

MEETING #26

TOWN OF BEDFORD  
PUBLIC HEARING #95-07  
THURSDAY, OCTOBER 5, 1995 - 7:00 P.M.

Public Hearing #95-07 was held Thursday, October 5, 1995 - 7:00 p.m. - in the Council Chambers, Mezzanine Level, Sunnyside Mall, Bedford Highway, Bedford, Nova Scotia.

Those in attendance included Mayor Peter Kelly; Deputy Mayor Peter Christie and Councillors Joan Pryde, Stephen Oickle, Len Goucher, Marvin Silver and Anne Cosgrove.

Staff members in attendance included Donna Davis-Lohnes, Director of Planning and Development; Neville Wheaton, Fire Chief; Jenifer Tsang, Planner and Jane Nauss, Recording Secretary.

Ms. Jenifer Tsang addressed Council noting that the Public Hearing had been duly advertised in accordance with the Planning Act and that a draft Development Agreement and staff report had been previously circulated to Council. Ms. Tsang explained that because the Town is interested in acquiring a piece of land from Sobeys Leased Properties Ltd. for the construction of a new fire station, Sobeys have made application to amend their existing Development Agreement, dated June 13, 1983 for their Mill Cove lands. She noted that the existing Development Agreement permits the construction of 150 multiple units and a 200 room hotel.

Ms. Tsang explained that the amendment proposal before Council is to:

- allow for the construction of a fire station on the corner of Bedford Highway and Convoy Run;
- redistribute the 150 multiple units on four building sites;
- change the hotel site to a "Future Commercial" site;
- extend the review date of the amendment to 15 years.

Ms. Tsang reviewed a staff report dated October 3, 1995 making note of the following:

1. the fire station site, sites A-D and the open space areas will proceed as Phase 1 with the developer to submit site plans for the fire station and sites A-D to the Development Officer which will be reviewed by BPAC and approved by the Development Officer;
2. the Future Commercial site will be developed at a later date and be subject to the amendment process which includes a public process and approval by Council;
3. Sobeys Leased Properties has agreed to contribute \$300 per unit towards the infiltration reduction program until such time as additional sewage capacity is obtained. This is reflected in the draft Agreement;

PUBLIC HEARING - OCTOBER 5, 1995

associated with the project.

Ms. Tsang further noted that all these items are reflected in the draft Agreement.

Ms. Tsang further noted it was staff's opinion that the conditions outlined in the staff recommendation have been addressed to their satisfaction. Further, Ms. Tsang noted that Council should take into consideration the following:

1. the amendment application states that the Review clause be specified to read as fifteen years rather than the normal five. Although staff feel that ten years would be appropriate, BPAC has recommended that the review date be fifteen years. Accordingly, same has been included in the draft Agreement;
2. the developer has not agreed to provide a sidewalk along the private road; accordingly, same is not included in the draft Agreement;
3. Sobeys does not agree to a security clause being included in the draft Agreement although this has been a normal requirement in all Bedford Development Agreements to insure compliance with site disturbance provisions in an Agreement. Further, a \$10,000 or \$25,000 security deposit has been required in the past for multiple unit buildings.

At the request of Mayor Kelly, Mr. Dan Sangster, the proponent, addressed Council making note of the following:

1. Sobeys was adamant with respect to the fifteen year review clause;
2. with respect to sidewalks, this is a private road and the decision of whether or not to install a sidewalk should be up to the future developer;
3. with respect to a security clause, Sobeys is committed to maintaining vegetation on Site A (corner); the area of vegetation off Convoy Run will be the responsibility of the Town as the fire hall will be constructed in this area.

Mr. Sangster noted that a lot of time has been put into this amendment proposal and that Town staff should be commended on a job well done in protecting the Town's interest in this regard.

Mayor Kelly thanked Mr. Sangster for his presentation.

After three calls for comments from the floor, there were none, therefore, Mayor Kelly requested comments from Council.

In response to an enquiry from Deputy Mayor Peter Christie if this Agreement had not been revisited, when would it expire, Ms. Davis-Lohnes advised that the existing Development

## PUBLIC HEARING - OCTOBER 5, 1995

Agreement will expire in 1997.

In response to an enquiry from Deputy Mayor Peter Christie as to clarification of paragraph #1 of the October 3, 1995 staff report, Ms. Davis-Lohnes advised that following discussions with a Solicitor as to whether approval by Council for detailed site plans could be used, staff do not feel this is a big issue, and that this was the premise behind the waterfront Development Agreement. Further, the Town has been advised that this particular technique may not be legal under the Planning Act, however, this decision was up to Town Council.

In response to an enquiry from Mayor Kelly if any discussions had been held with the Department of Municipal Affairs, Ms. Davis-Lohnes advised that she had spoken to Municipal Affairs on the terminology of "future commercial development" site. It was staff's opinion that due to the fact that a hotel is not likely to be constructed, identifying the site for future commercial uses in accordance with the CCDD zone is appropriate. Further, staff of the Department of Municipal Affairs do not have a problem with labelling that particular parcel of land as Future Commercial Development."

In response to an enquiry from Deputy Mayor Peter Christie as to what the Town's normal procedure is regarding approval of detailed site plans, Ms. Davis-Lohnes advised that the technique used in the waterfront Development Agreement (where Council approves detailed site plans) is unusual and that the Town's normal technique is to leave the approval of detailed site plans to the Development Officer.

In response, Deputy Mayor Christie suggested that a new technique should not be implemented.

Councillor Marvin Silver advised that Town Council has been involved in this proposal for a long time and that many details have been studied by Council, the Fire Department, BPAC, Town staff and the public.

Councillor Len Goucher enquired if any discussions had taken place on fencing along the CN rail line.

Ms. Davis-Lohnes advised that no reference on any physical barrier between the CN property and vegetation is made in the Development Agreement although fencing could be considered at the time of site development.

In response to an enquiry from Mayor Kelly as to when the \$25,000 is to be forwarded to the Town, Ms. Davis-Lohnes advised that it will be prior to the occupancy of the second multiple unit site. Further, Ms. Davis-Lohnes noted that once the two buildings are built, the Town will have an idea on the type of uses best suited for the recreation space.

PUBLIC HEARING - OCTOBER 5, 1995

As there was no further business, the meeting adjourned at approximately 7:25 p.m.

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER

MEETING # 27

TOWN OF BEDFORD  
PUBLIC HEARING #95-05  
TUESDAY, OCTOBER 10, 1995

Public Hearing #95-05 took place on Tuesday, October 10, 1995 - 6:30 p.m. - in the Town Council Chambers, Mezzanine Level, Sunnyside Mall, Bedford Highway, Bedford, Nova Scotia.

Those in attendance at the commencement of the Hearing included Deputy Mayor Peter Christie and Councillors Joan Pryde, Stephen Oickle, Marvin Silver and Anne Cosgrove.

Absent with regrets included Mayor Peter Kelly and Councillor Len Goucher.

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

Deputy Mayor Peter Christie called on Ms. Donna Davis-Lohnes to address Council.

Ms. Davis-Lohnes advised that both Public Hearings 95-05 and 95-06 had been duly advertised in accordance with the Nova Scotia Planning Act. Further, she advised that one presentation for both Public Hearings would be made this evening.

The purpose of the first Hearing was to receive both written and verbal submissions relative to a proposed amendment to the Municipal Planning Strategy to change the Generalized Future Land Use designation from Commercial Comprehensive Development District (CCDD) to Residential Single Unit (RSU) on Block TB Doyle St. The second Hearing would deal with the zoning of Block TB Doyle St. from Commercial Comprehensive Development District (CCDD) to Residential Single Unit (RSU.)

In making reference to a staff report dated September 7, 1995, Ms. Davis-Lohnes advised that the Town had purchased and consolidated 3.5 acres of land at the corner of Hammonds Plains Road and the Bedford Highway in 1989-1990. In 1991, Town Council approved location of the Town Hall facility within the Waterfront project. As a result, the lands at the corner of Hammonds Plains Road and the Bedford Highway were declared surplus.

In 1992, Council entered into a Purchase and Sale Agreement with Kiel Developments Limited for the 3.5 acre site to enable construction of a 22,500 square foot office and retail commercial building fronting the Bedford Highway and a 38 unit apartment building on the back portion of the site adjacent to Doyle St.

Ms. Davis-Lohnes advised that residents of the area expressed concern regarding the apartment building. Accordingly, the Purchase and Sale Agreement was revised to include only the commercial site. Area residents requested that the remaining parcel be rezoned to permit development of low density single residential units.

## PUBLIC HEARING 95-05 - OCTOBER 10, 1995

Staff was directed by Council in October, 1993 to initiate the process to redesignate Block TB from Commercial Comprehensive Development District (CCDD) to Residential and to rezone it from CCDD to Residential Single Unit (RSU). The residents were advised by staff that the number of units which could be constructed would vary, depending if the parcel was rezoned RSU to enable the development to proceed as-of-right, or whether a policy was included within the MPS to permit small lot single unit construction through a development agreement process.

Three meetings were held with area residents to provide an opportunity for them to provide input to staff. It was the residents' preference that three large single unit lots be created along with the redevelopment of the Millview playground which was adjacent to Hammond Centre.

The meeting was advised that redevelopment of the playground is now complete, excepting the access walkway from Hammond Plains Road.

Ms. Davis-Lohnes advised that the zoning of Millview Park should also be addressed by Council in order to maintain consistency with Policies P-15 and P-16 of the MPS.

Various lot configurations had been reviewed by staff. Ms. Davis-Lohnes indicated staff supported Scenario #1 which shows four lots being developed while maintaining a minimum fifty foot buffer along the Hammonds Plains Road. The area residents prefer three lots. The third Scenario provided for three lots while retaining the entire buffer area along the Hammonds Plains Road, however, in order to permit the variances in lot area and frontage, a development agreement would be required. Ms. Davis-Lohnes advised that an additional two or three lots could be developed on this site, however, the Town would have to agree to complete removal of the buffer area. The meeting was advised that staff was not supportive of this particular concept.

In closing, Ms. Davis-Lohnes advised it was staff's recommendation that Council amend the Generalized Future Land Use Map to change the land use designation from Commercial Comprehensive Development District (CCDD) to Residential on Block TB and to subsequently rezone the parcel from CCDD to Residential Single Unit (RSU). It is further recommended that the designation and zone on Millview Park be changed from CCDD to Park. It is also recommended that Council approve diagram 1 - development of three lots - as the desired lot configuration for Block TB.

Deputy Mayor Peter Christie enquired if Council had any comments.

In response to an enquiry from Councillor Anne Cosgrove as to why staff was recommending diagram #1, Ms. Davis-Lohnes advised that staff feel the large lot scenario allows flexibility for siting of units so all trees do not have to be removed and it maximizes standard lot yield. Further, a buffer of fifty feet will be maintained along the Bedford Highway. Development of the site will be as-of-right and not require a development agreement.

PUBLIC HEARING 95-05 - OCTOBER 10, 1995

Deputy Mayor Peter Christie enquired if the public had any comments.

**MR. PAUL PICKREM, DOYLE ST.**

Mr. Pickrem addressed Council noting it was the area residents' desire to have three lots developed and not four as staff was recommending. Further, Mr. Pickrem noted he was concerned with the "look" of the area once developed.

In response, Ms. Davis-Lohnes noted that tree removal and the size of the units could be controlled through a Purchase and Sale Agreement and covenants.

Following three calls from Deputy Mayor Peter Christie for further comments from the public, the Public Hearing adjourned at approximately 6:50 p.m.

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER

MEETING #28

TOWN OF BEDFORD  
PUBLIC HEARING #95-06  
TUESDAY, OCTOBER 10, 1995 - 6:50 P.M.

Public Hearing #95-06 took place on Tuesday, October 10, 1995 - 6:50 p.m. - in the Town Council Chambers, Mezzanine Level, Sunnyside Mall, Bedford Highway, Bedford, Nova Scotia.

Those in attendance at the commencement of the Hearing included Deputy Mayor Peter Christie and Councillors Joan Pryde, Stephen Oickle, Marvin Silver and Anne Cosgrove.

Those absent with regrets included Mayor Peter Kelly and Councillor Len Goucher.

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

The purpose of this Hearing was to receive both written and verbal submissions relative to a proposal to change the zoning of Block TB Doyle St. from Commercial Comprehensive Development District (CCDD) to Residential Single Unit (RSU).

Deputy Mayor Peter Christie advised that Ms. Davis-Lohnes had made a presentation on this matter to Council during preceding Public Hearing #95-05.

As there were no comments from Members of Town Council nor the public, the Public Hearing adjourned at approximately 7:00 p.m.

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER



**MEETING #29**

**TOWN OF BEDFORD  
REGULAR SESSION  
TUESDAY, OCTOBER 10, 1995 - 7:00 P.M.**

A Regular Session of the Town Council of the Town of Bedford was held Tuesday, October 10, 1995 at 7:00 p.m. - in the Town Council Chambers, Mezzanine Level, Sunnyside Mall, Bedford Highway, Bedford, Nova Scotia.

Mr. Dan English read from correspondence proclaiming October as Mi'Kmaq History Month.

**1. LORD'S PRAYER**

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

**2. ATTENDANCE**

Those in attendance at the commencement of the Session included Mayor Peter Kelly; Deputy Mayor Peter Christie and Councillors Joan Pryde, Stephen Oickle, Len Goucher, Marvin Silver and Anne Cosgrove.

Staff members in attendance included Dan R. English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Ron Singer, Director of Corporate Services; Bob Nauss, Director of Recreation; Neville Wheaton, Fire Chief and Jane Nauss, Recording Secretary.

**3. APPROVAL OF MINUTES**

3.1 #24 - Regular Session - September 12, 1995

**ON MOTION** of Councillors Joan Pryde and Len Goucher, the minutes of Regular Session - #24 - September 12, 1995 - were approved as circulated. **MOTION CARRIED UNANIMOUSLY.**

3.2 #26 - Public Hearing - October 5, 1995

**ON MOTION** of Deputy Mayor Peter Christie and Councillor Anne Cosgrove, the minutes of a Public Hearing held October 5, 1995 - #26 - were deferred to the next meeting of Council. **MOTION CARRIED UNANIMOUSLY.**

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

Mayor Peter Kelly requested items 8.1; 8.2 and 8.3 be discussed prior to agenda item #6.

REGULAR SESSION - OCTOBER 10, 1995

Mayor Kelly further requested items 6.1; 6.2 and 6.3 to follow, then 10.6 and 10.7, 6.4 and then on with the agenda as noted.

Deputy Mayor Peter Christie requested "Amalgamation Process" be added to the agenda as item #10.9.

5. **APPROVAL OF ORDER OF BUSINESS**

**ON MOTION** of Deputy Mayor Peter Christie and Councillor Anne Cosgrove, the Order of Business, as amended, was approved. **MOTION CARRIED UNANIMOUSLY.**

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

- 6.1 Environmental Checklist - Crestview Phase 11; Minimum Water Triplicate Sampling Program; CCME Guidelines - Councillor Marvin Silver

Councillor Marvin Silver noted that BWAC desires Town Council to adopt a policy recommending that BWAC use the ECC as a diagnostic tool.

**ON MOTION** of Marvin Silver, it was moved that BWAC use the ECC as a diagnostic tool to review development in this area.

In speaking to the Motion, Councillor Len Goucher enquired clarification of the term "diagnostic Tool."

In response, Councillor Silver advised it was strictly a list of parameters that BWAC would use as a checklist for a particular project.

**Councillor Len Goucher seconded the Motion.**

Councillor Anne Cosgrove enquired as to why Council was getting involved in this?

In response, Ms. Davis-Lohnes noted initially this was a concern by staff as well as she had doubts that Town Council had the authority to adopt this as policy (no reference is made in the Towns Act). However, by utilizing the term "diagnostic tool" both staff and BWAC, she could not foresee any problems, although same could not be used as policy.

**MOTION CARRIED UNANIMOUSLY.**

Mayor Peter Kelly requested the consensus of Council to add "Consideration - Award of Tender - Tender 95-30 - CRC Site Access Road and Servicing" to the agenda as item 10.10.

REGULAR SESSION - OCTOBER 10, 1995

Council agreed.

Councillor Marvin Silver addressed Council noting that BWAC recommends that Council adopt the CCME guidelines and water sampling programs as preferred standards. Further, he noted these are non judicial guidelines, however, can be used as a benchmark.

**ON MOTION** of Councillor Marvin Silver and Councillor Anne Cosgrove, it was moved to adopt the CCME guidelines and Water Sampling Program as the preferred sampling standard.

Ms Davis-Lohnes noted that staff had been initially concerned with adopting the guidelines and water sampling program as policy, however, by utilizing the term "preferred standard" that concern was alleviated.

**MOTION CARRIED UNANIMOUSLY.**

For information purposes, Councillor Marvin Silver advised that water quality testing will be carried out on Lily Lake, Jacks Lake and Sandy Lake. Further, that Papermill Lake and Rocky Lake would not undergo testing.

With respect to silting into the beaver pond of Papermill Lake following heavy rains, concerned residents have been advised to contact the Department of the Environment and Town Council.

Mr. Rick Paynter advised that staff will have further information on this matter, particularly with respect to determining the source of the siltation.

**8. PETITIONS AND DELEGATIONS**

**8.1 Results - Fifth Annual Public Opinion Survey - Mr. George Buckrell**

Mr. George Buckrell addressed Council with the results of the Town's Fifth Annual Public Opinion Survey . Six hundred surveys were sent out with two hundred fifty returned (43% response rate) which was quite impressive. Further, Mr. Buckrell advised that these results will serve as a benchmark for the new Halifax Regional Municipality when making decisions for the Bedford area. Mr. Buckrell also noted that 97.2% of those who responded, are happy with the level of service delivery. The meeting was advised that such a high return of surveys indicates a strong voice of residents in the community.

Issues of greatest importance appeared to be low tax rates, adequate representation, community identity and maintaining of services. Other items of concern included the continuation of Bedford Days celebrations, and the need for a youth centre, hockey rink and indoor pool.

Mr. Buckrell noted that requests from around the world for a copy of the Town of Bedford

REGULAR SESSION - OCTOBER 10, 1995

Opinion Survey have been received in the past and that Council should be proud of the Economic Development staff who have done an outstanding job, particularly Helen Graham-Gromick, on the Survey.

Mayor Peter Kelly thanked Mr. Buckrell for his presentation.

A brief discussion ensued on whether it would be worthwhile to put the figures derived from the survey, on the internet and it was hoped that the new unit would utilize this idea.

### **8.2 Proposed Sidewalks - Bedford Hills Road - Mr. Brian Tomie**

Mr. Tomie addressed Town Council on the matter of sidewalks on Bedford Hills Road. Mr. Tomie further advised Council that he was not representing any particular group, but simply a single citizen and parent. Four months have passed since this matter was last discussed, however, the real issue is safety of the children using Bedford Hills Road on their way to school. Since the new school has been built, a portable school room has been placed on the property due to the fact that 84 additional students have registered. Accordingly, there is additional traffic, travelling at an excessive speed, with the road now being utilized as a community collector road.

Mr. Tomie noted that in his opinion, residents on the street now want a sidewalk, however, not all want a sidewalk installed on their side. Further, if children can slip and fall on ice, then cars can slip into them; the loss of one life is not worth this. Mr. Tomie requested that Council forget what has happened in the past in this regard, and consider the installation of sidewalks on Bedford Hills Road.

Mayor Peter Kelly thanked Mr. Tomie for his presentation and noted this information will be considered and dealt with again on October 24, 1995 during Capital Budget deliberations.

Councillor Stephen Oickle enquired if a meeting on this matter should be held with the residents involved.

Mayor Kelly noted this was a valid point. Following a brief discussion, it was the consensus of the meeting that an Information Meeting be held with the residents of Bedford Hills Road on October 23, 1995 - 7:00 p.m.

### **8.3 Infilling and Development Activity - Camden Street Area - Ms. Jessie Sanford**

Mayor Peter Kelly advised that two claims have been paid out to Ms. Sanford within the past two years. Ms. Sanford could not attend this evening's meeting, however, further information will be circulated to Council prior to this matter being placed on the October 24, 1995 Council Meeting.

## **6. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES CON'T**

REGULAR SESSION - OCTOBER 10, 1995

**6.2. Ratification - Purchase of Bus Shelters**

**ON MOTION** of Councillors Marvin Silver and Joan Pryde, it was moved to ratify the decision to purchase two bus shelters at a cost of \$5,775.56. **MOTION CARRIED UNANIMOUSLY.**

It was noted that one shelter would be installed on the West side of the Bedford Highway at Holland Ave. and the other would be installed on the East side of the Bedford Highway at Isleview (opposite Rutledge).

**6.3 Noise By-Law Review**

The matter of referring the Noise By-Law to the By-Law/Policy Advisory Committee was reviewed by Mr. Dan English noting that the Committee had agreed to amend Clause 7, Page 6 by deleting "Bedford Place Mall" from the clause.

**ON MOTION** of Councillors Len Goucher and Anne Cosgrove, it was moved to amend the Noise By-Law by amending Clause 7, Page 6 by deleting any reference to "Bedford Place Mall" from the clause. **MOTION CARRIED UNANIMOUSLY.**

**ON MOTION** of Councillors Len Goucher and Anne Cosgrove, it was moved to waive Second and Third Reading of the amended By-Law, and that the amended By-Law be forwarded to the Department of Municipal Affairs for Ministerial approval. **MOTION APPROVED UNANIMOUSLY.**

**10. NEW BUSINESS**

**10.6 Capital Budget Status Report and Possible Reallocation**

Mr. Ron Singer, through the use of overheads, reviewed the status of the Capital Budget making reference to Projected Commitments as of September 30, 1995:

Total Capital from Revenue	\$563,400 (95/96 Budget)	\$535,079 (committed)
Total from Equipment Reserve	\$ 45,000 (95/96 Budget)	\$ 48,889 (committed)
Total from Capital Reserve	\$ 30,000 (95/96 Budget)	\$ 25,505 (committed)
Total from Operating Reserve	\$200,000 (95/96 Budget)	\$200,000 (committed).

With respect to Projects to be Funded by Borrowing, Mr. Singer made note of a few changes:

Fire Hall Site & Preparation - the actual commitment totalled \$381,000 and not \$52,488; further,

REGULAR SESSION - OCTOBER 10, 1995

that the Union Street Upgrading had a revised budget figure of \$306,000 which is a reallocation of the \$156,000 signalization project that has been deferred.

Mr. Singer noted that the potential committed borrowing as of this date totalled \$2,181,503.

Mr. English noted that project #6 (Fire Hall Site & Preparation) and #14 (Smiths Road) had not been awarded as yet. Should both be awarded, however, the Town's borrowing limit will exceed its current policy and therefore, would require approval by Mr. Bill Hayward, Amalgamation Co-Ordinator. Should Council make a Motion to award both, the Motion will have to make reference to "subject to approval from Mr. Bill Hayward."

Mr. English noted that tenders awarded this evening will further impact the Capital Budget. He suggested that items 10.1, 6.4 and 10.2 be deferred to a special meeting of Council in order to discuss overall position of the Town.

#### **Operating Budget Status - September 30, 1995**

With respect to the Operating Budget, Mr. Singer noted that most Departments are on target. Making reference to overheads, Mr. Singer advised of the following significant variances to date:

There have been a few significant assessment appeals that were not anticipated resulting in an \$87,600 shortfall to date. Further, there have been unbudgeted expenditures such as the additional \$35,000 payment to the School Board and other costs relating to amalgamation (\$52,000). Legal expenditures to date are up to \$26,000 and Social Services expenditures are lower than projected resulting in a net savings amounting to \$47,700.

Mr. Singer also noted that currently, the Town is experiencing a deficit of \$246,279, however, same could be avoided depending on the actions taken by Council on favourable results from budget items such as snow removal, deed transfer tax and building permits.

Mr. Singer made reference to budget items which were out of the Town's control such as tax appeals, deed transfer tax, business occupancy tax adjustments, arena revenue, building permit fees, social services, snow removal, amalgamation costs and unbudgeted costs which could significantly change the financial picture.

Mr. English reminded Council that this figure is not projecting a deficit for year end, only as of September 30, 1995.

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

##### **6.4 Consideration - Award of Tender - Electrical Supply Upgrade - Admiral DeWolf Park**

REGULAR SESSION - OCTOBER 10, 1995

Mr. Rick Paynter reviewed his memorandum noting this matter had been referred to staff by Council on September 12, 1995. Following a tender call, it was staff's recommendation that Tender 95-32 be awarded to Black & MacDonald Limited at a cost of \$16,445.90.

**ON MOTION** of Councillors Len Goucher and Marvin Silver, it was moved to award Tender 95-32 - Electrical Supply Upgrade - Admiral DeWolf Park - to Black & MacDonald Limited at a cost of \$16,445.90.

In speaking to the Motion, Councillor Len Goucher advised he was cognizant of Council and staff's concern with respect to over-expenditures, however, the residents of Bedford have, through the Opinion Survey, expressed a desire for youth programs, the continuation of Bedford Days, etc. Without proper power at Admiral DeWolf Park, resident wishes could not be realized.

Deputy Mayor Peter Christie advised he agrees with the need for youth programs, etc. however, Town Council could be accused of not having a strategy when it comes to prioritizing expenditures.

**ON MOTION** of Deputy Mayor Peter Christie and Councillor Joan Pryde, it was moved to defer this particular item until both the Capital and Operating Budgets are finalized. **MOTION CARRIED.** Councillor Marvin Silver opposed.

6.5 and 6.6

**Consideration - Dangerous and Unsightly Premises - 764 Bedford Highway**

**Consideration - Dangerous and Unsightly Premises - 822B Bedford Highway**

Mr. English advised that the above two items had since been rectified by the owners and that the Building Inspection Department was satisfied with the situation. Accordingly, this matter did not require further discussion.

## 7. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

### 7.1 **Public Hearing #05-07 - Amendment to Development Agreement #83-02**

Ms. Donna Davis-Lohnes advised that a Public Hearing dealing with an amendment to Development Agreement #83-02 was held on Thursday, October 5, 1995. It was staff's recommendation that Town Council enter into the amended Development Agreement, a copy of which had been circulated to Town Council at the Public Hearing.

Staff's only concern was the inclusion of a security clause, which is a standard requirement within the Agreements. Although the developer was initially not prepared to include this, he has since changed his mind. Accordingly, the following clause is to be inserted:

REGULAR SESSION - OCTOBER 10, 1995

"the developer of sites A & D shall deposit with the Development Officer, security in the amount of \$10,000 for each multiple unit site by way of certified cheque or letter of credit prior to commencing any construction activity in relation to each site to ensure the observation of all non-site disturbance areas."

**ON MOTION** of Councillors Len Goucher and Stephen Oickle, it was moved to approve the Development Agreement, as amended to include the following clause:

"the developer of sites A & D shall deposit with the Development Officer, security in the amount of \$10,000 for each multiple unit site by way of certified cheque or letter of credit prior to commencing any construction activity in relation to each site to ensure the observation of all non-site disturbance areas."

**MOTION CARRIED UNANIMOUSLY.**

**7.2 Public Hearing 95-05 Municipal Planning Strategy Amendment - Block TB Doyle St.**

Ms. Donna Davis-Lohnes addressed Council noting staff recommend that Council amend the Generalized Future Land Use Map to change the land use designation from Commercial Comprehensive Development District (CCDD) to Residential on Block TB, Doyle Street and to subsequently rezone the parcel from CCDD to Residential Single Unit (RSU). Further that Council approve diagram 1 - development of three lots - as the desired lot configuration for Block TB.

**ON MOTION** of Councillors Anne Cosgrove and Stephen Oickle, it was moved to amend the Generalized Future Land Use Map to change the land use designation from Commercial Comprehensive Development District (CCDD) to Residential on Block TB Doyle Street..

**MOTION CARRIED UNANIMOUSLY.**

**7.3 Public Hearing #95-05 - Land Use By-Law Amendment - Block TB Doyle St.**

**ON MOTION** of Councillors Anne Cosgrove and Stephen Oickle, it was moved to change the zoning of Block TB Doyle St. from Commercial Comprehensive Development District (CCDD) to Residential Single Unit (RSU). **MOTION CARRIED UNANIMOUSLY**

**ON MOTION** of Councillors Anne Cosgrove and Stephen Oickle, it was moved to change the designation and zone on Millview Park from Commercial Comprehensive Development District CCDD to Park. **MOTION CARRIED UNANIMOUSLY.**

A lengthy discussion ensued on which of the scenarios (1, 2, or 3) Council wished to approve for the development of the area.



## REGULAR SESSION - OCTOBER 10, 1995

In response to a concern from Council as to how development of the site could be controlled, Ms. Davis-Lohnes advised that through a Purchase and Sale Agreement and restrictive covenants, limits on the size of the units and site disturbance will be controlled. Further, she noted that a minimum 50 ft. buffer along the Hammonds Plains Road will be maintained.

**ON MOTION** of Councillors Joan Pryde and Anne Cosgrove, it was moved to approve Scenario #2 - the development of three standard size lots on the site.

In speaking to the Motion, Deputy Mayor Peter Christie enquired what would stop a developer from subdividing the lots.

In response, Ms. Davis-Lohnes advised a Purchase and Sale Agreement and restrictive covenants would control this.

In response to an enquiry from Deputy Mayor Peter Christie if the value of the land could decrease due to the purchaser having many restrictions, Ms. Davis-Lohnes advised she didn't agree as some restrictions have actually increased the price of the lots.

Deputy Mayor Peter Christie advised he would recommend that Council go with Scenario #1.

Councillor Marvin Silver advised that BPAC has examined all options in this regard at great length. Further, he noted that four lots is more desirable than three. Council can maximize the return to the Town without compromising the environmental integrity of the area. Therefore, he could not support the Motion.

Ms. Davis-Lohnes advised that the difference in value of the lots between scenarios 1 and 2 would be approximately \$2,000 per lot.

A brief discussion ensued as to how the lots will be disposed - either as bulk land or individual lots.

Ms. Davis-Lohnes recommended that the parcel be sold as bulk land subject to the aforementioned restrictions. If sold separately, it would cost the Town between \$10,000 and \$15,000 to prepare the lots for sale.

**MOTION LOST.** Deputy Mayor Peter Christie and Councillors Marvin Silver, Stephen Oickle and Len Goucher voted in the negative.

**ON MOTION** of Councillors Marvin Silver and Stephen Oickle, it was moved to approve scenario #1 and that restrictions be included in the Purchase and Sale Agreement to maintain a buffer along the Hammonds Plains Road; further, that the number of trees to be cut be kept to a minimum.

REGULAR SESSION - OCTOBER 10, 1995

**MOTION CARRIED.** Mayor Peter Kelly and Councillor Anne Cosgrove opposed.

**ON MOTION** of Councillor Stephen Oickle and Deputy Mayor Peter Christie, staff was authorized to sell the site as one parcel.

In speaking to the Motion, Councillor Len Goucher enquired if the Motion could be amended to provide an opportunity - for 30 days - for an individual to purchase a single lot.

**The Original Motion was withdrawn.**

**ON MOTION** of Councillors Stephen Oickle and Len Goucher, it was moved to seek expressions of interest from the public, on all or a portion of the parcel of land known as Block TB Doyle St.

In speaking to the Motion, Deputy Mayor Peter Christie advised he did not feel the Town should get involved in the servicing of private lots. Accordingly, the Town should seek expressions of interest for the entire parcel and negotiate with the successful bidder.

**ON MOTION** of Councillor Marvin Silver, it was moved to defer this item until the next meeting.

As there was no seconder, Councillor Silver withdrew his Motion.

**MOTION CARRIED UNANIMOUSLY.**

10. **NEW BUSINESS CON'T**

10.1 **Consideration - Award of Tender - Meadowbrook Ball Park**

**ON MOTION** of Deputy Mayor Peter Christie and Councillor Len Goucher, it was moved to defer this item subject to further budget deliberations on October 24, 1995. **MOTION CARRIED UNANIMOUSLY.**

10.2 **Consideration - Award of Tender 95-11 - Smith Road Upgrading**

**ON MOTION** of Deputy Mayor Peter Christie and Councillor Anne Cosgrove, it was moved to defer this item subject to further budget deliberations on October 24, 1995. **MOTION CARRIED UNANIMOUSLY.**

10.3 **Consideration - Awarding of Tender 95-27 - Snow Plowing Rental Equipment**

**ON MOTION** of Councillors Len Goucher and Stephen Oickle, it was moved to award Tender

REGULAR SESSION - OCTOBER 10, 1995

95-27 - Snow Plowing Rental Equipment - to Dexter Construction Company Limited at a monthly retainer of \$1,000 and an hourly rate of \$210 for each piece of equipment. **MOTION CARRIED UNANIMOUSLY.**

**10.4 Consideration - Awarding of Tender 95-28 - Hauling of Bulk Salt**

**ON MOTION** of Deputy Mayor Peter Christie and Councillor Anne Cosgrove, it was moved to award Tender 95-28 - Hauling of Bulk Salt - to Fred M. Dunphy Excavating & Construction Limited at a unit price per metric tonne of \$9.82 inclusive of GST. **MOTION APPROVED UNANIMOUSLY.**

**10.5 Fire Hall Site and Appointment of Architects**

Mayor Peter Kelly advised that this matter would be discussed In Camera prior to dealing with this agenda item in public.

The public meeting resumed at approximately 10 p.m.

**ON MOTION** of Deputy Mayor Peter Christie and Councillor Len Goucher, it was moved to defer this matter until October 24, 1995. **MOTION CARRIED UNANIMOUSLY.**

**ON MOTION** of Councillors Marvin Silver and Joan Pryde, it was moved to authorize the Mayor and Chief Administrative Officer to enter into a Purchase and Sale Agreement with Sobey Leased Properties Ltd. for a parcel of land located at the corner of the Bedford Highway and Convoy Run. **MOTION CARRIED UNANIMOUSLY.**

**10.8 Letter of Resignation - Appointment of Acting Chief Administrative Officer**

Mr. Dan English submitted his letter of resignation from his position as Chief Administrative Officer with the Town of Bedford as he had been appointed as Commissioner of Community Services for the Halifax Regional Municipality, effective October 16, 1995.

In addressing Council, Mr. English hoped he had developed a mutual rapport and respect with staff, elected officials and the community. In looking ahead to his new position, Mr. English advised he has fond memories of Bedford and looks forward to maintaining the friendships he has made over the years.

Following a standing ovation, Mayor Peter Kelly presented Mr. English with a photograph noting that his contribution to the Town over the past fifteen years is appreciated and that he will

REGULAR SESSION - OCTOBER 10, 1995

be sorely missed.

**ON MOTION** of Councillor Joan Pryde and Deputy Mayor Peter Christie, it was moved to accept Mr. Dan English's letter of resignation.

In speaking to the Motion, Deputy Mayor Peter Christie advised he had enjoyed working with Mr. English over the years and that he was a true team builder.

**MOTION CARRIED UNANIMOUSLY.**

**ON MOTION** of Councillors Anne Cosgrove and Len Goucher, it was moved to appoint Mr. Rick Paynter as Acting Chief Administrative Officer. **MOTION CARRIED UNANIMOUSLY.**

**ON MOTION** of Councillors Joan Pryde and Len Goucher, it was moved to appoint Mr. Francis MacKenzie as 2IC. **MOTION CARRIED UNANIMOUSLY.**

#### 10.9 **Amalgamation Process - Deputy Mayor Peter Christie**

Deputy Mayor Peter Christie addressed Council advising he would like Council to host a Town meeting with officials from the Halifax Regional Municipality (including the Chief Administrative Officer and Police Chief), for the purpose of providing residents with information on the new unit particularly with respect to the upcoming new budget year.

**ON MOTION** of Deputy Mayor Peter Christie and Councillor Joan Pryde, it was moved that Council host a Town meeting with Regional Municipal officials (including the Chief Administrative Officer and Police Chief) for the purpose of providing residents with information on the new unit, particularly with respect to the upcoming new budget year. Further, that the Mayor make arrangements for a meeting to be held November, 1995. **MOTION CARRIED UNANIMOUSLY.**

#### 10.10 **Consideration - Award of Tender 95-30 - CRC Site Access Road & Servicing**

Mr. Rick Paynter reviewed his memorandum outlining staff's recommendation.

**ON MOTION** of Councillor Len Goucher and Deputy Mayor Peter Christie, it was moved to award Tender 95-30 - CRC Site Access Road and Servicing - to Dexter Construction Company Limited in the amount of \$641,687 plus the allocation of a general contingency allowance of \$45,000 plus estimated GST of \$48,068 (of which \$27,466 is recoverable) from Annapolis Basin Pulp & Power, for a total net expenditure commitment of \$707,289 subject to approval from the Halifax County Water Utility. **MOTION CARRIED UNANIMOUSLY.**

REGULAR SESSION - OCTOBER 10, 1995

In speaking to the Motion, Mayor Peter Kelly noted staff has advised that prior to any construction taking place, a neighbourhood meeting will take place to bring affected residents up to date.

16. **DEPARTMENTAL REPORTS**

16.1 **Chief Building Inspector's Report - Month of August, 1995**

**ON MOTION** of Councillor Len Goucher and Deputy Mayor Peter Christie, it was moved to receive the Chief Building Inspector's Report as circulated. **MOTION CARRIED UNANIMOUSLY.**

17. **QUESTIONS**

17.1 **Status Sheet**

The Status Sheet was received for information.

18. **ADJOURNMENT**

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

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER

MEETING #30

TOWN OF BEDFORD  
PUBLIC HEARING  
TUESDAY, OCTOBER 24, 1995 - 7:00 P.M.

A Public Hearing was held on Tuesday, October 24, 1995 - 7:00 p.m. - in the Council Chambers, Mezzanine Level, Sunnyside Mall, Bedford Highway, Bedford, Nova Scotia.

The purpose of the Hearing was to receive both written and verbal submissions respecting the disposal of a portion of the Dartmouth Road Right of Way which fronts civic #3 Dartmouth Road, property owned by Eldridge and Ruby Densmore.

Those in attendance at the commencement of the Session included Mayor Peter Kelly; Deputy Mayor Peter Christie and Councillors Joan Pryde, Stephen Oickle, Len Goucher, Marvin Silver and Anne Cosgrove.

Staff members in attendance included Rick Paynter, Acting Chief Administrative Officer; Donna Davis-Lohnes, Director of Planning and Development Control; Wayne Legere, Acting Director of Engineering and Works; Neville Wheaton, Fire Chief, and Jane Nauss, Recording Secretary.

Mr. Rick Paynter addressed Council advising that Council has been requested to approve a by-law to close a portion of the western side of the Dartmouth Road Right of Way, fronting civic #3 Dartmouth Road which is owned by Eldridge and Ruby Densmore.

Mayor Kelly enquired if there were any comments from the public in this regard, either for or against the proposal.

**MR. W.L. RYAN, 97 SHORE DRIVE**

Mr. Rhind addressed Council noting he fully supported Mr. Densmore request to have 1368 sq. ft. of the Dartmouth Road right of way conveyed to him.

After three calls for additional comments from the floor, Mayor Kelly enquired if Council had any comments.

In response to an enquiry from Councillor Joan Pryde if staff were comfortable with this request, Mayor Kelly advised that staff were in full support.

As there was no further discussion, the meeting adjourned at approximately 7:10 p.m.

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MAYOR

  
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CHIEF ADMINISTRATIVE OFFICER

MEETING #31

TOWN OF BEDFORD  
REGULAR SESSION  
TUESDAY, OCTOBER 24, 1995 - 7:15 P.M.

A public meeting of the Town Council of the Town of Bedford took place Tuesday, October 24, 1995 - 7:15 p.m. - in the Town Council Chambers, Mezzanine Level, Sunnyside Mall, Bedford Highway, Bedford, Nova Scotia.

Mayor Peter Kelly made two presentations to staff for their fifteen years of service with the Town of Bedford. Mr. John Robertson, Chief Building Inspector and Mr. Wayne Legere, Acting Director of Engineering and Works, were present to receive their 15 year plaques.

Mr. Jim Donovan, Building Inspector, was not able to attend the session however, Mayor Kelly made reference to Mr. Donovan's 10 year contribution to the Town.

Mayor Peter Kelly advised that the Town of Bedford had recently been awarded the Canada Information Productivity Award for the plebiscite which was held in the Spring of 1995.

Mayor Peter Kelly called on Mr. Rick Paynter to read a proclamation for Insurance Information Week.

1. **LORD'S PRAYER**

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

2. **ATTENDANCE**

Those in attendance included Mayor Peter Kelly; Deputy Mayor Peter Christie and Councillors Joan Pryde, Stephen Oickle, Len Goucher, Marvin Silver and Anne Cosgrove.

Staff members in attendance included Rick Paynter, Acting Chief Administrative Officer; Donna Davis-Lohnes, Director of Planning and Development Control; Wayne Legere, Acting Director of Engineering and Works; Neville Wheaton, Fire Chief and Jane Nauss, Recording Secretary.

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

Mayor Peter Kelly suggested the order of agenda items be amended as such:

6.3 - deferred to the 14th of November

8.1

8.2

7.1 - all to be considered first.

Councillor Marvin Silver enquired if "Expression of Friendship for the People of Quebec" could be added to the agenda as item 10.7.

5. **APPROVAL OF ORDER OF BUSINESS**

**ON MOTION** of Councillors Len Goucher and Joan Pryde, it was moved to approve the Order of Business, as amended. **MOTION CARRIED UNANIMOUSLY.**

8. **PETITIONS AND DELEGATIONS**

8.1 **Infilling and Development Activity - Camden Street - Ms. Jessie Sanford**

Ms. Jessie Sanford addressed Council noting she has experienced flooding problems for the past eight years and requested Council to make a decision on a specific course of action, in writing, by Wednesday, November 1, 1995. If not, further action will have to be taken.

Mayor Peter Kelly advised that Council would be discussing this matter in greater detail during the November 14, 1995 Council meeting.

Ms. Sanford closed her comments by reiterating her request that this matter be dealt with by November 1, 1995. Further, she noted that sewer and stormwater are the responsibility of the Town.

8.2 **Basinview School Community Appointments**

Ms. Anne Bedard, Basinview Drive Community School Parent-Teacher Partnership Liaison Committee, addressed Council noting that the primary concern of her Committee was the safety and education of the children who attend Basinview School.

Another concern was the public day use of the school. Accordingly, the Committee was requesting that the Joint Use Agreement be amended to eliminate public use of the school until the close of the regular school day. Ms. Bedard further noted this proposal would be compatible with the community school concept.

Specifically, concerns range from parking, to the quality of education offered at the school. The school is already too small for the students without including the public utilizing the facility during the day.

Ms. Bedard enquired of Town Council if it is the intent of the Joint Use Agreement that the safety and education of the children be compromised. Further, she requested a parent representative be permitted to sit on the Basinview Management Committee.



REGULAR SESSION - OCTOBER 24/95

Mayor Peter Kelly advised that the Facility Management Committee will review all comments received to date following which a report will be forwarded to Council.

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

7.1 **Public Hearing - Oct. 24/95 - Disposal of Portion of Dartmouth Road Right of Way**

Mr. Rick Paynter, Acting Chief Administrative Officer, addressed Council noting that a legal survey had been undertaken on the property in question as well as a land appraisal. As a result, costs involved for Mr. Densmore to purchase the property from the Town approximate \$6,173.80.

Councillor Len Goucher noted this land serves no functional use within the Town and that Mr. Densmore has looked after this property for many years.

**ON MOTION** of Councillor Len Goucher and Joan Pryde, it was moved to sell 1368 sq. ft. of Dartmouth Road right of way to Eldridge and Ruby Densmore for \$1.00 plus costs for legal survey and land appraisal costs. **MOTION CARRIED UNANIMOUSLY.**

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

6.1 **Information Item - Siltation of Beaver Pond in Paper Mill Lake**

Mr. Rick Paynter addressed Council noting this item was for information purposes. During the Council Meeting of October 10, 1995, staff had been directed to investigate the source of siltation which was causing discolouration of the Beaver Pond in Paper Mill Lake. A potential source was identified as the tunnel site of the Bedford Bypass Watermain Project. As the discharge area for dewatering of the construction site has been relocated, staff are confident that no further siltation problems should occur. However, the site will be monitored in conjunction with the Water Utility.

6.2 **Consideration - Award of Tender - Electrical Supply Upgrade - Admiral DeWolf Park**

Mr. Rick Paynter recommended that Black & MacDonald Limited be awarded Tender 95-32, DeWolf Park Electrical Service Upgrade, in the amount of \$16,445.90 with a contingency of \$3,500.

**ON MOTION** of Councillors Joan Pryde and Len Goucher, it was moved to award Tender 95-32, DeWolf Park Electrical Service Upgrade, to Black & MacDonald in the amount of \$16,445.90 with a contingency of \$3,500.

REGULAR SESSION - OCTOBER 24/95

**MOTION CARRIED.** Deputy Mayor Peter Christie and Councillor Anne Cosgrove voted in the negative.

6.4 **Consideration - Award of Tender - Meadowbrook Ball Park**

Mr. Rick Paynter advised that the Meadowbrook Park ballfields required realigning. Accordingly, it was staff's recommendation that Tropical Landscapers Ltd. be awarded the tender to realign the ballfields.

**ON MOTION** of Councillors Marvin Silver and Joan Pryde, it was moved to award the tender for realignment of the Meadowbrook Park ballfields to Tropical Landscapers Ltd. at a cost of \$22,838. **MOTION CARRIED UNANIMOUSLY.**

6.5 **Consideration - Award of Tender 95-11 - Smith Road Upgrading**

**ON MOTION** of Councillors Anne Cosgrove and Marvin Silver, it was moved to award Tender 95-11 to Vernon Kynock Trucking Limited for Smith Road Upgrading, in the amount of \$141,561 plus a contingency allowance of \$14,156.

In speaking to the Motion, Deputy Mayor Peter Christie expressed concern with the fact that he does not feel comfortable with the Motion. He reiterated his comments from the October 10, 1995 Council Meeting that Council was moving forward with no financial strategy in place.

Mayor Peter Kelly stepped down from the Chair to address the issue at hand.

Deputy Mayor Peter Christie assumed the Chair.

Mayor Peter Kelly noted this problem had been ongoing for some time and that the residents were not being listened to. Further, he noted that Smiths Road was one of the worst streets in the community. He requested Council support of the Motion on the floor.

Mayor Peter Kelly assumed his role as Chairman.

In response to an enquiry from Councillor Len Goucher if this project could be delayed two weeks, Mr. Rick Paynter advised that depending on the weather, same could be postponed for two weeks.

**ON MOTION** of Councillors Len Goucher and Anne Cosgrove, it was moved to defer this item pending further budget discussions and that same would be discussed during the November 14, 1995 Council Meeting. **MOTION CARRIED UNANIMOUSLY.**

REGULAR SESSION - OCTOBER 24/95

6.6 **Fire Hall Site and Appointment of Architects**

**ON MOTION** of Councillors Joan Pryde and Len Goucher, it was moved to appoint the firm of Milligan, MacKenzie Architects as the design architects for the new Bedford Fire Hall, at a cost of \$61,700.

In speaking to the Motion, Councillor Joan Pryde advised that after studying each proposal carefully, she determined that all things being equal, this tender should be awarded to the lowest bidder, Milligan, MacKenzie Architects.

Councillor Marvin Silver advised he will vote against the Motion noting that Council should accept staff's recommendation to award the tender to Barrie and Langille Architects.

The Motion was lost. **Mayor Peter Kelly, Deputy Mayor Peter Christie and Councillors Stephen Oickle, Marvin Silver, Len Goucher and Anne Cosgrove voted in the negative.**

Councillor Stephen Oickle noted he had been impressed with Mr. Noel Fowler of Noel Fowler/Deryck Freeman and as he was a resident of Bedford, Mr. Fowler has a stake in the community.

**ON MOTION** of Councillors Stephen Oickle and Len Goucher, it was moved to appoint the firm of Noel Fowler/Deryck Freeman as the design architects for the new Fire Hall at a cost of \$64,000.

In speaking to the Motion, Councillor Len Goucher advised that each proposal had been received from reputable and capable companies. Further, he noted that Mr. Noel Fowler proved to be very enthusiastic about the project and was familiar with the site.

Councillor Marvin Silver advised he would not support the Motion. He reiterated his earlier comment that Council should base a judgement on the staff recommendation.

**MOTION DEFEATED.** Mayor Peter Kelly and Councillors Marvin Silver, Stephen Oickle, Anne Cosgrove, Joan Pryde and Len Goucher voted against the Motion.

**ON MOTION** of Councillors Anne Cosgrove and Marvin Silver, it was moved to appoint the firm of Barrie & Langille Architects as the design architects for the new Fire Station in the amount of \$89,000.

In speaking to the Motion, Councillor Marvin Silver advised that Council needs to be very careful in making a decision. A fire station is a functioning organism that has to fulfil many functions. Accordingly, Council must award the tender to the company with the best proposal -

REGULAR SESSION - OCTOBER 24/95

**MOTION DEFEATED.** Deputy Mayor Peter Christie and Councillors Stephen Oickle, Len Goucher and Joan Pryde voted in the negative.

**ON MOTION** of Councillors Stephen Oickle and Len Goucher, it was moved to appoint the firm of Noel Fowler/Deryck Freeman as the design architects for a new Fire Hall at a cost of \$64,000 minus \$1.00 for a total cost of \$63,999.

**MOTION CARRIED.** Councillors Marvin Silver, Anne Cosgrove and Joan Pryde voted in the negative.

10. **NEW BUSINESS**

10.1 **Basinview School Community Appointments**

**ON MOTION** of Councillors Len Goucher and Joan Pryde, it was moved to increase the resident membership of the Basinview Management Committee by two for a total of four.  
**MOTION CARRIED UNANIMOUSLY.**

**ON MOTION** of Councillor Anne Cosgrove and Stephen Oickle, it was moved to include an additional representative of one teacher from Basinview Community School to the Basinview Management Committee. Further, that this request be referred to the Management Committee for review.

**MOTION CARRIED.** Deputy Mayor Peter Christie voted in the negative.

10.2 **Consideration - Approval of Temporary Borrowing Resolutions - \$308,611**

Mr. Rick Paynter advised that both Mr. Bill Hayward, Amalgamation Co-ordinator and the Minister of Municipal Affairs had approved the initial Town submission \$1,898,000 in Capital Borrowing. Accordingly, Council must now consider the revised Temporary Borrowing Resolution increasing the 1995 Capital Borrowing to \$2,206,611.

**ON MOTION** of Deputy Mayor Peter Christie and Councillor Len Goucher, it was moved to approve the Temporary Borrowing Resolution in the amount of \$308,611, exclusive of Schedule A.

In speaking to the Motion, Councillor Stephen Oickle enquired if this will eventually fall in the laps of the taxpayer after amalgamation.

In response, Mayor Kelly noted it would impact the taxpayer, however, it was not known, at this time, if there would be area rates and that this decision would be up to the new Council.

**MOTION CARRIED UNANIMOUSLY.**

**10.3 Traffic Analysis Proposal - Hammonds Plains Road**

Mr. Rick Paynter addressed Council noting that the expanding residential and commercial land developments in the Bedford South/West and surrounding areas requires an examination of present and future traffic volume impacts for the section of the Hammonds Plains Road between the Bedford Highway and the Bicentennial Highway interchange. Further, some discussion has also taken place in expanding this analysis to take in Symonds Road.

It was staff's recommendation that Beasy Nicoll Engineering Ltd. undertake Phase one of the traffic analysis study and preliminary design assignment in the amount of \$9,375 plus G.S.T. Mr. Paynter noted the Town has dealt with this firm in the past, further, that the Town has received 50% costsharing from the Department of Transportation and Communication for this exercise.

**ON MOTION** of Councillors Len Goucher and Stephen Oickle, it was moved to appoint Beasy Nicoll Engineering Ltd. to undertake Phase one of the traffic analysis study and preliminary design assignment in the amount of \$9,375 plus G.S.T.

In speaking to the Motion, Councillor Marvin Silver expressed concern with the wide variance of bids received. Further, he enquired as to why the Department of Transportation and Communication ranked Beasy Nicoll Engineering Ltd. lowest for the assignment.

Mr. Rick Paynter advised that despite the comments from DOTC, the Town had extensive past experience with Beasy Nicoll and as such, he was very comfortable with recommending Beasy Nicoll for this assignment.

Deputy Mayor Peter Christie expressed concern that Council is attempting to prejudge what the new Council's priorities will be. Although he felt Council's intent was right, the timing was wrong. Deputy Mayor Christie suggested that a recommendation be made to the new Council that they undertake an overall traffic study for the region.

Mayor Peter Kelly noted these problems will not disappear as a result of amalgamation and that these concerns need to be resolved for the Town.

In response, Mr. Rick Paynter advised there will be a need for ongoing regional transportation studies, however, this proposal will fit into regional traffic situations.

Councillor Len Goucher noted the Town should have a regional plan, however, we should do our own analysis, particularly for the Hammonds Plains Road area and the Blood Fractionation

Plant. Further, development just outside of Bedford's boundaries will affect traffic in Bedford.

On a Point of Clarification, Deputy Mayor Peter Christie noted this proposal was not all encompassing.

Mr. Rick Paynter advised that staff would be taking the opportunity to discuss with the consultant the matter of expanding the scope of this study to encompass a larger section of the Hammonds Plains Road.

**MOTION CARRIED UNANIMOUSLY.**

10.4 **Consideration - Conveyance of Traffic Authority Responsibility**

Mr. Rick Paynter addressed Council noting that as a result of the appointment of Mr. Wayne Legere, Acting Director of Engineering and Works, it would be appropriate to approve a Motion conveying the responsibilities of Traffic Authority to Mr. Legere.

**ON MOTION** of Councillors Len Goucher and Stephen Oickle, it was moved to approve the conveyance of Traffic Authority to Wayne Legere, Acting Director of Engineering and Works. **MOTION CARRIED UNANIMOUSLY.**

10.5 **Non-Substantial Amendment - Bedford Basin Estates**

Ms. Donna Davis-Lohnes addressed Council noting that the Planning Department is in receipt of a request from Cresco Group Limited for a non-substantial amendment to Development Agreement 94-03 which was initially approved in 1994.

The original Agreement permitted the construction of small lot single detached units on Lots 50, 51, 52, 53, 54 and 55 Fred Keyes Court. In November, 1994, Town Council approved a non-substantial amendment to enable construction of semi-detached units on the lots. The lots have been sold to Cresco Group Limited who have now expressed a desire to proceed with development of the lots as per the original agreement. The lots have been pre-sold however and the new owner was unaware of the non-substantial amendment approving development of these lots for semi-detached units.

It is staff's recommendation that Council approve the non-substantial amendment.

**ON MOTION** of Councillors Marvin Silver and Len Goucher, it was moved to approve the Non-Substantial Amendment to Development Agreement 94-03 to permit the construction of six small lot detached units on lots 50 - 55 Fred Keyes Court. **MOTION CARRIED UNANIMOUSLY.**

## REGULAR SESSION - OCTOBER 24/95

10.6 **Update - MPS Review**

Ms. Donna Davis-Lohnes addressed Council noting that in January, 1993, staff had been directed to undertake an amendment process to update the 1991 Municipal Planning Strategy prior to April 1, 1996. Accordingly, this matter was before Council this evening to request approval of the public participation program.

Ms. Davis-Lohnes reviewed the four steps involved in the public participation process and made reference to a general list of items to be addressed in a draft report which will be distributed to Council prior to the commencement of the November, 1995 Public Information Meetings.

**ON MOTION** of Councillor Len Goucher and Joan Pryde, it was moved to approve the MPS amendment public participation program as recommended by staff. **MOTION CARRIED UNANIMOUSLY.**

10.7 **Consideration - Proposal by Mediacom**

Mr. Rick Paynter addressed Council noting that the Bedford Transit Advisory Committee was recommending Council accept proposal #2 from Mediacom where Mediacom handles all maintenance and repairs of bus shelters and that the Town of Bedford would receive 15% of gross revenue. Further, that the contract with Mediacom expire June 10, 1997.

**ON MOTION** of Councillors Joan Pryde and Marvin Silver, it was moved to defer this matter to staff for further clarification. **MOTION CARRIED UNANIMOUSLY.**

10.8 **Expression of Friendship with Quebec**

Councillor Marvin Silver made reference to the upcoming Referendum in Quebec on Monday, October 30, 1995 and suggested that a letter of friendship be sent to the people of Quebec from Town Council.

**ON MOTION** of Councillors Marvin Silver and Len Goucher, it was moved that a letter of friendship and good will be forwarded to the people of Quebec, making specific note of Council's desire to have Quebec remain as part of Canada. **MOTION CARRIED UNANIMOUSLY.**

16. **DEPARTMENTAL REPORTS**16.1 **Fire Chief's Monthly Report - Month of September, 1995**

**ON MOTION** of Deputy Mayor Peter Christie and Councillor Len Goucher, it was moved to

REGULAR SESSION - OCTOBER 24/95

accept the Fire Chief's Monthly Report for the month of September, 1995. **MOTION CARRIED UNANIMOUSLY.**

16.2 **Chief Building Inspector's Report - Month of September**

ON MOTION of Deputy Mayor Peter Christie and Councillor Len Goucher, it was moved to defer this item until November 14, 1995 pending clarification of the monthly construction value figure. **MOTION APPROVED UNANIMOUSLY.**

17. **QUESTION**

17.1 **Status Sheet**

The Status Sheet was received for information.

19. **ADJOURNMENT**

As there was no further business, the meeting adjourned at approximately 9:00 p.m.

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER



MEETING #33

TOWN OF BEDFORD  
REGULAR SESSION  
TUESDAY, NOVEMBER 14, 1995 - 7:00 P.M.

A Regular Meeting of the Town Council of the Town of Bedford took place Tuesday, November 14, 1995 - 7:00 p.m. - in the Town Council Chambers, Mezzanine Level, Sunnyside Mall, Bedford Highway, Bedford, Nova Scotia.

1. LORD'S PRAYER

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

2. ATTENDANCE

Those in attendance included Mayor Peter Kelly; Deputy Mayor Peter Christie and Councillors Joan Pryde, Stephen Oickle, Len Goucher, Marvin Silver and Anne Cosgrove.

Staff members in attendance included Rick Paynter, Acting Chief Administrative Officer; Donna Davis-Lohnes, Director of Planning and Development Control; Wayne Legere, Acting Director of Engineering and Works, and Jane Nauss, Recording Secretary.

PRESENTATIONS - Mayor Peter Kelly presented two members of Town Staff with Ten Year Plaques, namely; Constable Dwight Henningar and Colleen Hennessy, Economic Development.

Mr. Rick Paynter called on Deputy Mayor Peter Christie to present Mayor Peter Kelly with a Ten Year Plaque noting that Mayor Kelly had served the residents of Bedford well as an elected official for ten years.

PROCLAMATIONS - Mayor Peter Kelly called on Mr. Rick Paynter to read two proclamations, namely; CPR Awareness Month and White Ribbon Week.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

Mayor Peter Kelly requested that the following items be deleted from this agenda:

- 6.1 Proposed Sidewalks - Bedford Hills Road
- 6.2 Consideration - Camden Street Flooding Corrective Work
- 10.2 Bedford Highway Signalization - Hatchery Lane and Union St.
- 10.3 Consideration - Land Purchase - Lots Adjacent to Scott Manor House.

## REGULAR SESSION - NOVEMBER 14/95

Mayor Peter Kelly requested that the following item be deferred to the next Regular Session of Council:

- 8.1 Lower Portion of Crestview CCDD - George Armoyan.

Mayor Kelly requested the addition of the following items to the agenda:

- 6.4 Amalgamation Process - Deputy Mayor Peter Christie  
 10.8 Consideration - Waste Water Charges - Mill Cove Treatment Plant  
 10.9 Consideration - Proposed Amendment to By-Law Respecting Discharge of Firearms  
 10.10 Update - Storm Drainage Concerns - Union Street Upgrading Project

Mayor Kelly requested that the following agenda items be moved to the beginning of the agenda:

- 8.2 Waste Management Strategy - Mr. Geoffrey Elder  
 10.10 Update - Storm Drainage Concerns - Union Street Upgrading Project

5. **APPROVAL OF ORDER OF BUSINESS**

ON MOTION of Councillors Len Goucher and Anne Cosgrove, it was moved that the Order of Business, as amended, be approved. **MOTION CARRIED UNANIMOUSLY.**

8. **PETITIONS AND DELEGATIONS**

8.2 **Waste Management Strategy - Mr. Geoffrey Elder**

Mayor Kelly called on Mr. Elder to address Council.

Mr. Elder advised his objective this evening was to provide information on concerns as they pertain to action taken since the summer of 1995 which was contrary to the CSC strategy adopted by Halifax County:

- (a) Process - It was Mr. Elder's opinion that the endorsement has been broken by Halifax County. Further, the Steering Committee (CSC) was to make any major

## REGULAR SESSION - NOVEMBER 14/95

decisions, however, there was no opportunity for them to provide input into the signing of contracts at any stage - Halifax County disempowered the CSC. Mr. Elder further noted that no CSC members were invited to any meetings.

- (b) Implementation Plan - Mr. Elder felt there was a deviation from the initial strategy in that:

- BFI and the MIRROR Group have total monopoly on the waste management system;
- the CSC plan was to have a monitoring system which is essential, however, this group was dismissed by BFI and the MIRROR Group;
- an untendered contract was made in the amount of \$1.4 million to educate the public in reducing their amount of garbage.

The meeting was further advised that it is easier to monitor and make people more aware of the garbage at source separation. Mr. Elder felt that BFI wish to proceed with a front end processing system, however, this would not be successful as there is too much garbage for the system to handle.

- (c) Cost - Mr. Elder has serious reservations in putting this contract into the hands of one corporation; a corporation that does not have a good track record in waste management. Further, Mr. Elder noted that the costs are higher than CSC costs which are already inflated. Over time, costs of the CSC plan will decrease, however, with BFI, costs will increase (\$120 - \$130 per tonne).
- (d) Siting - Mr. Elder enquired as to how how the new landfill will not pollute the environment, even though the site is rock, wooded and boggy. At what cost will there be no pollution? Mr. Elder felt there has been political interference in the site selection. Further, a host community should want a landfill; this is not the case, however.

Mr. Elder closed his address through the following comments:

- (a) Why would Bedford residents want to pay more for a waste management system.
- (b) Bedford Town Council should not agree with any decisions made by the County in this regard.

## REGULAR SESSION - NOVEMBER 14/95

- (c) He hoped that the metro units can make a joint statement on the process to date; further that a full tendering system should be put in place; that an environmental assessment should be carried out and that the CSC should be empowered again to implement the waste management strategy. Mr. Elder also suggested that Bedford Town Council should not let the County sign the contract and that this decision should be made by the new Regional Council.

Councillor Stephen Oickle reminded Council they had already given approval to the County to handle this matter.

In response to an enquiry from Deputy Mayor Peter Christie if correspondence had been forwarded to the Minister of the Environment, Mr. Elder advised in the affirmative.

In response to an enquiry from Councillor Len Goucher if Mr. Elder had any plans to meet with the Minister of Municipal Affairs, Mr. Elder advised in the affirmative.

In response to an enquiry from Councillor Marvin Silver as to what is at stake with the BFI proposal, Mr. Elder advised that both Mayors Randy Ball and Walter Fitzgerald have advised that taxes will not increase, however, who will pay the \$32 million per year in costs for this new management system? Further, Mr. Elder reiterated his earlier comments that there is no confidence in a hugh corporation that does not have a track record in waste management and that BFI are garbage haulers, not composters.

In response to an enquiry from Councillor Marvin Silver if this means one company will have the monopoly, Mr. Elder advised absolutely.

Councillor Marvin Silver advised he would be serving a **Notice of Motion** for the next Regular Session of Council:

"that Bedford Town Council recommend that the Minister of the Environment be requested to hold a full public hearing and environmental assessment of the proposed facility, including the landfill;

that Bedford Town Council recommends Halifax County not sign any contract with any company on waste management and that same be left for the new Regional government to deal with;

that Bedford Town Council express its concern that the contract would be illegal under Bill 3 and in contravention of the CSC Agreement."