

Councillor Len Goucher advised this is probably one of the most positive proposals. His one concern however, is flow control legislation; each unit may wish to establish their own waste diversion rates and accordingly, he felt the shared proposal may prove more viable than the comprehensive.

Although Mayor Ball reminded Council that the shared proposal was not on the table for discussion, Councillor Goucher expressed concern that more discussion should be undertaken on the shared concept.

Mayor Ball reiterated the fact that Halifax County approved the comprehensive proposal over the shared proposal with Mr. Gridley advising that the goal of the comprehensive proposal was to permit the four units to discuss their needs jointly with one body making the decision.

Councillor Len Goucher noted the County is asking Bedford Town Council for support without providing sufficient information.

In response to a statement by Councillor Oickle in that he supported the proposal with one concern; that being a percentage cap be established on the County's return, Mayor Ball advised the County is looking for a 10% return on the investment.

Councillor Anne Cosgrove commended the County for this initiative.

In response to an enquiry from Mayor Peter Kelly if the 10% return was the same as a host community compensation, Mayor Ball advised there is no host community compensation.

In response to an enquiry from Mayor Kelly as to what happens if the Province doesn't concur with the points as raised in the County Council's Resolution (specifically h - k - page 2), Mayor Ball advised that the Province will not interfere if all units agree on the proposal.

A brief discussion ensued on the existing staff of MRF and the landfill site and what would happen to them as a result of this proposal being accepted by all units. Mayor Ball advised that the County will try its utmost to accommodate the existing staff.

Mr. Dan English noted that should this proposal receive approval by the other units, this would tend to demise of the Metro Authority i.e. transfer station. He also enquired as to the amount Bedford would pay - for comparison purposes - as a total tipping fee.

Mayor Ball advised that the \$50/tonne figure was derived by estimating 200,000 tonnes of waste going to the landfill. It was also noted that the \$50 was not a tipping

fee but rather a conceptual cost.

Mr. English expressed a concern with Bedford cost-sharing on the basis of assessment.

Mr. English noted that all costs are factored into the Metropolitan Authority calculations with a more realistic tipping fee in excess of \$80/tonne being on the table. His concern is that the County's current tipping fee of \$73/tonne was misleading and required further clarification.

Mr. English enquired if there is unanimous agreement on behalf of the three units on the County's proposal, would it be too late to later achieve any bargaining positions on issues which will arise in the future. On the other hand, if there is no consensus, how would issues be arbitrated prior to any final agreement or legislation being established?

Mayor Ball noted that the County must have their capital and operating costs covered plus a 10% return on their investment. He closed his comments by stating that Bedford was more than welcome to establish another formula to guarantee the County capital and operating costs as well as a 10% return.

Mayor Kelly thanked Mayor Ball and his associates for their presentation and confirmed a response will be available by September 27, 1994.

13. MOTIONS OF RECONSIDERATION

13.1 Proposed Development Agreement - Paper Mill Lake RCDD - Councillor Len Goucher

Councillor Len Goucher reviewed for the meeting, his concerns on the proposed project.

As there was no seconder to the Motion to reconsider the original motion approved August 30, 1994, the Motion was lost.

13.2 Independent Environmental Study - Paper Mill Lake RCDD - Councillor Len Goucher

ON MOTION of Councillor Len Goucher and Anne Cosgrove, it was moved to seek tenders for an independent environmental and stormwater management study at a cost of \$20,000 - \$25,000 (to include socio economics, recreation, aquatic, terrestrial habitants).

In speaking to the Motion, Councillor Goucher noted that the Town has no measure to gauge the developer's study and he expressed concern with past studies carried out on other developments.

Mr. English noted that a second study would result in duplication and added costs to the Town. Accordingly, he suggested the Town hire an independent consultant to review and critique the developer's study.

On a Point of Clarification, Deputy Mayor Bill MacLean enquired if the project could be rejected if an independent consultant stated only a portion of the lots could be developed.

Mr. Peter McInroy, Solicitor, noted that Council has approved a contract within which clauses state construction can't proceed until environmental clauses are in place. He suggested there could be legal problems in obtaining a separate study.

Councillor John Davies noted that 921 units have been approved, therefore; the plan will support the development of the entire 921 units. He advised if all 921 units cannot be developed, there is no plan.

As well, Councillor Davies noted that the Recreation aspect of the Motion on the floor is already contained in the PRISIC study referred to on another section of the Agenda.

Mr. Dan English noted that this development has now been approved as the Motion of Reconsideration was not successful. He suggested that rather than approve the Motion on the floor, that Council refer the environmental study matter back to staff for a report to be brought back to Council on the 27th of September.

ON MOTION of Deputy Mayor Bill MacLean and Councillor Anne Cosgrove, it was moved to defer the Motion and refer the matter of environmental and stormwater management study to staff to address any concerns of Council with the matter to be brought to Council for discussion on September 27, 1994.

On a Point of Clarification, Mayor Peter Kelly noted that with respect to phasing, only 100 units is mentioned in the agreement. He suggested the need to have staff define the term "phasing," when reporting back to Council.

Councillor Len Goucher enquired to Deputy Mayor Bill MacLean if the Motion on the floor could be amended to also ask staff to provide information on an environmental critique on a phased approach as opposed to a comprehensive approach.

The Motion as amended now reads:

ON MOTION of Deputy Mayor Bill MacLean and Councillor Anne Cosgrove, it was moved to defer the Motion and refer the matter of environmental and stormwater management to staff to address any concerns of Council. Further, that staff provide information on an independent critique on a phased approach as opposed to a comprehensive approach. Further, that this matter be brought back to Town Council on September 27, 1994. **MOTION CARRIED UNANIMOUSLY.**

10. NEW BUSINESS

Mr. Bob Nauss enquired if item 11.1 - Recreation Department - Youth Centre Concept" can be discussed subsequent to 10.1. It was the unanimous consensus of Council for the order of business to be amended to allow 11.1 to follow 10.1.

10.1 Consideration - Awarding of Tender - Recreation Five-Year Review/Facility Needs Assessment

Mr. Bob Nauss, Director of Recreation, advised that the Town's Planning document for Parks and Recreation development is now due for it's first five-year review. Accordingly, a public tender call was advertised with a tender ceiling set of \$30,000.

ON MOTION of Deputy Mayor Bill MacLean and Councillor Anne Cosgrove, it was moved to award the Recreation Review/Facility Needs Assessment to the Consulting firm of Burke/Oliver Consultants at a cost of \$29,900 with funding to come as a withdrawal from Operating Reserve.

In speaking to the Motion, Councillor John Davies noted that the \$29,900 was being spent for a specific purpose and hoped the document wouldn't gather dust. He stressed the document should be used as a recreation planning document for a long period of time and that Council needs to take this document seriously.

Mayor Peter Kelly noted this document will complement the long term strategic plan of the Town.

Deputy Mayor Bill MacLean advised he shares the comments of Councillor Davies and that the Town's current facilities are basically nonexistent. **MOTION CARRIED UNANIMOUSLY.**

11. REPORTS

11.1 Recreation Department - Youth Centre Concept

Mr. Bob Nauss, Director of Recreation, reviewed his memorandum noting that the matter of adding an extension on to the LeBrun Centre as a permanent Youth Centre was to be brought back to Town Council after the Summer of '94. Accordingly, the Recreation Department recommends not to proceed with the addition to the LeBrun Centre as a Youth Facility. It was noted, however, that the concept would be discussed as part of the Needs Assessment study.

Town Council agreed with the Department's recommendation.

10. **NEW BUSINESS CON'T**

10.2 Consideration - Proposed Referendum - Regionalization of Policing Services

Mayor Peter Kelly noted a Public Information Meeting on the Proposed Regionalization of Policing Services was being held in the Council Chambers on September 14, 1994 with Mr. Bill Hayward, Consultant, providing the information. He noted that information packages had been forwarded to each Residents Association plus were available at the Town offices. Mayor Kelly stressed the need to allow the people of Bedford to have their say in this matter and felt that a referendum should be held in conjunction with the Municipal Election.

ON MOTION of Councillors Len Goucher and Anne Cosgrove, it was moved to support the concept of holding a referendum on the Regionalization of Policing Services, on October 15, 1994, during the General Municipal Election.

A brief discussion ensued on the fact that Council was asking the residents to make a decision based on insufficient information.

Mr. English advised that if not enough information is available, then the referendum can be cancelled.

In response to an inquiry from Councillor Anne Cosgrove as to what happens to Bedford's vote on the referendum, Mayor Peter Kelly advised that the information would be forwarded to the Province. He noted, however, that the Province was not obligated to do anything with the information.

Councillor John Davies noted that Council is taking a risk in holding a referendum on this matter due to the fact he is concerned how the information would be received by the public.

ON MOTION of Councillor Len Goucher and Deputy Mayor Bill MacLean, it was moved to defer this Motion until Thursday, September 15, 1994. **MOTION CARRIED UNANIMOUSLY.**

10.3 Possible Establishment of a Travel Fund

Councillor Anne Cosgrove reviewed a memorandum from the Union of Nova Scotia Municipalities respecting the possible establishment of a travel fund for the three Nova Scotia Directors on the FCM Board. Bedford's costs would total an additional \$232 per year.

ON MOTION of Councillors Anne Cosgrove and Len Goucher, it was moved to approve the creation of a fund that would add a voluntary levy on the annual FCM membership dues, subject to approval by all municipalities.

In speaking to the Motion, Councillor Cosgrove advised she would seek information from the UNSM on the term "voluntary levy," why a 4% administration fee was being charged and bring forth to the UNSM the fact that some elected officials sit on the FCM Board but are not on the UNSM Board and need financial assistance to travel for meetings. **MOTION APPROVED UNANIMOUSLY.**

12. **CORRESPONDENCE - NIL**

14. **MOTION OF RESCISSION - NIL**

15. **NOTICES OF MOTION - NIL**

16. **DEPARTMENTAL REPORTS**

16.1 Fire Chief's Report - Months of July, 1994 and August, 1994

ON MOTION Councillors John Davies and Len Goucher, it was moved to accept the Fire Chief's Monthly Reports for July and August, 1994 as circulated. **MOTION CARRIED UNANIMOUSLY.**

17. **QUESTIONS**

17.1 Status Sheet

The Status Sheet was received for information.

18. **ADDED ITEMS - NIL**

19. **ADJOURNMENT**

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

MAYOR

CHIEF ADMINISTRATIVE OFFICER

MEETING #103

TOWN OF BEDFORD
SPECIAL SESSION
THURSDAY, SEPTEMBER 15, 1994 - 6:00 P.M.

A Special Meeting of the Town Council of the Town of Bedford was held Thursday, September 15, 1994 - 6:00 p.m. - in the Committee Room, Suite 300, 1595 Bedford Highway, Bedford, Nova Scotia.

1. LORD'S PRAYER

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

2. ATTENDANCE

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

Staff member in attendance was Jane Nauss, Recording Secretary.

3. ADDITIONS/DELETIONS TO ORDER OF BUSINESS - NIL

4. CONSIDERATION - PROPOSED POLICE REGIONALIZATION

- Suggested Referendum
- Direction on Preferred Option

Mayor Peter Kelly provided an overview of the Public Information Meeting - Proposed Police Regionalization - which had been held Wednesday, September 14, 1994 in the Town Council Chambers. Over a period of 1 1/4 hours, Commissioner Bill Hayward made a presentation on the matter. The floor was opened for questions and there was an overwhelming majority of the public who opposed regionalization and agreed to a referendum.

There appeared to be confusion as a result of comments made by the Hon. Sandy Jolly, Minister of Municipal Affairs, in that although the municipal units have been advised the matter is not a fait accompli, the status quo is not an option.

Mayor Peter Kelly advised that if sufficient information is available by September 30th, Town Council should hold a referendum coinciding with the general municipal election taking place October 15, 1994. Should information not be available by September

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30th, Council should await for a final report from Mr. Bill Hayward and hold a referendum at a later date.

ON MOTION of Councillor Len Goucher and Deputy Mayor Bill MacLean, it was moved that the Town of Bedford conduct a plebiscite on October 15, 1995 provided that the information can be made available by Town staff to be distributed to the public in a reasonable timeframe. Further, if the information is not available in a timely fashion, the referendum will be deferred.

On a Point of Clarification, Councillor Anne Cosgrove expressed concern with the September 30th date in that it may be too late a date to get the information out to the public.

Mayor Peter Kelly agreed with Councillor Cosgrove's comments and reminded Council that although election day was October 15, 1994, two advanced polls were scheduled earlier, namely; October 6th and 11th.

Councillor Anne Cosgrove suggested the Motion be amended to remove the September 30th date.

A brief discussion ensued on the option to be brought forward by Bedford, to the Regionalization of Policing Services meeting taking place Monday, September 19, 1994. Mayor Peter Kelly advised he would be bringing forth Option #5 - Dartmouth and Halifax amalgamating as one force with the status quo remaining for Bedford. In the case of Bedford requiring special services i.e. drugs, S.W.A.T., the contracting of said services could be carried out.

Councillor Anne Cosgrove expressed the following concerns:

- a recommendation is going to be presented to the Hon. Sandy Jolly by Commissioner Bill Hayward, however, the Minister is not obligated to accept any recommendation;
- the Minister evaded most questions asked during the Public Information Meeting in Bedford.

Councillor Anne Cosgrove advised that the Bedford Board of Police Commissioners had been polled last week on the referendum matter and the Board agrees with holding same during the October 15, 1994 municipal election.

Councillor Harris Hutt expressed his concern on the costs involved in holding a separate referendum. In his opinion, he felt there would not be a high number of voters if the referendum was held separately from the general election.

Councillor Len Goucher agreed to amend his Motion to read:

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"that the Town of Bedford conduct a plebescite on Regionalization of Policing Services on October 15, 1994 provided the appropriate information is available by staff as soon as is reasonably possible, in order to be distributed to the public in a timely fashion. Further, if the information is not available, the matter is to be referred back to Town Council for further review and consideration."

In speaking to the Motion, Councillor Len Goucher stated that Bedford wants to maintain existing service levels. His main concern is the proposed cost savings to be realized against the costs involved at the Provincial level to carry out the study on the regionalization of policing services. Councillor Goucher noted that Bedford is already saving the Province money by maintaining an acceptable level of police servicing now.

Deputy Mayor Bill MacLean advised that the less inexpensive police forces are those with no speciality squads and that once integrated as a regional police force, police services become extremely expensive. He noted that the cheapest service is to maintain the status quo in Bedford and contract out speciality squad services.

Councillor Stephen Oickle expressed his concern on holding a referendum on election day as there would be too many ballots and too much literature for the public to deal with. It was his opinion that Town Council not support a referendum.

MOTION CARRIED. Councillor Stephen Oickle voted in the negative.

Mayor Peter Kelly required Council consensus on the referred policing option which would be brought forward to the Regionalization of Policing Services meeting Monday morning.

It was the consensus of the meeting to go with Option #5 - Dartmouth and Halifax forming one police force, with Bedford maintaining the status quo with the ability to contract out for speciality services.

Deputy Mayor Bill MacLean requested the Town's preferred option be circulated to Town Council on Friday, in written form.

5. ADJOURNMENT

As there was no further business, the meeting adjourned at 7:00 p.m.

MAYOR

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CHIEF ADMINISTRATIVE OFFICER

MEETING #104 AND #105

**TOWN OF BEDFORD
PUBLIC HEARINGS #94-03 AND 94-04
MONDAY, SEPTEMBER 26, 1994 - 6:30 P.M.**

Two Public Hearings - #94-03 and 94-04 - were held on Monday, September 26, 1994 - commencing at 6:30 p.m. in the Town Council Chambers, Mezzanine Level, Sunnyside Mall, 1595 Bedford Highway, Bedford, Nova Scotia.

Those in attendance at the commencement of the Hearings included Mayor Peter Kelly; Deputy Mayor Bill MacLean and Councillors Stephen Oickle, John Davies, Harris Hutt and Anne Cosgrove.

Staff members in attendance included Dan R. English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Francis MacKenzie, Director of Economic Development; Donna Davis-Lohnes, Acting Director of Planning, and Jane Nauss, Recording Secretary.

Mr. Sean McGuire, Manager of Fractionation for the Red Cross was also in attendance.

Mayor Peter Kelly advised of the purpose of both Hearings:

#94-03 - The purpose of the Hearing is to receive both written and verbal submissions respecting proposed amendments to the Town of Bedford Municipal Planning Strategy and Generalized Future Land Use MaP relating to the proposed creation of an Information, Technology, and Research Generalized Future Land Use Designation and Zone.

#94-04 - The purpose of the Hearing is to receive both written and verbal submissions respect Town Council's intention to approve amendments to the Land Use By-Law and Zoning Map relating to the proposed Information, Technology and Research Zone.

Mayor Peter Kelly introduced Mr. Sean McGuire to those in attendance and then called upon Ms. Donna Davis-Lohnes to address Town Council.

Ms. Davis advised that although two public hearings were advertised, she would be making one presentation for both.

The meeting was advised that the proposed amendments were reviewed by the Bedford Planning Advisory Committee on August 31, 1994 at which time unanimous support was indicated. A Public Information Meeting was held on July 11, 1994. Ms. Davis-Lohnes noted that no written submissions had been received of this date.

Ms. Davis-Lohnes reviewed the staff report which had been previously circulated to Members of Town Council making note of the following:

- the location of the proposed Red Cross/Miles Canada Inc. Blood Fractionation Facility in Bedford was officially announced on August 4, 1994;**
- the Town has entered into a Purchase and Sale Agreement with Annapolis Basin Pulp and Paper (owners of the land in question);**
- the Town has an opportunity to obtain an option to purchase fifty additional acres of land adjacent to the Red Cross site (in addition to the forty acre site located at the western corner of the Bicentennial Highway and the Hammonds Plains Road), possibly leading to the development of an Information, Technology & Research Park (ITR);**
- it is anticipated that this Fractionation Facility will act as a catalyst to encourage future development of this type;**
- text amendments to the Town's MPS and Land Use By-Law as well as amendments to the Town's Generalized Future Land Use and Zoning Maps are required in order to create the proposed ITR Zone and Designation and apply same to the referenced lands;**
- these amendments, if approved by Town Council, will require approval by the Minister of Municipal Affairs;**
- Bedford appears to have the right combination of features to attract businesses of this type;**
- a background study conducted by Wallace MacDonald & Lively recommends the proposed ITR zone be placed within the Industrial Generalized Future Land Use category - Town staff recommends a specific ITR Generalized Future Land Use designation be created and the ITR Zone placed within the new designation for the following reasons (a) to ensure that future rezoning from ITR to Light Industrial (LI) cannot occur and (b) to reinforce the distinction between an ITR park and a traditional industrial park;**
- the industrial objective is to promote Industrial development which is appropriately located in relation to the physical environment and other land uses, consistent with the preservation, creation and maintenance of a well balanced community;**
- the facility will be separated from existing dwellings by a minimum 100' buffer as per Policy Z-3;**

- the facility design is not yet complete however the facility will be designed to fit the site;
- initial site servicing and preparation to be undertaken by the Town to ensure maximum tree retention;
- facility to be designed in a campus arrangement to allow for maximum flexibility to fit the buildings on the land as 50% of the land has to remain in a natural state;
- no proposal had been made for a second access from the site (only Symonds Road);
- the facility will pre-treat its wastewater;
- sewer services in the area are adequate to accommodate the facility;
- sewer infrastructure will require upgrading prior to rezoning the additional fifty acres;
- the site is located within a water servicing district approved by the County of Halifax Water Utility;
- stormwater drains to two watershed areas - Paper Mill Lake and Sandy Lake - a comprehensive stormwater plan will need to be developed.

Ms. Davis-Lohnes then reviewed the Draft Information, Technology and Research (ITR) Zone for the Meeting explaining the Town needs to revisit the types of businesses permitted once the focus of the park is better defined. The meeting was advised that the facility manufactures blood plasma products, research and development may be part of the operation. As well, Ms. Davis-Lohnes advised that office type uses should not be included in the ITR Zone except those associated with other uses permitted in the Zone.

Councillor Len Goucher took his place at the meeting at approximately 7:00 p.m.

Ms. Davis-Lohnes advised she had been in contact with the Department of Municipal Affairs to enquire on flexibility for the height of the processing building and that the water tower will not be included within the height restrictions.

With respect to buffering, Ms. Davis-Lohnes reiterated her earlier comment that a buffer of 100 ft. wide would be required between the proposed facility and existing dwellings as well as a buffer of 50 ft. abutting the Bicentennial Highway.

Ms. Davis-Lohnes also reviewed for the meeting outside storage, parking, loading facility and signage requirements making particular note of the fact that Red Cross

desires a commencement sign with staff recommending it not exceed 200 square feet in area.

Mayor Peter Kelly requested Ms. Davis-Lohnes to read the Motion as approved by the Planning Advisory Committee for the record. As well, Mr. Paynter was requested to provide a brief outline of the Waters' Advisory Committee's position on the matter.

Ms. Davis-Lohnes closed her comments with a slide presentation of the facility in North Carolina.

Mayor Peter Kelly enquired if Town Council had any comments on the matter.

Councillor Len Goucher enquired if this type of proposal should follow a Development Agreement process rather than an "as of right" development.

In response, Ms. Davis-Lohnes advised if uses in the zone were broader, a Development Agreement process could be considered, however, at this point in time, the Town was focusing on research and technology. Should Bedford wish to encourage this type of business, then the Town needs a clear vision of what it wants in the future. In North Carolina, a non-profit foundation dictates what goes into the park.

Mayor Peter Kelly opened the floor for questions.

Betsy Vanhelvoort - Giles Drive

Ms. Vanhelvoort felt this was a good project for the Town to be involved with although it was a project with which residents are not familiar with. Accordingly, she made note of some recommendations Council should consider:

1. requires its own designation as it is not industrial
2. some of the states uses need more thought - additional information should be obtained on the range of types of uses i.e. radio, T.V., medical, energy transmission)
3. regard medical uses, the Town and Province need to assess environmental health risks as it relates to waste management - suggested an independent individual to do the assessment if no individual was available from either level of government
4. with respect to Atlantic Acres, the Town needs to revisit the compatibility of that park with the proposed ITR park

- 5. with respect to the transportation network - people in the area are very sensitive about changes to the Hammonds Plains Road. She hopes the Town recognizes the need to be respectful of those people who live in the immediate area of the proposed park. Their quality of life needs to be maintained as this development will be an intrusion on the lives of existing residents**
- 6. concerned about a secondary strategy for this area - it is difficult to see the whole picture at this time**
- 7. waste management and storm water management need to be more clearly defined i.e. what is the destination of the waste.**

After three calls for additional comments from the floor, Mayor Kelly asked Town Council for comments.

Deputy Mayor Bill MacLean noted there was a lack of clarity with the proposal and wants to see more definition on the "processing" involved in this facility. As well, he sought clarification on the 100 ft. buffer.

In response, Ms. Davis-Lohnes noted the 100 ft. buffer will be measured from the back property lines of the existing dwellings.

Deputy Mayor Bill MacLean commented if staff felt the need to have an independent consultant to review the stormwater management plan.

In response, Ms. Davis-Lohnes advised the Town will be developing the plan, not just reviewing it.

In response to an enquiry from Deputy Mayor MacLean if the Town could play a bigger role on the additional 50 acres, Ms. Davis-Lohnes advised the Town needs to determine who will manage the Park. She indicated the Town needs to be proactive and plan for the parks rather than simply reacting to development proposals.

In response to an enquiry from Deputy Mayor MacLean if pyritic slate was in the area, Ms. Davis-Lohnes advised this will be determined when detailed site grading and engineering plans are prepared by the Town.

Deputy Mayor MacLean advised that signage should be aesthetically pleasing as well as functional. He suggested this particular matter should be brought to Town Council at a future date. As well, he reiterated his concern over the definition of the word "processing."

The Public Hearings adjourned at approximately 7:50 p.m.

MEETING #106

**TOWN OF BEDFORD
PUBLIC HEARING #94-05
MONDAY, SEPTEMBER 26, 1995 - 8:00 P.M.**

Public Hearing #94-05 was held Monday, September 26, 1994 - 8:00 p.m. - in the Town Council Chambers, Mezzanine Level, Sunnyside Mall, 1595 Bedford Highway, Bedford, Nova Scotia.

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

Staff members in attendance included Rick Paynter, Director of Engineering and Works; Donna Davis-Lohnes, Acting Director of Planning and Development; John Robertson, Chief Building Inspector and Jane Nauss, Recording Secretary.

Mayor Peter Kelly advised that the purpose of the Hearing was to receive both written and verbal submissions respecting Council's intention to approve the entering into of a Development Agreement with Redden Brothers Development Ltd. regarding RCDD lands in the Union Street area.

Mayor Kelly called upon Ms. Davis-Lohnes to provide an overview of the process to date.

Ms. Davis-Lohnes advised that an application had been received by the Town from the proponent in August, 1993. This was followed by the establishment of a Public Participation Committee to develop a concept plan for the land in question (met March - June/94). A Public Information Meeting was held July 5, 1994; the matter was brought before the Recreation Advisory Committee on June 8, 1994 and the Planning Advisory Committee on two separate dates - August 31 and September 6, 1994. As well, the Town's Waters Advisory Committee undertook a review of the Application on September 14, 1994.

Mayor Peter Kelly advised that following the Hearing, the matter would go before Town Council during a Regular Session scheduled for October 11, 1994.

Jenifer Tsang provided an overview of the proposal.

- the lands included within the Redden Brothers Development Ltd. proposal of Union Street RCDD are approximately 33 acres in size. Of the 166 residential units included, 102 are single detached units on standard sized lots, 21 are single detached units on small lots, 35 are townhouse units and 8 are apartment units;
- an environmental study is to be undertaken by the developer to address the impact

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of the development on slopes of 20% and greater. This study will also address the impact of development on the two watercourses which cross the site, even though these watercourses are not identified on the Environmentally Sensitive Areas Map;

- a stormwater management plan is to be conducted to address how storm water will be handled on site as well as the impact on the Sackville River during and after construction. The Terms of Reference for this Stormwater Management Plan are attached to the Draft Development Agreement;

- stormwater on Union St. is a great concern;

- Town staff recommend that the developer be responsible for providing an off-site storm water system to accommodate the project which will not negatively impact on the existing stormwater system in the area;

- the sanitary sewer system in Union St. is a great concern;

- Town staff recommend that the developer be responsible for all off-site costs associated with connecting the project to a portion of the Town's sanitary sewer system which can accommodate the development;

- that the developer contribute to the Town's Infiltration Reduction Program until such time that additional capacity at the sewage treatment plant is obtained;

- a Traffic Study has been conducted to address the impact the development will have on Union St. and the intersection with the Bedford Highway;

- the study recommends that the developer contribute 25% of the cost of signalization.

- Province has acquired 35 acres of the Union St. RCDD, including the location of the petroglyphs;

- the development proposal is approximately 1200 feet from the carvings;

- an application has been made to the Historic Sites and Monuments Board of Canada to have official recognition given to the entire Union RCDD, however, no recommendation has been received to date, with no response expected until November, 1994;

- the developer does not intend to commence construction until the spring of 1995.

Ms. Tsang closed her comments by advising it was staff's recommendation to enter into this agreement with Redden Brothers Development Ltd. subject to the following conditions:

- cash contribution from developer to the infiltration reduction program;

- detailed site plans for the townhouse and apartment sites are to be developed;

- detailed stormwater management plan to be developed;

- developer is to be responsible for servicing the development so as not to negatively impact on the existing storm and sanitary sewer systems.

Along with recommending the developer contribute 25% of the cost to installing signalization at the corner of Union St. and the Bedford Highway, Town staff also

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recommend the developer extend the existing sidewalk on Union Street to the RCDD development entrance.

Mayor Peter Kelly requested Ms. Tsang to read the position of both the Planning and Water's Advisory Committees on the proposal:

- **BPAC** - supports the recommendation of the Planning and Development Control Department that Town Council approve the entering into of a Development Agreement with Redden Brothers Development Limited to permit the development of the 33 acres within the Union Street RCDD subject to the above-noted conditions.

- **BWAC** - that the storm water management plan specifically include the impact the run off from the development will have on the Sackville River.

On a Point of Clarification, Councillor Len Goucher sought clarification of BWAC's motion.

In response, Mr. Rick Paynter advised that BWAC would like to be involved with the review of the stormwater management plan.

In response to an enquiry from Councillor Anne Cosgrove as to what happens if a response from the Historic Sites and Monuments Board of Canada is received later than November, 1994, Ms. Tsang advised that the Board is aware of the current situation and have indicated that they intend to make a decision at their November meeting.

Councillor Len Goucher expressed a concern on Town Council deciding approval of the Development Agreement prior to receiving a response from the Historic Sites and Monuments Board. He asked Ms. Tsang if the Board would consider the Redden lands more valuable if Council approves the proposal. Ms. Tsang responded that the lands are zoned RCDD, therefore, considered developable whether the project is approved or not.

Mayor Kelly invited Mr. Barry Zwicker, Wallace MacDonald & Lively, Consultants, to address Council.

Mr. Zwicker advised that the proposal included 33 acres of land and that this project has received ample attention. He further noted:

- a topographic survey had been carried out which permitted the developer to determine how the land uses will blend with the neighbourhood;

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- the project is primarily single family homes;
- single unit dwellings have been placed adjacent to existing single unit dwellings;
- buffers are provided between existing and proposed development;
- the developer has acquired a portion of land near First Avenue as well as land extending from Nottingham St.
- with respect to parkland, the Bedford Recreation Advisory Committee requested the developer clear a portion of the land for active parkland. Mr. Zwicker advised that this has been realized;

- a significant amount of openspace has been protected;
- the project exceeds the requirements of the M.P.S. as it pertains to the number of units per acre with only five units per acre to be developed;
- the developer is to address both stormwater and sanitary sewer concerns and will contribute to the Infiltration Reduction program on a per unit basis;
- the developer has agreed to contribute 25% of the cost for signalization at the Union Street and Bedford Highway intersection;
- the developer cannot address the issue of the petroglyphs. The developer has been requested to not proceed and has agreed to await commencing construction until the Spring of 1995 to allow for land assessment. However, the developer is not prepared to wait indefinitely. Mr. Zwicker also suggested that if a decision is delayed on the part of Town Council, the Town will be working outside the M.P.S.

Mayor Peter Kelly invited Mr. Dwight Dorey, Chief and President of the Native Council of Nova Scotia, to address Council.

Mr. Dorey circulated and read a declaration publically made by all Chiefs of the Mi'Kmaq Nation of Nova Scotia. Mr. Dorey noted his concern with respect to the wording "Notice to Approve" which was included in the Public Hearing notice. The meeting was advised that although various Town Committee comments on the proposal had been provided to Council, the Petroglyph Advisory Committee (P.A.C.) Report was not included in the package. Accordingly, Mr. Dorey reviewed the conclusions and recommendations of P.A.C.

Mr. Dorey advised that in his opinion all Town Council has done is ask the Provincial and Federal governments as to what they are prepared to do with respect to acquisition of the lands. He noted that the Petroglyph Advisory Report does still exist. Mr. Dorey was also concerned that the human interest of the lands in question are being totally ignored.

Mr. Dorey questioned the proceedings involved todate making reference to the Public Hearing Notice and the Environment Act. This project will affect the culture of the Mi'Kmaq community. He also felt an environmental assessment should be carried out

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prior to Council making a decision on this proposal. It was Mr. Dorey's opinion that should this project proceed, the Mi'Kmaq people will be given a "stacked deck."

Mayor Kelly enquired to Ms. Davis-Lohnes as to the status of the Petroglyph Advisory Committee Report.

Ms. Davis-Lohnes advised that the Petroglyph Advisory Committee Report had been completed and brought before Town Council on several occasions. On April 26, 1994, Town Council concluded that nothing more could be done to protect the petroglyphs. She noted that the Province has acquired 35 acres and that the Petroglyph Advisory Report had been forwarded to senior levels of government for their perusal.

Ms. Jenifer Tsang read the Town Council Motion from April 26, 1994 for the record:

"... to request Planning Staff to determine if the areas which have been acquired for the protection of the petroglyphs can be re-designated and re-zoned from RCDD to Park Open Space."

Ms. Davis-Lohnes also reminded Town Council that discussion had taken place to have a tri-level meeting to discuss same, however, the Motion pertaining to same did not receive Council approval.

Mayor Peter Kelly enquired to Ms. Davis-Lohnes if it would be appropriate to have an environmental assessment carried out in accordance with the Environment Act.

Ms. Davis-Lohnes advised that the Environment Act is not applicable to this proposal. She further advised, however, an environmental study would be undertaken in accordance with the M.P.S.

Ms. Davis-Lohnes reiterated the fact that the PAC recommendations had been brought before Town Council. Although some anthropological studies had been carried out, it had been suggested that further studies be undertaken.

On a Point of Clarification, Councillor Len Goucher enquired to Ms. Davis-Lohnes on an actual Motion of Town Council dealing with the report.

Ms. Davis-Lohnes noted that no formal recommendation was ever made by Town Council other than the April 26, 1994 Motion which had been read into the minutes earlier.

Mayor Peter Kelly called a five-minute recess.

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Following the recess, Mayor Peter Kelly advised that Town Council recognized the concerns of Mr. Dwight Dorey, however, the Public Hearing would continue.

Mayor Kelly opened the floor for questions.

TONY EDWARDS - 8 SULLIVAN'S HILL

Mr. Edwards read a prepared statement noting his concerns: timing of all meetings dealing with this proposal; proposal is too dense; residents along Union St. may lose a portion of their front lawns due to widening of street; impact on sewage treatment plant and school facilities; ignoring comments from native community and comments from Petroglyph Advisory Committee; concern with potential flooding on Union St.

Mr. Edwards left a copy of an article he prepared for Heritage Canada Magazine with the Recording Secretary.

MR. FRED HALL - 93 UNION ST.

Mr. Hall read a prepared statement and expressed the following concerns: timing of this Hearing - one day is insufficient; this is a great injustice to the native people of Nova Scotia; people on Union St. have fought for their neighbourhood; upper levels of government have provided no assistance; former Mayor Peter Christie felt there was insufficient time to make a decision. He made reference to various statements made in the past by specific Councillors.

Mayor Peter Kelly called Mr. Hall Out of Order.

Mr. Hall continued his remarks noting there was a conflict of certain members of both the Planning Advisory and Petroglyph Advisory Committees; feels the people of Nova Scotia should preserve the land in question.

Mayor Peter Kelly called Mr. Hall Out of Order.

Mr. Hall continued his remarks noting there is too much traffic in the area now and that Town Council has carried out no action to close the access road. He is concerned that this development will generate additional traffic.

SHIRLEY TOWILL - 71 UNION ST.

Mrs. Towill addressed Council noting she would like to see the Barrens area protected. She expressed her concerns on traffic, stormwater, sewer and the impact of development on the Sackville River. Mrs. Towill advised that Council was well aware

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of the traffic problem in the area now. She expressed her concern on the formula utilized to determine the percentage figure of 27% increase of traffic should the development proceed.

Mr. McCusker, from Streetwise Traffic Engineering, advised that most of the traffic in the area was generated by mall traffic.

Mrs. Towill advised that the stormwater system could not handle the additional load and she enquired as to a definition of "majority" in the staff report.

Mr. Rick Paynter noted that "majority" as stated in his report, referred to 85%.

Mrs. Towill stated she was concerned with the diversion of stormwater and sanitary sewer discharge.

Mr. Paynter advised that alternative options would be examined relative to the diversion of the stormwater and sanitary sewer from the existing systems.

Mrs. Towill enquired of Planning staff if the development would access Centre St.

Ms. Jenifer Tsang advised this was not ever a part of this proposal.

Mrs. Towill enquired if Mr. Paynter, as a professional Engineer, would guarantee to the homeowners, that no problems will occur to their homes as a result of the development. She also noted that the RCDD Committee report recommended that the storm water and sanitary sewer system be improved up to date before development on the Barrens takes place.

Mrs. Towill advised it is Town Council's responsibility to ensure that existing residents do not suffer as a result of this development. She has lived in the area since 1976 and as yet as had no water damage to her basement. Should this proposal be approved, it should be the Town's responsibility to assist her if problems occur as a result of this development.

MICHAEL ROUGHNEEN - 16 BEDFORD ST.

Mr. Roughneen felt the Hearing was about what Bedford residents value, the values Bedford residents have and political principles. . Mr. Brian Molyneaux was brought in to do a superficial survey of the Barrens area. Subsequently, Mr. Molyneaux advised this was an important site. As a result, the Petroglyph Advisory Committee was established comprised of various members. Another individual, Mr. Stephen Davis, from St. Mary's University, was brought in to assist the Committee.

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Mr. Roughneen felt this entire matter goes beyond protection of the petroglyphs; it should address the entire area as a spiritual site. This position is not antidevelopment and this was never about antidevelopment. This is about the character of Bedford.

The Petroglyph Advisory Committee was advised this area was a spiritual site and therefore; the matter has to be resolved through a political process. The three levels of government should meet together to resolve the problem and the Town of Bedford should support the recommendations of the Petroglyph Advisory Committee. Mr. Roughneen felt the Town has not taken a position on the matter. The Redden Brothers' proposal should be set aside until the Petroglyph Advisory Committee report has been dealt with and a decision rendered. As well, it was noted the Town should determine what position the Federal Government is going to take.

MARVIN SILVER, VICE-PRESIDENT - SACKVILLE RIVER ASSOCIATION

Mr. Silver advised that the President of the Association, Mrs. Aileen McCormick, was also in attendance.

Mr. Silver advised the meeting that the mandate of the Association is to clean, protect, restore and preserve the River. He is concerned this project may have a negative impact on the River through flooding problems creating a runoff of silt and clay into the River. Mr. Silver felt that clearing 1 million sq. ft. of land within this development will drastically increase the runoff which will affect the mouth of the river.

With respect to the cultural aspect of this proposal, the Association feels the land is significant and should be part of the heritage of all Nova Scotians.

MR. ERIC FRASER - UNION ST.

Mr. Fraser advised that the Barrens was open land and good for walking. He was concerned that blasting in the area will create problems and that potential storm water problems were of great concern to all who live on Union St. He enquired as to how this proposal could be approved without dealing with the existing storm water situation.

With respect to traffic, Mr. Fraser advised that signalization at the Union St. and Bedford Highway intersection was justified now. He was concerned that mall traffic comprised 70% of the total number of vehicles using Union St and that the mall should be approached to cost-share on the cost of the signalization. As well, Mr. Fraser felt the funds to establish the traffic lights should be approved by Council at the

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time the Development Agreement is approved. Mr. Fraser also noted that the stormwater problems need to be clarified prior to approving this proposal.

In response to an enquiry from Mr. Fraser on the stormwater and sanitary sewer system, Mr. Paynter advised that the elevation of both systems will have to be set out in terms of the existing topography and that grades will have to be determined. The Town is cognizant of what the area needs in order to deal with the stormwater system and sanitary sewer system.

In response to an enquiry from Mr. Fraser if Redden Brothers Development Ltd. are going to cost-share, would it not provide the Town an opportunity to convert the Union St. area properly, Mr. Paynter advised this is a decision of Town Council as to whether they wish to commit the funds.

Mr. Fraser advised that Town Council should have the costs in place for the servicing infrastructure and traffic lights before approving the development. He felt the new Council should be able to make a decision on the proposal.

MR. MICHAEL SMILEY, MILLWOOD HIGH ENVIRONMENTAL COUNCIL

Mr. Smiley presented a petition to preserve the Barrens and read from a prepared statement making note of the fact that the Barrens have great cultural and historical significance. The petroglyphs are rare and the Town should not permit development on the parcel of land in question.

BETSY VANHELVOORT - 75 GILES ROAD

Mrs. Vanhelvoort advised that Town Council needs to look at its original intent which clearly showed a desire to go forward to acquire as much of the land as possible. The public wants retention of the Barrens and they need to know how much land will be retained. Mrs. Vanhelvoort felt the Town should not spend time considering a development as residents are receiving a mix message.

JOYCE PITCHER - 68 UNION ST.

Mrs. Pitcher enquired if consideration has been given to the mall access road if the development proceeds.

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Mr. Rick Paynter advised the Town has no future plans for the mall access road and he noted he is not aware of the mall's plans.

WADE MORRIS - MILLWOOD HIGH SCHOOL

Mr. Morris advised the Barrens have been in existence for a long time and that they should remain as a spiritual site.

AILEEN MCCORMICK - PRESIDENT - SACKVILLE RIVER ASSOCIATION

Mrs. McCormick enquired if the Federal Government was late in providing a response, can the Town stop the construction?

Mayor Peter Kelly advised that the question was difficult to respond to however, Town Council may defer a decision pending a response from the Federal Government.

In response to an enquiry as to what drainage plans will be approved within the next two weeks, Mr. Paynter advised that the project, in concept, may be approved, however, other aspects pertaining to the environment need to be approved and that the process could take months.

Deputy Mayor Bill MacLean sought clarification on Mrs. McCormick's question if no stormwater management plan was in place, can the developer go ahead the beginning of Spring, 1995.

In response, Ms. Davis-Lohnes advised that the developer cannot proceed until all the requirements of the Development Agreement are met.

PHIL CARTER - CENTRE ST.

Mr. Carter enquired if the proposal is approved, can the residents in the future, come back to Council with questions.

Ms. Jenifer Tsang advised that if the project is approved by Town Council, the next step is to place an advertisement for a 21 day appeal period with the Nova Scotia Utility and Review Board making the final decision. The Board will then determine if Council's decision meets the intent of the Municipal Planning Strategy.

Mr. Carter also expressed his concern with the proposed walkway which enters his property near First Avenue. He suggested nothing be done regarding the walkway.

Mr. Barry Zwicker noted that the developer can hold off until there is a definite

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destination for the walkway.

Mr. Carter advised he would like the brook system undisturbed at which time Mr. Zwicker advised 95% of the brook is off the developer's property. Accordingly, he did not foresee any problems.

MR. GORDON BURNS - 56 UNION ST.

Mr. Burns had a concern in that another access road to the project is required. Mr. Paynter advised that the contours of the land prohibited the construction of a street that would connect to either Centre Street or First Avenue.

Mr. Brown enquired if there was any other location which could be utilized as an exit point at which time Mr. Zwicker explained why it was physically impossible.

MS. WETSKE GRADSTIN - CENTRE ST.

Ms. Gradstin noted the entire RCDD area should be addressed at once and that Town Council should wait for a response from the Federal government prior to making any decision on the proposal.

Ms. Davis-Lohnes advised that the Town cannot force the property owners to join the planning process if they are unwilling to do so. however, in the best interest of property owners, they should take an active part in discussions.

As there was no further speakers, the meeting adjourned at 11 p.m.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

MEETING #107

**TOWN OF BEDFORD
REGULAR SESSION
TUESDAY, SEPTEMBER 27, 1994 - 7:00 P.M.**

A Regular Meeting of the Town Council of the Town of Bedford was held Tuesday, September 27, 1994, in the Town Council Chambers, Mezzanine Level, Sunnyside Mall, 1595 Bedford Highway, Bedford, Nova Scotia.

1. LORD'S PRAYER

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

2. ATTENDANCE

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

Staff members in attendance included Dan R. English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Bob Nauss, Director of Recreation; Donna Davis-Lohnes, Acting Director of Planning; John Robertson, Chief Building Inspector and Jane Nauss, Recording Secretary.

Mayor Peter Kelly introduced both the 7th and 1st Bedford Scout Troops who had placed first and second respectively out of 150 other teams in the recent Operation Alert competition, and their leaders, Ron Hiltz, Jim Ward and Pat Morrison, District Commissioner.

Pat Morrison presented Mayor Kelly with a Crest which was accepted on behalf of all Council. Mayor Kelly expressed his congratulations to those in attendance.

3. APPROVAL OF MINUTES

ON MOTION of Councillor John Davies and Deputy Mayor Bill MacLean, the minutes of September 13 and September 15, 1994 were approved as circulated. MOTION CARRIED UNANIMOUSLY.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

Mayor Peter Kelly advised that with Council's concurrence, agenda item 6.5 - would be discussed October 11/94; items 7.1 and 7.2 - Public Hearings 94-03 and 94-04 would be discussed October 4, 1994; agenda item 7.3 - Public Hearing #94-05 to be

discussed October 11/94; add 16.2 to the agenda - Update on Metropolitan Authority; and that 8.1 under Presentations/Delegations would be brought forward on the agenda to be discussed prior to Deferred Business.

5. APPROVAL OF ORDER OF BUSINESS

ON MOTION of Councillor Len Goucher and Deputy Mayor Bill MacLean, the Order of Business, as amended, was approved. MOTION APPROVED UNANIMOUSLY.

8. PETITIONS AND DELEGATIONS

8.1 Presentation - Halifax County Bedford District School Board - Request for Additional Funding

Mayor Peter Kelly introduced Norma Kennedy, Chair, Halifax County-Bedford District School Board.

Ms. Kennedy addressed Council noting that the School Board had been working with a shortage of funding for many years and that it was proving difficult to provide quality education to all students with the primary age group particularly being affected. Council was advised of the importance of the early learning stage in every child's education.

Members of the Primary Task Force established to seek funding from the Provincial and Municipal levels of governments were introduced to the meeting. Patricia Stevens, one of the Task Force members noted that a full Primary day prepares students for Grade 1 and guides the child through junior and senior school years.

Mr. Don Trider, Chief Executive Officer of the Halifax County-Bedford District School Board addressed Council making reference to the financial component of the Board's request. He noted that currently the Board was experiencing a \$1.9 million shortfall and as a result, the Board was seeking supplementary funding from Halifax County and Bedford to restore the Primary full day level.

The meeting was advised that initially the Board experienced a shortfall of \$5.2 million, however, as a result of reducing 64 teaching positions, the amount has now been reduced to \$1.9 million. Mr. Trider also noted that both municipal and provincial levels of government are being lobbied to restore the full day primary level.

Mr. Trider noted that Appendix 2 in the Report compared all School Boards across the Province however he also noted that the Halifax County-Bedford District School Board

experienced a higher number of students per class than the provincial average and that the instruction level was lower than the provincial average. Mr. Trider also advised that supplementary funding, since 1990 has gone from \$1,354,128 to no supplementary funding.

Ms. Stevens addressed Council noting that education is looked at on a monetary aspect rather than from an education point of view. As well, she noted that over the next three years, the Board will be experiencing Provincial budget reductions of 3%, 2% and 2%. Other presentations are to be made next February and the Board requires a Motion from Bedford Town Council now to support a full Primary day with the required additional funding of \$337,500 for 1994/95 and \$1.35 million for 1995/96 shared between the County and Bedford.

A brief discussion ensued on the fact that the Board requires agreement from both Bedford and Halifax County Councils on the requested additional funding.

ON MOTION of Councillor Len Goucher and Deputy Mayor Bill MacLean, it was moved to approve, in principle, the request from the Halifax County-Bedford District School Board (Task Force on the Primary Day) for Supplementary Funding in the amount of \$1,350,000 covering the period January 1, 1995 - March 31, 1996 subject to Halifax County Municipality approving of same. Further, that the two municipal units request the Province to re-address the current Education Funding Formula.

In speaking to the Motion, Deputy Mayor MacLean advised that the current Provincial funding formula does not address the concerns of any school board. He stressed the fact that the Province must take a role by cost-sharing 25% of the required additional funding request.

In speaking to the Motion, Councillor Goucher agreed with Deputy Mayor MacLean's comments adding that perhaps the Motion should be amended to including requesting the Province to readdress the current funding formula.

Mr. Dan English reminded Council that 80% of the combined Members of Bedford and County Council's is required to pass a Motion approving of this funding request. The meeting was advised that approval of this request would mean \$23,000 of unbudgeted expenditures for this year and a commitment of \$95,000 for next years budget. In order to achieve this, drastic Town staff cutbacks would be required. Accordingly, he suggested that Town Council request a staff report followed by a meeting with Halifax County municipality before a final decision is made on this request.

Councillor Len Goucher noted he appreciated the comments of the Chief Administrative Officer however, he felt education was in a crises and that Council should take a leap of faith and work with the Board.

On a Point of Clarification, Councillor Stephen Oickle enquired if there was a possibility to reinstate the full Primary day in Bedford alone.

Ms. Norma Kennedy advised that the Board would not look positively at this suggestion as the Board could not divide itself.

Councillor Stephen Oickle advised he was strictly concerned with Bedford students and enquired again if Council could pass a Motion to reinstate the full Primary day in Bedford alone. In response, Ms. Kennedy advised the notion would be received negatively by the Board.

Councillor John Davies agreed with the fact that the School Board was having funding concerns however, he enquired as to where the additional funding would be derived. He felt the Province is being taken off the hook once again, and that this was another example of downloading.

Councillor Anne Cosgrove suggested that the comments of the Chief Administrative Officer be taken very seriously. She enquired of Mr. English the type of information which would be included in a staff report.

Mr. English reiterated the fact that \$23,000 would be an unbudgeted allocation for this year with a commitment of \$95,000 for next year plus a possible increase in mandatory funding of \$150,000 based on a Provincial increase of \$.02 per \$100 of assessment. Drastic cutbacks in each Town Department would have to be realized to provide the required funding. As well, he noted that this funding request alone could impact the 1995 tax rates of an increase of 2.5%.

Mr. English noted there were two driving forces in effect, driving mandatory funding one being the rate the Province sets and the other being Bedford's assessment which is increasing. He also noted that in 1990 Bedford's cost of Education was \$2,095,000 and in 1994 is \$2,766,000.

Councillor Harris Hutt agreed with Councillor Cosgrove and felt that although Education was very important, more thought by Town Council needs to be undertaken. He noted that the Library is currently in the same position as the School Board and that they will be looking to Town Council for additional funding in the future. Councillor Hutt agreed with the fact that more information should be obtained prior to Town Council making a decision this evening.

Councillor Len Goucher agreed that this is another example of the Province downloading to the municipalities. He suggested a joint board be established to lobby the Province to try to support a concept for future funding.

In response to an enquiry from Councillor John Davies as to when the Board needs a decision on this matter, Mr. Don Trider advised by late October/early November.

In response, Councillor John Davies advised he did not want to commit funding to a new Council and again enquired as to the source of this funding.

The amended Motion now read:

ON MOTION of Councillor Len Goucher and Deputy Mayor Bill MacLean, it was moved to approve, in principle, the request from the Halifax County-Bedford District School Board (Task Force on the Primary Day) for Supplementary Funding in the amount of \$1,350,000 covering the period January 1, 1995 - March 31, 1996 subject to Halifax County Municipality approval. Further that the two municipal units request the Province to re-address the current Education Funding Formula. the required funding of \$337,500 subject to Halifax County Council approval.

MOTION CARRIED UNANIMOUSLY.

6. BUSINESS ARISING FROM THE MINUTES

6.1 Consideration - Nomination - Bedford Representative to Halifax-Dartmouth Port Development Commission

By secret ballot, Mr. John Dillon, was chosen by Town Council for nomination as Bedford's representative on the Halifax-Dartmouth Port Development Commission.

6.2 Status Report - Backyard Composting

Mr. Rick Paynter reviewed his memorandum making note that the number of participants has increased from 250 to 300 with twenty-seven on a waiting list. He noted that backyard composting can play a major in waste diversion and distributed a composting pail to each Member of Town Council for their own use.

Anne Cosgrove advised that Clean Nova Scotia distributed over 200 pails during the recent UNSM Conference.

ON MOTION of Councillors Len Goucher and Stephen Oickle, it was moved to purchase additional composting units to cover those individuals on the waiting list, at a cost not to exceed \$550.

In speaking to the Motion, Mr. Rick Paynter advised that the cost-recovery program is no longer available and as a result, this will have an impact on the Department's current budget.

MOTION CARRIED UNANIMOUSLY.

6.3 Recreational Parkland - Ridgevale Subdivision

Mr. Bob Nauss reviewed his report making note of the fact that \$11,500 originally allocated for the Granville Park was now not required; further, that the Ridgevale Homeowners' Residents Association have requested those funds be re-directed to develop the first phase of a piece of parkland in the Ridgevale Subdivision.

ON MOTION of Councillor John Davies and Deputy Mayor Bill MacLean, it was moved to reallocate \$11,500 from the Granville project for site preparation and buffering works at the Ridgevale site. **MOTION CARRIED UNANIMOUSLY.**

6.4 Environmental Protection Plan - Paper Mill Lake RCDD

Ms. Donna Davis-Lohnes, Acting Director of Planning, reviewed the staff report making note of the fact that three studies would be required prior to the issuance of permits within any phase of the Paper Mill Lake RCDD, namely; Storm Water Management Plan, Environmental Study and Environmental Protection Plan for each phase. The meeting was advised that the term "phasing" referred to plans of subdivision and that development phasing is tied to the ability to provide infrastructure.

Briefly, Ms. Davis-Lohnes provided an explanation of each of the required studies:

Storm Water Management Plan - determines sizing requirements to manage storm water within the project; addresses the impact of construction and post-construction activity on Paper Mill Lake and any watercourses entering into it. The objective of this particular plan is to ensure the quality of the Paper Mill Lake water is not reduced below recreational standards. Water sampling will continue throughout the entire project.

Environmental Study - the purpose of the study is to determine whether slopes greater than 20% should be built upon, and how, as there is a concern for the potential for erosion (this is specifically defined in Policy E-14 of the MPS).

Environmental Protection Plan - plans prepared for each phase of the development must address appropriate protection measure and design of each to be used during construction; make recommendations to phasing of the development; make

recommendations on the maximum amount of soil to be exposed at any one time and make recommendations regarding any other concern related to sedimentation and erosion control measures to ensure protection of nearby watercourses.

With regards to Council questions resulting from the September 13, 1994 Council Meeting, Ms. Davis-Lohnes advised the following:

1. Should an independent environmental impact study be done by the Town prior to or concurrently with the studies being done by the developer?

Not recommended. Town staff is of the opinion that to have a consultant repeat the same studies as undertaken by the developer would be duplicating time and costs.

2. What about consistency and continuity of the Environmental Protection Plan (EPP) - are they to be completed on a phase by phase basis?

The size of the phase will not affect how comprehensive the study is but rather will affect the quantity and type of measures which will be required to ensure downstream areas are not impacted.

Ms. Davis-Lohnes closed her remarks by stating that the Town should closely monitor Paper Mill Lake in the future.

Councillor Len Goucher expressed his concern with the MPS wording "MPS does not require the undertaking." As well, he noted that he supported the Motion of September 13, 1994 - page 7.

In response to an enquiry from Deputy Mayor Bill MacLean as to whether the Town can achieve the same results as an independent study, Ms. Davis-Lohnes advised in the affirmative at 1/5 the cost (\$5,000).

Councillor Harris Hutt advised he was not in favour of a complete duplication of studies.

The original Motion of September 13, 1994 as follows was defeated:

ON MOTION of Councillors Len Goucher and Anne Cosgrove, it was moved to seek tenders for an independent environmental and stormwater management study at a cost of \$20,000 - \$25,000 (to include socio economics, recreation, aquatic, terrestrial habitants). MOTION DEFEATED as all opposed with the exception of Councillor Len Goucher.

ON MOTION of Councillor Stephen Oickle and Deputy Mayor Bill MacLean, it was moved to undertake an independent and objective critique of the studies by an environmental consultant at a cost not to exceed \$5,000. MOTION CARRIED UNANIMOUSLY.

6.6 Update - Regional Policing

Mayor Peter Kelly read aloud for the record, correspondence to Mr. C. William Hayward, Commissioner, Halifax Metro Regional Policing Project. The meeting was subsequently advised that as of Monday, negotiations will continue under Option #1 with meetings scheduled to take place Thursday, September 29th and Friday, September 30th. It is anticipated that appropriate information will be made available to the public prior to the October 15, 1994 referendum.

Mr. English advised that staff has targeted October 10, 1994 as the date by which to have information circulated to the public.

Councillor John Davies suggested that Mr. Hayward may purposely not file his paper on time as a result of the Town holding a plebiscite on the matter.

Mr. English advised the Town has ample information on the matter and that Mr. Hayward's report would not necessarily be required.

ON MOTION of Councillor Len Goucher and Deputy Mayor Bill MacLean, it was moved to approve the following wording on a ballot during the October 15, 1994 election:

"ARE YOU IN FAVOUR OF BEDFORD POLICE AMALGAMATING WITH THE PROPOSED METRO REGIONAL POLICE FORCE? YES/NO

9. MOTIONS - NIL

10. NEW BUSINESS

10.1 ON MOTION of Councillors Len Goucher and Stephen Oickle, it was moved to support the naming of Millrun Park in memory of Scott Saunders; further, that the matter be forwarded to the Recreation Advisory Committee and Heritage Advisory Committee for review and recommendation. MOTION APPROVED UNANIMOUSLY.

10.2 Consideration - Minor Variance - 30 Wimbledon Road

Mayor Peter Kelly called upon Mr. John Robertson, Chief Building Inspector, to address Council.