

14. MOTION OF RESCISSION - NIL

15. NOTICES OF MOTION - NIL

16. DEPARTMENTAL REPORTS

16.1 Departmental

16.1.1

Fire Chief's Monthly Report - Month of April, 1994

ON MOTION of Councillor Harris Hutt and Deputy Mayor Bill MacLean, it was moved to approve the April, 1994 Monthly Report from the Fire Chief. **MOTION CARRIED UNANIMOUSLY.**

17. QUESTIONS

17.1 Status Sheet

The status sheet was received for information.

18. ADDED ITEMS - NIL

19. ADJOURNMENT

The meeting adjourned at approximately 10:20 p.m.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD
PUBLIC INFORMATION MEETING
TUESDAY, MAY 17, 1994 - 7:00 P.M.

A Public Information Session on the issue of reviewing a proposal to extend water and sewer services to the Bedford South area including the Glenmont Subdivision was held Tuesday, May 17, 1994 - 7:00 p.m. - in the Town Council Chambers, Suite 400, 1496 Bedford Highway, Bedford, Nova Scotia.

Approximately 60 residents were in attendance at the Session.

Those in attendance included Mayor Peter Kelly; Deputy Mayor Bill MacLean and Councillors Stephen Oickle, John Davies, Harris Hutt and Anne Cosgrove. Absent with regrets was Councillor Len Goucher.

Staff members in attendance included Rick Paynter, Director of Engineering and Works, and Jane Nauss, Recording Secretary.

Mayor Peter Kelly opened the Session by advising that area residents had been invited to attend this Meeting to discuss the level of interest with respect to a proposal to install water and sewer services in the areas of Bedford Highway and the Glenmont Subdivision.

Mr. Rick Paynter, Director of Engineering and Works reviewed the scope of the project to date noting that a petition had been received from residents in the area requesting Town Council's consideration to proceed with the extension of services to this area of Town.

As a result of staff research, it was determined that the estimated cost of the project totalled \$1,968,329.00. An unconfirmed contribution from the Halifax County Water Utility is estimated at \$75,000.00 based upon anticipated revenues from the water distribution system. The Town's 30% contribution policy of \$568,000 towards the project brings the cost down to \$1,325,330.35 which must be recovered from the seventy-nine (79) properties in the subject areas.

Mr. Paynter advised, as well, that an additional lot levy of \$3,000 per lot by the Water Utility, over and above the betterment charges associated with this project, could also apply.

The residents in attendance were also advised that Council, Staff and residents alike should be cognizant of the sewage treatment plant capacity at the Mill Cove Sewerage Treatment Plant and the potential of same to handle additional serviced areas.

Mr. Paynter reviewed the betterment charge options available i.e. assessment or on water usage, however, he noted that these are not reliable fixed benchmarks. He noted there were other options i.e. by frontage or property, however, both offered very high frontage costs for the property owners.

Mayor Peter Kelly opened the floor for questions.

MR. ROBERT SPRIGGS

Mr. Spriggs enquired on the cost for installing water services alone.

Mr. Spriggs also enquired if the figures indicated on the "Betterment Charge Option" list were accurate in regards to assessment.

Mr. Rick Paynter advised that to date, staff time had been utilized in looking at both water and sewer services however, he noted that it would cost approximately \$659,000 or \$75.00 per foot, to install water alone.

Mr. Rick Paynter advised that the information included on the Betterment Charge Option list had been derived from the Provincial Assessment Rolls, broken down into a unit cost and applied to each property accordingly.

Mr. Spriggs noted that in his opinion, there were errors on the list as circulated.

MS. DONNA BOWDEN

Ms. Bowden enquired if the decision to go with the project would be by majority vote. As well, she enquired if the residents in the area held off on this project to see what happens to Clearwater, would the costs to install both water and sewer be lower.

Ms. Bowden also enquired on the costs involved in installing both water and sewer in the Peerless Subdivision.

Mr. Rick Paynter advised that if the project was initially undertaken whereby all costs were assigned to the Bedford Highway area only, the cost would be \$195 per ft. If the Glenmont and Crosby areas were then undertaken, the cost would be \$113 per ft.

Mr. Rick Paynter advised costs totaled \$800,000 with the Province cost-sharing \$461,000 due to the fact that a number of properties had malfunctioning septic systems and contaminated well water. Mr. Paynter noted that the Town has approached the Atlantic Health Unit to undertake a study for the Bedford South area, to check for potential similar problems in the subject area.

MR. KENNETH READ

Mr. Read circulated a petition dated May 17, 1994 noting that the costs involved to install both sewer and water would provide the residents in the area of the Glenmont, Crosby and Millview Subdivison an unbearable economic burden.

MS. MARIE ARMSTRONG

Ms. Armstrong enquired of Mr. Rick Paynter as to what happens to the foundations of the houses as a result of blasting during the installation of both water and sewer. Ms. Armstrong further noted that residents have experienced problems with their wells in the past as a result of blasting and wondered how this could be averted.

Mr. Rick Paynter advised that the Town will encounter rock problems in this area. A series of bore holes will have to be carried out to determine the extent of the rock situation. As well, he noted that trench blasting will be preferred as it is much less costly than rock breakers. He advised that the contractors involved will have blasting insurance.

Mr. Rick Paynter further noted that if this project were to proceed, the comments from this evening's meeting would be taken into consideration and that a reconstruction meeting would take place, including both the residents and contractor.

MR. YOUSSEF ARAB

Mr. Arab enquired if costs for trunk services would be assigned to the undeveloped land. Mr. Arab noted that if the costs involved in this project were lower, residents in the subject area would consider same.

Mr. Rick Paynter advised that assigning costs to undeveloped land has not been carried out.

Mr. Rick Paynter further noted that the Halifax County Water Utility took the entire Bedford South area and determined the number of lots involved. Subsequently, the cost to provide both water and sewer to service the internal land in this area was determined in order to calculate the \$3,000 lot levy.

BEDFORD RESIDENT

The resident enquired as to why the Province was not cost-sharing in this particular project. He further enquired as to how the Town will determine a majority vote of the residents in the subject area and how each homeowner would pay for this project.

Mr. Rick Paynter reiterated his earlier comments as to the fact that the Province would not contribute unless there were sewer problems and contaminated wells. He advised that the Town has requested the Atlantic Health Unit to conduct a study of the subject area to determine potential problems with septic and/or water.

Mr. Rick Paynter noted that the current Town by-law in effect states that the Town must approach all homeowners through an official poll. Accordingly, 66 2/3 % of the homeowners must want the project before the Town can proceed. As well, a poll must be undertaken with respect to which betterment charge option would be utilized i.e frontage or property.

Mr. Rick Paynter advised that the betterment charges could be paid over a twenty (20) year period or the charges could be paid off any time within that period.

BEDFORD RESIDENT

The resident enquired if the project could be divided into two portions.

Mayor Peter Kelly advised that nothing was final as yet and that this was strictly an information meeting.

BEDFORD RESIDENT

The resident enquired if the lot levy of \$3,000 was over and above the figures as indicated on the overheads utilized during the meeting. As well, the resident enquired if property servicing cost had been taken into consideration.

Mr. Rick Paynter advised that the \$3,000 figure was an additional cost. In reference to the resident's second question, Mr. Paynter advised that laterals were still to be added as well.

BEDFORD RESIDENT

The resident enquired as to how much water a homeowner uses in any given year.

Mr. Paynter advised that the average homeowner uses 56,000 gallons of water which equates to \$112 per year.

BEDFORD RESIDENT

The resident enquired if this project would prove a windfall for future developers.

Mr. Rick Paynter advised that the potential extension of trunk services to new areas provides a future development.

MR. FRED MUISE

Mr. Muise enquired as to what happens to the property owners who don't have enough land on which to install proper septic fields.

Mr. Muise expressed his concern that the property owners were not familiar with the costs involved should this project proceed.

Mr. Rick Paynter advised there were technical solutions available to address this type of problem.

Mayor Peter Kelly advised that after this meeting was held, the Town would carry out an official poll.

Mr. Muise requested the poll be worded so as to be easily understood by everyone.

MR. ALLAN CAMERON - CLEARWATER REPRESENTATIVE

Mr. Cameron agreed with Mr. Muise's comments noting that the Province should cost-share with this project. If each resident does not agree to the project going ahead due to high costs at the present time, and the Province eventually does provide cost-sharing, it was Mr. Cameron's opinion that the area residents may change their minds.

Mr. Cameron advised that the biggest factor at the moment was the dollar figure and wondered if the Federal Government would assist the Town in proceeding with this project.

Mayor Peter Kelly noted that this was a valid point and that perhaps a decision on the project should be held off for the moment. He further noted that the municipality has applied for funding through an infrastructure program. If the Province receives funding from the Federal Government respecting the Sewage Treatment Plant, the savings to the Town would be \$10 million. Outside of this, Mayor Kelly advised he was not hopeful for additional funds coming from the Federal Government.

MS. DONNA BOWDEN

Ms. Bowden enquired if the Town's current by-law pertaining to the installation of water and sewer, could be changed.

Ms. Bowden further enquired that if trunk services were provided to Bens, then what about installing services to Clearwater.

Mayor Peter Kelly advised that the Town could ask the Province to amend the current by-law respecting betterment charges by assessment.

Mayor Kelly noted that Bens Bakery received trunk services in an effort to bring other businesses to the area. As well, it was noted that the Town was to receive \$159,000 over the next ten years from Bens.

MR. ROBERT SPRIGGS

Mr. Spriggs enquired as to why the Town would entertain a project of this type when the sewage treatment plant was near capacity.

Mr. Rick Paynter advised that the sewage treatment plant was at 96% capacity, however, he noted there were several strategies being considered to allow the Town to accommodate additional development.

Mr. Spriggs enquired why the Town doesn't get the sewage treatment plant capacity increased prior to proceeding with a project of this magnitude.

BEDFORD RESIDENT

The resident enquired as to how the water cost would affect those properties on wells.

Mr. Paynter advised that only those on the sewer system would be affected.

BEDFORD RESIDENT

The resident enquired as to how the Bedford Waterfront Development Corporation (B.W.D.C.) could be expected to contribute to the project.

Mr. Rick Paynter advised that at the moment, the B.W.D.C. was just another land owner and would be treated as such.

MR. ROBERT SPRIGGS

Mr. Spriggs enquired if Mr. Read's petition did not provide a clear indication of what the people desired.

Mayor Peter Kelly advised in the affirmative, however, there are two areas to be considered - Bedford Highway and the Glenmont Subdivision area. As well, Mayor Kelly reminded those in attendance that this is strictly a public information meeting and that the Town will contact each homeowner with an official poll.

BEDFORD RESIDENT

The resident enquired if 66 2/3% majority would work for both projects i.e. water and sewage.

Mayor Peter Kelly advised in the affirmative.

MS. LINDA CALDWELL

Ms. Caldwell enquired what would happen if one individual owned six lots.

Mayor Peter Kelly advised that the more frontage an individual owns, the more influence their vote would have on the petition process.

MR. YOUNG

Mr. Young expressed his opinion that this matter should be put on hold for now pending the high capacity of the sewage treatment plant and the Atlantic Health Unit study of the area in question. Mr. Young noted that all the costs involved were yet unknown and apparently getting higher.

MS. CATHY KANE

Ms. Kane advised that residents have signed petitions depicting that costs are too high, however, she noted that does not necessarily represent those individuals who do not want sewer and water.

BEDFORD RESIDENT

The resident advised that in his opinion, the staff memorandum, circulated to residents in the subject area, was worded incorrectly.

Mr. Rick Paynter advised that the memorandum was originally looking for a level of general interest from the public on the project.

MR. AL STOCKTON

Mr. Stockton advised that rumours were abundant in the community that businesses along Bedford Highway were pressuring Town Council to put in trunk services.

Mayor Peter Kelly advised that Clearwater was the only business to date who had approached the Town.

BEDFORD RESIDENT

On a point of clarification, the resident noted there was no such Millview, Glenmont, Crosby Residents Association as referred to in Town documentation.

Mayor Peter Kelly advised that the Town did not look at the group as a resident association but as a concerned group of residents and apologized for the confusion.

MR. TOM FENNEL

Mr. Fennel advised he owns property in Bedford but resides in Halifax. The property in Bedford is too small to develop and is therefore unusable land. He noted it will cost him between \$13,000 - \$20,000 to have water and sewer installed.

Mayor Peter Kelly advised that the Assessment Department should be contacted with respect to appealing the assessment on the property at which time Mr. Fennel advised he had already done so.

MR. ROBERT SPRIGGS

Mr. Spriggs enquired as to what the black line indicated on the map in the Chambers.

Mr. Rick Paynter advised it depicted the Town's present development boundary.

BEDFORD RESIDENT

The resident enquired if it would not be to the Town's advantage to give residents a better cost for services in order to assist Clearwater.

Mayor Peter Kelly advised that all options were open.

BEDFORD RESIDENT

The resident enquired if there was water and sewer on the Bedford Highway, would it not encourage other businesses to relocate to Bedford therefore creating more of a commercial tax base.

COUNCILLOR STEPHEN OICKLE

Councillor Oickle enquired of Mr. Rick Paynter with the expansion and upgrading of the Bedford Highway on the Halifax side, is there any way Halifax would extend their services to the Bedford boundary.

Mr. Rick Paynter advised he was not confident of the development timing although he has had discussions with City officials. He did note, however, that the direction of gravity flow would be back to the Town for those lands north of Hemlock Ravine.

MR. FRED MUISE

Mr. Muise enquired as to how the residents would be contacted again on this matter.

Mr. Muise enquired if there would be another meeting such as this, following the survey.

Mr. Rick Paynter advised that an official survey would be forwarded to each property owner.

Mayor Kelly answered in the affirmative.

BEDFORD RESIDENT

The resident enquired if a longer time-frame could be allowed between the circulation time of the meeting notices and actual meeting take place.

MS. VALERIE WALTERS

Ms. Walters stated that when she moved to Crosby Street, she was advised by a Town official that as far as they knew, there were no problems associated with water and sewer in her particular area. She would like to see each property owner advise the Town of any water and sewer health problems they may be experiencing.

MS. CATHY KANE

Ms. Kane enquired if each property owner would be honest when it came time to take part in the Atlantic Health Unit's study.

Mayor Peter Kelly advised that the Unit will be conducting water tests.

MR. DICK IRWIN

Mr. Irwin enquired as to costs incurred to date on this project.

Mr. Rick Paynter advised that the Town has incurred \$10,000 - \$11,000 in consulting engineering fees (Bedford Highway only) along with staff time for the past one and a half years.

MR. DICK IRWIN

Mr. Irwin advised he was experiencing no problems with his water or sewer and wondered why the residents should incur more expenses when there wasn't sufficient funds to proceed with the project in the beginning. He advised that if people have any problems with their water and sewer, it may be less expensive to repair same themselves than proceeding with this project.

Mr. Irwin advised that all of Bedford is rock and that shock waves created as a result of blasting travel extensively. He reiterated that he does not want the project to proceed.

Mr. Irwin also enquired about what liability the Town would take with respect to blasting.

Mr. Rick Paynter advised that the contractors would have blasting insurance.

Mayor Peter Kelly suggested that perhaps the two areas should be divided and not looked at as one project.

MR. ALLAN CAMERON - CLEARWATER REPRESENTATIVE

The individual noted that if the project was divided, it could create a philosophical problem between old and new companies to the community.

Mayor Peter Kelly advised that the Town has made one mistake in the past and it wouldn't happen again.

MR. TOM FENNEL

Mr. Fennel enquired as to how he could obtain further information as it was circulated.

Mr. Rick Paynter advised that this meeting had been advertised in the local newspapers and that information packages had been distributed over the weekend. He apologized for not being able to reach everyone.

MR. AL STOCKTON

Mr. Stockton advised that people need to pump their septic tanks every few years to prevent problems from occurring.

MS. AMANDA PELLERIN

Ms. Pellerin enquired as to where the sewage drainage would travel.

Mr. Rick Paynter advised that the Atlantic Health Unit would approach each property owner to determine where the well is located in relation to the septic field.

MR. ROBERT SPRIGGS

Mr. Spriggs suggested that Council cease from pursuing this project any further.

Mayor Peter Kelly advised that to be fair to all areas involved, the Town will contact each property owner seeking their input.

Prior to closing the Information Meeting, Mayor Kelly advised that Councillor Len Goucher was absent this evening due to a family commitment.

The meeting adjourned at 9:00 p.m.

TOWN OF BEDFORD
PUBLIC INFORMATION MEETING
WEDNESDAY, MAY 18, 1994 - 7:00 P.M.

A Public Information Meeting on a proposal to locate the Youth Facility at the Lions Pool was held Wednesday, May 18, 1994 - 7:00 p.m. - in the LeBrun Centre.

There were approximately forty (40) residents in attendance.

Those in attendance included Mayor Peter Kelly; Deputy Mayor Bill MacLean and Councillors Stephen Oickle, Harris Hutt, Len Goucher and John Davies.

Absent with regrets was Councillor Anne Cosgrove.

Staff members in attendance included Bob Nauss, Director of Recreation, Mike Gillett, Program Co-Ordinator and Jane Nauss, Recording Secretary.

Mayor Peter Kelly advised that this meeting was for information purposes only and that no decision had been made as to the location of a youth facility.

STAFF COMMENTS

Mr. Bob Nauss introduced both himself and Mike Gillett and provided a brief overview of what has occurred to date, on the youth facility proposal.

Subsequent to the overview, Mr. Nauss noted that in April 26, 1994, Town Council met and directed staff to determine costs to enhance the Lions Pool as a Youth Facility, as well as establish a management plan which would stipulate how the facility would be supervised. It was reaffirmed by the Bedford Support Group that they would raise \$100,000 for the enhancement of the Lions Pool. As well, during the meeting, Council agreed to hold this public information meeting.

Mike Gillett addressed the meeting noting comments which arose from the forums:

- need for youth facility
- need basketball centre
- chemical free bar/coffee house
- needs assessment to determine the need for a major recreation facility
- everyone has a part to play in youth needs
- attitudes from all parties need to change
- security guards were poorly trained
- use lebrun centre as a temporary youth centre
- media relations need to be improved
- need to improve relations between youth and businesses

- recommended that member of Bedford Youth council should sit on the recreation advisory committee.
- youth facility needs to be centrally located
- youth input required
- youth treated unfairly by security forces
- more adequate media relations required.

Bob Nauss advised that the enhancement of the Lions Pool entailed taking the existing poolhouse, widening the footprint and building on top of the building. As well, the existing pool tank would be replaced with a twenty-five meter pool tank. The basketball court would stay in the same location, however, the upper parking lot would accommodate between 35 and 40 vehicles. All green areas would remain as is.

The Lions Pool could, however, be upgraded to accommodate the entire community with a youth facility located on the upper floor which would be handicapped accessible, able to hold between 145 - 150 people. A stage would be situated at one end with a small kitchenette/office at the other. Sound proof regulations would be in place with a sound meter being utilized to ensure music remains at 90 decibels. As well, Mr. Nauss advised that swim meets in Bedford would realize approximately 800 people using the Pool.

Mike Gillette advised that a management plan will be put in place to ensure the facility was being property utilized and supervised.

Mayor Peter Kelly opened the floor for questions.

MIKE SAVORIN

Mr. Savorin enquired if any consideration had been given to establishing an indoor pool facility.

Mr. Bob Nauss advised that the project as proposed is estimated to cost \$400,000. Staff has proposed to Council that during 1994, the youth facility be built first which would equate to \$180,000 with the Town contributing \$155,000 and in 1995 the remainder of \$223,000 with the Town contributing \$123,000. Accordingly, the Bedford Support Group will have to contribute the remainder.

In response to the question as to why an indoor facility is not being looked at at the moment, there is an amount put aside to survey the community to look at a needs assessment i.e. acreage i.e. 7 - 9 acres. In other words, the Town could be looking at a recreational facility complex within the next three months.

MIKE SAVORIN

Mr. Mike Savorin enquired if it would not be more feasible to build the complex at the Lions Pool now.

Mr. Bob Nauss advised that a multi-complex facility would cost in the vicinity of \$3 - 4 million with an average operating deficit of \$125,000. The problem with enclosing this particular facility is that parking would increase, and more than a 25 meter pool would be required.

MR. CHARLES GASS

Mr. Gas enquired if the area in question is zoned for a facility of this type.

Mr. Gas also enquired if the Town should be expecting a larger turnout of youth as he feels more than 85 - 100 youth would be attracted to the facility.

Mr. Bob Nauss advised in the affirmative to the first question and Mike Gillett noted that the facility would hold 150 youth with approximately 100 youth attending the dances.

MS. JOAN WEST

Ms. West enquired about additional traffic on Shore Drive.

Mr. Bob Nauss advised there are currently 15 - 20 vehicles at the LeBrun Centre during youth dances. He noted that the youth usually walk or drive their bikes.

MS. MAISIE LUGAR

Ms. Lugar enquired as to what age group would be attracted to a youth facility.

Mike Gillett advised that the general age bracket was ages 11 - 16.

MS. MAIZIE LUGAR

Ms. Lugar noted that if this age bracket was correct, then there would probably be no cars involved.

MR. JAMES O'HAGAN

Mr. O'Hagan noted that the following information should be made available to residents involved prior to Council making a decision:

- professional study should be carried out on the appropriate location within the community for a youth facility
- has Council/staff looked at long term growth of the community
- adaptability of this location with other existing facilities
- has cost profile of the programs to be offered been determined and researched
- what are these defined programs

- how do programs relate to facility
- impact study of the effect of these programs in the neighbourhood
- traffic studies, noise impact on the neighbourhood
- sidewalk; pedestrian walkway overhead
- social impacts re potential drug pedalling
- late night security and safety
- hours of operation year round
- impact on police patrol after hours
- what are the costs involved re maintenance of facility
- how will age segregation be handled
- what information will be circulated to residents enabling them to provide input on the proposal
- will Shore Drive end up as an extension to the waterfront properties
- need to define parameters for outsiders using facility.

Mr. O'Hagan noted he agreed that the Lions Pool should be expanded.

MR. KIRK MURRAY

Mr. Murray advised there is a high level of vehicular noise all the time on Shore Drive.

MS. AVRIL VANLEEUVEN

Ms. VanLeeuwen noted there had been negative occurrences taking place at the Lions Pool area in the past but it appeared there was less misbehaviour lately. She noted the area in question was geared for families and wondered what impact a youth facility being established at the Lions Pool would have on family usage of the area. She expressed sympathy for the teens in their quest for a youth facility however, she felt there would be an increase in traffic therefore making things difficult for walkers, and joggers. She was also concerned about the seniors residing in the area, especially those living alone. She indicated a pool expansion is a great idea however, not to include a youth facility when a facility already existed (LeBrun Centre).

MR. DON TODD

Mr. Todd advised he was currently sitting as Chairman of the Bedford Recreation Advisory Committee. He suggested that by allowing the Bedford Youth Council to assist in managing a youth facility at the Lions Pool the area would be enhanced.

MR. JAMES O'HAGAN

Mr. O'Hagan noted that a few youth can spoil things for a larger group and feels that a youth facility requires a great deal of supervision. He was particularly concerned with what could occur

after hours.

MR. PETER CHRISTIE

Mr. Christie advised that in 1981, a survey was undertaken which indicated the residents of Bedford wanted an expanded indoor pool. He was concerned that the issue of an expanded pool and a youth facility were now being combined as one and therefore confusing the entire issue.

He noted that the youth have advised Council where they want a youth facility established - in a central, non-residential area of Bedford. He suggested that Council should not mix the two issues and challenged Town Council to get the pool proposal going separate from the youth facility issue.

MS. JENIFER DOBBS

Ms. Dobbs advised she was a high school student and enquired as to why Council would not at least try letting the youth use the Lions Pool area as a youth facility.

MR. KEITH BARRETT

Mr. Barrett expressed concern over an earlier comment by staff pertaining to a survey to be undertaken within three months to determine long term needs of Bedford youth. Mr. Barrett suggested Council hold off on making any decisions pending results of the upcoming survey. He noted it would be a short-sited decision to move the youth facility to the Lions Pool at this current time. Also, he was concerned about youth safety with the location of the railway tracks.

MRS. JOAN CHRISTIE

Mrs. Christie enquired as to why the LeBrun Centre was not being utilized as a youth facility and wondered why Council thought it would be easier to run a youth facility on Shore Drive. With respect to a Chemical Free Bar, she noted that if the facility is well run, it will draw a crowd, especially those from outside the community.

MAYOR PETER KELLY

Mayor Kelly noted that Town staff had proposed the LeBrun Centre as a youth facility but that Council wanted community input first, therefore, the reason behind holding this information session.

MR. JOHN WHITE

Mr. White noted that the the Lions Pool was so much smaller than the LeBrun Centre. He enquired as to why Council wants to spend funds to create a facility when one already existed (LeBrun Centre).

MR. JAMES O'HAGAN

Mr. O'Hagan reiterated his comments in that Council has a commitment to the people of Bedford to give them all the information on the matter before making a decision.

MS. MAISIE LUGAR

Ms. Lugar enquired on the costs involved to enhance the pool separate from a youth facility.

Mr. Bob Nauss advised that the costs would perhaps approximate \$240,000 - \$250,000 with \$100,000 to be contributed from the Bedford Support Group. As a result, the Town's contribution would amount to \$150,000.

MR. DAVE NESS

Mr. Ness agreed with Mr. Peter Christie's comments. He also noted that space is required to run a proper acuquatics program.

MR. KIRK MURRAY

Mr. Murray noted that Bedford youth require a location in which to socialize as not all youth want to take part in organized events. As well, he felt it was safer to locate a youth facility near the railway tracks than directly on Bedford Highway.

BEDFORD RESIDENT

The resident enquired if any consideration had been given to other locations within the community other than the LeBrun Centre and Lions Pool.

Mayor Peter Kelly advised that the Town did look into the old Fire Hall (Leisure Club) however it was too small and located in a residential area.

Mr. Bob Nauss advised that staff looked at the following areas within the community for a youth facility:

- Old Pita building - cost \$500,000 to purchase
- Bedford Village Centre - owners are not interested in having a youth facility
- behind Sobeys - not suitable due to the hidden location

- waterfront - high cost of land
- Bayswater Place - no space available
- Jennifer Allen Interiors building - cost \$299,000 to purchase
- Bedford Schools - School Board advised no
- Bedford Churches - no space available.
- Oakmount - not interested
- Mother P's - not interested
- UAP - across from Legion - cost \$260,000 - limited parking - 4 - 6 cars
- rental of construction trailers - costs \$1200 per month
- old Fire Hall - too small, in residential area
- Moirs Mill Tourist Bureau; Teachery; Sackville Manor - all too small.

With respect to establishing a chemical free bar, Mr. Nauss advised that there was no vacant space within the community. As well, the meeting was advised that these types of facilities are established strictly for profit - if there are no customers, the facility closes. Mr. Nauss noted that two chemical free bars were established in Kentville and Halifax and that neither were still in business.

Mr. Nauss noted that the existing gymnasium of the LeBrun Centre could be extended into the parking lot. The extension could be used for leadership programs, dances, etc. and can accommodate between 150 - 160 people.

BEDFORD RESIDENT

The resident enquired what the concern was with establishing a youth facility at the LeBrun Centre.

Mr. Nauss advised that the area residents do not want a youth facility incorporated into the LeBrun Centre.

MR. KEITH BARRETT

Mr. Barrett noted that no matter where the youth facility would be located, it required a good management plan and he suggested staff look at other areas in the province to enquire about their respective youth facilities, if any.

Mayor Peter Kelly noted he had visited the Town of Kentville. He noted that the Town is attempting to work with the youth on this matter and attempting to duplicate Kentville's work.

BEDFORD RESIDENT

The resident enquired as to why the residents in the area do not want the youth facility established at the LeBrun Centre.

Mayor Peter Kelly advised there had been no management plan in effect in the past.

Mr. Bob Nauss advised that during the Summer of 1993, there was no actual facility available for the youth which resulted in the large numbers congregating at local malls. In an effort to re-locate the youth, the arena was utilized as a youth facility as an interim measure with approximately 120 - 150 youth congregated at the LeBrun Centre. Unfortunately, staff were limited and no actual programs were in place. At the moment, with the formulation of the Bedford Youth Council, open dialogue has taken place and efforts are being made to create a working relationship between the youth, businesses and residents.

MS. MAISIE LUGAR

Although Ms. Lugar advised that the youth are entitled to a facility, she is concerned about what occurs after hours.

Mayor Peter Kelly reminded those in attendance that this meeting was for information purposes only and that this matter will be brought back for further deliberations.

BEDFORD RESIDENT

The resident enquired where the youth actually wanted to go.

MICHELLE WHITE

Ms. White advised the youth want to socialize wherever they will not be harassed constantly by everyone.

Mayor Peter Kelly advised that as an interim measure, the LeBrun Centre will be utilized as a youth facility and that the Town will try to accommodate the youth for the summer months with a management plan in place.

MR. JAMES O'HAGAN

Mr. O'Hagan suggested a professional site examination for a youth facility be undertaken.

Mayor Peter Kelly noted his comments would be taken into consideration.

After three calls for speakers from the floor, the information session adjourned at 9:00 p.m.

MEETING #96

TOWN OF BEDFORD
REGULAR SESSION
TUESDAY, MAY 24, 1994 - 7:00 P.M.

A Regular Meeting of the Town Council of the Town of Bedford took place Tuesday, May 24, 1994 - 7:00 p.m. - in the Town Council Chambers, Suite 400, 1496 Bedford Highway, Bedford, Nova Scotia.

Mayor Peter Kelly called upon Mr. Dan R. English, Chief Administrative Officer to read two Proclamations:

Race Unity Day - June 12, 1994
Environment Week - June 5 - 11, 1994

Mayor Peter Kelly called upon Ms. Elizabeth Pacey who made a presentation to Members of Town Council of a book entitled "Landmarks." The book depicts Heritage buildings across the Province, one of which was the Scott Manor House.

Mayor Kelly expressed appreciation on behalf of Council, for the book.

1. LORD'S PRAYER

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

2. ATTENDANCE

Those in attendance included Mayor Peter Kelly; Deputy Mayor Bill MacLean and Councillors Anne Cosgrove, Harris Hutt, Len Goucher, John Davies and Stephen Oickle.

Staff members in attendance included Dan R. English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Bob Nauss, Director of Recreation; Ron Singer, Director of Finance; Francis MacKenzie, Director of Economic Development; Chief H.A. MacKenzie, Police Department; Donna Davis-Lohnes, Acting Director of Planning; Fire Chief Neville Wheaton, Fire Department, and Jane Nauss, Recording Secretary.

3. APPROVAL OF MINUTES - May 3, 1994 and May 10, 1994

ON MOTION of Councillor John Davies and Deputy Mayor Bill MacLean, the minutes of May 3, 1994 and May 10, 1994 were approved. **MOTION APPROVED UNANIMOUSLY.**

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

Councillor Harris Hutt advised Council of the Jigger Mott Run taking place on Friday, May 27, 1994 leaving from the LeBrun Centre and finishing at St. Ignatius Hall. He noted that everyone was invited to take part.

Mayor Peter Kelly requested Council's concurrence to bring forward items. 10.1 (b) (1) - Landscaping - Granville Street Parkland; to be followed by 10.2 - Proposed 1994/95 Operating Budget and Tax Rates.

ON MOTION of Councillors Stephen Oickle and Len Goucher, the Order of Business, as amended, was approved. **MOTION APPROVED UNANIMOUSLY.**

10. NEW BUSINESS

10.1.b (1)

Tender Results - 1994 Capital Program - Projects to be Funded Through Reserves - Source 4

- Landscaping - Granville Street Parkland - Mayor Peter Kelly advised that he had been approached by two groups - an eighty-eight (88) name petition and the Bedford Village Ratepayers Association requesting deferment of this matter.

ON MOTION of Councillor Len Goucher, it was moved to defer this item pending a meeting with Town staff.

Mr. Bob Nauss, Director of Recreation, sought direction from Town Council on staff's future role in this matter at this point in time.

Mayor Peter Kelly advised that residents in the area, reject the current plans and would like the opportunity to review same.

Councillor Stephen Oickle suggested that a meeting should be established with the area residents and Members of Town Council.

Following a brief discussion, it was the consensus of Council that a Public Information Meeting be held between Members of Town Council and the area residents.

10.2 Proposed 1994/95 Operating Budget and Tax Rates

Through the use of overheads, Mr. Dan English advised that deliberations on the 1994/95 Operating Budget proved difficult and challenging as a result of the current economy combined with Council's directives i.e. a moratorium placed on staff hiring; 0% increase on Departmental budgets, and a 0% increase in salary grids. He expressed his appreciation to Department Heads for their cooperation and assistance.

The meeting was advised that staff was recommending a 1% increase in tax rates for both Residential and Commercial in 1994/95 over the 1993/94 tax rates.

Mr. English reviewed some of the budgeted expenditure increases and budget revenue increases over fiscal 1993/94.

Referring to the Waste Water Disposal Charge, Mr. English noted that the proposed tax rates are predicated on Council's approval of a by-law to change the method of recovering costs associated with the Town's sewage collection system.

Mr. English noted there were several big expenditure increases driving the Town's budget such as Social Services (Town will be required to absorb a net increase of \$74,000); projected deficit from 1993/94 budget of \$250,000 (due to successful assessment appeals); School Board - \$89,000; Debt Charges - \$76,000 (required to fund 1993 Capital Budget), etc.

In reviewing the budgeted expenditure decreases, Mr. English made particular note of the 3% salary decrease imposed through Bill #52, by the Provincial Government. Mr. English noted that the \$43,000 figure represents 5/12 of a projected annual \$100,000 savings to the Town.

Mr. English then reviewed for the meeting, budgeted revenue increases over fiscal 1993/94 making note of Real Property Taxes of \$148,000; Deed Transfer Tax - \$140,000 (recommending that Council increase rate from 1.25% to 1.5%); Capital Grant of \$111,000; and Building Permits - \$30,000 (recommending an increase from \$4 per thousand to \$5 per thousand).

The meeting was advised that should Council agree to the Budget document as tabled, a 1% increase in both Residential and Commercial tax rates would be realized pending agreement to the Waste Water Control Charge. Should Council not be agreeable to implementing the charge, a .8% residential increase and .9% commercial increase would be realized.

Mr. English completed his presentation by noting that should the charge be implemented the impact to the taxpayer would result in lower taxes (reduced by 11%), however, water bills would increase.

Mayor Peter Kelly expressed his appreciation to Staff for their work on the budget.

ON MOTION of Councillor Len Goucher and Deputy Mayor Bill MacLean, it was moved to defer action on the Waste Water Disposal Charge for one year pending enabling legislation from the Province to permit some flexibility with the Charge. **MOTION APPROVED UNANIMOUSLY.**

ON MOTION of Councillors Len Goucher and Stephen Oickle, it was moved to increase the Town of Bedford Deed Transfer Tax from the current 1.25% to 1.50% on the value of all property transfers. **MOTION APPROVED UNANIMOUSLY.**

ON MOTION of Councillors Stephen Oickle and John Davies, it was moved to increase the Town of Bedford Building Permit Fees from \$4/1000 to \$5/1000. **MOTION APPROVED UNANIMOUSLY.**

A brief discussion entailed on the concept of staying at 0% increase in taxes.

ON MOTION of Councillor Len Goucher, it was moved to approve a 0% tax rate increase for 1994/95.

Councillor Anne Cosgrove expressed concern that if this current Council agrees with a 0% tax increase for 1994/95, the Council of the day next year may find themselves having to raise taxes 2 - 3%.

ON MOTION of Councillors Anne Cosgrove and Stephen Oickle, it was moved to defer this Motion pending the resulting budget discussions, keeping in mind a 0% increase in tax rates for 1994/95. **MOTION CARRIED.** Councillor Harris Hutt and Deputy Mayor Bill MacLean voted in the negative.

Councillor Len Goucher addressed Council with the following suggestions:

- **ASSESSMENTS** - \$155,000 - Allowance for Appeals
Lower to \$100,000 - savings of \$55,000
- **EMPLOYEE RETIREMENT RESERVE** - \$50,000
Lower to \$20,000 - savings of \$30,000
- **SOCIAL SERVICES** - \$150,000
Lower by \$100,000 - savings of \$50,000
- **CAPITAL GRANTS** - \$130,000
Be placed towards Community School Fund
- **SCHOOL ENHANCEMENT** - \$350,000
Place \$338,000 towards Community School Fund

ON MOTION of Councillors Len Goucher and John Davies, it was moved to utilize \$100,000 as an allowance figure for lost tax revenue rather than \$155,000.

In speaking to the Motion, and responding to an enquiry from Councillor Stephen Oickle as to how the \$155,000 was derived, Mr. Ron Singer advised that the figure was based on historical information processed for 1993 and current information from the Assessment Department.

Mr. Ron Singer further advised it was difficult to determine lost tax revenue as a result of reduced assessment values, however he was not comfortable with the reduced \$100,000 figure.

Councillor Harris Hutt cautioned Council that the three year surcharge on the school enhancement would now be increased to four years.

Councillor John Davies advised that if Council deviated from original plans to pay for the community school enhancement (3 years), the payments could extend to five years. He noted that Council should stay on track with the \$350,000 to go towards this commitment.

Councillor Len Goucher felt that Council was breaching its fiduciary trust if it does not put the entire \$350,000 towards the school enhancement. Mr. English noted that rather than risking a deficit, it would be preferable to not adjust the Assessment Appeal Allowance nor the Social Services.

MOTION WITHDRAWN.

ON MOTION of Councillors Stephen Oickle and Len Goucher, it was moved to approve a tax rate for 1994/95 as follows:

\$1.489 - Residential
\$2.970 - Commercial.

MOTION APPROVED UNANIMOUSLY.

6. **BUSINESS ARISING**

6.3 **Status - Proposed Youth Facility**

Mr. Bob Nauss advised the meeting that a Public Information Meeting had been held May 18, 1994 on this issue along with two public forums as well as presentations from the Bedford Support Group. Mr. Nauss respectfully requested Town Council's decision on the matter.

Mr. Dan English advised that although no funds had been allocated to date for a youth facility through the Capital Budget, \$14,000 had been allocated through the Operating Budget.

Deputy Mayor Bill MacLean advised there were two issues being discussed namely; a youth facility, and enhancement of the Lions Pool. Both should be addressed separately. He noted that the LeBrun Centre had a good management plan in place, therefore, a youth facility should be held out of the Centre, with the expansion of the Lions Pool being utilized for the entire community.

ON MOTION of Stephen Oickle, it was moved that Council authorize in principle, the building of a youth facility through the 1995 Capital Budget. **MOTION LOST.** There was no seconder.

ON MOTION of Councillor Stephen Oickle and Deputy Mayor Bill Maclean, it was moved that Council authorize the expansion of the Lions pool in principle subject to the Bedford Support Group raising \$100,000.

In speaking to the Motion, Councillor Harris Hutt enquired what costs would be involved to expand the pool now.

Mr. Bob Nauss advised that the cost involved would approximate \$250,000 however he noted the specifications are ready to go to tender for the pool tank, bleachers, fencing, changing room, and new consession area. With the Bedford Support Group committed to financing \$100,000 for the project, the Town costs would total \$150,000.

Mr. Dan English suggested that Council authorize staff to proceed to tender stating that the project would not commence until Spring, 1995, therefore, giving the Bedford Support Group time (one year) to raise the \$100,000.

ON MOTION of Councillor Stephen Oickle and Deputy Mayor Bill MacLean, it was moved to authorize staff to proceed to tender for the expansion of the Lions Pool, stating within the tender documentation that the project would not commence until April 1, 1995. **MOTION CARRIED UNANIMOUSLY.**

A brief discussion ensued on the feasibility of having the youth facility operate out of the LeBrun Centre. Comments were made that the ideal situation was to expand the LeBrun Centre to house the Youth Facility. It was the consensus of Council, however, that the temporary operation be monitored this summer with the matter to be brought back to Council next year for further consideration.

10. **NEW BUSINESS** - CON'T

10.1 (a)

1994 Capital Budget

Mr. Dan English, through the use of overheads, advised that most Capital projects had been tendered as per Council's direction. Mr.

English reviewed the prioritized listing entitled "Proposed 1994/95 Capital Program" noting that the total possible borrowing approximated \$983,354.

A brief discussion took place on whether Council should limit borrowing to \$983,354 or \$788,354, the amount of actual tenders to date.

Mr. English reminded Council that maximum borrowing in order to maintain the 12% formula (principle and interest payment expressed as a % of total tax levy) should not exceed \$900,000.

ON MOTION of Deputy Mayor Bill MacLean and Councillor Stephen Oickle, it was moved to cap the expenditures at \$788,354 plus the tender costs for storm drainage improvements - Rocky Lake Drive estimated at \$50,000.

In speaking to the Motion, Mr. English noted that Council authorized staff on March 29, 1994 to call tenders for both sidewalk construction - Wardour St. (Project #19) and retaining wall construction - Dartmouth Rd. @ North St. (Project #21). Accordingly, Council would have to Suspend the Rules of Order to rescind that particular Motion of March 29, 1994.

It was the consensus of Town Council to suspend the Rules of Order to Rescind the Motion of March 29, 1994 respecting projects #19 and 21.

ON MOTION of Deputy Mayor Bill MacLean and Councillor Stephen Oickle, it was moved to rescind the Motion of March 29, 1994 as it relates to projects #19 (Sidewalk Construction - Wardour St.) and #21 (Retaining Wall Construction - Dartmouth Rd. @ North St.). **MOTION CARRIED.** Deputy Mayor Peter Kelly voted in the negative.

Councillor Stephen Oickle enquired as to which side of Wimbledon Rd. would the sidewalk be installed. Mayor Peter Kelly advised that it would be installed along the north side of the street.

ON MOTION of Councillor Stephen Oickle and Deputy Mayor Bill MacLean, it was moved to award the following tenders :

- Extension to Lawn Bowling Facility (Leisure Club) - Bell Electric - \$162,560 (amount to be \$27,060)
- Storm Drainage Works Olive/Bernard St. Area - C.R. Falkenham Backhoe Services Ltd. - \$30,000
- LeBrun Centre Renovations - \$59,294 - Centaur Projects Inc., Adams Electric Ltd. and Bedford Plumbing and Heading

- Storm Drainage Improvements - Meadowbrook Dr. Phase 2 - \$98,000 - Vernon Kynock trucking Ltd.
- Sidewalk Construction - Wimbledon Rd. - \$65,000 - G & R Kelly Enterprises Ltd.
- Mann Street Forcemain Repairs - \$89,000 - Woodlawn Construction Ltd.
- Sidewalk Construction - Eaglewood Dr. Extension Phase 1 - Base - \$25,000 - G. & R. Kelly Enterprises Ltd.
- Storm Drainage Improvements - Kearney Lake Road - \$16,000 - D.A. Lanthier Construction Co. Ltd.

MOTION CARRIED UNANIMOUSLY.

10.1 (b) (2)

Tender Results - 1994 Capital Program - Projects to be funded Through Reserves - Source 4

Turf Maintenance Tractor

ON MOTION of Councillors Stephen Oickle and John Davies, it was moved to authorize the Recreation Department up to a maximum of \$18,725 for the purchase of Turf Maintenance Equipment. **MOTION CARRIED UNANIMOUSLY.**

Mr. English requested that the Reserve Fund Committee Report be brought before Town Council at the next Regular Meeting which would include discussion on the Sewer Redevelopment Charge. He noted this matter should be placed in context of current discussion on Lot Levies.

6. DEFERRED BUSINESS - CON'T

6.1 Proposed Sewer Infiltration Reduction Program

Mr. Rick Paynter reviewed a staff report which was included in the Council package depicting the various options of financing the Infiltration Reduction Program over the next four years.

Councillor John Davies recommended that Town Council borrow \$200,000 to look after this year's Program

Mr. English advised that if the Town borrows \$200,000 this year, \$34,000 in debt charges will affect the 1995 Budget.

ON MOTION of Councillors John Davies and Stephen Oickle, it was moved that Town Council concur with the expenditure of \$200,000 on an Infiltration Reduction Program for the 1994/95 fiscal year with

the project to be carried out in isolated areas for monitoring purposes; further that the results be brought back to Council for further review prior to continuing with the Program. **MOTION CARRIED UNANIMOUSLY.**

ON MOTION of Councillors John Davies and Stephen Oickle, it was moved that Town Council borrow \$200,000 with the debt charges to be withdrawn annually from the Sewer Redevelopment Fund. **MOTION CARRIED UNANIMOUSLY.**

6.2 Proposed By-Law - Waste Water Disposal Charge - Third and Final Reading

This matter was put on hold pending next year's budget.

10. NEW BUSINESS - CON'T

10.3 Act Respecting Relief from Liability Act - Town of Bedford

Mr. Rick Paynter provided background on this particular item noting that the Town of Bridgewater had a similar by-law. He noted that this was a venue through which the Town could rid itself of nuisance claims. Mr. Paynter advised however, that this by-law would not deal with negligence.

ON MOTION of Councillors Anne Cosgrove and John Davies, it was moved that the proposed Act Respecting Relief from Liability - Town of Bedford - be given First Reading. **MOTION APPROVED UNANIMOUSLY.**

10.4 Consideration - Public Compensation Act

Mayor Peter Kelly advised he was concerned with the Province taking away the rights of the municipalities to provide input as it pertains to the Public Compensation Act. He noted that the U.N.S.M. was to appear before the Law Amendments Committee on behalf of all municipalities, expressing their displeasure with the Act.

It was the consensus of the group that the Province is taking away the municipalities' options in this regard and that correspondence would be forwarded to the Province expressing Town Council's opposition to the Act.

10.5 Consideration - MPS Amendment - Dry Cleaning Establishments

Ms. Donna Davis-Lohnes advised that currently, dry cleaning establishments are permitted in industrial zones only due to past concerns with the substances being utilized in this type of business. The Planning Department has received an expression from the business community to permit a dry cleaning establishment within a commercial zone. Ms. Donna Davis-Lohnes advised there is

less concern with the substances used in the dry cleaning process today due to the fact that same are being stored and recycled.

ON MOTION of Councillors Harris Hutt and John Davies, it was moved that staff be authorized to investigate the possibility of permitting dry cleaning businesses in other areas of the community other than strictly industrial zone, with same to be brought back to Council for further deliberation. **MOTION APPROVED UNANIMOUSLY.**

11. REPORT - NIL
12. CORRESPONDENCE - NIL
13. MOTIONS OF RECONSIDERATION - NIL
14. MOTION OF RESCISSION - NIL
15. NOTICES OF MOTION - NIL
16. DEPARTMENTAL INFORMATION REPORTS

16.1 Building Inspector's Monthly Report - April, 1994

ON MOTION of Councillors Stephen Oickle and John Davies, the Building Inspector's Monthly Report for April, 1994 was approved. **MOTION APPROVED UNANIMOUSLY.**

17. QUESTIONS

17.1 Status Sheet

The Status sheet was accepted for information.

Councillor Harris Hutt enquired as to the status of the item "Separate School Board."

Mr. English advised that this particular item could require extensive staff involvement and currently the Province is considering amalgamations of school boards. Accordingly, Council agreed by consensus to strike the item from the Status Sheet.

18. ADDED ITEMS - NIL

19. ADJOURNMENT

As there was no further business, the meeting adjourned at 10:30 p.m.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD
PUBLIC INFORMATION MEETING
MONDAY, JUNE 13, 1994 - 7:00 P.M.

A Public Information Meeting was held on Monday, June 13, 1994 - 7:00 p.m. - in the Town Council Chambers, Suite 400, 1496 Bedford Highway, Bedford, Nova Scotia.

Members of Council in attendance included Mayor Peter Kelly and Councillors Harris Hutt and Stephen Oickle.

Staff members in attendance included Donna Davis-Lohnes, Acting Director of Planning, and Jane Nauss, Recording Secretary.

There were approximately fourteen residents in attendance.

The purpose of the meeting was to continue discussions regarding the proposed rezoning of the Town owned lands (1.8 acres) located at the corner of Doyle Street and Old Hammonds Plains Road. The meeting also was to provide an opportunity to discuss the upgrading and/or relocation of Millview Park.

Donna Davis-Lohnes, Acting Director of Planning, through the use of overheads, provided various scenarios pertaining to the proposed development of the subject property.

SCENARIO 1

- 4 standard single family lots
- entrance to walkway fronting on Doyle
- cost to develop walkway/fencing - \$23,000

SCENARIO 2

- 4 standard single family lots
- cost to develop walkway/fencing - \$29,000 (walkway relocated between lots 3 and 4)

SCENARIO 3

- 3 large lots created through a normal subdivision process
- walkway located between lots 5 and 3
- Town concern - need to recover costs already expended
- service easement passes through the area, therefore the Town must ensure dwellings are not constructed over the easement

SCENARIO 4

- 3 non-standard single family lots
- maintain the buffer area along the Hammonds Plains Road
- homes would have to be built into the hillside therefore some of the vegetation would be lost
- a development agreement process would be required

SCENARIO 5

- 3 standard size single family lots
- costs associated with walkway construction and fencing would be significantly less than other scenarios - \$16,500
- walkway located adjacent to the property line of Hammond Centre (terrain is gentle)
- cul de sac required - added cost
- buffer area maintained along the Hammonds Plains Road.

Donna Davis-Lohnes advised that Scenarios 1 and 3 enabled the creation of standard size lots through an as-of-right process, utilizing existing street frontage on Doyle Street and Old Hammonds Plains Road. Both scenarios retain much of the buffer along Hammonds Plains Road. She expressed concern with the location of the parkland and the cost to fence the property and construct a walkway.

RESIDENT

The resident enquired as to how long the Town could keep the trees from being cut.

Donna Davis-Lohnes advised that the trees would be protected through covenants under Scenarios 1, 2, 3 and 5 and through a development agreement under Scenario 4.

Donna Davis-Lohnes advised that the matter of the parkland (upgrading and/or relocation) needed to be discussed. The meeting was advised that the Town should look at visibility of the parkland as well as potential conflicts with adjacent dwelling units. One suggestion was to perhaps relocate the parkland adjacent to Doyle St. school. Another suggestion was to relocate the dwelling on lot #1 and relocate the parkland close to the Old Hammonds Plains Road.

RESIDENT

The resident expressed a concern that youth from the area would utilize the parkland.

RESIDENT

The resident enquired if a ramp could be built rather than steps to allow for the usage of strollers and wheelchairs.

Ms. Davis-Lohnes responded in the affirmative.

RESIDENT

The resident commented as to why the parkland needed to be completely fenced in.

RESIDENT

The resident noted that individuals cut across private property from the Bedford Highway through to the parkland.

Donna Davis-Lohnes advised the meeting that an agreement would be required with Kiel Developments to access the parkland where it exists, for mowing purposes. As well, she advised that two birch trees and eight Austrian Pines had been planted in the area beside Hammond Centre thereby providing a barrier.

RESIDENT

The resident indicated it was the consensus of the area residents to leave the parkland at its current location.

Mayor Peter Kelly advised the meeting that three things needed to be determined:

1. do the residents want to retain the buffer area along the Hammonds Plains Road?
2. do the residents want to retain the parkland at its current location?
3. what number of lots do the residents want developed on the subject land?

In response to an enquiry from the residents as to what costs would be involved in developing the land, Ms. Donna Davis-Lohnes suggested the following:

- 4 standard lots (Scenario 1) - lot sales would approximate \$40,000 - equating to \$160,000
- 3 small lots (Scenario 4) - lot sales would approximate \$30,000 - \$35,000 - equating to \$90,000 to \$105,000 (need to go through a development agreement process).

Ms. Davis-Lohnes advised that the Town cannot recoup all of its costs through any of the above-noted scenarios.

- 3 large lots (Scenario 3) - lot sales would approximate \$45,000 - \$50,000 - equating to \$135,000 - \$150,000.

Surveying and servicing costs would have to be added if the Town were to subdivide the land instead of selling it as a bulk parcel.

Mayor Peter Kelly called for a consensus on the following:

- Do the majority of the residents at the meeting want to retain the buffer area?

In response, the residents voted in the affirmative.

- Do the majority of the residents at the meeting want 3 lots developed?

In response the residents voted in the affirmative.

- Do the majority of the residents at the meeting want to keep the parkland at its current location?

In response, the residents voted in the affirmative agreeing with the installation of some playground equipment i.e. swings and slides, however, no basketball net.

- Do the majority of the residents at the meeting want to enclose the entire playground area with fencing?

In response, the residents voted to fencing the entire parkland with the exception of the property line adjacent Hammond Centre.

Ms. Donna Davis-Lohnes advised the meeting that a staff report would be compiled which would then be forwarded to the Planning Advisory Committee followed by a Public Hearing. Following the Public Hearing, the matter will be brought to Town Council for final consideration. Ms. Davis-Lohnes advised that residents' comments would be forwarded to Council for consideration.

The meeting adjourned at approximately 8:30 p.m.

MEETING #97

TOWN OF BEDFORD
REGULAR SESSION
TUESDAY, JUNE 14, 1994 - 8:00 P.M.

A Regular Meeting of the Town Council of the Town of Bedford was held Tuesday, June 14, 1994 - 8:00 p.m. - in the Town Council Chambers, Suite 400, 1496 Bedford Highway, Bedford, Nova Scotia.

1. ATTENDANCE

Those in attendance included Mayor Peter Kelly, Deputy Mayor Bill MacLean and Councillors Anne Cosgrove, Harris Hutt, Len Goucher, John Davies and Stephen Oickle.

Staff members in attendance included Rick Paynter, Acting Chief Administrative Officer; Ron Singer, Director of Finance and Jane Nauss, Recording Secretary.

3. APPROVAL OF MINUTES - May 24, 1994

ON MOTION of Councillors Len Goucher and John Davies, the minutes of May 24, 1994 were approved. **MOTION APPROVED UNANIMOUSLY.**

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

Mayor Peter Kelly requested the following be added to the agenda:

- Consideration - Request to use Town Crest - Bedford Seniors - Senior Games - #10.7
- Pedestrian Walkway Upgrading - Hammonds Plains Road/Bedford Highway - #10.8

5. APPROVAL OF ORDER OF BUSINESS

ON MOTION of Councillors Stephen Oickle and John Davies, it was moved to approve the Order of Business as amended. **MOTION APPROVED UNANIMOUSLY.**

6. BUSINESS ARISING FROM THE MINUTES

6.1 Proposed Revised Infiltration Reduction Program

Mr. Rick Paynter reviewed his report noting the necessity of implementing an Infiltration Reduction Program in the Town of Bedford to recoup system capacity in the older sections of the Town's sanitary sewer system. The meeting was also reminded that during the Capital Budget discussions for 1994/95, Council agreed to implement a one year pilot Infiltration Reduction Program through a special borrowing of \$200,000.