the Fire Chief's Monthly Report for January 1993. The Motion was unanimously approved.*

16.2 Building Inspector's Monthly Report - Month of January, 1993

*ON MOTION of Councillor Hutt and Councillor Davies, it was moved to accept the Building Inspector's Monthly Report for January, 1993. The Motion was unanimously approved.*

17. QUESTIONS - NIL

TOWN OF BEDFORD

18. ADDED ITEMS

Special Session


19. ADJOURNMENT

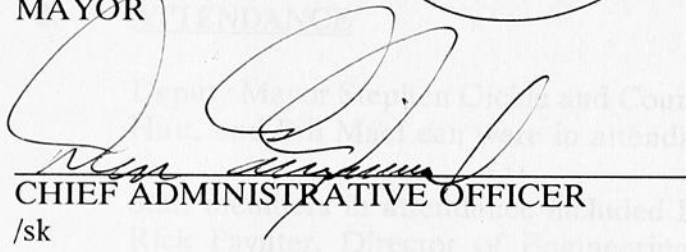
Tuesday, March 2, 1993

**ON MOTION** of Mayor Kelly, it was moved to adjourn the 57th Regular Session of the Town of Bedford at approximately 9:10 p.m.

**The motion was unanimously approved.**

THE LORD'S PRAYER

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER  
/sk

3. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

The following was added to the Agenda:

- Item 5.A. Volunteer of the Year
- Item 5.B. Bedford Central School - Update

4. APPROVAL OF ORDER OF BUSINESS

**ON MOTION** of Councillor Cosgrove and Councillor De-jeu, it was moved to approve the Order of Business as amended. The Motion was unanimously approved.

5. NEW BUSINESS

MEETING #58

TOWN OF BEDFORD

Special Session

Tuesday, March 2, 1993

A Special Session of the Town Council of the Town of Bedford took place on Tuesday, March 2, 1993 at 7:00 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia.

1. LORD'S PRAYER

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

2. ATTENDANCE

Deputy Mayor Stephen Oickle and Councillors Anne Cosgrove, John Davies, Harris Hutt, and Bill MacLean were in attendance at the commencement of the meeting.

Staff members in attendance included Dan English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Barry Zwicker, Director of Planning and Development Control; Bob Nauss, Director of Recreation; Ron Singer, Director of Finance; and Fire Chief Neville Wheaton.

3. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

The following was added to the Agenda:

Item 5.4. Volunteer of the Year

Item 5.5 Bedford Central School - Update

4. APPROVAL OF ORDER OF BUSINESS

*ON MOTION of Councillor Cosgrove and Councillor Davies, it was moved to approve the Order of Business as amended. The Motion was unanimously approved.*

5. NEW BUSINESS

### 5.1 Possible Supreme Court Appeal - Electoral Boundaries

Mayor Kelly noted that an information package, including comments from Mr. Barry Ward, Solicitor, was before Council for their consideration as to whether the Town should pursue an Appeal on the recent Court decision against Bedford's action challenging the Provincial Electoral Boundaries. Mayor Kelly indicated that it was his opinion that the Town should do so.

Councillor Hutt inquired about the possible cost to the Town of an appeal, and whether Mr. Ward had indicated what he felt the possible outcome would be of an appeal. Mayor Kelly indicated that the cost would be \$6,500, and that, as with any court case, there are no guarantees on a possible outcome.

Councillor Davies stated that he felt the Town has taken the matter as far as Council's mandate requires. He suggested that there was not much hope for any changes to result from an appeal. Councillor Davies indicated that he could not support the Town taking further action, or spending more of the taxpayer's money.

Councillor Cosgrove noted that the taxpayers living in the Peerless subdivision also pay taxes to the Town of Bedford. She stated that she felt this was an important step that the Town must take and a "last-ditch" effort should be made.

Councillor Davies indicated that he was sympathetic to these residents, and agreed that all should be in the same electoral riding; however, he felt that the Town has already taken the legal route, and it may be better to approach the matter through the MLAs.

Councillor MacLean inquired what would happen if the Supreme Court did decide that "someone had acted inappropriately" in deciding the electoral boundaries.

Mayor Kelly indicated that the matter would then go before the House.

Councillor MacLean then suggested that since this will ultimately be a political decision that rests with the Legislature, regardless of the outcome of the court appeal, then perhaps all efforts should be directed to the elected representatives.

Councillor Cosgrove suggested that it was Bedford Town Council's role to support a part of the Town that belongs to Bedford, for the common good; however, the MLAs should also be approached.

Councillor Davies again expressed concern as to how far the Town should go, and how much should be spent on the matter.

Mayor Kelly suggested that the Town has taken a first step, and that it is important to continue with the next step in an attempt to rectify the situation.

*ON MOTION of Councillor Cosgrove and Councillor Davies, it was moved that the Town of Bedford authorize the Solicitor, Mr. Ward, to proceed with an Appeal, in support of the Peerless Subdivision.*

Councillor Hutt stated that he agrees with everything that has been said, but that if he were living in that area, he would be looking for support from Bedford; therefore, he will support the Motion.

Deputy Mayor Oickle inquired as to the time frame for the appeal. Mayor Kelly indicated that it could take 6 weeks or more to get to court. Deputy Mayor Oickle expressed concern as to what would happen if an election is called in the meantime. Mayor Kelly indicated that the Town could call for an Injunction if an election is called.

**The Motion was put to the Meeting and was CARRIED.** (Councillor Cosgrove, Councillor Hutt and Mayor Kelly voted in favour; Councillor Davies was opposed; Councillor MacLean and Deputy Mayor Oickle abstained.)

## 5.2 Presentation - 1993/94 Operating Budget - Draft #1

Draft #1 of the 1993/94 Operating Budget was circulated. Dan English, Chief Administrative Officer, addressed Council, providing an overview of the proposed Budget with the use of visual aids. He first thanked all the Department Heads and Staff for their work in preparing the Budget, and noted that most of the figures contained in the Draft from external Sources are confirmed.

Mr. English displayed an overhead which reflected the key figures in the Budget. He noted that the Residential and Commercial Tax rates will have to rise 3% to meet the proposed budget, and provided a comparison of other area tax rates, such as for Halifax, Dartmouth, the County of Halifax and Sackville. He noted that even if these other units were to maintain their tax rates for residential and commercial as they were last year, Bedford's tax rates, with the 3% increase, would still be the lowest tax rates in Metro.

In response to a question from Councillor Hutt, Mr. English indicated that the special levy for the enhanced school facility was not included at this time as he felt the Budget should be considered on it's own.



Mr. English then displayed an overhead which provided a breakdown of the residential and commercial tax rates into the base, sewer and school rates. How the 3% increase would affect an individual residential or commercial taxpayer was also shown as an additional \$42.00 per \$100,000 value for residential and an additional \$83.00 per \$100,000 value for commercial.

Mr. English also noted that Bedford has experienced a 5.1% net increase in total assessment base, and has the highest tax base of any town in the Province.

A Summary of Expenditures by Departments was then displayed and reviewed by Mr. English as to the various increases and decreases over last year. The Budget reflected a total of \$16,026,511.

A Summary of Revenues was displayed and reviewed by Mr. English.

Mr. English suggested some of the main areas for discussion by Council should be Transfers to Reserves and Capital from Revenue. An overhead displaying Major Budget Adjustments over the previous year was shown.

Mr. English then displayed a 1993/94 Salary Comparison and graphs depicting the history of Education Costs, Debt Charges, Social Services and Operating Surplus.

Mayor Kelly thanked Mr. English and asked Council to review the information in preparation for discussion at the next meeting.

### **5.3 Continuation of Review - 1993/96 Capital Budget**

Mr. English briefly reviewed the 1993/96 Capital Budget with an overview, noting that the maximum borrowing figure would be \$850,000 if Council wishes to not exceed the 12% borrowing policy. An overhead of revised Borrowing Scenarios was shown. Mr. English also noted that Council could decide to borrow only as much as is being paid off on debt this year, approximately \$700,000.

Mr. Rick Paynter then reviewed the Transportation Services Capital Budget, by the various Sources.

A discussion with respect to Shore Drive Water Services, and the method by which the Town will bill residents for the installation of the service, was raised. Mr. Paynter, in response to questions from Deputy Mayor Oickle, noted that if Council wishes to bill the residents by lot, the Bylaw would have to be amended and the residents re-polled as to whether they were agreeable to same. He noted that it

would not be difficult to amend the Bylaw to an either/or choice. He further noted that the Water Utility has an expectation that 80% of the property owners will connect up to the service. Mr. Paynter reminded Council that the Town is only committed to contributing 30% of costs, no matter how the balance is billed to the property owners.

Deputy Mayor Oickle inquired about the possibility of a Provincial contribution. Mr. Paynter indicated that there must be a demonstrated health problem, and that Engineering Staff, after preliminary investigations, do not feel there is any health problem. It was agreed to pursue this aspect further with the Board of Health.

It was agreed to have staff re-survey the residents on the project, particularly with respect to the matter of cost recovery from property owners.

Fire Chief Neville Wheaton addressed Council on the Fire Protection Capital Budget, particularly with respect to a \$300,000 figure for Building Renovations/Expansion. Chief Wheaton explained that the station is cramped, with no further storage available. The apparatus floor is cracking because it was not built to take the weight of the amount of equipment stored there. Chief Wheaton indicated that the only possible expansion would be to build one more bay into the parking lot space beside the station, or Council could choose to allocate the funds toward the construction of a new building. Three or four possible locations have been chosen.

In response to a question from Deputy Mayor Oickle, Chief Wheaton indicated that a new fire station would cost approximately \$1.2 to \$1.3 million, based on the cost of the new fire hall in Cole Harbour. He noted that it could also function as a community hall.

Chief Wheaton went on to review other items in the Budget, such as \$10,500 for a new service vehicle, and \$15,000 for Computer Aided Dispatch.

Councillor MacLean suggested the possibility of an integrated CAD system for the Fire Department, the Works Department and the Police Department, since they could all utilize the type of information provided by the system.

Mr. Nauss, Director of Recreation, reviewed the Recreation Department Capital Budget, noting that all projects shown have been derived from community input, the PRIS document, and all have been approved by Bedford Recreation Advisory Committee.

Deputy Mayor Oickle inquired about recouping costs on the proposed lighting at

Range Park. Mr. Nauss indicated that a user-pay system will recoup the operating costs, but not the installation of same. He confirmed that the lights will provide 32 extra hours per week of use for the ball-field, representing 60% to 70% additional capacity.

Councillor Cosgrove suggested that Mr. Nauss should investigate the possibility of acquiring second-hand lights from the former Sackville Raceway. She noted a source that he could contact. Mr. Nauss indicated that he would look into this.

With respect to the Lion's pool expansion, some discussion was raised as to whether the parent's group was intending to raise funds in the community for Phase I only, or for Phase II as well. A member of the parent's group was present in the audience, and was asked to comment. He indicated that the group would also be fund-raising for Phase II.

Mayor Kelly thanked Staff for their review of the 1993-1996 Capital Budget, and asked Council to review both the Operating and Capital Budget drafts, and to be prepared to begin recommendations for the next meeting.

#### 5.4 Volunteer of the Year Award

Mr. Bob Nauss reported that Ms. Emily Dodsworth has been chosen as Volunteer of the Year. He noted that Ms. Dodsworth has given 44 years toward volunteer work in the Lionettes, the Church and Hope Cottage.

#### 5.5 Bedford Central School - Update - Mayor Kelly

Mayor Kelly reported that officials are still unable to trace the source of fumes that have caused the school to be closed. Students have been temporarily transferred to three other schools, and there is an on-going investigation into the air quality.

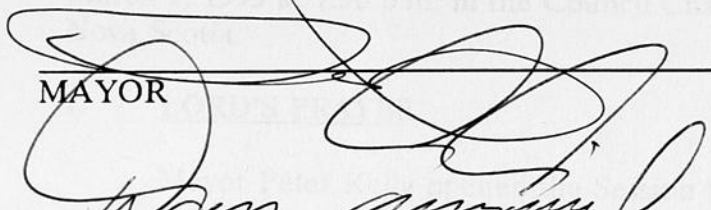
Councillor Cosgrove stated that she felt Councillors should have been advised earlier of the situation. Mayor Kelly indicated that the point has been made to the School Board, and they have indicated that this will be done in the future.

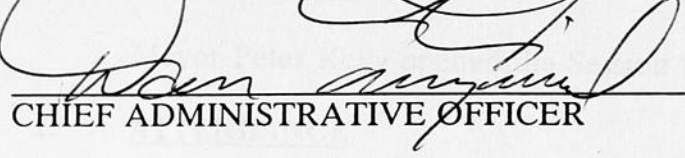
TOWN OF BEDFORD

Regular Session

6. ADJOURNMENT

**ON MOTION** of Mayor Kelly, it was moved to adjourn the 58th Special Session of the Town of Bedford at approximately 10:20 p.m. The motion was **unanimously approved.**

  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 CHIEF ADMINISTRATIVE OFFICER

Deputy Mayor Stephen O'Neil and Councilors Mark Coyle, John Davis, Les Guadet, Harris Hunt and Bill MacLean were in attendance at the commencement of the Meeting.

Staff members in attendance included Dan English, Chief Administrative Officer; Harry Zwickel, Director of Planning and Development; George Dick, Deputy Director of Engineering and Works; Bob Nauss, Director of Recreation; Dan Sargent, Director of Finance; Fire Chief Neville Whelan; and Police Chief Alan MacKenzie.

Approximately 15 residents were present.

3. APPROVAL OF MINUTES - #55 - Regular Session and Special Session - February 9 and 23, 1993  
 #56 - Special Session - February 16, 1993  
 #57 - Regular Session - February 23, 1993

**ON MOTION** of Councillor Hunt and Councillor Devine, it was moved to **APPROVE** the minutes for Regular Session #55 - February 9 and 23, 1993; Special Session #56 - February 16, 1993; and Regular Session #57 - February 23, 1993, as circulated.

The Motion was unanimously approved.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

The following changes were made to the Order of Business:  
Item 8.1 - Presentation - Metro Challenge for Harbour Cleanup - 11 days before item #6.1

**MEETING #59**

**TOWN OF BEDFORD**

**Regular Session**

**Tuesday, March 9, 1993**

A Regular Session of the Town Council of the Town of Bedford took place on Tuesday, March 9, 1993 at 7:30 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia.

**1. LORD'S PRAYER**

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

**2. ATTENDANCE**

Deputy Mayor Stephen Oickle and Councillors Anne Cosgrove, John Davies, Len Goucher, Harris Hutt and Bill MacLean were in attendance at the commencement of the Meeting.

Staff members in attendance included Dan English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development Control; Rick Paynter, Director of Engineering and Works; Bob Nauss, Director of Recreation; Ron Singer, Director of Finance; Fire Chief Neville Wheaton; and Police Chief, H.A. MacKenzie.

Approximately 15 residents were present.

**3. APPROVAL OF MINUTES - #55 - Regular Session and Reconvened Session -  
February 9 and 23, 1993  
#56 - Special Session - February 16/93  
#57 - Regular Session - February 23/93**

*ON MOTION of Councillor Hutt and Councillor Davies, it was moved to APPROVE the minutes for Regular Session #55 - February 9 and 23, 1993; Special Session #56 - February 16, 1993; and Regular Session # 57 - February 23, 1993, as circulated.*

The Motion was unanimously approved.

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

The following changes were made to the Order of Business :

Item 8.1 Presentation - Metro Coalition for Harbour Cleanup - to be heard before #6.1

5. APPROVAL OF ORDER OF BUSINESS

**ON MOTION** of Councillor Cosgrove and Councillor Davies, it was moved to approve the Order of Business as amended. The Motion was unanimously approved.

8. PETITIONS AND DELEGATIONS

8.1 **Presentation - Metro Coalition for Harbour Cleanup**

Mr. Alan Ruffman, Coordinator for the Metro Coalition for Harbour Cleanup was present to speak to Council regarding the possibility that the Mill Cove Treatment Plant will be closed, with Bedford to join the Regional System.

Mr. Ruffman first pointed out that the Mill Cove Plant is a "secondary treatment" plant, with the treated sewage going into the Basin. The plant located in Halifax, to where Bedford's sewage would be pumped should the Mill Cove plant be closed, is a "primary treatment" plant only.

Mr. Ruffman went on to point out that the H.H.C.I., to which Bedford would belong if they join into the regional system, is not a body of elected officials like Metropolitan Authority, and the minutes of their meetings are not made public. Bedford's representative to that body would not be allowed to speak to Council about what takes place at HHCI's meetings.

Mr. Ruffman also spoke on the costs of joining in the regional system, and referred to the plan as a "mining project", because of the fact that the tunnels would have to be put through bedrock. He noted that one kilometre of tunnel will cost \$10 million.

Mr. Ruffman indicated that the Coalition is not an opponent to the HHCI, but that their role is that of a critic. He stated that the present plan does not have good source control. Toxic controls at source, and separation of storm water is needed. The Coalition has also investigated four alternative sites, which would be closer to sources than the currently planned site of McNab's Island, which they consider to be extremely expensive.

Mayor Kelly thanked Mr. Ruffman, and stated that, at this time, the Town is not formally considering joining the Regional System. The Town is waiting to hear from the Department of the Environment with respect to proposed expansion of the Mill Cove Treatment Plant. If this is not possible, then other alternatives will be considered.

6. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

6.1 Continuation of Discussion - Capital and Operating Budget

By memorandum, dated March 5, 1993, Mr. Dan English, Chief Administrative Officer, reported on the outcome of a meeting of the Senior Administration Committee on March 2, 1993, during which the overall Budget was reviewed, particularly as it relates to the financing of Capital Projects. Two recommendations were developed, and Staff prioritized the listing of all the proposed Capital Projects for Council's consideration.

Mr. English spoke to Council, and with the use of overheads, outlined the details of Staff's recommendations with a chart titled Recommended Funding Levels, showing two scenarios. The recommendations involve increasing the amount of Capital from Revenue to \$500,000 and setting the Borrowing level at either \$700,000 (Scenario A - not increasing the total amount of outstanding debt) or \$850,000 (Scenario B - the maximum possible under the 12% Borrowing Policy limit). Scenario B assumed that a 3% increase in the 1993/94 tax rate would be approved.

Mr. English explained that once Council makes a decision with respect to these two scenarios, then the prioritized list of Capital Projects can be reviewed by Council with the spending limit already set.

*ON MOTION of Councillor Davies and Councillor Hutt, it was moved that Council approve Scenario B for the 1993/94 Capital Budget Recommended Funding Levels: Capital From Revenue - \$500,000 and Borrowing - \$850,000.*

Councillor Davies indicated that Council should maintain the 12% borrowing limit, but that they have to be proactive, and this option gives Council some leeway to achieve certain high priority objectives.

Deputy Mayor Oickle requested confirmation that approval of the Motion assumes that a 3% raise in Tax levies will take place. Mr. English confirmed that it does.

Deputy Mayor Oickle indicated that he would support the Motion, as long as it is clear to the rest of Council that a 3% increase in taxes is assumed.

Councillors MacLean, Cosgrove, Hutt and Goucher indicated they understood this and that they would support the Motion.

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

The prioritized list of Capital Projects was then reviewed. Mr. English noted that some projects have now been split up. Item #46 - Blueprint Plans Printer - had been eliminated, and the original figure of \$300,000 for Item #16 - renovation or re-location of the Fire Hall - has been changed to \$30,000 for a Fire Hall expansion feasibility study.

- Item #1 - Waterfront Development Corporation - \$131,000
- Item #2 - Symonds Road Servicing - \$200,000
- Item #3 - Recreation Department Van - \$20,000
- Item #4 - Fort Sackville Manor House - \$350,000
- Item #5 - Symonds Road Paving Improvements - \$15,000

The above were previously committed projects.

- Item #6 - Storm Drainage - \$50,000
- Item #7 - Rockmanor Dr. Sewer Repairs - \$35,000
- Item #8 - Replacement of Truck #66 - \$35,000
- Item #9 - Completion of SCADA System - \$53,400
- Item #10 - Continuation of I/I Program - \$50,000
- Item #11 - Arterial Road Upgrading - \$75,000
- Item #12 - Street Upgrading (Partial) - \$75,000
- Item #13 - Air Filling Station Replacement - \$29,000

The above were approved by consensus of Council.

Item #14 - \$44,000 for two new vehicles for the Police Department was discussed. Chief MacKenzie was asked to speak to Council. He explained that the Department wishes to replace two older vehicles. One has 150,000 kilometres and the other has 118,000 kilometres. The monthly maintenance figures are \$385.00 for the older vehicle and \$282.00 for the other. He indicated that both cars need to be retired.

Councillor Hutt pointed out that the Department bought two vehicles last year. He further noted that the Department has a figure of \$15,000 for new office space in it's Operating budget, and inquired whether these proposed funds could be used for the two new vehicles instead. Mr. English indicated that the \$15,000 could be transferred from Operating to Capital from Revenue.

Chief MacKenzie explained that the new office space is also badly needed. Currently two people use an office of 137 square feet. Soon, there will be 5 people using the same space, 3 of which will be in the office all day.



Councillor Goucher indicated that he felt the Department needs dependable vehicles to operate efficiently. He inquired about the possibility of a 4-wheel drive vehicle for use during snow storms; recently, the Police have been unable to respond during snow storms.

Chief MacKenzie explained that the Department does not feel a 4-wheel drive vehicle is necessary to have available all the time. He suggested that arrangements can be made to have the use of one made available when required.

Deputy Mayor Oickle suggested that the Department obtain one new vehicle this year. Chief MacKenzie pointed out that the two vehicles purchased last year already have 69,000 kilometres and 59,000 kilometres on them, and he feels the Department needs two new vehicles this year.

**ON MOTION of Deputy Mayor Oickle and Councillor Davies, it was moved to approve item #14 - Purchase of two Police Department vehicles, in the amount of \$22,000, for the purchase of one new vehicle. The Motion was CARRIED. (Councillor Goucher and Mayor Kelly opposed.)**

Item #15 - Turf Maintenance equipment - \$22,000 - was approved by consensus of Council.

Item #16 - \$30,000 for feasibility study for the expansion of the Fire Hall was discussed. Chief Wheaton was asked to speak. Deputy Mayor Oickle suggested that a possibility in the future is that the Police Department could use the Fire Department building for their headquarters in 3 or 4 years time, and the feasibility study is only likely to result in one new bay for the Fire Department. Chief Wheaton pointed out that the study will also identify possible new locations for a Fire Hall.

Councillor MacLean suggested that the study could go out of date by the time the Department is ready to build a new Hall. He suggested that Chief Wheaton is the best person to identify possible new sites, and noted that this has already been done, and asked why it is felt that a study is necessary.

Chief Wheaton explained that there may be engineering problems or defects with the sites that he could not identify.

Mayor Kelly inquired as to how much of the \$30,000 will go toward a study of the structure of the current building. He suggested that the state of the structure is in question.

Councillor Goucher stated that the volunteer Fire Department saves the Town in excess of \$1 million a year, and that Council will be sending them a negative message if this is not approved. He indicated that he supported the approval of the item.

Deputy Mayor Oickle noted that Council is very appreciative of the volunteers, but he also felt that Chief Wheaton was the best person to conduct a feasibility study on a site for a new Fire Hall. In addition, possibly the Town's Engineering Staff could assist with the engineering aspects of choosing the site.

Councillor Cosgrove indicated that she felt it was not within Chief Wheaton's expertise to be consulting, and Council should not be asking people to do things that are not their job. She stated that she would support approval of the item.

Dan English suggested that a consultant is not needed to determine the best site. He further suggested that the \$30,000 figure is one way of getting a sense of commitment from Council that they will continue with the process of either upgrading or replacing the Fire Station.

*ON MOTION of Deputy Mayor Oickle and Councillor MacLean, it was moved to authorize the expenditure of \$10,000 for a Fire Hall Feasibility Study, to be conducted on the structural soundness of the existing building.*

Councillor Hutt indicated he agreed that this half of the problem should be looked at.

Deputy Mayor Oickle pointed out that if the Police Department does move into the Fire Station, this will save the Town \$80,000 per year in rent payments, which could go toward a new Fire Hall.

Chief Wheaton inquired what will happen if the study shows the Fire Hall to have structural problems. Mayor Kelly indicated that the problem will be brought back to Council.

**The Motion was put to the Meeting and was CARRIED.** (Councillor Cosgrove was opposed.)

Councillor Cosgrove suggested Council should reconsider their consensus on item #15 - Turf Maintenance Vehicle. Mayor Kelly indicated that the item will now be considered again by Motion.

**ON MOTION** of Councillor Davies, it was moved that the purchase of a Turf Maintenance Vehicle be put out for a Tender Call. **The Motion was LOST - no seconder.**

Item #17 - Lion's Swimming Pool - Phase I - \$90,000 was discussed. Councillor Cosgrove suggested that it be placed in the 1994/95 Budget as a commitment. Councillor Goucher stated that he disagreed with forwarding items into the next year's budget. He indicated that he felt this facility is badly needed and money is best spent on the youth of Bedford.

**ON MOTION** of Councillor Goucher and Councillor MacLean, it was moved to approve the funding of the Lion's Pool in the amount of \$90,000.

Councillor MacLean noted that the Town has been growing fast and not enough money is being spent on these kinds of facilities. He indicated that he supported the Motion.

Councillor Hutt indicated that he could not support the Motion, because he felt there were too many other items to be considered on the list. He noted that there has been other monies allocated to Youth projects.

Deputy Mayor Oickle also indicated that he could not support the Motion.

Councillor Cosgrove noted that this is the first time this item has been on the list, and there are many other items that have been on it for three or more years. She indicated that she could not support the motion.

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

Item #18 - Parkland Development (Partial) - \$27,000 was discussed. Bob Nauss reviewed what was included in the item. Deputy Mayor Oickle noted that he supports the development of a park in the Nottingham area because it is one of the oldest subdivisions in Bedford, containing 130 homes, that does not yet have a park.

**ON MOTION** of Deputy Mayor Oickle and Councillor Goucher, it was moved that Council approve item #18 - Parkland Development (Partial) - \$27,000. **The Motion was CARRIED.** (Councillor Cosgrove and Councillor Goucher were opposed.)

Item #19 - Computer network - \$ 45,000 - was discussed. Barry Zwicker explained the item, noting that it is a continuation of a program put in place last year.

**ON MOTION of Councillor Goucher and Deputy Mayor Oickle, it was moved to approve item #19 - Computer network - \$45,000. The Motion was unanimously approved.**

Town Council also agreed the upgrading program approved in the 1992/93 Budget should be completed at a cost of approximately \$28,000.

Item #20 - Shore Drive Water Services - \$91,000 - was discussed.

**ON MOTION of Deputy Mayor Oickle and Councillor Goucher, it was moved that Council approve item #20 - Shore Drive Water Services - \$91,000, subject to the result of survey of residents. The Motion was unanimously approved.**

Item #21 - Bedford Hwy. Blvd. Project - \$113,000 - was discussed.

**ON MOTION of Deputy Mayor Oickle and Councillor Hutt, it was moved to approve Item #21 - Bedford Hwy. Blvd. Project - \$113,000, provided that additional funding from the Province is approved. The Motion was unanimously approved.**

Item #38 - Leisure Club expansion - \$35,000 - was discussed. Councillor Hutt gave a brief presentation on the item.

**ON MOTION of Councillor Hutt and Councillor Goucher, it was moved to approve item #38 - Leisure Club expansion - \$35,000. The Motion was unanimously approved.**

Item #29 - Lights at Range Park - \$45,000 - was discussed. Councillor MacLean indicated support because it will double the usage of the park, and is of most benefit to the youth. He suggested that the park could be used in the winter as a flooded outdoor skating rink.

**ON MOTION of Councillor MacLean and Councillor Davies, it was moved to approve item #29 - Lights at Range Park in the amount of \$45,000. The Motion was unanimously approved.**

Council set the final amount of Capital Projects at \$1,406,000.

Councillor Goucher served NOTICE of MOTION of RECONSIDERATION for the Motion on item #17 - Lion's Pool.

Mayor Kelly then called for continued discussion of the Operating Budget. He noted that Council, in approving the amount of spending in the Capital Budget, has approved a 3% raise in tax levies for the Operating Budget.

*ON MOTION of Councillor Hutt and Deputy Mayor Oickle, it was moved that Council approve the 1993/94 Operating Budget in the amount of \$16,026,511, with Tax Rates of : Residential - \$1.435/100 and Commercial - 2.861/100, representing a 3% tax rate increase. The Motion was unanimously approved.*

Ron Singer, Director of Finance displayed an overhead which showed how the special levy for the Enhanced School will impact. For residential taxes, the additional .042/100 will create an additional 3% tax rate increase. The total increase to residential tax rates is 6%. In addition, the commercial rates will rise a total of 6%, with the special levy being .083/100. Total Tax Levy Residential 1.477 and Commercial 2.944.

*ON MOTION of Councillor Goucher and Deputy Mayor Oickle, it was moved to extend the meeting until 10:45 p.m. The Motion was unanimously approved.*

7. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM - NIL
9. MOTIONS - NIL
10. NEW BUSINESS
- 10.1 Proposed Amendment - By-Law #24236 - Sewer and Water Extension By-Law

By memorandum dated March 5, 1993, Mr. Rick Paynter, Director of Engineering and Works, provided information and Staff's recommendation relative to an amendment of Section 6 of existing Bylaw #24236.

*ON MOTION of Councillor Goucher and Deputy Mayor Oickle, it was moved that Council approve granting First, Second and Third readings to the amendment of Section 6 of Bylaw #24236 as outlined in Mr. Paynter's memo of March 5, 1993. The Motion was unanimously approved.*

11. REPORTS
- 11.1 COMMITTEES/COMMISSIONS/BOARDS

11.1.1

**Appointment of Replacement - Planning Advisory Committee**

By memorandum dated March 5, 1993, Joan Pryde, Chairman of the Bedford Planning Advisory Committee, reported on the resignation of Mr. Gerry Westland, and requested that Town Council appoint another member from the community at large.

Council took a vote by secret ballot, and the decision was made to appoint Mr. Grant Walker to the Bedford Planning Advisory Committee effective March 1993 - November 1994.

11.2 **DEPARTMENTAL - NIL**

12. **CORRESPONDENCE - NIL**

13. **MOTIONS OF RECONSIDERATION**

13.1 **Sale of Peregrine Lots - Lots 37 and 38 - Councillor Hutt**

*ON MOTION of Councillor Hutt and Councillor Davies, it was moved that Council RECONSIDER the following Motion:*

*ON MOTION of Councillor MacLean and Councillor Goucher, it was moved that lots 37 and 38 Peregrine Crescent be combined and sold as one lot.*

Councillor Hutt stated that he feels strongly that the two lots should be sold as they were purchased. He noted that they are in proportion to the neighbour lots in size, but are narrow at the front because they are on a curve. Where the houses that would be built on the lot, the width of the lot would be approximately 80 feet.

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

14. **MOTION OF RESCISSION - NIL**

15. **NOTICES OF MOTIONS - NIL**

16. **DEPARTMENTAL INFORMATION REPORTS**

TOWN OF BEDFORD

16.2 Building Inspector's Monthly Report Month of February, 1993

**ON MOTION** of Councillor Goucher and Councillor MacLean, it was moved to accept the Building Inspector's Monthly Report for February 1993. The Motion was unanimously approved.

17. QUESTIONS - NIL

18. ADDED ITEMS - NIL

Councillor MacLean gave a brief report on the activities of Metropolitan Authority with respect to a composting plant. The Authority is entering negotiations to develop a composting plant, and two sites have been identified within Bedford. However, it has been left open to other municipalities to identify possible sites. Host compensation is under discussion.

19. ADJOURNMENT

**ON MOTION** of Mayor Kelly, it was moved to adjourn the 59th Regular Session of the Town of Bedford at approximately 10:35 p.m. The motion was unanimously approved.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

/sk

**MEETING #60**

**TOWN OF BEDFORD**

**Public Hearing #93-01**

**Tuesday, March 30, 1993**

A Public Hearing of the Town of Bedford took place on Tuesday, March 29, 1993 at 7:00 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia.

**ATTENDANCE**

Deputy Stephen Oickle and Councillors Anne Cosgrove, John Davies, Len Goucher, Harris Hutt and Bill MacLean were in attendance at the commencement of the Meeting.

Staff members in attendance included Dan English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development Control; Donna Davis-Lohnes, Senior Planner; Jenifer Tsang, Planner; Rick Paynter, Director of Engineering.

Approximately 25 residents were present.

**Development Agreement Application- Crestview Properties**

**INTRODUCTION**

The purpose of the Hearing was to receive both written and verbal submissions relative to a proposed development agreement for Crestview Properties. Donna Davis-Lohnes, Senior Planner, noted that all requirements of the Planning Act have been fulfilled. Ms. Davis-Lohnes reviewed the particulars of the proposed development, and Planning Staff's report which was included in the package.

Ms. Davis-Lohnes, with the use of a colour drawing on the wall, pointed out the various housing types, and the mix, noting that the developer has been environmentally sensitive and has left approximately 26% of the land as green-space. The development meets the requirements of Policy R11 with respect to density, and that 5% of land has been designated for parkland, to be deeded to the Town. Ms. Davis-Lohnes further elaborated on the Multiple Unit buildings included in the plan.

She went on to note that the development meets the requirements with respect to Policy E13, and that Policy E14, which requires an environmental study when slopes in excess of 20% exist, will be met by the proponent. Under the requirements of Policy Z3, with respect to the S.T.P. capacity and water services, the proponent has proposed that holding tanks for



sewage be placed under the road, which will serve to temporarily store sewage to be pumped out at off-peak times. When expansion of the S.T.P. occurs, the proponent will then pipe through the holding tanks to directly hook into the sewage lines. The proponent has also proposed to upgrade the water booster station on Moir's Mill Road in order that sufficient water flows can be supplied to Phase I of the proposed development.

Ms. Davis Lohnes indicated that Staff's recommendation, contained in the report, is for approval of the development agreement, subject to four conditions. She then reviewed a supplementary report dated March 26, which dealt with two other subsequent issues: storm water management and alignment of the streets to coordinate with abutting properties' subsequent development. Copies of letters from the abutting property owner to Planning Staff were circulated, and are to become a part of the Public Hearing record. In addition, Ms. Davis-Lohnes circulated copies of a new draft Development Agreement containing new clauses to address the two items.

Mayor Kelly asked Council if they have any questions for Ms. Davis-Lohnes.

Mayor Kelly inquired about the capacity of the sewage holding tanks and why they were proposed to be on Town land.

A design engineer from Crestview properties responded, indicating the details are yet to be worked out, but that County engineers have suggested that each household unit uses 200 imperial gallons per day. How and when the tanks are discharged still must be worked out. He further indicated that the proposed location of the tanks is best for engineering purposes. The engineer also answered a question from Councillor Goucher with respect to the up-grading of the water booster station.

Mayor Kelly asked Ms. Davis-Lohnes to explain the phasing-in of the development. Ms. Davis-Lohnes reported that Phase I is expected to take three years to complete. She outlined on the map what is included in Phase I, and which parts of Phase I will be undertaken first.

Councillor Davies expressed a concern regarding the storm water management plan. Ms. Davis-Lohnes indicated that Staff are comfortable about that item because of the clause proposed to be included in the agreement, and shown on page 2 of the Staff supplementary report. She noted that it will be the Planning Department who determines what are the "necessary approvals," and if either party disagrees, then a legal opinion may be sought.

Councillor Hutt raised concern with respect to possible storm water drainage problems **within** the development, such as has been occurring, this past winter in particular, in other developments. He noted that the residents currently bring the problems to the Town because the Town approved the developments.