

Subsequently, the Town's Sanitary Sewer Infiltration Reduction Program has been approved for funding through the Canada/Nova Scotia Infrastructure Works Program. Total funding assistance for the project is as follows:

- \$98,750 - for each year - 1994/95 and 1996 (Federal)
- \$98,750 - for each year - 1994/95 and 1996 (Provincial)

Mr. Paynter noted it is staff's recommendation to revise the commitment towards the Infiltration Reduction Program such that the Town will embark on a two-year program rather than a one-year program. Mr. Paynter noted his Department would provide a report to Town Council following one year into the program demonstrating the degree of wet weather flow reduction achieved.

**ON MOTION** of Councillor Anne Cosgrove, it was moved to revise the original Motion of March 24, 1992 thereby enabling Council to embark on a two-year program rather than a one-year program.

Mayor Peter Kelly requested a consensus of Council to suspend the Rules of Order to withdraw the former Motion of May 24, 1994 thereby enabling Council to vote on this new Motion.

Councillor Len Goucher advised he had a concern with respect to withdrawing the March 24, 1994 Motion.

Deputy Mayor Bill MacLean enquired if the target was to gain 210,000 gallons of capacity per day, what level of development would this support?

Mr. Rick Paynter advised this capacity would support approximately 150 - 200 acres of land development.

Deputy Mayor Bill MacLean enquired what process was utilized to validify 210,000 gallons per day?

Mr. Rick Paynter advised that the total volume (2.2 million per day), if reduced by 10% through the II Program would equate to 210,000 gallons per day, however, Mr. Paynter noted the Town may be able to achieve 12% system capacity.

Councillor Len Goucher enquired if the development community contribution would be realized through the Sewer Redevelopment Fund.

Mr. Rick Paynter responded in the affirmative.

Councillor Anne Cosgrove suggested it was not necessary to withdraw the May 24, 1994 Motion but to simply amend it.

The Motion from May 24, 1994 as amended will now read:

**ON MOTION** of Councillors John Davies and Stephen Oickle, it was moved that in conjunction with the Federal Canada/Nova Scotia Infrastructure Works Program, Town Council proceed with a two year Infiltration Reduction Program with a maximum Town expenditure of \$200,000.

**MOTION CARRIED UNANIMOUSLY.**

6.2 Act Respecting Relief from Liability - Town of Bedford - Second and Final Reading

Mr. Rick Paynter reviewed correspondence from Mr. Peter McInroy, Solicitor, on the matter of Relief from Liability and noted the Municipality of the District of St. Mary's, County of Antigonish and Town of Wolfville were currently in the process of having their respective Acts before the House for Second Reading.

**ON MOTION** of Councillors Len Goucher and Anne Cosgrove, it was moved to approve Second and Final Reading of the Act Respecting Relief from Liability. **MOTION CARRIED UNANIMOUSLY.**

**ON MOTION** of Councillors Len Goucher and Anne Cosgrove, it was moved to request the UNSM to approach the Department of Municipal Affairs to draw up a document that would outline and define Terms of Reference for liability limits for all municipalities. **MOTION APPROVED UNANIMOUSLY.**

7. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM - NIL

8. PETITIONS AND DELEGATIONS

8.1 Heritage Issues - Mr. Allan Duffus

Mayor Peter Kelly called on Mr. Allan Duffus to address Council.

Mr. Duffus addressed Council to convey his thoughts on Bedford's heritage. In the past, Bedford was known as a "summering place," and was considered a wonderful place to live, however, over the years, there have been a lot of changes. Mr. Duffus made reference to the Indians being part of the early days of Bedford and remembered as a child playing in the area now known as the Barrens. Bedford Basin was at one time not polluted but utilized for swimming and fishing. It was Mr. Duffus' opinion that everyone needs to be concerned about Bedford's heritage and noted that the Fort Sackville Manor House is beginning to justify its existence through the events that are now scheduled in the area.

Deputy Mayor Bill MacLean noted that Mr. Duffus had brought to Council this evening, a rich memory of the early days of Bedford. He also stated, that although things do change, it is important for everyone to learn of Bedford's history.

Mayor Kelly expressed his appreciation to Mr. Duffus for taking the time to address Council.

8.2 Bedford EnviroTowns Committee - Presentation of Annual Report - Mr. Mark Coffin

Mayor Peter Kelly called on Mr. Mark Coffin to address Council.

Mr. Coffin circulated copies of the Bedford EnviroTowns Committee Annual Report to Members of Town Council. As well, Mr. Coffin advised of the following:

- the Committee has been at work for one year
- thanked Town Council for "in kind" services
- first meeting held June, 1993
- first project - fact finding project in Bedford re air quality, power consumption, etc.
- February, 1994, the Committee carried out a survey of residents and determined the following: residents liked recycling, had concern re lack of green space, concerned with water quality, like smoke free restaurants, looking for alternatives to pesticides, etc.
- concerned about Bedford's heritage but on the other end of the spectrum i.e. what will we leave behind
- obtained funding from Canada Trust Friends of the Environment
- made a brief against incineration to the Environment Control Council in January, 1994
- permission granted to establish a permanent environment display in Sunnyside Mall
- offered assistance to the Waters Advisory Committee and the Sackville River Association.

Councillor Len Goucher congratulated the group for their dedication and noted he was glad to see the Committee tie in with the Waters Advisory Committee, Tree Committee and the Sackville River Association.

Councillor Anne Cosgrove noted that as Co-Chair of Clean Nova Scotia, she is proud of Bedford for demonstrating its commitment to the environment and that she will bring this report to the Clean Nova Scotia Committee.

Deputy Mayor Bill MacLean noted he looked forward to the Committee being a catalyst in creating environmental awareness to all residents of Bedford and complimented the group's efforts to date.

Mayor Peter Kelly expressed his appreciation to Mr. Coffin for addressing Council this evening.

9. MOTIONS - NIL

10. NEW BUSINESS

10.1 Reserve Fund Committee Report

Mr. Ron Singer reviewed a report prepared by Donna Davis-Lohnes, Chair, Reserve Fund Committee, noting the data was for information at this point in time. He also noted that the Sewer Redevelopment Charge matter had been deferred to the June 28, 1994 Council meeting. Mr. Singer advised that in the past, 25% of the Deed Transfer Tax was transferred to a Reserve Fund. Mr. Singer suggested Council may wish to reinstate this procedure in the future.

Mayor Peter Kelly advised that this matter would be brought back to Council for further deliberation.

10.2 Consideration - Awarding of Tender #94-11 - Storm Drainage Improvement Works - Kearney Lake Road

ON MOTION of Councillor John Davies and Deputy Mayor Bill MacLean, it was moved to award Tender #94-11 - Storm Drainage Improvement Works - Kearney Lake Road - to C.R. Falkenham Backhoe Services Limited for \$14,980. **MOTION CARRIED UNANIMOUSLY.**

Deputy Mayor Bill MacLean requested the matter of road conditions at the Hammonds Plains/Kearney Lake Road intersection area be placed on the June 28, 1994 Council agenda.

10.3 Traffic Signals - Bedford Highway/Meadowbrook Drive and Bedford Highway/Rocky Lake Drive

A brief discussion ensued on the high volume of traffic which is often held up at the Bedford Highway/Meadowbrook Drive intersection and the matter of vehicles turning right onto Rocky Lake Drive off Bedford Highway and backing up traffic on the Highway itself.

Mr. Rick Paynter advised he will pursue a modification of the lights at the Meadowbrook Drive intersection. However, for the Rocky Lake Drive intersection, he noted the latter may prove more difficult. He advised this matter will be brought back to Town Council during a future meeting following an investigation of possible options.

Councillor Cosgrove noted there is ample opportunity for accidents at the intersection due to stacking of traffic travelling down Meadowbrook Drive and turning left on the Bedford Highway. She

also noted that the amber light allows for only one vehicle to pass through.

10.4 Consideration of Approval - Expropriation Proceeding - Easement - Storm Drainage Improvements - Olive/Bernard St.

Mr. Rick Paynter advised that the Town is basically at a standstill relative to installation of a storm drainage system in the Olive/Bernard Streets area. Specifically, a twenty foot wide service easement over #91 Olive Ave. is required by the Town to complete the project. The owners of the subject property are demanding \$10,000 in payment from the Town to facilitate the storm drainage improvement works. Mr. Paynter further advised that the proposed offer from the Town of \$5,000 exclusive of legal, engineering and appraisal costs realized to date, has not been responded to by the owners. Accordingly, a public motion is required to proceed with expropriation of the subject land to proceed with storm drainage improvements.

**ON MOTION** of Councillor Len Goucher and Deputy Mayor Bill MacLean, it was moved to commence expropriation proceedings with the owners of #91 Olive Ave. to enable the Town to proceed with storm drainage improvements.

In speaking to the Motion, Councillor Len Goucher advised the owners should have one additional opportunity to accept the Town's offer prior to the actual expropriation taking place.

Mr. Rick Paynter advised that the owners will be given one last opportunity to accept the Town's offer.

**MOTION CARRIED UNANIMOUSLY.**

10.5 Drainage Problem - Peerless Subdivision

Mr. Rick Paynter reviewed the staff report noting he does not support the recommendation of staff to acquire easements and implement requested drainage improvements for a total projected cost of \$7,500. Mr. Paynter advised he cannot support the recommendation due to the location on private property and the water source not discharging from the Town system.

**ON MOTION** of Councillors Harris Hutt and Stephen Oickle, it was moved to defer further discussion of this issue until the next Regular Meeting of Town Council. **MOTION CARRIED UNANIMOUSLY.**

On a Point of Clarification, Councillor John Davies requested that this problem be reviewed within the context of the Policy Respecting Inquiries/Complaints Against the Town of Bedford Regarding Flooding and Water Problems (#P-23112).

10.6 Consideration - Extension of Development Agreement - 51 Rocky Lake Drive

**ON MOTION** of Councillors Len Goucher and John Davies, it was moved to extend Development Agreement #93-04 - Rocky Lake Drive for six months. **MOTION CARRIED UNANIMOUSLY.**

10.7 Consideration - Request to use Town Crest - Bedford Seniors - Senior Games - #10.7

**ON MOTION** of Councillors John Davies and Harris Hutt, it was moved to approve the usage of the Town Crest for the Bedford Seniors during the Senior Games. **MOTION APPROVED UNANIMOUSLY.**

10.8 Pedestrian Walkway Upgrading - Hammonds Plains Road/Bedford Hills Road

**ON MOTION** of Councillors Len Goucher and Stephen Oickle, it was moved to install a crosswalk activated device, under the direction of the Director of Engineering, as per Provincial standards, on the existing crosswalk at the Hammonds Plains Road/Bedford Hills intersection.

Deputy Mayor Bill MacLean enquired as to the Town's leverage to apply to Bedford Village Properties to cover the \$11,000 costs involved. He noted that perhaps the Town should have a solicitor deal with the matter.

Mr. Rick Paynter advised that the matter should be coordinated with the infrastructure works underway on Hammonds Plains Road as part of the MI development.

**MOTION CARRIED UNANIMOUSLY.**

11. REPORTS - 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 Fire Chief's Monthly Report - Month of May, 1994

ON MOTION of Councillor John Davies and Deputy Mayor Bill MacLean, it was moved to approve the May, 1994 Fire Chief's Report. **MOTION CARRIED UNANIMOUSLY.**

16.2 Building Inspector's Monthly Report - Month of May, 1994

ON MOTION of Councillor John Davies and Deputy Mayor Bill MacLean, it was moved to approve the May, 1994 Building Inspector's Monthly Report. **MOTION APPROVED UNANIMOUSLY.**

17. QUESTIONS

17.1 Status Sheet

The status sheet was received for information.

Councillor Len Goucher reminded Town Council of Sumo Night taking place at O'Tooles on Thursday, June 23, 1994 and that tickets were \$5.

18. ADDED ITEMS - NIL

19. ADJOURNMENT

As there was no further business, the meeting adjourned at approximately 10:00 p.m.

TOWN OF BEDFORD  
PUBLIC INFORMATION MEETING  
GRANVILLE STREET PARKLAND  
TUESDAY, JUNE 14, 1994 - 7:00 P.M.

A Public Information Meeting was held Tuesday, June 14, 1994 - 7:00 p.m. - in the Town Council Chambers, Suite 400, 1496 Bedford Highway, Bedford, Nova Scotia.

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; Bob Nauss, Director of Recreation and Jane Nauss, Recording Secretary.

Mayor Peter Kelly advised the purpose of the meeting was to provide an opportunity for area residents to meet with Members of Town Council respecting proposed landscaping/playground equipment for the Granville Street parkland.

Mayor Kelly called on Mr. Bob Nauss, Director of Recreation, to provide an overview on the process to date.

Mr. Nauss advised that a survey had been undertaken in 1992 to determine the wishes of the residents as it pertained to the parkland. Two hundred and thirteen surveys were circulated with a forty-eight percent response rate. A concept plan was developed and reviewed with the residents during two neighbourhood meetings which took place November 30, 1993 and March 15, 1994. Subsequent to the neighbourhood meetings, the concept plan was forwarded to the Recreation Advisory Committee along with resident comments. Finally, the matter was brought to Town Council for consideration during budget deliberations.

During the November 30, 1993 neighbourhood meeting, residents approved in principle, the concept that included leaving the wooded area, creating a tot lot and walking trail access to the parkland and landscaping component. It was determined the cost of installing the playground equipment (swing, climbing apparatus and slide) would approximate \$7,000. During the March 15, 1994 neighbourhood meeting, however, the residents decided against the installation of playground equipment.

During the Recreation Advisory Committee (BRAC) meeting which followed the March 15, 1994 neighbourhood meeting, BRAC reaffirmed the earlier decision to include the installation of playground equipment in the tender documents.

Mr. Nauss advised that Town Council must decide to either cancel the entire project, continue with landscaping only or continue with both the landscaping and playground equipment installation.



Mayor Kelly opened the floor for questions.

MR. ROBERT SPENCER

Mr. Spencer agreed with the fact there were two neighbourhood meetings, however, he noted the residents were always opposed to the installation of playground equipment. He advised that the residents wished the area to remain an open area left in a natural state with the park being cleaned up to remove fill and crushed rock as well as a raised manhole (or were there more than one?).

Mr. Spencer noted that during the second neighbourhood meeting, the area residents again advised they were opposed to the installation of playground equipment and were disappointed to discover the equipment was to be tendered. Accordingly, he advised a petition was circulated to one hundred residents in the area with eighty-eight requesting no installation of playground equipment. This petition was presented to Town Council during the previous Regular Session at which time, Council deferred the matter pending this Public Information Meeting.

The meeting was advised by Mr. Spencer a second petition was circulated to the residents recently with a thirty percent response level with twenty-eight requesting landscaping only and two requesting a bench park, swing or slide.

At the request of Mayor Kelly, Bob Nauss reviewed the parcel of land in question utilizing a map. The crushed rock and raised manhole mentioned by Mr. Spencer, were pointed out to Members of Town Council.

Mr. Spencer advised that the existing area vegetation included eight Maple trees which were fifteen feet high. He noted it was his opinion that this is ample vegetation for the area. Mr. Spencer pinned his landscaping concept plan on the bulletin board which suggested 30 yards of fill, 15 yards of topsoil, sod, 3 pine trees, 2 - 3 Elm trees, hedge and three Birch trees.

TERRY ELLIOT

Mr. Elliot advised that playground equipment will be installed at the new school for usage.

**MARTHA HARDING**

Ms. Harding enquired as to what type of playground equipment would be installed at the Bedford Hills parkland and also if the school site would include baby swings.

Mr. Bob Nauss advised that this matter was entirely up to the School Board but he was confident that swings for school age children would be installed and not baby swings. Mr. Nauss also advised the Bedford Hills parkland required additional playground equipment and could benefit from any surplus from the Granville project.

**MR. ROBERT SPENCER**

Mr. Spencer advised his concern was for the lack of parking availability in the parkland area, particularly if playground equipment was installed.

**DON TODD, CHAIR, RECREATION ADVISORY COMMITTEE**

Mr. Todd advised that BRAC's original decision to go with landscaping and playground equipment was based on the results of the original survey and the residents' wishes at that time. However, it would appear there are now two survey results thereby creating confusion.

He noted a concept plan had been developed by an architect hired by the Town, for the subject area and now Mr. Spencer presents his own concept plan. Mr. Todd suggested the matter be deferred pending a new Town of Bedford survey. He noted that if the residents now do not want the playground equipment, the monies can be utilized elsewhere.

**MR. GAUDET**

Mr. Gaudet advised it was his opinion the entire project had to be approved in principle by the residents during the first neighbourhood meeting as they were afraid they would lose the entire project (\$25,000).

**WAYNE DOUCETTE**

Mr. Doucette noted the area should remain as is and the \$7,000 initially allocated for playground equipment utilized elsewhere.

Mayor Peter Kelly advised this matter would be discussed during the June 28, 1994 Council Meeting.

The meeting adjourned at approximately 8:00 p.m.

Meeting #98

TOWN OF BEDFORD  
PUBLIC HEARING #94-02  
TUESDAY, JUNE 21, 1994 - 7:00 P.M.

A Public Hearing of the Town Council of the Town of Bedford took place on Tuesday, June 21, 1994 - 7:00 p.m. - at the LeBrun Centre, 36 Holland Ave., Bedford, Nova Scotia.

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

Staff members in attendance included Rick Paynter, Director of Engineering and Works, Donna Davis-Lohnes, Acting Director of Planning, Jenifer Tsang, Planner, and Jane Nauss, Recording Secretary.

There were approximately one hundred individuals in the gallery.

The purpose of the Hearing was to receive both written and verbal submissions respecting a proposed Development Agreement with Annapolis Basin Pulp and Power Company Limited - RCDD Development Agreement Application Paper Mill Lake.

Mayor Peter Kelly advised that the process to be followed this evening included an overview of the project by representatives of the developer, staff review and comments, Council questions and comments and finally, the floor would be open to questions/comments from the public.

Mayor Kelly first called upon Mr. Barry Zwicker, Wallace MacDonald and Lively, consultants for the developer, Annapolis Basin Pulp and Power Co. Ltd.

Mr. Zwicker provided a brief history of the work carried out to date on the project.

The first meeting of the Public Participation Committee took place in May, 1993 to discuss 221 acres of undeveloped land owned by Annapolis Basin Pulp and Power Co. Ltd. Mr. Zwicker used a map to review the proposed development: 284 single detached units on standard and large lots; 3 single units on flag lots; 154 single detached units on small lots; 96 semi-detached dwelling units; 14 single detached dwelling units with basement apartments (28 units); 5 multiple unit dwellings containing a total of 236 units (3 - 36 unit buildings; 2 - 40 unit buildings and 6 - 8 unit buildings) and 2 senior citizen project sites (possible 120 units). Mr. Zwicker also noted that 49 acres of land will remain as natural open space with 41 of the 49 acres being deeded to the Town. Eight of the 41 acres is required as parkland dedication pursuant to the Planning Act.

Prior to reviewing some of the main issues of the project, Mr. Zwicker stressed that it will be 12-15 years before a full development scenario will be realized.

- 1st Phase - 85 lots to be developed - taking approximately 3 years to complete
- traffic/phasing - Development Agreement states that no more than 100 residential units will be created prior to the completion of collector road N/I
- sewage treatment plant capacity - it is a known fact that the plant is near capacity. To address the capacity problem, the developer will provide a contribution of \$300 per unit to the Town's Infiltration Reduction Program
- parkland - there is a total of 49 acres of natural open space of which 41 acres is to be deeded to the Town. The possibility exists for the creation of a soccer field and baseball diamond in conjunction with a new school site. The concept plan shows the continuation of the Major Path and Walkway System.

Mr. Zwicker requested permission to continue his remarks following staff and public comments.

Mayor Peter Kelly called upon Ms. Donna Davis-Lohnes, Acting Director of Planning.

Ms. Davis-Lohnes began her presentation making reference to the following:

- Planning Advisory Committee recommendation on the proposal:  
"... BPAC recommends that Council approve entering into a Development Agreement for this project subject to the recommendation and conditions contained in the staff report."
- Waters Advisory Committee recommendation on the proposal:  
- no formal motion however, the Committee feels it cannot support this proposal at this time as it does not address factors within the developer's control (construction practices) and factors within the Town's control (sewage treatment plant capacity).

Ms. Davis noted that as the Project Consultant had previously provided an overview of the proposal, she would summarize the contents of the staff report prepared April 27, 1994.

- lands approximating 221 acres around Paper Mill Lake are currently designated and zoned Residential Comprehensive Development District (RCDD)
- a Public Participation Committee was established to work with the Developer to prepare a concept plan
- the Public Participation Committee was appointed by Town Council and consisted of representatives from BPAC, BWAC, BRAC, citizens at large, representatives from the Paper Mill Lake neighbourhood, the Bedford Village Residents Association, the developer, and Town staff
- work by the Committee commenced May, 1993 and finished February, 1994
- once the concept plan was developed, a Public Information Meeting was held on February 28, 1994
- a staff report was prepared and forwarded to the Planning Advisory Committee followed by this advertised Public Hearing. Subsequent to the Hearing, the matter will be presented to Town Council for consideration.

Ms. Davis-Lohnes reviewed some of the more pertinent components of the April 27, 1994 staff report:

- Residential Objectives - the proposal calls for a variety of housing types including housing for those with special needs; predominant housing mix is single detached with two unit dwellings and apartments being consistent with past trends; school site, parkland (both active and passive), open space and a neighbourhood commercial use are included in the Development Agreement; residential units are to be buffered from the Bicentennial Highway and set back a minimum of 50 feet from all watercourses; higher density residential uses are located on collector road N/I near Hammonds Plains Road; development is to be designed to minimize impact on the environment and to suit the natural terrain.
- Density - the proposal calls for 921 units on 221 acres of land (4.5 units per acre). The RCDD does allow for higher density however the developer will be required to go through a substantial amendment process in order to do so.
- Commercial - a neighbourhood commercial site (local store) (0.5 acres) is situated on Collector Road N/I.

- Parkland - 49 acres of natural open space of which 41 acres is to be deeded to the Town (park and open space) (4 islands included). The possibility exists for the creation of a soccer field and baseball diamond in conjunction with a new school site. One main concern is the availability of land to be developed for active park use. There is no additional swim area planned for this proposal. The developer is willing to sell to the Town a beach area, however, there is a very strong concern on the part of the Town, that the swim area is not to be included as part of the deeded parkland/open space.
- Storm Water Management - the plan is to ensure minimization of direct discharge into Paper Mill Lake and other natural watercourses. A comprehensive storm water management plan shall be prepared prior to commencement of development.
- Water Quality - the developer has made a commitment to continue water quality testing in Paper Mill Lake.
- Traffic - a traffic analysis has been carried out regarding the impact of development on Moirs Mill Road and the intersections of Bedford Highway with Moirs Mill Road and Hammonds Plains Road. Only 100 lots are to be developed as stated in the Development Agreement prior to the construction of Collector Road N/I. With respect to the collector road, Town staff recommend the street be designed to accommodate future traffic volumes in the Bedford South area and further, that the Town cost-share to achieve this higher design standard.
- Environmental - the developer has agreed there will be no tree cutting/site disturbance within the 50 foot setback from all watercourses. Those buffer areas specified in the Development Agreement and referenced in Policy E-4 will be enforced by the Town.
- Servicing Issues - concern has been expressed regarding the Town's ability to handle a project of this nature, given the current capacity of the Mill Cove Sewage Treatment Plant. The developer is willing to provide a holding tank or contribute to the Town's Infiltration Reduction Program to address the matter. The Town is awaiting response from the Federal Government respecting requested funding from the Federal Infrastructure Program for an expansion to the Mill Cove plant.
- School - a school site has been identified (5 acres). It was noted the Town should begin discussions with the Province to ensure acquisition of another school within a reasonable time frame.

Ms. Davis-Lohnes advised the meeting that Town Planning staff recommends approval of the proposal with the following conditions:

- the provision of holding tanks or some other direct mechanism to address the capacity of the sewage treatment plant
- phasing of the development as it relates to timing of construction of Collector Road N/I or improvements to the intersection of Bedford Highway/Hammonds Plains Road)
- provision of detailed site plans
- development of a comprehensive storm water management plan
- completion of base line analysis of Paper Mill Lake prior to construction activity
- continuation of water sampling program and provision of environmental protection plan on each phase of the project.

At the request of Mayor Peter Kelly, Ms. Davis-Lohnes made reference to correspondence received from the School Board, Fire Department, and the Halifax County Water Utility.

- Fire Department - expressed concern that cul de sacs must be designed to enable fire truck access. As well, the Department expressed concern with raised islands in the middle of the cul de sacs.
- School Board - indicated continued development in Bedford will necessitate construction of new school facilities in the near future.
- Water Utility - the Utility agrees the proposed development would impact the servicing of the Bedford South Water Service District. The Utility is currently working on both a master and financial plan for Bedford South. Both the Utility and the Town need to identify the servicing corridor which will provide service to not only this development but also the rest of the Bedford South Water Service District. The Utility will work with the Town to ensure the water service corridor coincides with Collector Road N/I.

Mayor Peter Kelly enquired if Members of Town Council had any questions.

COUNCILLOR LEN GOUCHER

Councillor Len Goucher enquired:

- why the number of units had changed from 881 to 921

- why there was no active parkland?
- whether the number of lots to be developed in the first phase would exceed the 100 lots referenced in the development agreement:
- what percentage of the capacity of the sewage treatment plant the Town is using?

Ms. Donna Davis-Lohnes advised that the 881 figure reflected 80 senior citizen units. If the maximum number of permitted seniors units are constructed (120), the total number of residential units increases to 921.

With respect to active parkland, she advised the Town is not clear on its actual recreation requirements at this point in time. The residents, however, feel there is a definite need for active space. She then identified several parcels of land which could be developed for active use.

Ms. Davis-Lohnes advised that the traffic analysis also included Nelson's Landing, Crestview and the 29 town house project on Moirs Mill Road. The analysis recommended that 600 additional units could be developed with only 100 lots recommended for the Paper Mill Lake area. Development of the other 500 lots are for other previously approved projects. The traffic analysis makes assumptions about the growth in traffic patterns. Ms. Davis-Lohnes noted that once the initial 100 lots are developed, another traffic analysis should be undertaken to confirm whether the initial assumptions were correct.

Ms. Davis-Lohnes advised that the Town is currently utilizing 42% of the capacity at the sewage treatment plant.

**COUNCILLOR HARRIS HUTT**

Councillor Hutt enquired:

- as to when construction of phase 1 would commence
- what is included in phase 2.

**MR. BARRY ZWICKER**

Mr. Zwicker advised that the design and infrastructure of phase 1 would commence in the winter/spring of 1995 (35 - 40 units only).

Mr. Zwicker advised that phase 2 could include continuing single family lots adjacent to Phase 1, development of the senior citizen sites or beginning development along Collector Road N/I from Hammonds Plains Road.

Ms. Donna Davis-Lohnes advised that one of the recommendations of the traffic study was to upgrade the Hammonds Plains Road.



Mr. Rick Paynter concurred with Ms. Davis-Lohnes stating that the Engineering Department plans to bring forward a concept plan to upgrade the Hammonds Plains Road during budget discussions for next year.

**MAYOR PETER KELLY**

Mayor Kelly enquired if there has been any further discussions with other developers working on other projects regarding who pays for what?

**MR. BARRY ZWICKER**

Mr. Zwicker noted that any costs associated with the intersection of the Collector Road and the Hammonds Plains Road will be cost-shared by the developer, however, there will be no cost-sharing on upgrading the Hammonds Plains Road as it is an arterial road.

**COUNCILLOR LEN GOUCHER**

Councillor Goucher enquired as to who would control disturbance of the buffer areas.

Ms. Davis-Lohnes advised that the buffers will be under the control of the Town through the Development Agreement not covenants.

Mayor Peter Kelly opened the floor for questions.

**MR. JOE MCEVOY, CHAIR, BEDFORD VILLAGE RESIDENTS ASSOCIATION**

Mr. McEvoy noted there were thirteen issues raised during the Public Information Meeting which had not been addressed. One of which was the sewage treatment plant and the knowledge that it was already over capacity. Mr. McEvoy enquired as to what the developer was going to do to assist the Town with this problem.

Ms. Donna Davis-Lohnes noted that the developer will be providing holding tanks or making a contribution to the Town's Infiltration Reduction Program.

Mr. McEvoy enquired as to the possibility of the Town pumping sewage directly into Halifax Harbour.

Ms. Davis-Lohnes advised that no sewage would be pumped into the Harbour and that the Town was anticipating a 15% increase in capacity as a result of the Infiltration Reduction Program.

With respect to the school, Mr. McEvoy requested a commitment in writing from the developer that a school would be built and leased to the Halifax County-Bedford District School Board.

With respect to traffic, Mr. McEvoy stated he assumed both the Hammonds Plains Road and Moirs Mill Road intersections were being considered as one, due to their proximity to each other.

Ms. Davis-Lohnes confirmed Mr. McEvoy's comments noting that the intersections were looked at separately and together and that both would be impacted upon by increased vehicular traffic.

Mr. McEvoy enquired if the M-1 project was included in the traffic analysis.

Ms. Davis-Lohnes noted that the study determined the impact of vehicular traffic on Moirs Mill Road and the intersection of Hammonds Plains Road and Bedford Highway. It was noted as well that a decision will have to be made as to whether signalization will be required on Nelson's Landing Boulevard. She indicated the M-1 Project was not included in the traffic analysis since it does not impact on Moirs Mill Road or the previously referenced intersection.

Mr. McEvoy requested a definition of "limited access."

Ms. Davis-Lohnes noted that "limited access" referred to prohibiting direct driveway access.

Mr. McEvoy enquired as to the cost for upgrading the collector road.

With permission from Mayor Kelly, Mr. Barry Zwicker advised it would cost \$80,000 to upgrade the road (from Kearney Run to Hammonds Plains Road) from 30 ft. wide to 36 ft. wide (asphalt surface), and \$290,000 to include the boulevard concept as well. Mr. Zwicker noted the bridges off Hammonds Plains Road and over Kearney Lake Run were not included in these cost estimates.

Mr. McEvoy enquired if 10 acres of parkland had already been committed to the developer.

Ms. Davis-Lohnes advised that the developer had proposed the Town purchase the swim area from the developer however, Town staff have rejected the offer. As well, it was noted there was no recognition of a parkland credit in the Development Agreement.

Mr. Barry Zwicker concurred with Ms. Davis-Lohnes' statement adding the developer has requested a parkland credit of 1 1/2 acres.

Mr. McEvoy required clarification on base line water testing.

Ms. Davis-Lohnes advised that water testing would be carried out on a monthly basis at a cost of approximately \$21,000 per year (8 monthly samples + 5 extreme events on 19 sites).

In response to Mr. McEvoy's query as to where this information is at the moment, Mr. Zwicker responded the information has been forwarded to the Waters Advisory Committee.

**MR. JIM MUNSEN - 22 SALMON RIVER TERRACE**

Mr. Munsen felt this project was an overly ambitious development. He noted the Town cannot afford a new school and does not feel "every effort" is strong enough to keep the lake from becoming a dead lake. He requested each Councillor state their personal opinion as to whether the project should commence.

Mayor Peter Kelly responded that Members of Council were not permitted to state their personal opinions during a Public Hearing, but could do so at the Regular Council Session when the project is discussed.

Mr. Munsen felt this project was a "fait accompli."

**MR. BOB KERR, 332 MOIRS MILL ROAD**

Mr. Kerr advised he had attended all meetings on the project to date and referred to a letter he had forwarded earlier to the Town. He is concerned with both short and long term impact in terms of increased vehicular traffic and does not want to see an increase in traffic along Moirs Mill Road.

**MR. BRUCE GRYPCHOWSKI - 50 VILLAGE CRESCENT**

With respect to the Hammonds Plains Road, Mr. Grychowski noted traffic is increasing and that widening of the road should be considered. With respect to Paper Mill Lake, he felt it was "the jewel" of the area. He enquired as to lake access for those not living directly on Paper Mill Lake.

Ms. Davis-Lohnes advised there were two access points to the lake for swimming - one off Lake Drive and one adjacent to the Paper Mill Dam. Two more were anticipated, namely one off Kearney Run and one off Road J.

Mr. Grychowski sought clarification on "buffer area of 50 ft. near a watercourse."

Ms. Davis-Lohnes advised this refers to no structure being constructed and no site disturbance within 50 ft. of a watercourse.

**MR. BOB HAGELL - 32 WALDEN PLACE**

Mr. Hagell enquired as to why staff had not pushed for more public lake access.

Ms. Davis-Lohnes advised the Town has been negotiating for public lake access for approximately 6 months, noting that staff must work within policies of the Municipal Planning Strategy.

Mr. Hagell enquired if by not pushing for more public lake access, was this good planning practice.

Ms. Davis-Lohnes reiterated that staff was working towards acquiring additional public lake access, however, the Town must work within its policies.

**MR. BRUCE GRYCHOWSKI - 50 VILLAGE CRESCENT**

Mr. Grychowski required clarification on the storm water management plan.

Mr. Rick Paynter noted that as part of the development agreement process, the Town is now dealing with the concept plan. The next step is for the developer to develop an engineering design. In accordance with the design standards of the Halifax County Task Force Manual, the manual sets out different design parameters. Mr. Paynter noted that the pipe capacity is set up for a 1 in 5 year storm however, there is capacity for more.

Mr. Grychowski enquired if storm water will be discharged into the lake.

Mr. Paynter advised in the affirmative however the developer will ensure that impact on the lake and watercourses as a result of storm water discharge will be minimal.

Mr. Grychowski enquired if the lake will be protected from excess storm water runoff.

Mr. Paynter advised that maximum protection will be undertaken.

Mr. Grychowski noted this project is very loosely pulled together. He felt this is a huge land development and enquired as to how this particular proposal ranked with those in other municipalities.

Ms. Davis-Lohnes advised she was not aware of the specific sizes of developments in other municipalities, however, she stated this project was a significant one in the context of Bedford.

Mr. Grychowski suggested the dwelling density of the project was too high.

Ms. Davis-Lohnes advised there were only 4.5 units per gross acre planned in comparison to other developments with higher density.

In response to Mr. Grychowski's question as to how many homes currently existed around Paper Mill Lake, Ms. Davis-Lohnes advised there were approximately 300 - 400 homes.

Mr. Grychowski suggested all standards be included in the Development Agreement. He noted that more effort should be made on the part of the Town to negotiate with the developer on behalf of the residents.

**MR. PHIL COMSTOCK - 256 ACADIA MILL DRIVE**

Mr. Comstock was concerned with the retail value of his home as a result of increased vehicular traffic. He noted he was not pleased with a development of this type.

Ms. Davis-Lohnes advised that this Hearing is proceeding as a right of the developer (allowed within the Municipal Planning Strategy). She also noted that this particular parcel of land was within the primary development boundary.

Mr. Comstock enquired as to why the developer cannot build the collector road at this point in time.

Mr. Barry Zwicker noted that the road in question is a \$3 million expenditure. He advised that no one would put this type of structure in without some form of return. In clarifying the term "3 years" with respect to phase 1, Mr. Zwicker advised that heavy construction would not be undertaken during the entire 3 year period; it would be staggered and that a heavy volume of traffic would not be constant.

At this point in time (9:30 p.m.), Mayor Kelly announced a 10 minute recess.

**MR. MIKE HORWICH - 32 BEDFORD HILLS ROAD AND CHAIR, WATERS ADVISORY COMMITTEE**

Mr. Horwich read a portion of BWAC's memorandum on the proposed project. He referred to the following issues:

- watershed area (Kearney Lake) represents approximately 9% of total freshwater drainage into Halifax Harbour
- stormwater management - BWAC would like to see the discharge limited
- construction practices need to be outlined

- BWAC would rather see buffer areas site specific rather than set at 50 ft.
- Sewage Treatment Plant - BWAC supports the Infiltration Reduction Program however Council has to weigh the costs
- wildlife/tree replanting - will there be a tree replanting program.

Ms. Davis-Lohnes advised in the affirmative to the last statement.

Mr. Horwich noted this is an environmental sensitive area and requests that an environmental assessment analysis be carried out. He also noted that staff should negotiate for additional swimming areas. Although he understands that Town policies must be followed with respect to development, he does not feel future development is being monitored closely. Mr. Horwich wondered if both the Town and developer can change the original agreement in the future. He also wondered if the development is market driven or developer driven.

Ms. Davis-Lohnes noted that the Halifax County Water Utility is preparing a master infrastructure plan for Bedford South. Ms. Davis-Lohnes noted that the developer must deal directly with the Water Utility to obtain approval of the water system.

Mr. Zwicker advised that meetings have been held with the Water Utility and that additional development off Moirs Mill Road will be allowed prior to development commencing off the Hammonds Plains Road. As well, Mr. Zwicker noted that Annapolis Basin Pulp and Power Co. Ltd. has conceptual approval from the Water Utility for the water system.

Mr. Horwich noted that residents are generally concerned with the proposal and feels that staff is under pressure moreso than Town Council.

**MS. JOAN WALLS, 65 ACADIA MILL DRIVE**

Ms. Walls was concerned with the schooling issue, particularly since existing schools are overburdened. She enquired if the developer would consider a levy (education tax) to build a new school.

Mr. Zwicker noted that this practice could be undertaken however, it would be unfair if this was not imposed on all developers. Mr. Zwicker advised that the developer is prepared to build a school and lease it back to the Province if the Province is prepared to look at this proposal.

**MR. DOUGLAS MURRAY - 245 MOIRS MILL ROAD**

Mr. Murray noted numerous concerns had been addressed to date. He advised he would like to see the project carried out in a quality manner and that this is not currently the case as many contractors are now in contravention of the Town's Noise By-Law. Mr. Murray feels that Moirs Mill Road will become a major artery over the next three years and also feels that extensive blasting will occur.

Mr. Murray reminded those in attendance that the developer is in this particular type of business for profit and that Town Council requires taxes to provide better services. Mr. Murray noted that \$3 million is not much to pay for a collector road compared to the dollar benefits to be received by the developer. He noted that if the collector road was built, the residents probably would not oppose the project.

**MS. KAYLEEN BELL - 59 PAPER MILL LANE**

Ms. Bell expressed concern over plans for youth in the new community.

Ms. Davis-Lohnes noted there was no specific recreational facility planned. She noted that the recreational needs of Bedford South and the community as a whole need to be determined. Ms. Davis-Lohnes indicated the RCDD Committee recommended that if the school site was not used for a school, the land could be used for a recreational facility. At the present time, only a ball field/soccer field adjacent to the school site is planned.

Ms. Bell indicated that an indoor recreational facility is required and wondered if there was a budgetary process in place to develop same.

Ms. Davis-Lohnes noted that the baseball field/soccer field area will be deeded to the Town. She noted that no monies have been set aside for a recreational facility, however, same would go through the normal budgetary process.

Ms. Bell noted that she couldn't understand how a project of this size could not include a recreational facility. She felt this proposal was unacceptable.

**MR. BRUCE YEO - 22 VILLAGE CRESCENT**

Mr. Comeau opposed the proposal as it now stood due to insufficient capacity at the sewage treatment plant, school fcapacity, and parkland. Mr. Comeau felt that undevelopable land is given to the residents as parkland. He suggested the developer provide developed parkland to the Town.

MR. DON HOWELL - GOLF LINKS ROAD, CHAIR, BEDFORD VILLAGE RESIDENTS ASSOCIATION AND C.O.B.R.A.

Mr. Howell was concerned with the manner in which fire protection would be carried out in this type of development. He also suggested that the Hammonds Plains Road be upgraded.

Ms. Davis-Lohnes indicated Town staff will be bringing forth a proposal to Town Council for upgrading of the Hammonds Plains Road.

Mr. Howell felt that the developer should put required facilities in place now without the Town having to negotiate for same.

Mr. Howell also suggested traffic problems will not be for just three years. He also noted the developer should donate land for a rink and/or fire station and that a recreational facility should be built prior to lots being developed.

RESIDENT - WALDEN PLACE

The resident advised he attended the Public Information Meeting in February, 1994 and was assured Town Council would listen to residents' comments. He feels that the lake will die in time, as this is a huge project. Accordingly, he urged Council to listen to the residents.

MR. GRANT WALKER, CHAIR, PLANNING ADVISORY COMMITTEE

Mr. Walker provided a brief background on the work undertaken to date by the RCDD Committee.

Mr. Walker noted this is the first time a proposal from a developer was brought to the Town with no preconceived ideas. A concept plan was eventually developed to suit the land. He noted that unlike some developments that have designs forced onto the land, this was not the case with this proposal. Mr. Walker noted that the RCDD Committee had strong concerns with having large access on the lake and that this was not a developer preference. The Committee was opposed to large public accesses to the lake due to policing and potential problems with same.

Mr. Walker noted that last year the RCDD Committee met and listened to comments from the community. There are some outstanding issues, however, these particular issues were beyond the scope of the Committee.

There were approximately 12 committee meetings over a period of one year with numerous site visits.

The RCDD Committee came up with a good compromise with respect to the proposal. Mr. Walker reminded the meeting that every argument



cannot be won and that a lot of give and take must be incorporated into every negotiation. The Committee didn't want to see high density and there isn't any. They wanted to see housing for seniors, and that has been included in the proposal.

Mr. Walker closed his comments by noting this was a cooperative exercise by all those concerned. He was hopeful that Town Council would see the vision in this type of project and take a long term approach to a significant land mass with the Town of Bedford.

**MS. ANN MACVICAR - 6 HEFFLER ST.**

Ms. MacVicar suggested the Town is falling behind in the provision of major recreational facilities. The current facilities are old and need replacing. She suggested that Deed Transfer Tax be set aside and earmarked for the development of recreational facilities. Ms. MacVicar also opposed the Town having to purchase land on the lake.

**MR. GREG HORTON - MEMBER OF RCDD COMMITTEE - 47 PAPER MILL LANE**

Mr. Horton raised some outstanding issues:

- Town Council should maintain a certain standard of living within the community
- access to water - made reference to the RCDD Committee report. He noted that Sandy Lake is the most appropriate area for a major swim area
- sewage treatment plant - this is a very serious issue and increased capacity is needed. This problem is not a developer concern but a community concern
- storm water management - Paper Mill Lake should be kept as natural as possible and no storm water should be directed to the lake
- road access - this is a major issue. The safety of children is a major concern as well. He would like to see a specified time as to the development of the collector road.

**MR. MIKE CURRIE - LAKEWOOD DRIVE**

Mr. Currie enquired as to how the Town will ensure the buffer area is maintained.

Ms. Davis-Lohnes advised that retention of the buffer areas will be monitored and enforced by the Town.

**MR. WYBENGA - 253 ACADIA MILL DRIVE**

With respect to risk capital, the developer stands to make substantial profit from this development and Mr. Wybenga would like to see the developer expend funds. He would like to see more recreational facilities and playgrounds within the project. Mr. Wybenga was concerned that no binding agreement had been made by anyone at the Hearing this evening.

**MR. ROBERT ORR, 30 PAPER MILL LAKE**

Mr. Orr expressed his concern that it was not clear as to who is responsible for what. He felt there were two discussions taking place this evening (1) the developer wants to make a profit, (2) Town staff have to administer policies currently in place. Mr. Orr felt that Town Council has the power to change the legislation and the responsibility to ensure things are developed properly.

Mr. Orr requested Town Council to place a moratorium on development in this area until adequate school, recreational facilities, etc. are in place for current residents.

**MR. GEORGE HAMILTON - 49 VILLAGE CRESCENT**

Mr. Hamilton suggested that both the developer and the residents needed to be treated fairly. He anticipated no benefits to the residents if the project is approved as there were no recreational facilities planned. He suggested that the collector road be built either before or subsequent to the initial 100 lots are developed. He also suggested that sanctions be applied if the water quality declines.

Mr. Hamilton was concerned with the educational costs involved for the additional number of youth anticipated as a result of this new project. He noted that he was prepared to agree with increased density in the area to offset some of the educational costs involved. With respect to noise and traffic, Mr. Hamilton suggested the residents be given a 10% tax break to be paid by the developer.

**MR. DONALD LEHAVRE - MILLRUN CRESCENT**

Mr. Lehavre suggested the Town should not have to purchase the swim area. He also noted that the island owned by the developer should become a park. Mr. Lehavre stated that the Lake Drive swim area is now crowded and that the community needs another swim area.

**MR. AL HILLIER - 69 MILLRUN CRESCENT**

This resident expressed that development is out of control within the Town of Bedford and that adequate sewage treatment and schools

are needed before further development takes place. He noted these comments were made by current Members of Council during their previous election campaigns.

MR. MIKE CLARK - 96 SPRUCE DRIVE

Mr. Clark was concerned with the way things have turned out within the community since the last election.

Mayor Peter made three calls for further comments from the floor. There being none, Mr. Barry Zwicker was called upon to address the meeting with final comments.

Mr. Zwicker noted he has the general feeling that the developer is being chastised for developing the land in question. He stressed that the developer has spent 16 months working within policies contained within the Town's current Municipal Planning Strategy (MPS).

To put the size of the project in perspective, Mr. Zwicker made note of other projects in the metro area i.e. Lr. Sackville - 1200 acres; Forest Hills - 1100 acres and Tantallon - 1800 acres. This particular project is only 220 acres.

Mr. Zwicker reiterated his earlier comment that the developer was willing to construct a school and lease it to the Province if the Province is interested.

Mr. Zwicker further commented on the following:

- reference to parkland being swamp was incorrect; land will be brought up to developable levels (i.e. ballfield)
- a draft Development Agreement is in place which "ties everything down"
- all standards are stipulated within the Agreement i.e a tree replanting program is already in place
- developer has already met with the Water Utility and there is ample water available; burden is on the developer for proper infrastructure
- with respect to traffic, Mr. Zwicker concurred with the fact that traffic could be a problem however the developer is ready to discuss all options i.e. construction of a temporary road, restrict amount of development. At this point in time however, the developer cannot commit to construction of a \$3 million collector road
- the traffic study contained flaws

- Storm water management - the terms of reference for the study are contained with the Development Agreement. This is a large water shed area and all problems will not necessarily be the fault of the developer
- with respect to lake access, there are two others in addition to those named by Ms. Davis-Lohnes, namely French Masts Lane and Paper Mill Lane
- sewage treatment plant - the developer doesn't want to put additional sewage into Bedford Basin and is prepared to contribute to the Town's Infiltration Reduction Program on a per unit basis until an acceptable capacity is gained.

Ms. Davis-Lohnes advised the meeting that two written submissions had been received after the deadline date of Friday, June 17, 1994.

Mayor Peter Kelly stated that the RCDD report was also on file at the Town office.

**ADJOURNMENT**

The Public Hearing adjourned at 11:30 p.m.

**TOWN OF BEDFORD**  
**PUBLIC INFORMATION MEETING**

Monday, July 11, 1994

A Public Information Meeting of the Town of Bedford took place on Monday, July 11, 1994 at 7:00 p.m. in the Council Chambers, Mezzanine Level (Board of Trade) Sunnyside Mall, Bedford, Nova Scotia.

**ATTENDANCE**

Councillor Stephen Oickle and Mayor Peter Kelly were in attendance at the commencement of the Meeting.

Staff members in attendance included Rick Paynter, Director of Engineering and Works; Donna Davis-Lohnes, Acting Director of Planning and Development.

Approximately 12 residents were in attendance.

**Discussion of the Proposed Amendments to Bedford Municipal Planning Strategy with respect to a High Tech Research & Development Park adjacent to the west quadrant of the intersection of the Bi-Centennial Highway and Hammonds Plains Road.**

**INTRODUCTION**

Donna Davis-Lohnes, Acting Director of Planning and Development verbally reviewed the background to the proposed amendments, which, initially, would be to create a new zone on a 48 acre site, of which 25 acres is required by the Red Cross for a Blood Fractionation Plant. Ms. Davis-Lohnes reported that the proposed access to the site will be via Symonds Road.

With reference to a hand-out which was circulated, Ms. Davis-Lohnes spoke about the proposed new Research and Development Zone, and the long-range economic development opportunities that it could provide. Lot areas would be a minimum of 1 acre in size, with a low ratio of building to land, ie. only 40% of the site could be used for building coverage. A minimum of 50% of the property shall be landscaped and buildings shall be setback a minimum 50 feet from the street.

With respect to the buffering from homes located on Hammonds Plains Road that abut the proposed site, Wallace MacDonald & Lively, had recommended an 80' buffer. Ms. Davis-Lohnes noted that Town staff will be recommending a 100' buffer beyond the rear property lines of the residential units.

***SPEAKERS***

A resident expressed concern with respect to blasting in the area. Ms. Davis-Lohnes indicated that all blasting will be regulated and monitored by the Town, and that a pre-blast survey will be required.

Mayor Kelly noted that it will be the Town itself preparing the site for Red Cross, so that fact provides a good "insurance policy" to residents.

A resident expressed concern about possible affects on the property taxes on surrounding homes. Ms. Davis-Lohnes indicated that staff could not comment on this. Another resident suggested that many high-tech parks exist elsewhere, and the Town could investigate as to how taxes were affected in those areas, for residents information. Ms. Davis-Lohnes indicated agreement to this suggestion.

A resident questioned the hours of operation at the plant. Ms. Davis-Lohnes indicated the plant will be a 24-hour operation.

A resident expressed concern about waste disposal and any possible smell or toxic fumes. Ms. Davis-Lohnes reported that the Red Cross will have their own neutralizing system on site, a high-tech aerated pre-treatment plant that will likely be enclosed or covered.

Mayor Kelly noted that the Town will be going to visit a blood fractionation plant located in North Carolina in the very near future, and will be providing further information when they return.

Donna Davis-Lohnes then explained the Planning Process that will follow the Information Meeting on the proposed MPS amendment. She reported that a Staff Report would be prepared following the Information Meeting, which would be provided to B.P.A.C. for their next meeting. Following the next meeting of B.P.A.C., a Public Hearing would be held, after which Council would meet and make a decision. Ministerial approval is required for the proposed amendments.

Concerns were raised concerning access to the site and traffic. It was noted that high-tech parks are normally labour intensive, and there could be a very high number of employees coming and going to the plant. A resident suggested that some of the land could be set aside now for the future purpose of constructing a direct access road running directly off the BiCentennial Highway.

A resident also suggested that a certain "quality of life" is associated with high-tech parks, and that employees will want to be able to walk and bike to and from work and also at lunch times. He suggested that much attention must be given to infrastructure with respect to this lifestyle.

Ms. Davis-Lohnes indicated agreement that the Town needs to "plan the big picture". It was noted by Francis McKenzie, Director of Economic Development, that the Red Cross has committed to hiring and training metro Nova Scotians to work at the plant, so there won't be a large influx of new residents.

Concerns were raised with respect to storm water drainage from the site. Mr. Rick Paynter, Director of Engineering and Works briefly outlined how a "split" system for storm water drainage would work on the site since the site is located in two watersheds (Paper Mill Lake and Sandy Lake). Further concern was expressed with respect to a cumulative effect of storm water drainage from the area into Paper Mill Lake.

Other concerns were raised with respect to the types of "high-tech" industries that might locate at the park, and the possible ethical problems that might arise associated with nuclear research or biological research. There was also questions as to security and whether the area might have high electrical fences and guard dogs.

Mayor Kelly indicated that the process is just beginning and that many more of these questions will be answered following the visitation of the South Carolina Facility in the near future.

The Public Information Meeting was adjourned at 8:45 p.m.

---

MAYOR

---

CHIEF ADMINISTRATIVE OFFICER

/sk

## TOWN OF BEDFORD

### PUBLIC INFORMATION MEETING

Tuesday, July 12, 1994

A Public Information Meeting of the Town of Bedford took place on Tuesday, July 12, 1994 at 7:00 p.m. in the Council Chambers, Mezzanine Level (Board of Trade) Sunnyside Mall, Bedford, Nova Scotia.

#### ATTENDANCE

Councillors Stephen Oickle, Anne Cosgrove, Harris Hutt, Len Goucher, Deputy Mayor Bill MacLean and Mayor Peter Kelly 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; Donna Davis-Lohnes, Acting Director of Planning and Development.

Approximately 8 residents were in attendance.

**Discussion of the disposal of Town-owned lands known as the Bedford Leisure Club, 77 Rutledge St., Bedford.**

#### **INTRODUCTION**

Donna Davis-Lohnes, Acting Director of Planning and Development verbally reviewed the background to the disposal of the surplus property, noting that the current zoning is RSU and that the property can only be used for one single family home, either by building a new house or by renovating the existing building.

Mr. English, Chief Administrative Officer reported the details of the existing property will be forwarded to an appraisal company, after which a call for a public proposal for sale of the property will proceed. However, Council will have to decide how to advertise the sale, ie. to sell it as is, or to require that the building be restored, and any special requirements such as what the outward appearance of the building must be fixed price, etc.

Tony Edwards inquired whether the building has been offered to the Fire Department for storage. Mr. English indicated that offering a surplus building to other departments is a part of the process, but that it has not been done as yet.



INFORMATION MEETING - Tuesday, July 12, 1994

.../2

The Public Information Meeting was adjourned at 7:10 p.m.

---

MAYOR

---

CHIEF ADMINISTRATIVE OFFICER

/sk

MEETING #99

TOWN OF BEDFORD

Regular Session

Tuesday, July 12, 1994

A Regular Session of the Town Council of the Town of Bedford took place on Tuesday, July 12, 1994 at 7:10 p.m. in the Council Chambers, Mezzanine Level (Board of Trade), Sunnyside Mall Bedford, Nova Scotia; Mayor Peter Kelly presiding.

1. LORD'S PRAYER

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

2. ATTENDANCE

Deputy Mayor Bill MacLean and Councillors Harris Hutt, Anne Cosgrove, Stephen Oickle, and Len Goucher 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; and Donna Davis-Lohnes, Acting Director of Planning.

There were approximately 10 residents present.

3. APPROVAL OF MINUTES - Meeting #97 and #98

*ON MOTION of Councillor Goucher and Councillor Cosgrove, it was moved to approve the minutes for meeting #97 and #98 as circulated. The Motion was unanimously approved.*

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

Councillor Cosgrove congratulated and thanked Deputy Mayor MacLean and the Bedford Days Committee on a successful 1994 Bedford Days, and also Councillor Goucher and his wife Lucie for their efforts in raising money for the Children's Wish Foundation. She suggested that a letter from the Mayor to the Bedford Days Committee be forwarded to them.