

MINUTES OF THE FIRST YEAR'S MEETINGS OF THE FIRST  
COUNCIL OF THE MUNICIPALITY OF THE TOWN OF BEDFORD  
COUNCIL SESSION - OCTOBER 6, 1980

A meeting of the Town Council of the Town of Bedford took place on Monday, October 6, 1980, at 7:30 p.m. in the Town Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia. Deputy Mayor Tom Innes presided, and the meeting was attended by Councillors Arnold Legree, Bosko Loncarevic, David Lugar, Keith Roberts and John Tolson.

APPROVAL OF MINUTES

During consideration of the Minutes of the session held on October 2, 1980, it was agreed that the first paragraph, sixth line, should include the name "Roberts" rather than "Richards," and that paragraph five, fourth line, should read "80 percent within the Town," rather than "20 percent within the Town."

ON MOTION of Councillor Legree and Councillor Roberts it was moved that the Minutes of the Town Council sessions of September 8, 1980, September 18, 1980, and October 2, 1980, (as amended), be approved.

Motion carried unanimously.

APPOINTMENT TO REGIONAL LIBRARY BOARD

It was agreed unanimously that Councillor Roberts continue to represent the Town of Bedford on the Regional Library Board for the year 1980.

INDUSTRIAL DEVELOPMENT COMMISSION

By memo dated October 2, 1980, the Chief Administrative Officer recommended that a committee of Councillors, along with legal counsel and the Chief Administrative Officer, meet to discuss the possibility of the appointment of an Industrial Development Commission, and that this committee make a recommendation at a future session of Council concerning Terms of Reference, etc.

ON MOTION of Councillor Legree and Councillor Lugar, it was moved that Councillor Roberts and Deputy Mayor Innes work with the Chief Administrative Officer and the Town's Legal Counsel as a resource committee to study the question of the establishment of an Industrial Development Commission.

Motion carried unanimously.

MARITIME TEL & TEL CO. LTD. SWITCHING STATION

Mr. E.H. Gilroy and Mr. Tom Bowlin addressed Council and presented a scale model of a proposed building which MT&T would like to erect on the Main Highway to house switching equipment. It was noted by Mr. Gilroy that the proposed location was the closest available property to the existing building, and the most economical location for such a building. Details of the structure were noted and Council was advised that the telephone cables have already been installed underground as far as the property line, and that it is proposed to provide electrical service, underground, from Holland Avenue.

Councillors generally expressed approval of the design of the building, though some concern was expressed with regard to the size.

ON MOTION of Councillor Tolson and Councillor Lugar, it was moved that the Town Council approve, in principle, the proposed development as presented.

Motion carried. Councillor Loncarevic voted against the motion.

SIDNEY STEPHEN RENOVATIONS

Council was advised by the Chief Administrative Officer that an indication of approval for renovations to the Sidney Stephen Building has been received from the Department of Education, and he expected to receive other required approvals shortly.

ON MOTION of Councillor Legree and Councillor Lugar, it was moved that the Chief Administrative Officer be authorized to award the tender for the Shower Room and Industrial Arts Room renovations to the lowest bidder, Merlin Kerr Construction Limited (\$41,600.) subject to the required approvals being received.

Motion carried unanimously.

POLICE PROTECTION

Copies of correspondence from the Deputy Attorney-General of Nova Scotia were circulated, in which the Town was advised that an RCMP Municipal Contract for Police Services would not be possible but that the existing arrangement could be extended from March, 1981 to March, 1982. It was also indicated there may be a charge for this extended service. However, a meeting with Town Officials will be held to discuss same.



TRANSPORTATION STUDY

By memo, the Town Engineer advised Council that consultation with Project Planners has revealed that during their involvement in the preparation of a proposed Municipal Development Plan for the County of Halifax, no traffic study, origin/destination survey, or traffic counts were carried out. The Town Engineer recommended that the Town formally request the Regional Transit Planning and Traffic Management Board to undertake a Transportation Study under the usual cost-sharing arrangement.

ON MOTION of Councillor Loncarevic and Councillor Legree, it was moved that the Town Council endorse the proposal that a Transportation Study be carried out by the Regional Transit Planning and Traffic Management Board, provided that the study is completed within three months and the total cost to the Town of Bedford does not exceed five thousand dollars (\$5,000.)

Motion carried. Councillor Tolson voted against the motion.

TOWN BYLAWS

The Chief Administrative Officer advised Council that correspondence has been received from Mr. Kenneth MacInnis, the Town's Legal Counsel, requesting direction with regard to a Study of the County of Halifax Bylaws, and their application to the Town of Bedford. It was suggested by Councillor Lugar that BPAC Task Forces might be willing to appoint a small committee of experienced, knowledgeable persons to review the County Bylaws and make recommendations to Town Council. It was agreed by Council to consider this suggestion in the future.

APPOINTMENTS - BOARD OF HEALTH

ON MOTION of Councillor Lugar and Councillor Tolson, it was moved that the Town Council ratify the appointment of Mayor Francene Cosman, Deputy Mayor Tom Innes, Councillor Keith Roberts, Mrs. Elizabeth Short, and Dr. Christopher Childs to the Board of Health.

Motion carried unanimously.

BEDFORD PLANNING ADVISORY COMMITTEE

Councillor Loncarevic advised Council that a letter of resignation with the Bedford Planning Advisory Committee has been received from Mr. Fred Atkinson.

ON MOTION of Councillor Loncarevic and Councillor Roberts, it was moved that Mr. Douglas Williams be appointed to the Bedford Planning Advisory Committee.

Motion carried unanimously.

NOVA SCOTIA PLANNING SEMINAR

Councillor Loncarevic advised Council that the Department of Municipal Affairs will be holding a Planning Seminar for professional planners on October 29th and 30th, 1980, which will include a technical session, "Participation in Town Planning - the Bedford Case." Dr. L. Susskind of MIT will be in attendance and will also be available for a workshop for the Bedford Planning Advisory Committee on October 29th, 1980.

RESIDENTIAL IMPACT STUDY REPORT

The Chief Administrative Officer advised Council that he has received an estimate of \$7.00 a copy for the production of 1,000 copies of a quality, well-designed, thirty-two page report of the Residential Impact Study. It was agreed by Council that the Department of Municipal Affairs should be approached for financial assistance for this expenditure. Councillor Loncarevic is to pursue this matter with the Department.

RECREATION COMMISSION

Mr. Robert Nauss, Recreation Director, presented a report on the activities of the Recreation Centre and the Recreation Commission. He noted that nineteen students had been engaged during the summer months for various activities and that, for the first time, a summer recreational program had been offered in the Peerless Subdivision.

The Recreation Commission is addressing the problems which are occurring in the area of Paper Mill Lake and will report at a later date on this matter.

Capital projects at the Recreation Centre planned for 1980 are almost completed and, due to participation of workers from the Correctional Centre, more bleachers than planned are being installed.



Application has been made for a Federal Works Grant under which it is planned to lay out ski trails etc. in the Jack Lake area, and to do cleanup work around the Sackville River.

Mr. Nauss advised that the resignation of Mr. Christopher Nolan from the Recreation Commission has been received.

ON MOTION of Councillor Lugar and Councillor Loncarevic, it was moved that Mrs. Ann MacVicar be appointed to the Recreation Commission.

Motion carried unanimously.

#### APPLICATION OF NON-RESIDENT FEE - BEDFORD MINOR SPORTS GROUPS

Councillor Lugar reviewed the history of the application of a non-resident fee by the Bedford Minor Sports' Groups and expressed the opinion that the Recreation Commission/Town of Bedford has no legal authority to incorporate these particular revenues in its Budget. A general discussion ensued during which some Councillors expressed the opinion that these revenues should go to the Town while others felt that the non-resident fees should be abolished.

ON MOTION OF Councillor Lugar and Councillor Loncarevic, it was moved that the non-residents fees collected by the Minor Sports Groups for 1980 shall not be shown as part of the current revenue of the Bedford Recreation Commission.

Motion carried. Councillor Roberts voted against the motion.

#### FIRE DEPARTMENT

Chief David Selig advised Council that the Bedford Volunteer Fire Department is participating in a committee from various Volunteer Fire Departments, which is considering the matter of honorariums for Volunteer Firefighters. However, Chief Selig further advised that, insofar as the Bedford Volunteer Fire Department is concerned, it has been agreed that members will not request honorariums at the present time.

The Department is presently working on five-year capital budget proposals, and the 1981 operating budget.

TAX COLLECTIONS

A statement of taxes collected as of September 30, 1980 was circulated to members of Council and the opinion was expressed by the Chief Administrative Officer that the rate of tax collections, to date, namely, 83 percent, was very favourable.

SACKVILLE RIVER ADVISORY BOARD

Councillor Legree presented a request from the Sackville River Advisory Board for a grant of three hundred dollars (\$300) to be used for miscellaneous office and postage expenditures.

ON MOTION of Councillor Legree and Councillor Roberts, it was moved that the Town of Bedford approve a grant of three hundred dollars (\$300) to the Sackville River Advisory Board.

Motion carried unanimously.

COAT OF ARMS (PRESENTATION BY HERITAGE SOCIETY)

Mrs. Angela Fraser of the Heritage Society presented a report to Council outlining progress on the development of a Coat of Arms for the Town of Bedford. One hundred submissions were received from children which were displayed during Bedford Days. In addition, six were received from adults which were displayed to the Council. It was the recommendation of the Design Committee that a composite Coat of Arms be developed using the ideas from all designs submitted, and that Mr. Russell Bonin be requested to submit a design developed from same.

ON MOTION of Councillor Tolson and Councillor Lugar, it was moved that the Heritage Society be authorized to engage professional expertise to prepare a design for a Coat of Arms at a cost not to exceed one hundred dollars (\$100).

Motion carried unanimously.

It was noted by Mrs. Fraser that, after final approval has been given by the Town Council for a design, it must then be forwarded to Lord Lyon of Scotland where it will be researched and, if approved, given a Grant of Arms.

BEDFORD MEMBERSHIP ON MAPC

Copies of correspondence from the Minister of Municipal Affairs were circulated in which the Minister advised that he has instructed his legal staff to prepare the necessary amendments to the ministerial order establishing MAPC in order that Bedford's membership may become official with a membership of one, together with one alternate member. The Minister requested acceptance of the proposal prior to formally amending the order.



Concern was expressed by Council with regard to the membership of one and it was agreed that more information should be obtained with regard to MAPC membership before further consideration of the proposal from the Minister.

ON MOTION of Councillor Lugar and Councillor Legree, it was moved that the matter of MAPC Membership be deferred pending further information.

Motion carried unanimously.

REQUEST FROM BEDFORD LODGE NO. 104 AF & AM FOR REASSESSMENT FROM COMMERCIAL TO RESIDENTIAL

Copies of correspondence from the Bedford Lodge No. 104 AF & AM were circulated in which a request was made to Council for a re-assessing of Lodge property from Commercial to Residential status.

It was noted by the Chief Administrative Officer that Section 25 (a) of the Assessment Act allows Council by bylaw to provide partial exemptions to certain properties. The exemption is achieved by Council charging eligible properties at the Residential rate even though they are assessed as Commercial. It was further noted that usually a bylaw is enacted and then applications would be requested.

The Chief Administrative Officer was requested to prepare a draft bylaw for consideration at the meeting on October 27, 1980. If approved the bylaw would be in effect for 1981.

PROGRAM OF ASSISTANCE TO SENIOR CITIZENS

Correspondence from the Minister of Municipal Affairs was circulated concerning a program of financial assistance to Senior Citizens residing in their own homes. The correspondence was accepted for information. The Chief Administrative Officer suggested that, in the near future, Council should consider the matter of tax relief for the elderly for the year 1981. Council requested the Chief Administrative Officer to prepare a memo on this matter.

REQUEST FOR BUILDING SET-BACK REDUCTION--MR. A. COLE

Correspondence from Mr. A. Cole was circulated in which a request was made for a set-back reduction from thirty to twenty feet on Lots 202 and 203, Shoreview Heights. Mr. Cole spoke to the Council outlining the problems with developing these particular lots if the set-back regulation of thirty feet is not reduced. The Town Engineer noted that the requested reductions would not pose any problems in themselves but that, if approved, Council could expect to receive other requests from owners of properties in the near vicinity.

ON MOTION of Councillor Roberts and Councillor Legree, it was moved that the Town Council approve the set-back to a minimum of twenty feet for Lots 202 and 203, Shoreview Heights.

ON MOTION of Councillor Loncarevic and Councillor Lugar, an amendment to the motion was moved that the set-back requirement be reduced from thirty to twenty feet on Lots 200 to 204, Shoreview Heights, after residents who already own homes within 250 feet of the properties concerned have been informed of the Council's intention.

The amendment to the motion was defeated. Councillor Legree, Councillor Tolson and Councillor Roberts voted against the amendment.

The motion was defeated. Councillor Loncarevic, Councillor Tolson and Councillor Lugar voted against the motion.

ON MOTION of Councillor Tolson and Councillor Roberts, it was moved that the set-back requirement be changed from thirty feet to twenty-five feet on Lots 202 and 203, Shoreview Heights. Motion carried. Councillor Loncarevic and Councillor Lugar voted against the motion.

#### TENDERS-ADDITION TO FIRE HALL

The Chief Administrative Officer reviewed the tenders which have been received for the construction of an addition to the Fire Hall noting that the lowest tender was from BIC Enterprises Ltd. in the amount of \$126,990. Mr. English also noted that this was considerably in excess of the estimated cost of the addition.

The Town Engineer advised that he has met with the contractor and it appears that only a maximum of \$11,000 could be saved by not replacing the boiler at the present time and by leaving all concrete walls and floors bare, with the work to be completed at a later date.

Mr. English suggested that if the contract was approved, the work could be financed initially from current revenues and that a decision on capital borrowing could be deferred until a later date.

Chief David Selig expressed the opinion that the addition was a necessity as soon as possible--that present facilities were not adequate. He also suggested that the necessity of hiring more full-time firefighters could be deferred for several years if the addition was approved.

ON MOTION of Councillor Tolson and Councillor Legree, it was moved that the Town Council accept the lowest tender for the construction of an addition to the Fire Hall, less the installation of floor covering. (\$126,990.00 - \$5,500.00 = \$121,490.00).

Motion carried unanimously.



ON MOTION of Councillor Legree and Councillor Lugar, it was moved that the Deputy-Mayor and the Chief Administrative Officer be authorized to enter into an agreement with the contractor, BIC Enterprises Ltd., for the construction of the addition to the Fire Hall.

Motion carried unanimously.

#### SIDEWALK CONSTRUCTION

Copies of correspondence from Mr. Martin Gallagher, County of Halifax, were circulated in which Mr. Gallagher expressed concern re the possibility of damage to water and sewer mains during the current sidewalk construction. The correspondence was accepted for information.

#### SOCIAL SERVICES OPERATION PLAN (BUDGET)

Copies of correspondence and budget proposals from Mr. E. Mason, Director of Social Assistance, County of Halifax, were circulated for information. The Chief Administrative Officer advised Council that Mr. Mason would be meeting with Council in the near future to discuss the Social Services Program and Budget for 1981.

#### MAINSTREET PROGRAM

By memo, the Chief Administrative Officer advised Council that a motion has been passed by the Bedford BIDC that it recommend to Town Council that application be made under the Mainstreet Program of the Nova Scotia Department of Development for cost sharing on Bedford's contribution to the sidewalk construction project, now underway along the Bedford Highway.

ON MOTION of Councillor Lugar and Councillor Tolson, it was moved that the Town of Bedford apply to the Nova Scotia Department of Development for cost sharing on Bedford's contribution to the sidewalk construction.

Motion carried unanimously.

Council also agreed in principle with the concept of engaging consultants to carry out a conceptual plan for improvements in the Business Improvement District.

#### ACCEPTANCE OF STREETS

By memo, the Town Engineer recommended that Town Council accept the following streets subject to receipt of written documentation from the County of Halifax that the services have been built to its satisfaction: Falcon Run (Cul-de-sac), Eagle Place (Cul-de-sac), Symonds Road and Glen Moir Terrace (portion thereof).

ON MOTION of Councillor Lugar and Councillor Roberts, it was moved that the Town of Bedford accept the following streets, namely, Falcon Run, Eagle Place, Symonds Road and Glen Moir Terrace, subject to the approval by the County of Halifax with respect to the standard of services installed thereon.

Motion carried unanimously.

#### NOTICE OF MOTION - COUNCIL ACCOUNTABILITY SESSIONS

Councillor Loncarevic served Notice of Motion that a motion will be made at the next meeting of the Town Council to deal with the proposed Accountability Sessions with the general public. It will be proposed that two sessions be held each year, one in April and one in October; also that copies of the minutes and approved bylaws of the Town Council, School Board and Planning Advisory Committee be forwarded to the Bedford Library.

#### NOTICE OF MOTION - BYLAW RESPECTING THE CHIEF ADMINISTRATIVE OFFICER

Councillor Roberts served Notice of Motion that a motion will be made at the next regular meeting of Town Council to enact a bylaw respecting the position of Chief Administrative Officer of the Town of Bedford.

#### APPOINTMENT OF REPRESENTATIVES TO ADVISORY COMMITTEE FOR THE HALIFAX-DARTMOUTH REGIONAL DEVELOPMENT REVIEW

After some discussion, it was agreed to defer the appointment of representatives to the Advisory Committee for the Halifax-Dartmouth Regional Development Review to the next meeting of the Town Council.

#### REQUEST FOR SET-BACK REDUCTION--M. MAXWELL

Copies of correspondence from Mr. M. Maxwell were circulated in which Mr. Maxwell requested a set-back reduction to six feet from Orchard Drive in order to build an addition to his home.

During discussion of this request, concern was expressed re the variance from the normal requirement of thirty feet to six feet.

ON MOTION of Councillor Loncarevic and Councillor Lugar, it was moved that the Development Officer be authorized to negotiate the most satisfactory arrangement possible for a set-back on the property at the corner of Orchard and Basinview Drives.

Motion carried. Councillor Tolson voted against the motion.



ADJOURNMENT

There being no further business, the meeting adjourned on motion of Councillor Tolson.

Francene J. Cosman  
MAYOR

Jan F. [Signature]  
CHIEF ADMINISTRATIVE OFFICER

ORDER OF PUBLIC HEARING

Mayor Cosman reviewed for Council, and Council approved the following agenda for the public hearing, the format that will follow for each item is as follows:

- (a) Staff Report
- (b) Questions from Council to Staff
- (c) Receiving of comments from members of the public in favour of the proposal
- (d) Questions from Council to those who are opposed to the proposal
- (e) Receiving of comments from members of the public in favour of the proposal
- (f) Questions from Council to those who are opposed to the proposal
- (g) Motion to close public section of the hearing
- (h) Discussion and resolution of matter by Council

REGULATORY/PLANNING STANDARDS

The Staff advised Council that the public hearing on the proposed Regulatory/Planning Standards which is being held in the Town of Bedford at Bedford of the Planning Act, and that the public hearing on the proposed standards and the public hearing were published, as required, in the Town of Bedford.

STAFF REPORT

The Development Officer advised Council that the proposed recommendations for amending the Planning Act of the Town of Bedford as an interim measure until the completion of the Town's Municipal Development Plan were the result of a study by a sub-committee of the Planning Commission.

MINUTES OF THE FIRST YEAR'S MEETINGS OF THE FIRST  
COUNCIL OF THE MUNICIPALITY OF THE TOWN OF BEDFORD  
COUNCIL SESSION - OCTOBER 14, 1980

A meeting of the Town Council of the Town of Bedford took place on Tuesday, October 14, 1980, 7:30 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia. Mayor Francene Cosman presided and the meeting was attended by Councillors Tom Innes, Arnold Legree, Bosko Loncarevic, Keith Roberts and John Tolson.

Mayor Cosman advised those present that the meeting was called for the purpose of holding public hearings with regard to:

- (a) Proposed R-4 Interim Zoning Standards - A Bylaw to amend the Zoning Bylaws of the Town of Bedford; and
- (b) An application from Atlantic Sand and Gravel Ltd. to rezone lands of Imperial Realty Ltd. in Bedford from an unzoned status to I-1 General Industrial Zone.

FORMAT OF PUBLIC HEARINGS

Mayor Cosman reviewed for Council, and others present at the meeting, the format that she would follow for each of the public hearings, as follows:

- (a) Staff Report
- (b) Questions from Council to Staff
- (c) Receiving of submissions from members of the public in favour of the proposal
- (d) Questions from Council to those making submissions in favour of the proposal
- (e) Receiving of submissions from members of the public opposed to the proposal
- (f) Questions from Council to those making submissions opposed to the proposal
- (g) Motion to close public section of the hearing
- (h) Discussion and resolution of matter by Council.

R-4 INTERIM ZONING STANDARDS

The Clerk advised Council that the public hearing re the proposed R-4 Interim Zoning Standards - A Bylaw to Amend the Zoning Bylaws of the Town of Bedford was being held in accordance with the requirements of Section 38 of the Planning Act, and that advertisements and notices advising details of the proposed standards and the time and place of the public hearing were published, as required, in the local newspapers.

STAFF REPORT

The Development Officer advised Council that the proposed recommendations for amending the Zoning Bylaw of the Town of Bedford as an interim measure until the completion of the Town's Municipal Development Plan were the result of study by a six-member Task Force appointed



by Town Council for this purpose. The proposed amendment would read as follows:

The Zoning Bylaw is amended by deleting Section 18A and in its place adding immediately after Section 18 thereof the following:

18A. Notwithstanding any other provision in this Bylaw, land used and buildings erected, altered, repaired, maintained or used for an apartment building shall comply with the following requirements:

- |   |  |
|---|--|
| (a) Lot Size Minimum:                     | 2,000 Square feet per unit for the first ten (10) units plus 1,750 square feet for each additional unit  |
| (b) Lot Coverage Maximum:                 | 35 per cent  |
| (c) Lot Frontage Minimum:                 | 100 feet   |
| (d) Front Yard Minimum:                   | 30 feet  |
| (e) Side Yard Minimum:                    | One-half ( $\frac{1}{2}$ ) the height of the building or 15 feet whichever is the greater  |
| (f) Back Yard Minimum:                    | 40 feet  |
| (g) Parking:                              | 1.5 spaces of 180 square feet per unit   |
| (h) Building Height Maximum:              | 35 feet  |
| (i) Maximum Number of Units Per Building: | 36   |
| (j) Recreation Space                      | Bachelor - 150 Sq. ft. per unit<br>1 Bedroom - 200 Sq. ft. per unit<br>2 Bedroom - 575 Sq. ft. per unit<br>3 Bedroom - 950 Sq. ft. per unit<br>4 Bedroom - 1325 Sq. ft. per unit |

with useable recreation space to be comprised of a minimum of 50 per cent at grades of 1 per cent to 8 per cent

#### QUESTIONS FROM COUNCIL

In response to a question with regard to the grade requirements for recreation space being denoted as 1 to 8 per cent rather than 0 to 8 per cent, the Development Officer advised Council that a minimum grade was desirable in order to avoid the recreation space being placed in an area that would be swampland.

In response to a general question with regard to the advisability of using metric measurements in the Bylaw, the Development Officer suggested that, at the present time, the Zoning Bylaw has used Imperial Units, and confusion might result if this particular amendment was written with metric units.

SUBMISSIONS FROM PUBLIC IN FAVOUR ON R-4 INTERIM ZONING STANDARDS  
MR. JOSEPH FOY

Mr. Joseph Foy, Pleasant Street, Bedford spoke to Council indicating his support for the proposed zoning standards. He expressed the opinion that such "design requirements" were necessary to ensure the ability of the Town to provide the same high level of community services to apartment units as are expected and provided to one-family homes.

QUESTIONS FROM COUNCIL

Nil

SUBMISSIONS FROM PUBLIC AGAINST R-4 INTERIM ZONING STANDARDS

Nil

MOTION TO CLOSE PUBLIC PORTION OF THE HEARING

ON MOTION of Councillor Roberts and Councillor Innes it was moved that the public portion of the hearing be closed. Motion carried unanimously.

RESOLUTION

ON MOTION of Councillor Legree and Councillor Roberts, it was moved that the Town Council approve the Bylaw to Amend the Zoning Bylaws of the Town of Bedford as presented.

ON MOTION of Councillor Loncarevic and Councillor Innes, it was moved that the Town Council approve an amendment to the motion as follows:

(i) That Section 18A, Paragraph 1, read as follows:  
In this Bylaw, development has the same meaning as in the Planning Act. Notwithstanding any other provisions of this Bylaw, any development for apartment house purposes shall comply with the following requirements.

(ii) Section 18A (f) read as follows: Rear Yard  
Minimum: 40 feet.

Amendment to the Motion carried unanimously.

Amended Motion carried unanimously.

Mayor Cosman advised that following the advertisement of the Zoning Amendments in the local newspapers there would be a 30 day appeal



period to the Provincial Planning Appeal Board if any person wished to appeal the decision.

CLOSING OF HEARING

ON MOTION of Councillor Innes and Councillor Loncarevic, it was moved that the public hearing re the proposed R-4 Interim Zoning Standards be closed. Motion carried unanimously.

REZONING APPLICATION BY ATLANTIC SAND AND GRAVEL LTD. TO REZONE LANDS OF IMPERIAL REALTY LTD. IN BEDFORD FROM AN UNZONED STATUS TO I-1, GENERAL INDUSTRIAL ZONE

The Clerk advised Council that the public hearing re a request from Atlantic Sand and Gravel Ltd. to rezone lands of Imperial Realty Ltd. in Bedford from an unzoned status to I-1, General Industrial Zone, was being held in accordance with the requirements of Section 38 of the Planning Act, and that advertisements and notices advising details of the time and place of the public hearing were published, as required, in the local newspapers.

STAFF REPORT

The Development Officer reviewed the Staff Report prepared for Council concerning this application. Background information noted that the application for rezoning had been received from Atlantic Sand and Gravel Ltd. in a letter dated July 11, 1980. Reasons for the application were stated in a letter addressed to the Municipality of the County of Halifax, dated February 1, 1980--to enable Atlantic Sand and Gravel Ltd. to move its rock crushing operation presently located at Kearney Lake Road to the site at Rocky Lake and following a period of five to ten years, dependent on the demand for their products, to enable the ultimate intention of Imperial Realty Ltd. to provide a site suitable for the development of an Industrial Park.

It was noted that the property has a total area of 100 acres, of which 20 are presently zoned I-1. The location is directly adjacent to Rocky Lake and the Bicentennial Highway borders the Northwestern boundary of the property for a distance of approximately 2,530 feet. The Southern boundary abuts lands of St. Paul's Home for Girls and lands of the Halifax-Dartmouth Metropolitan Authority border the Western boundary.

A detailed site investigation was not possible, but it appears that the site is uncleared and undeveloped.

In a review of discussion and correspondence which has taken place with the applicant's solicitor following the election of the Town Council until October, 1980, the Development Officer noted that the rezoning request has consistently been to immediately permit a quarry and rock-crushing operation with an eight to ten year life span and a possible asphalt plant and/or ready-mix plant. However, in a submission received subsequent to October 1, 1980, it appears that the owner of the land, Imperial Realty Ltd., may be giving serious consideration to early development of the building lots.

The Staff Report pointed out the significance of the lands under a planned industrial development to the physical, social and economic well being of the Town as follows:

- (a) relative seclusion and isolation of this site from other differing uses;
- (b) the proximity of the lands to both the industrial park proposed by Industrial Estates, in Sackville, and the existing Bedford Industrial Park;
- (c) the complementary nature of this industrial core to that area designated as industrial park by the 1975 Halifax-Dartmouth Regional Development Plan;
- (d) the availability and advantage of rail service.

The negative aspects of a planned industrial development at the present time would centre around the volume of traffic forced into the Bedford Town Core at Sunnyside. It was noted that the problem could be overcome at such time as the proposed Bedford-Sackville Expressway is constructed.

A number of items on which related information has not been submitted by the applicant were reviewed in the report.

The Staff Report advised Council that Staff are not in favour of rezoning at this time because of the lack of information available to staff upon which to assess the industrial development.

#### QUESTIONS FROM COUNCIL

Upon inquiry as to the likelihood of an early beginning of the Bedford-Sackville Expressway, the Development Officer advised Council that he does not have the answer to this question--at the present time there has been no timetable announced.

In response to a question as to whether it was staff's impression that the intent was still to operate a rock-crushing operation, the Development Officer expressed the opinion that this was the intent in order to achieve the long-term development goal and that such development could be very beneficial or very negative, depending on how it was done.

#### SUBMISSIONS FROM PUBLIC IN FAVOUR OF REZONING APPLICATION

##### MR. DONALD PEVERILL

Mr. Donald Peverill, Solicitor, of the firm Walker, Dunlop, Halifax, Nova Scotia, representing Atlantic Sand and Gravel Ltd. and Imperial Realty Ltd., addressed Council concerning the application for rezoning.

He advised Council that Atlantic Sand and Gravel Ltd. was a Nova Scotia Company, based in the Halifax-Dartmouth area, which has been in the business of supplying crushed stone and gravel since 1962. It employs permanent staff including trained and licensed blasters, machinery and equipment operators and office personnel.



He informed Council that it was the contention of Atlantic Sand and Gravel Ltd. and Imperial Realty Ltd. that the only way to develop the land economically was to do as proposed--initiate a rock-crushing operation which would ultimately prepare the land in such a way that it would be suitable for industrial building sites.

It was noted by Mr. Peverill that the original proposal had been made to Halifax County over seven years ago and, at that time, conditional approval had been received. Since then the rules have changed--thus the present application to the Town of Bedford.

MR. J. BULLERWELL

Mr. J. Bullerwell, General Manager, of Atlantic Sand and Gravel Ltd., speaking in support of the application advised Council that the Company will soon require a new site for its rock-crushing operation as the Kearney Lake Site has almost run out. He suggested that, due to the location of the site, the qualifications of his staff and the requirements of the Nova Scotia Department of the Environment, there would be a minimum nuisance factor involved and noted that his company has had to pay only one blasting damage claim in excess of \$500 during the past seven years. He also suggested that development of the property in question would also serve to open up other adjacent lands for development, i.e. lands of St. Paul's Home for Girls.

With regard to the list of items of information not submitted by the company and deemed by the Development Officer to be essential information, Mr. Bullerwell suggested that it was premature at this time to require much of this information.

In summation Mr. Bullerwell expressed the opinion that any negative aspects of the proposal would be negated by rules and regulations of the Department of the Environment and by Atlantic Sand and Gravel Ltd.'s proven methods; that it would be good for the Town of Bedford to have this Industrial land and that planning for its future should be done in the future when it is most sensible to do so; further that the fact of not having a complete development plan should not be a drawback insofar as the approval of the initial phase of the operation is concerned.

MR. DOUGLAS CHAPMAN

Mr. Douglas Chapman, former employee of Atlantic Sand and Gravel Ltd. reviewed the location of the area, consisting of 43 acres, from which it is proposed to remove rock in the crushing operation. He noted that the whole operation and required buildings would be screened from outside viewing by natural vegetation.

COUNCILLOR LUGAR

Councillor Lugar arrived at approximately 9 p.m.

QUESTIONS FROM COUNCIL

In response to questions from Council, the following information was submitted by the representatives from Atlantic Sand and Gravel Ltd.:

- (a) Atlantic Sand and Gravel Ltd. is associated with Imperial Realty Ltd. -- it is not associated with Standard Paving Ltd.
- (b) In the opinion of Atlantic Sand and Gravel Ltd., it is necessary to have the crusher operation in order to develop the western portion of the land suitable for Industrial Building Sites.
- (c) The company would be receptive to considering a development agreement with the Town of Bedford.
- (d) The majority of the resultant truck traffic will go through the Sunnyside Intersection.
- (e) The value of rock removed would be in the vicinity of \$1,500,000 per year.
- (f) Imperial Realty Ltd. has not here-to-fore engaged in this particular type of development.
- (g) The company is aware of the new upgrading requirements of the Department of the Environment and is prepared to fulfill these requirements.
- (h) That it is possible to take measures to considerably reduce the dust that is resultant from a quarry operation.

MR. NORMAN RUDBACK

Mr. Norman Rudback, Chairman of the Land Committee of St. Paul's Home for Girls spoke to Council in support of the proposed rezoning. He advised that his board has examined the proposal, agreed with it, and, in turn, has made an agreement whereby access through lands of St. Paul's Home for Girls will be given to the company. He expressed the opinion that the development would be good for the Town of Bedford and for St. Paul's Home for Girls.

QUESTIONS FROM COUNCIL

In response to questioning from Council, Mr. Rudback advised that the St. Paul's Board has no definite plans for their holdings at the present time but there is an agreement that Atlantic Sand and Gravel Ltd. would put a road into the St. Paul's property.

SUBMISSIONS FROM PUBLIC AGAINST THE REZONING APPLICATION

MR. ALLEN HAYMEN

Mr. Allen Haymen, Barrister, speaking on behalf of Mr. Winston LePage, urged Council not to approve this application for rezoning on the grounds that the development will be outside of the development area denoted by the Halifax-Dartmouth Regional Development Plan and on the grounds of the great amount of new truck traffic which will be generated in the areas surrounding several schools in the near vicinity. Mr. Haymen also questioned the intent of Atlantic Sand and Gravel Ltd. to actually develop an Industrial Park, noting that this Company was in business for one purpose--the operation of a quarry.



QUESTIONS FROM COUNCIL

In response to questioning, Mr. Haymen advised that his client may have a different opinion of this proposed development of a quarry if and when the Bedford-Sackville Expressway is constructed.

MR. A. SHORTCLIFFE

Mr. A. Shortcliffe, speaking on behalf of the Board of Trustees of C. P. Allen School, advised Council that the Board was very concerned about the proposed operation of a quarry and requested that the rezoning not be approved unless:

- (1) the proposed plan for the entrance road is reviewed with a view to improving the safety factor; i.e. separate pedestrian walkway or a sidewalk with a wide safety median;
- (2) a new application is received which includes an agreement that the applicant will use dust collectors and electrostatic precipitators.

MR. T. EDMONDS

Mr. T. Edmonds, Waverley, speaking in support of the Board of Trustees of C. P. Allen School, advised Council that a quarry should not be approved, located in this area, due to the chemical make-up of the rock in the area. He suggested that the rock has an approximate silica content of 80 per cent, would pollute Rocky Lake and all surrounding areas, and would be dangerous to health. He also expressed the opinion that neither settling ponds and/or other suggested remedies would be successful in reducing the pollution.

QUESTIONS FROM COUNCIL

In response to a question as to whether or not the Trustees of C. P. Allen School have addressed themselves to the problem of the actual blasting operations, Mr. Shortcliffe advised Council that this question has not been considered--the Board, to date, has only considered the traffic and dust problems foreseen.

In response to an inquiry as to Mr. Edmonds' professional qualifications, Mr. Edmonds listed for the benefit of Council his experience which included the position of Director of Research for Municipal Spraying and Contracting Ltd. and many years of experience in the area of testing aggregate materials. He advised Council that he does not hold a University degree.

MR. GARY WIDMEYER

Mr. Gary Widmeyer, Comptroller of Municipal Spraying and Contracting Ltd., informed Council that Municipal Spraying and Contracting Ltd. was very concerned about the possibility of a quarry operation located in the proposed area due to the fact that same will have detrimental affect on the further development of the existing Bedford Industrial Park, owned by Municipal Spraying and Contracting Ltd.

He expressed the company's concern that it will be very difficult to sell building lots in this park if a quarry operation becomes a neighbour. He urged Council to respect the investment in the already existing industrial park and not add to the pressure already encountered by the development of subsidized industrial parks.

QUESTIONS FROM COUNCIL

Council questioned as to whether, when it was suggested that the proposed new park would come on stream in ten years time, Municipal Spraying and Contracting Ltd. would have sold all available lots in the Bedford Industrial Park.

Mr. Widmeyer noted that no lots have been sold during the past five years and if a quarry operation is permitted to locate on adjacent property in the future, sale of lots would be difficult.

In response to a question as to whether it would still be necessary for Municipal Spraying and Contracting Ltd. to operate a quarry to prepare their land holdings suitable for an Industrial Park, Mr. Widmeyer expressed the view that this would be necessary due to the topography of the land.

Mr. Widmeyer advised Council that 35 per cent of the products of the Municipal Spraying Quarry is moved by rail, the balance by truck traffic.

CAROL LONCAREVIC

Carol Loncarevic, 142 Shore Drive, Bedford, read for the benefit of Council the dictionary meaning of the word, "Silicosis", as follows: "Silicosis is a condition of massive fibrosis of the lungs marked by shortness of breath and caused by prolonged inhalation of silica dusts." She noted that eighty per cent of the rock proposed to be crushed was silica and expressed the opinion that the fact spoke for itself.

DAVID SHUTE

David Shute, 172 Rocky Lake Drive, Bedford, expressed his concern to Council regarding the possibility of a second crusher operation in the area of Rocky Lake Drive. He noted the problems of traffic, dust and noise already encountered in the area as a result of the presently existing operation. In particular he was concerned at the proximity of the location to C. P. Allen High School. He suggested that the pollution of Lily Lake was very evident and suggested that a second quarry operation was not needed in the area.

QUESTIONS FROM COUNCIL

Mr. Shute advised Council that truck traffic often commences at six a.m. with resultant noise and that the machinery often goes all night, again with resultant noise in the area.

MOTION TO ADJOURN PUBLIC PORTION OF HEARING

ON MOTION of Councillor Innes and Councillor Legree, it was moved that the public portion of the hearing be closed. Motion carried unanimously.

DISCUSSION

In response to the question of whether or not the Council would have control concerning the various problems of a quarry operation indicated during the process of the public hearing if the application for rezoning was approved, Mr. E. MacNeil, Legal Counsel, advised that if the rezoning was approved the zoning requirements applicable to I-1 zoning would apply. He also advised that, in the case of a quarry operation, there were other bylaws that would be applicable, i.e. blasting, quarrying, etc.

Some discussion took place as to whether or not control of the area concerned would be out of the hands of the Council if the application for rezoning was approved, due to the fact that other required permits could be issued by the Development Officer. The Development Officer advised that this was partially correct but that a Regional Development Permit would have to be issued by the Province.

RESOLUTION

ON MOTION of Councillor Roberts and Councillor Loncarevic, it was moved that Town Council deny the application as presented by Atlantic Sand and Gravel Ltd. to rezone lands of Imperial Realty Ltd. in Bedford from an unzoned status to I-1, General Industrial Zone.

Councillor Legree expressed the opinion that he would prefer to defer the matter for a period to time.

Councillor Tolson suggested that the application should be approved in the interest of future industrial development of the Town.

Councillor Loncarevic expressed concern that the development of a quarry in this location was not necessarily required in order to prepare the land for industrial development and that it may be the fore-runner of many other similar applications. He also suggested that the resultant traffic increase would be devastating.

Councillor Roberts and Innes expressed the opinion that, while the lands should be, in the future, zoned industrial, enough information has not yet been presented in order for the Council to make a valid judgement.

Councillor Loncarevic read into the record a portion of a letter from a Planner involved in the Socio-Economic Study of Development Impact recently conducted by D.P.A. Consultants as follows:

" The Key issue in development is highway access. At the present time the major highways can only be reached by going through central Bedford. This type of traffic was identified in the Bedford Blueprint



80 Citizens' Survey as a major resident issue. The primary reason for recommending longer term development is a proposed highway bypass from Dartmouth to Sackville and a proposed Industrial Park in Sackville. If these two events are completed, then the Rocky Lake area would be the major undeveloped tract of land between the Burnside Industrial Park and the proposed Sackville Park. To obtain the greatest benefit from this area as these events unfold the D.P.A. Study recommends limited development at the present time. "

Councillor Loncarevic expressed his support of this statement.

RULING RE ELIGIBILITY OF COUNCILLOR LUGAR TO VOTE ON MOTION

Mayor Cosman requested that Councillor Lugar not vote on the motion due to the fact that he had not been present for the whole of the Public Hearing. In response to the observation by Councillor Lugar that he had studied the matter for the past three months, Mr. E. MacNeil, Legal Council, advised that Councillor Lugar should not vote on the motion for the reason outlined by the Mayor.

There being no further discussion, the motion was put to the meeting.

The motion carried.

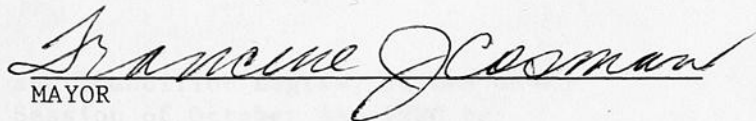
Mayor Cosman, Councillor Innes, Councillor Loncarevic and Councillor Roberts voted in favour of the motion.

Councillor Legree and Councillor Tolson voted against the motion.

Mayor Cosman advised that the decision of the Council re the application for rezoning was subject to a 30 day appeal period if any person wished to appeal the decision to the Provincial Planning Appeal Board.

ADJOURNMENT

ON MOTION of Councillor Innes the meeting adjourned.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

MINUTES OF THE FIRST YEAR'S MEETINGS OF THE FIRST  
COUNCIL OF THE MUNICIPALITY OF THE TOWN OF BEDFORD  
COUNCIL SESSION - OCTOBER 27, 1980

A meeting of the Town Council of the Town of Bedford took place on Monday, October 27, 1980, 7:30 p.m. in Suite 400, Bedford Tower, Bedford, Nova Scotia. The meeting was presided by Mayor Francene Cosman and was attended by Councillors Tom Innes, Arnold Legree, Bosko Loncarevic, David Lugar, Keith Roberts and John Tolson.

MINUTES - TOWN COUNCIL SESSION OCTOBER 6, 1980

Councillor Roberts requested that the following amendment be made to the minutes of the Council Session of October 27, 1980:

Page 3, last paragraph - that the name "Councillor Keith Roberts" be added to the list of appointments to the Board of Health.

ON MOTION of Councillor Roberts and Councillor Innes, it was moved that the minutes of the Council Session of October 6, 1980 be approved as amended. Motion carried unanimously.

MINUTES - TOWN COUNCIL SESSION OCTOBER 14, 1980

Councillor Roberts requested that the words, "as presented" be inserted following the word "application", in the second line of paragraph four, page 10.

Mayor Cosman requested that the words "Halifax-Dartmouth Regional Authority", in the last line of paragraph two of the Staff Report on Page four, be amended to read "Halifax-Dartmouth Metropolitan Authority."

Mayor Cosman requested that the last paragraph on page 3 be amended to read as follows:

"Mayor Cosman advised that following the advertisement of the Zoning Amendments in the local newspapers there would be a 30 day appeal period to the Provincial Planning Appeal Board if any person wished to appeal the decision."

Councillor Loncarevic expressed strong concern that the minutes were not complete and did not reflect the content of the public hearing, in particular the discussion with regard to the necessity of a crusher operation on the Imperial Realty property in order to prepare this property for eventual use as an industrial site. During the ensuing discussion it was noted that the public hearing was taped and that the tapes would be available for future use by a solicitor if required.

ON MOTION of Councillor Roberts and Councillor Legree, it was moved that the minutes of the Council Session of October 14, 1980 be approved as amended. Motion carried unanimously.

TOWN BYLAWS - INHERITED FROM COUNTY OF HALIFAX

By memorandum the Chief Administrative Officer recommended that the Mayor, Deputy Mayor and himself commence, in the immediate future, a detailed review of the bylaws inherited from the Municipality

of the County of Halifax, and in early 1981, consult with legal counsel before any recommendations are brought to Town Council. A list of the existing bylaws inherited from the County of Halifax was included with the memorandum. The consensus of Council was that this recommended procedure should be followed being that sufficient funds had not been budgetted for legal costs associated with same.

#### MUNICIPAL BUILDING APPEAL BOARD

By memorandum the Town Engineer/Chief Building Inspector recommended that the Town Council be the appeal body for Building Permit refusals as stipulated under the Council approved Town of Bedford Building Bylaw.

Councillor Loncarevic expressed the opinion that the memorandum was not complete insofar as the reference to the types of appeal which would go before Council. After some discussion it was the consensus of Council that the recommendation of the Town Engineer was acceptable for the immediate future.

#### SIDNEY STEPHEN RENOVATIONS

Copies of correspondence from Commissioner Lorne J. Verabioff, Chairman of the Bedford Board of School Commissioners, were circulated in which Commissioner Verabioff requested that Town Council not award the tender for work on the Sidney Stephen building until the Board has been satisfied with the lease and tuition agreements. The Chief Administrative Officer noted that the terms for the leasing of space in the Sidney Stephen building and the tuition agreement for C.P. Allen High School should be consistent. He also noted that he has met with Mr. K. Meech, Municipal Clerk & Treasurer of the County of Halifax, and that a draft agreement re cost-sharing of capital costs of C.P. Allen School can be expected in the near future.

#### BEDFORD MEMBERSHIP ON MAPC

The question of the Town of Bedford's membership on MAPC, deferred from the Council Session of October 6, 1980 was considered by Council. The Chief Administrative Officer reviewed the proposal from the Minister of Municipal Affairs that Bedford's membership become official with a membership of one, the Mayor, together with one alternate member.

Councillor Roberts expressed concern that the result of a membership of one would be that Bedford, together with membership of two from any other single member could always be outvoted by the remaining two municipalities.

Councillors Legree and Lugar expressed the opinion that Bedford must take its place with other municipalities on the Board of MAPC and that, for the time being, the Town should accept the offer of a membership of one.



ON MOTION of Councillor Lugar and Councillor Legree, it was moved that Mayor Cosman be appointed as the Town of Bedford's representative to MAPC, with the Deputy-Mayor as the alternate delegate, on an interim basis.

During discussion of the motion Councillor Innes expressed concern that the acceptance of a membership of one may result in the Town having great difficulty in obtaining two members in the future. It was suggested by legal counsel that the motion, as proposed, was in actuality a refusal of the Minister's proposal--instead it was a counter-offer. Councillor Lugar suggested that it would result in the town being able to negotiate from "within" rather than from "without" and, in his opinion this would be the more desirable situation.

The motion was put to the meeting and was passed. Councillor Roberts voted against the motion.

#### COUNCIL ACCOUNTABILITY SESSION

ON MOTION of Councillor Loncarevic and Councillor Innes, it was moved that consideration of the item, "Council Accountability Session," be deferred. Motion carried unanimously.

#### BYLAW - CHIEF ADMINISTRATIVE OFFICER

Some discussion took place with regard to the content of the proposed bylaw respecting the Chief Administrative Officer, and several amendments were suggested.

ON MOTION of Councillor Roberts and Councillor Loncarevic, it was moved that the bylaw respecting the Chief Administrative Officer be referred to the Committee of the Whole for further study. Motion carried unanimously.

#### APPOINTMENTS OF REPRESENTATIVES - ADVISORY COMMITTEE FOR THE HALIFAX - DARTMOUTH REGIONAL DEVELOPMENT PLAN REVIEW

On call from the Chair for nominations for appointment by Town Council of representatives to the Advisory Committee for the Halifax-Dartmouth Regional Development Plan Review, Mrs. Ann MacVicar was nominated by Councillor Lugar. There were no further nominations.

ON MOTION of Councillor Lugar and Councillor Innes, it was moved that Mrs. Ann MacVicar be appointed as a representative from the Town of Bedford to the Advisory Committee for the Halifax-Dartmouth Regional Development Plan Review. Motion carried unanimously.

Mayor Cosman requested that Council endeavour to present further nominations for two more appointments at the next session of Council. Mr. Dursi noted that the mandate of this Committee would be to draft and formulate the public participation input into the Regional Development Plan Review.

ACTION SHEET

Council reviewed, with the aid of the Town Engineer, the status of several items noted on the action sheet.

AGENDA DETAIL

Councillor Loncarevic requested that Council Agendae indicate the date of circulation of material and/or memoranda which is noted as, "previously circulated." It was agreed by Council and Staff that such practice would be helpful.

PRESENTATION OF BOOKS - "VIOLENCE-FREE SOCIETY"

Ms Jennifer Deslauries presented copies of the book, "The Violence-Free Society: A Gift for Our Children," to members of Council, on behalf of the local organization of the Canadian Association for Studies on the Baha'i Faith. Mayor Cosman expressed the appreciation of Council for this gift.

ATLANTIC SYMPHONY ORCHESTRA - REQUEST FOR FUNDING

A representative from the Atlantic Symphony Orchestra spoke to Council on the possibility of a concert being presented in Bedford during the 1981-82 season. She noted that some consideration had been given to a Christmas Concert in 1980 but, for several reasons, this was not possible. With regard to financial assistance from the Town of Bedford for such a presentation, it was agreed that a proposal in writing should be forwarded to the Town Office, preferably before the end of January, 1981.

1981 SOCIAL SERVICES OPERATIONAL PLAN (BUDGET)

Mr. E. Mason, Social Services Director, Municipality of the County of Halifax, reviewed for the benefit of Council a proposed budget for Social Service expenditures for the year 1981.

Councillor Loncarevic requested an explanation of the wide variance in "per diem" rates for the various institutions involved. Mr. Mason informed Council that the rates varied considerably dependent upon the extent of individual care required. Mr. English also noted that, in the case of newer institutions, capital costs which must be built into the rates would probably be higher.

It was noted that approval in principle of the proposed plan for 1981 was required in order that a request for cost-sharing may be forwarded to the Provincial Social-Services Department.

ON MOTION of Councillor Legree and Councillor Lugar it was moved that the Social Service Budget as presented for 1981 be adopted in principle. Motion carried unanimously.

SOCIAL SERVICE AGREEMENTS

It was noted by Mr. Mason and Mr. English that cost projections are being prepared with regard to the administration of Social Services for the Town of Bedford for 1981; also a reciprocal agreement between the Town of Bedford and the County of Halifax for the provision of general assistance was referred to legal counsel for comment.

BEDFORD PLANNING ADVISORY COMMITTEE

Copies of a report from the Chairman of the Bedford Planning Advisory Committee were circulated to Council.

CORRESPONDENCE - TASK FORCE ON TRANSPORTATION

The B-PAC report included a letter from Councillor A. Legree, Chairman of the Task Force on Transportation in which concern was expressed with regard to the planning of the Bedford Highway and the Sackville River Bridge. In speaking on the subject, Councillor Legree expressed the opinion of the Task Force that very little community input was requested when the initial proposal of the Department of Transportation for the redesigning of the bridge was considered and rejected.

Councillor Legree also requested information from the Town Engineer on whether or not the Town of Bedford now has full control on future development, design improvements, etc. of the Bedford Highway through the Town. Mr. Dursi advised that any proposed construction projects must receive the approval of the Department of Transportation with regard to design and cost-sharing. On the other hand the Department cannot tell the Town what to do and then demand cost-sharing from the Town, against the Town's wishes.

Mr. David Millen, member of the Transportation Task Force, spoke to Council expressing his concern and opinion that the Bedford Highway, including the Sackville River Bridge, was important to almost every resident of Bedford, that they should be planned together with input from the community, and that Council decisions should be based on what is desired by the community and what will result in the most attractive and beneficial bridge and roadway possible.

Mr. Luigi Lucia, also a member of the Transportation Task Force, expressed his concern that if decisions re the bridge are not made in the near future, the town may lose the offer of 100 per cent funding from the Department of Transportation.

Councillor Lugar supported Mr. Lucia's concern that there should not be too much delay in coming to a decision regarding the bridge.

Councillor Loncarevic expressed the hope that the Transportation Task Force would continue to study this matter with a view to presenting a recommendation to Council.



Council agreed with Mayor Cosman's suggestion that a meeting should be arranged with the Minister of Transportation as soon as possible in order that plans developed to date can be studied and evaluated.

#### 1981 BUDGET - MUNICIPAL DEVELOPMENT PLAN

Council was informed by Councillor Loncarevic that the Department of Municipal Affairs has requested the submission of the Town's budget proposal, for the year 1981 for Municipal Development Plan expenditures, by November 3, 1980.

ON MOTION of Councillor Lugar and Councillor Legree, it was moved that the Chief Administrative Officer, in conjunction with the Chairman of the Bedford Planning Advisory Committee, prepare a proposed tentative budget for 1981 related to the Municipal Development Plan Expenditures and that Council authorize that same be submitted to the Department of Municipal Affairs for cost-sharing approval. Motion carried unanimously.

#### APPOINTMENT OF PLANNER

ON MOTION of Councillor Loncarevic and Councillor Innes, it was moved that Mr. Barry Zwicker be appointed as Planner for the Town of Bedford, for a period of one year, commencing December 1, 1980. Motion carried unanimously.

#### APPOINTMENT OF ASSISTANT COORDINATOR

Councillor Loncarevic advised Council that, at the present time, the Town is without the services of an Assistant Coordinator for B-PAC, due to the fact that persons recently occupying this position have resigned to accept employment elsewhere. He also advised Council that it is now his intention to consult with Mr. Zwicker before attempting to hire another person for this position.

#### B-PAC MEETING - DR. L. SUSSKIND

Council was reminded of the general meeting of B-PAC to be held on Wednesday, October 29, 1980 at which time Dr. L. Susskind will be the guest speaker.

#### ACKNOWLEDGEMENT OF DONATION - BEDFORD BOARD OF TRADE

Councillor Loncarevic advised Council that a contribution has been received from the Bedford Board of Trade in an amount to cover the costs of the printing of the Bedford Blueprint.

ON MOTION of Councillor Roberts and Councillor Innes it was moved that a letter of appreciation be forwarded to the Bedford Board of Trade. Motion carried unanimously.

BEDFORD FIRE DEPARTMENT - MONTHLY REPORT

Copies of the monthly report of the Bedford Fire Department were circulated to members of Council.

Mr. Gerald Geddes, Deputy Chief, noted that the building addition was well underway.

Council was also advised that an application to hold Flea Markets in the Bedford Place Mall has been denied.

Upon enquiry from Councillor Tolson, Deputy Chief Geddes advised that none of the false alarms noted in the report were considered to be of a deliberate nature but were the result of malfunctions of fire alarm systems.

ACCEPTANCE OF STREETS

By memorandum, the Town Engineer recommended that Town Council accept a portion of Eaglewood Drive and a portion of Rockmanor Drive, subject to receipt of written documentation from the Department of Transportation that the Streets have been built to their satisfaction and specifications, and from the County of Halifax that the services have been built to their satisfaction.

ON MOTION of Councillor Lugar and Councillor Tolson, it was moved that the Town Council accept the streets, Rockmanor Drive and Eaglewood Drive, as presented in the memorandum of the Town Engineer, subject to receipt of written documentation from the Department of Transportation that the Streets have been built to their satisfaction and specifications and from the County of Halifax that the services have been built to their satisfaction. Motion carried unanimously.

CORRESPONDENCE - DEPARTMENT OF CULTURE, FITNESS AND RECREATION

Copies of correspondence from Mr. Nelson Ellsworth, Regional Representative-Central-Nova Scotia Department of Culture, Recreation and Fitness, were circulated in which Mr. Ellsworth advised that approval has been given to the cost-sharing of the salary of Mr. Nauss for the current year. Mr. Ellsworth requested that consultation with his department take place prior to the signing of the next contractual agreement with the Y.M.C.A. The correspondence was accepted by Council for information.

CORRESPONDENCE - MR. CURTIS BROWN

Copies of correspondence from Mr. Curtis Brown were circulated in which Mr. Brown requested permission to purchase a parcel of land abutting his property on 41 High Street, from the Town. It was noted that this parcel was originally left undeveloped in order that Locke Street could be extended to High Street.

ON MOTION of Councillor Loncarevic and Councillor Innes, it was moved the request for purchase of a parcel of land abutting 41 High Street, be denied at the present time.

ON MOTION of Councillor Legree and Councillor Lugar, it was moved that the matter be deferred pending further information. Motion carried. Councillor Loncarevic and Councillor Innes voted against the motion.

TAX EXEMPTION PROCEDURES - CERTAIN INDIVIDUALS

By memorandum, the Chief Administrative Officer recommended the adoption of a proposed resolution in order to provide an exemption, in an amount set by Council, from taxation upon the property owned by certain classes of citizens, where that person's income is below an amount determined by Council. The Chief Administrative Officer further recommended that the amount of the exemption be set at one hundred and fifty dollars (\$150) and that the income limit be Six Thousand, Five Hundred Dollars (\$6,500) per year.

ON MOTION of Councillor Legree and Councillor Lugar, it was moved that the Town of Bedford accept the tax exemption procedure as follows:

BE IT RESOLVED by the Town Council of the Town of Bedford:

THAT an exemption from taxes be granted pursuant to Section 112A of the Town's Act, in the amount of One Hundred and Fifty Dollars (\$150.00);

THAT the exemption be granted to every person assessed with respect to taxable property in the Town of Bedford who is:

- (a) A widow or widower;
- (b) Sixty-five years of age or over;
- (c) the head of a single parent family supporting a dependent within the meaning of the Income Tax Act (Canada).

(and is a resident of the Town of Bedford)

THAT the exemption be granted to persons whose total income from all sources, (and including the income of all other persons of the same family residing in the same household as the applicant ratepayer), for the year preceding the year for which the exemption is sought is less than Sixty Five Hundred Dollars (\$6,500.00).