

11.1 RECREATION COMMISSION - TEACHERY/TENNIS COURTS PROPERTY IMPROVEMENTS (Cont'd)

ON MOTION of Deputy Mayor Loncarevic and Councillor Roy it was moved that the Mayor and Chief Administrative Officer be authorized to enter into a contract with Prapola Masonry Limited for construction of a retaining wall on the Teachery/Tennis Courts Property in the amount of \$9,800 Motion carried unanimously.

12. OTHER REPORTS

12.1 FIRE CHIEF'S MONTHLY REPORT - AUGUST 1984

12.2 ANIMAL CONTROL REPORT - AUGUST 1984

12.3 BUILDING INSPECTION MONTHLY REPORT - AUGUST 1984

12.4 PLANNING DEPARTMENT MONTHLY REPORT - JULY, AUGUST, SEPTEMBER 1984

ON MOTION of Deputy Mayor Loncarevic and Councillor Lugar it was moved that the Fire Chief's Monthly Report - August 1984; the Animal Control Report - August 1984; the Building Inspection Monthly Report - August, 1984; and the Planning Department Monthly Report - July, August, September, 1984, be received for information.

Motion carried unanimously.

14. NEW BUSINESS

14.1 BEDFORD BOARD OF POLICE COMMISSIONERS - REPLACEMENT OF POLICE VEHICLES

By memorandum, the Chief Administrative Officer advised that at a recent meeting of the Bedford Board of Police Commissioners, a Motion was passed that Town Council be requested to implement a rotation policy for the replacement of police vehicles whereby one new car would be purchased annually, and that this Policy be commenced in early 1985.

In discussing the request, it was noted by Mr. English that it has been determined by the Board of Police Commissioners that vehicles should not be used for a regular police patrol car more than two years due to the fact that maintenance costs escalate during the third year of such use, and resale becomes very difficult.

BEDFORD BOARD OF POLICE COMMISSIONERS - REPLACEMENT  
OF POLICE VEHICLES (Cont'd)

ON MOTION of Councillor Short and Councillor Lugar it was moved that Town Council approve the implementation of a rotation policy whereby commencing in 1985, one new police vehicle be purchased annually for use by the Bedford Police Department and that simultaneously one vehicle be converted for use as an unmarked car and one vehicle be declared surplus to the needs of the Police Department and sold in accordance with the Town's policy re disposal of surplus goods.

During discussion of the Motion, strong concern was expressed by some members of Council that the approval of this Motion was unwarranted and that consideration of the purchase of any vehicle should take place at the time that it is determined to be required. It was also noted that approval of the Motion was, in essence, approving Capital Expenditures in the absence of the consideration of the Capital Budget as a whole.

The Motion was put to the meeting and passed. Councillor Roy and Deputy Mayor Loncarevic voted against the Motion.

14.2

PROPOSED POLICY RE ACCUMULATED OPERATING SURPLUS  
ACCOUNT

By memorandum, the Chief Administrative Officer requested the approval of Council to a Policy which would ensure that the Town's Accumulated Operating Surplus Account would not fall below ten (10) percent of the Annual Operating Budget. He noted that this proposed policy was taken into consideration when funding for both the 1984 Operating and Capital Budgets was approved but, has not, to date been entrenched in a formal Policy Statement.

ON MOTION of Councillor Roy and Councillor Lugar it was moved that:

WHEREAS the Town of Bedford over the past four years has accumulated an Operating Surplus;

AND WHEREAS the account is available to the Town and can be utilized as a source of funding for Operating and Capital Budgets;

AND WHEREAS by virtue of having this account available, the Town's cash flow position is improved;

AND WHEREAS it is desirous for the Town to implement a Policy in order that every effort be made to retain this Account;

BE IT RESOLVED that the Town Council of the Town of Bedford approve a policy which in effect requires that the balance in the Accumulated Operating Surplus Account be maintained at no less than ten percent of the current Operating Estimates. Motion carried unanimously.

14.3 PROPOSED SIDEWALK POLICY

By memorandum, Mr. Rick Paynter, Director of Engineering and Works, circulated a draft proposed Sidewalk Policy and requested the consideration of Council on same. He noted that the Policy was divided into two sections: (1) criteria respecting construction, source of funding, and a suggested priority listing for construction; (2) criteria respecting the maintenance of sidewalks.

Notice of Motion was served by Councillor Short of the intent to consider, at the next Regular Session of Council, a proposed Sidewalk Policy for the Town of Bedford.

During a brief discussion of the proposal, it was suggested that the criteria outlined in the draft proposal might be expanded to reflect a relationship to the use of the street -- safety problems, ratio of pedestrian to vehicular traffic, reference to young people, schools, etc.

15. QUESTIONS

15.1 ACTION SHEET

Deputy Mayor Loncarevic enquired as to whether or not the question of when items could be placed on the Agenda had been addressed by Legal Counsel. He was advised that correspondence regarding this question has been received from the Town Solicitor, and previously circulated.

16. NOTICES OF MOTION

Nil

17. ADDED ITEMS

Nil

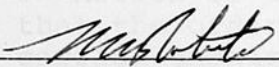
18. OTHER

Nil

19. ADJOURNMENT

19) ON MOTION of Councillor Roy and Councillor Doyle, it was moved that the meeting adjourn at approximately 10:30 p.m. Motion carried unanimously.

MAYOR



~~BR~~ KR



CHIEF ADMINISTRATIVE OFFICER



MINUTES OF THE TWENTY - THIRD SESSION OF THE SECOND  
YEAR'S MEETINGS OF THE SECOND COUNCIL OF THE MUNICIPALITY  
TOWN OF BEDFORD

A Regular Session of the Town Council of the Town of Bedford took place on Monday, October 15, 1984, 7:30 P.M. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Keith Roberts presiding.

1. LORD'S PRAYER

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

2. ATTENDANCE

Deputy Mayor Bosko Loncarevic and Councillors Phyllis Doyle, David Lugar, William Roy, Robert Short and John Tolson were in attendance at the commencement of the Session.

Staff members attending this meeting included Dan R. English, Chief Administrative Officer; Joan Pryde, Deputy Clerk; John Robertson, Chief Building Inspector; Rick Paynter, Director of Engineering & Works; Barry Zwicker, Director of Planning & Development.

3. APPROVAL OF MINUTES

3.1 REGULAR SESSION - SEPTEMBER 24, 1984

On MOTION of Councillor Lugar and Councillor Doyle it was moved that the Minutes of the Regular Session of September 24, 1984, be approved. Motion carried unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

On the request of Councillor Roy it was agreed that an item 'Halifax County-Bedford District School Board Purchasing Policy & Procedures' should be added to the agenda as Item No. 17.1.

On the request of Councillor Lugar it was agreed that, time permitting, a Committee of the Whole Session would be held at the conclusion of the Regular Session in order to discuss pending contract negotiations.

5. APPROVAL OF ORDER OF BUSINESS

ON MOTION of Councillor Roy and Councillor Short it was moved that the order of business as amended be approved. Motion carried unanimously.

6. MOTIONS OF RECONSIDERATION

NIL

7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

7.1 POLICE BUILDING RENOVATIONS - ADDITIONAL FACADE WORKS

By memorandum the Chief Administrative Officer reviewed the current status of proposed additional facade work for the Police Station Building. He noted that further direction is required prior to any work being carried out in terms of preparing detailed specifications for tender call. He also reviewed a number of options which might be available to effect improvements to the Police Building.

During the ensuing discussion, it was noted that the work if carried out early in 1985, could be funded under the 1984/85 Mainstreet Program Budget and through the 1985 Town Capital Budget.

ON MOTION of Councillor Short and Councillor Roy it was moved that the matter of additional facade work on the Police Building be referred to the BID Committee for review and recommendation and that the Committee be requested to report to the Police Commission within three weeks if possible. Motion carried unanimously.

7.2 PROPOSED SIDEWALK POLICY - NOTICE OF MOTION SERVED BY COUNCILLOR SHORT SEPTEMBER 24, 1984

The Director of Engineering & Works reviewed verbally, changes which he has made to the proposed sidewalk policy noting that he was unable to distribute copies of the changes due to the fact that the photocopier was inoperable.

Following a brief discussion by Council with regard to the desired changes, it was agreed that copies of the revised proposed policy should be circulated as soon as possible.

ON MOTION of Councillor Short and Councillor Doyle it was moved that further consideration of the proposed sidewalk policy be deferred to the next session of Council. Motion carried unanimously.

8. MOTIONS OF RESCISSION

NIL

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

NIL

10. PETITIONS, DELEGATIONS, CORRESPONDENCE

NIL

10.1 PETITIONS

NIL

10.2 DELEGATIONS

NIL

10.3 CORRESPONDENCE

10.3.1 ANN BIRDSALL - BEDFORD SCHOOL TRUSTEES RE HAMMONDS PLAINS ROAD/ BEDFORD HIGHWAY INTERSECTION

Copies of correspondence from Mrs. Birdsall - Bedford School Trustees were circulated to members of Council, in which appreciation was expressed to both Council and staff with regards to improvements made at the Hammonds Plains/ Bedford Highway Intersection. The correspondence was received by Council with expressed appreciation.

11. STANDING COMMITTEE REPORTS

11.1 HALIFAX COUNTY - BEDFORD DISTRICT SCHOOL BOARD

Councillor Doyle reported, verbally, to Council expressing concern of some members of the School Board with regard to the possibility that the teaching staff may be reduced while at the same time the student enrolment was increasing. She further noted that this enrolment increase is mainly generated through schools in the Municipality of the County of Halifax, with a very small increase being experienced in the Bedford Schools.

She cited as an example of concern the fact that many primary grades now include 30 to 35 students in one class. Councillor Doyle also advised that to date neither she nor Commissioner Anthony have received any calls from parents or residents throughout the Town of Bedford regarding complaints on the education system offered in the Town.

During a brief discussion it was agreed by Council that there should be an information meeting held prior to the Annual Joint Meeting of the two Councils scheduled for the approval of the upcoming school board budget.

SUSPENSION OF RULES OF ORDER

ON MOTION of Councillor Roy and Councillor Doyle it was moved that the rules of order be suspended in order to consider Item 17.1. Motion carried unanimously.

17.1 HALIFAX COUNTY - BEDFORD DISTRICT SCHOOL BOARD PURCHASING POLICY AND PROCEDURES

Councillor Roy addressed Council expressing his concern with regard to the apparent problems with the purchasing policy of the Halifax County - Bedford District School Board. He expressed the opinion that Bedford Town Council should support the action of the School Board in a formal audit and request copies of all reports on same.

ON MOTION of Councillor Roy and Councillor Short it was moved that Town Council support the order for a formal audit and also request that the Council be kept fully informed of the findings of the audit. Motion carried unanimously.



12. OTHER REPORTS

12.1 BUILDING INSPECTORS MONTHLY REPORT - SEPTEMBER, 1984

Copies of the Building Inspector's Report for the month of September 1984 were circulated for information. During discussion of the report some concern was expressed by Deputy Mayor Loncarevic with regard to the ratio of residential/commercial development. It was noted by other members of Council that residential development in the Town is of a high calibre and therefore the high ratio of same may not be quite so alarming. It was also noted that one major commercial development might result in a major shift in the ratio.

12.2 ANIMAL CONTROL MONTHLY REPORT - SEPTEMBER 1984

Copies of the Animal Control Monthly Report for September, 1984 were circulated to members of Council.

12.3 TAX COLLECTION MONTHLY REPORT TO SEPTEMBER 30, 1984

Copies of the Tax Collection Monthly Report to September 30, 1984 were circulated to members of Council noting that collections during the month of September totaled \$61,404.

12.4 FIRE CHIEFS MONTHLY REPORT - SEPTEMBER 1984

FIRE DEPARTMENTAL ANNUAL REPORTS ENDING OCTOBER 1984

Copies of the Fire Chief's Monthly Report for September, 1984 and Departmental Annual Reports for the year ending October, 1984 were circulated to members of Council.

12.5 FIRE DEPARTMENT ANNUAL REPORT RE ELECTION OF OFFICERS

Copies of the Fire Department's Report re election of officers were circulated to members of Council.

ON MOTION of Deputy Mayor Loncarevic and Councillor Doyle, it was moved that the Town Council ratify the slate of officers elected by the Bedford Volunteer Fire Department for the year 1984/85. Motion approved unanimously.

12.6 ENGINEERING & WORKS - MONTHLY UPDATE

Copies of an Engineering & Works Department update report<sup>2</sup> dated October 11, 1984 were circulated to members of Council.

In response to an inquiry from Council, Mr. Paynter, Director of Engineering & Works advised that his department has been informed that the Eaglewood Drive extension will be completed by November 1, 1984.

Mr. Paynter also reviewed the current status of construction on various walkways and advised that it was his opinion that the planned 1984 construction would be completed prior to the winter season. The Director of Engineering further advised

## 12.6 (Con't)

that the results of a review of the present operational set up of the Engineering & Works Department will be circulated to members of Council within a few days.

ON MOTION of Councillor Lugar and Councillor Tolson it was moved that Council approve the awarding of a contract to Flyght Canada in the amount of \$12,245.25 for the replacement of the Valleyview Ejector System and further that a 5% contingency for such items as shipping costs of surplus equipment to Works Compound, permit fees, off-site power supply costs and site restoration be provided.

During discussion of this motion some concern was expressed with regard to the fact that tenders had not been called from companies other than Flyght Canada for the supply of this replacement.

Mr. Paynter noted that his Department had chosen to negotiate this Lift Station Replacement with Flyght Canada only due to the fact that all of the other existing pumping stations and control panels are Flyght, and thus the consistency of maintenance operations.

ON MOTION of Councillor Short and Councillor Lugar, it was moved that the motion be amended by the addition of the following paragraph:

Further that this tender award be subject to the Town Engineer obtaining additional quotations from other known suppliers of such equipment and that the aforementioned contract only be awarded if the additional quotes are not lower than 10% of the Flyght Canada tender.

During discussion of the amendment, concern was expressed by members of Council with regard to the philosophy of purchasing all pumping stations from the same supplier.

The amendment was put to the meeting and passed. Councillor Tolson and Councillor Doyle voted against the motion.

The amended motion was then put to the meeting and passed unanimously.

14.2 CONSIDERATION OF TENDERS - HAULAGE OF ROAD SALT

By memorandum the Director of Engineering & Works advised of the results of Tender 84-09-Hauling of Bulk Salt, 1984/85 winter season. He noted that four bids were received and recommended the awarding of the tender to Kel-Ann Transport Ltd., Waterville, Nova Scotia who submitted the lowest bid, namely \$8.49 a ton.

ON MOTION of Councillor Tolson and Councillor Roy it was moved that the Mayor and Chief Administrative Officer be authorized to enter into a contract with Kel-Ann Transport Ltd. with



that it was his opinion

that the results of a review of the present operational set up of the Engineering & Works Department by a committee of members of Council within a few weeks.

ON MOTION of Councillor Josen and Councillor Tolson it was moved that Council approve the awarding of a contract to Flythe Canada in the amount of \$12,242.35 for the replacement of the Valievlew-Elector System and further items of cost for such items as shipping costs of surplus equipment to Works Compound, permit fees, off-site power supply costs and site restoration be provided.

During discussion of this motion some concern was expressed with regard to the fact that there had not been called for companies other than Flythe Canada for the supply of this replacement.

Mr. LeViner noted that his department had chosen to negotiate this lift station replacement with Flythe Canada only due to the fact that all of the other existing pumping stations and control panels are Flythe and thus the consistency of maintenance operations.

ON MOTION of Councillor Short and Councillor Josen, it was moved that the motion be amended by the addition of the following paragraphs:

Further that this tender award be subject to the Town Engineer obtaining additional quotations from other known suppliers of such equipment and that the aforementioned contract only be awarded if the additional quotes are not lower than 10% of the Flythe Canada tender.

During discussion of the amendment, concern was expressed by members of Council with regard to the philosophy of purchasing all pumping stations from the same supplier.

The amendment was put to the meeting and passed. Councillor Tolson and Councillor Doyle voted against the motion.

The amended motion was then put to the meeting and passed unanimously.

CONSIDERATION OF TENDERS - HAULAGE OF ROAD BULK

By memorandum the Director of Engineering & Works advised of the results of tender 64-09-Bulk of Bulk Sale, 1964. He noted that four bids were received and recommended the awarding of the tender to Kel-Ann Transport Ltd., Newville Nova Scotia who submitted the lowest bid, namely \$7.49 a ton.

ON MOTION of Councillor Tolson and Councillor Josen it was moved that the Mayor and Chief Administrative Officer be authorized to enter into a contract with Kel-Ann Transport Ltd. with

4.2 (Con't)

regard to Tender 84-09 for the Hauling of Bulk Salt from Pugwash to the Works Depot Salt Storage Building at a cost of \$8.49 a ton. Motion carried unanimously.

4.3 CONSIDERATION OF RESOLUTION - TAX EXEMPTIONS 1985 FOR CERTAIN INDIVIDUALS

By memorandum the Deputy Clerk advised of the details of an exemption from taxation which may be granted by Town Council to persons who meet certain requirements as set forth in a resolution included in Section 112a of the Towns Act. It was recommended that Town Council approve an exemption of \$175.00 to persons qualified and whose maximum income level would be \$8500.

ON MOTION of Councillor Lugar and Councillor Doyle it was moved

THAT an exemption from taxation in the Town of Bedford be granted, pursuant to Section 112a of the Towns Act, in the amount of One Hundred and Seventy-Five Dollars (\$175.00):

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

- (a) A widow or widower;
- or
- (b) Sixty-five years of age or over;
- or
- (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 where that person's 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 Eighty-Five Hundred Dollars (\$8500.00).

THAT the exemption be granted only in respect of property occupied by the applicant ratepayer as his home.

THAT where two or more persons, one or more of whom are entitled to an exemption, are by any interest the owners of taxable property together, the person so entitled shall be entitled to that portion of the amount of the exemption that the amount of his assessment bears to the total assessment for the whole property, and where the owners are not separately assessed for their several interests in the property, then to that portion determined by the assessor, whose determination shall be final.

14.3 (Con't)

THAT no application for an exemption will be received after the 31st of January, 1985.

During discussion of the Motion some concern was expressed by Council with regard to the wording of the Resolution. It was noted that this Resolution was not developed by Town Staff but was taken from Section 112a of the Towns Act.

Some question was also raised as to the justification of the amount of the exemption and the income level determined. Staff advised that these amounts were based on what, in the staff's opinion, was reasonable.

The motion was put to the meeting and carried unanimously.

14.4 APPOINTMENTS TO TOWN NEGOTIATION COMMITTEE RE COLLECTIVE AGREEMENT - LOCAL 2715 INTERNATIONAL ASSOCIATION OF FIRE-FIGHTERS

By memorandum the Chief Administrative Officer recommended that Town Council re-appoint the 1983 Town Negotiating Committee to act on its behalf in negotiations with Local 2715 for a new contract, which should become effective January 1, 1985.

ON MOTION of Councillor Lugar and Councillor Short it was moved that the 1983 Negotiating Committee, namely, Councillor Roy, Councillor John Tolson and the Chief Administrative Officer, be re-instated to negotiate with Local 2715 for a new contract which will become effective January 1, 1985. Motion carried unanimously.

14.5 SEMI ANNUAL PUBLIC MEETING

Deputy Mayor Loncarevic reported to Council on behalf an Ad Hoc Committee, with regard to plans for the Semi-Annual Public Meeting. He recommended that the meeting be held on November 28, 1984 in the LeBrun Centre and the format of the meeting consist of an Introduction by the Mayor, following which participants would be invited to view their concerns and comments on any general matters. He also noted that reports would be printed in an issue of the Bedford Blueprint to be circulated a week or two in advance of the meeting and would not be read at the meeting. There was unanimous agreement with the recommendations.

14.6 PROPOSED SCHEDULE - COUNCIL/STAFF PERIODIC MEETINGS

By memorandum the Chief Administrative Officer recommended dates and times for the commencement of Council/Staff Periodic Meetings in accordance with Policy #83-5. Following a review it was agreed that the following meetings should be scheduled:



## 14.6 (Con't)

DEPT.	DATE	TIME	LOCATION
Fire Dept.	Oct. 22/84	7:30	Fire Hall
Bldg. Insp.	Nov. 13/84	6:30	Council Chambers
Police Comm.	Nov. 1/84	4:00	Police Station

It was also agreed that dates for the remaining Departments will be arranged following completion of the above sessions.

14.7 COUNCIL APPOINTMENTS BOARDS/COMMISSIONS/COMMITTEES

By memorandum the Deputy Clerk circulated a listing of Council and non Council appointments to Boards/Commissions/Committees which will be required for 1984/85. It was recommended that consideration be given to the approval of such appointments at the October 29 meeting of Town Council and that the appointment of a Deputy Mayor be considered at the current session, as such appointment has a bearing on other Boards/Commissions/Committee appointments.

Mayor Roberts called for nominations for Deputy Mayor for 1984/85.

Councillor Roy was nominated by Councillor Doyle. Deputy Mayor Loncarevic was nominated by Councillor Short.

There being no further nominations in response to three calls from the Mayor, it was agreed that a secret ballot should be held.

Following the secret ballot, Councillor Roy was declared the Deputy Mayor effective November, 1984.

15. QUESTIONS15.1.1 GLOBE & MAIL VENDING MACHINES

Concern was expressed by Council that Globe & Mail vending machines placed throughout the Town have not yet been moved - neither has authority been given for placement of same.

Staff reviewed the situation to date and it was agreed that some action must be taken with regard to these machines prior to the next Council Session.

15.1.2 STATUS OF ADMIRAL COVE PARK

In response to the observation that nothing has happened in many months with regard to the status of Admiral Cove Park, the Mayor advised that he will take action during the next week or two to try and generate some positive response from the Province.

15.1.3 SPEED HUMPS

A general discussion took place with regard to the fact that traffic counts have not taken place on Shore Drive. Following this discussion it was agreed that the Engineering Dept. should be asked to give some thought to the possibility of a continuous ongoing program of traffic counting throughout Town

15.1.3 (cont.)

in order that the results of same might be available when required.

16. NOTICE OF MOTION

16.1 NOTICE OF MOTION TO REPEAL CERTAIN BYLAWS.

Notice of Motion was served by Councillor Lugar to repeal certain bylaws at the next session of Council.

16.2 NOTICE OF MOTION TO AMEND BYLAW RESPECTING TRADE & LICENSING

Notice of Motion was served by Councillor Doyle to amend a Bylaw Respecting Trade and Licensing at the next Session of Town Council.

17. ADDED ITEMS

17.1 REGULAR COUNCIL SESSION OCTOBER 29, 1984

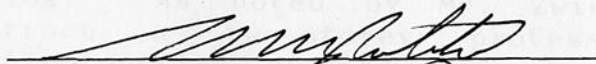
In response to an inquiry from Mayor Roberts it was determined that a quorum would not be available for the Council Session October 29, 1984. It was unanimously agreed to forego this Session with the next Regular Session to take place November 13, 1984. During the interim period, if a Session is required, it will be called by the Chief Administrative Officer.

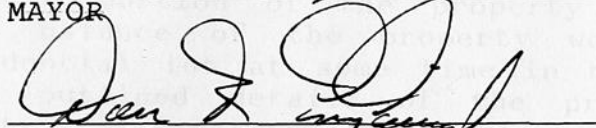
18. OTHER

NIL

19. ADJOURNMENT

On MOTION of Councillor Lugar and Councillor Tolson it was moved that the Session adjourn at approximately 9:30 p.m.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

Public Hearing - October 24, 1984 Page 2

MINUTES OF THE TWENTY FOURTH SESSION OF THE SECOND  
YEARS MEETINGS OF THE SECOND COUNCIL OF THE MUNICIPALITY  
OF THE TOWN OF BEDFORD

PUBLIC HEARING - OCTOBER 24, 1984<sup>4</sup>

A Public Hearing was held by the Town Council of the Town of Bedford, on Wednesday, October 24, 1984, 7:30 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Keith Roberts presiding.

ATTENDANCE

Councillors Phyllis Doyle, William Roy, David Lugar, and Robert Short were in attendance at the commencement of the Hearing.

Staff members in attendance included Barry Zwicker, Director of Planning & Development; Joan Pryde, Deputy Clerk; and Rick Paynter, Director of Engineering & Works.

Approximately fifty (50) members of the general public were in attendance at this Hearing.

PURPOSE OF PUBLIC HEARING

Mayor Roberts advised the Council that the purpose of the Public Hearing was to consider and receive submissions pertaining to an application for a Contract Development Agreement for the development of property located at civic number 26 Union Street.

STAFF REPORT

In response to a request from Mayor Roberts, The Director of Planning & Development, Mr. Barry Zwicker, reviewed the details of the Contract Development Proposal for the benefit of Council and those in attendance at the Hearing. As noted by Mr. Zwicker, the intent is to construct a two-storey professional office building on the portion of the property abutting Union Street. The balance of the property would be developed as a residential lot at some time in the future. Mr. Zwicker also outlined details of the proposal with respect to the type of construction, parking, and sidewalk agreement.

In response to an inquiry, Mr. Zwicker advised that the current zoning of the property is R-1, but the future land use designation is commercial. The current use of the property is non-conforming, and, under existing legislation, this use could continue indefinitely.



In concluding his report, Mr. Zwicker referred to a staff review of the four concerns, identified by Town Council, upon agreeing to set a date for a Public Hearing, noting:

1. The development at No. 26 Union Street will not interfere with the extension of Centre Street.
2. In the opinion of the Department of Planning & Development, the resultant traffic increase from the proposed development will be negligible.
3. The Department agrees that there is a need for sidewalks along Union Street, and the cost for the construction of such sidewalks from the termination of the present Mainstreet Contract construction to the entranceway to Bedford Place Mall (approximately 950 lineal feet) is estimated at approximately \$40,000.
4. A walkway could be constructed between Union Street and Centre Street at a cost of approximately \$8,500.

#### QUESTIONS/DISCUSSION-COUNCIL

In response to questions and discussion by Council, it was noted by the Director of Planning & Development that the approval of this particular Contract Development Proposal would not, necessarily, mean that adjacent properties would, in the near future, be rezoned for commercial use. In particular, Mr. Zwicker noted that the property located at 26 Union Street was the only property in the near vicinity that presently holds a, "Commercial," future land use designation.

He also agreed with the opinion expressed that resultant traffic from the development could vary, dependent on the nature of business represented by the tenants in the building.

#### PUBLIC HEARING

ON MOTION of Councillor Roy and Councillor Short, it was moved that the Session be opened to submissions from the Public. Motion carried unanimously.

#### SUBMISSIONS IN FAVOUR OF THE APPLICATION

Mr. Al Wallace, of Wallace MacDonald Lively Limited, spoke briefly to Council on behalf of the developers. He noted that the details, as described by Town Staff were correct, and expressed the hope that Town Council would be in favour of the proposal, suggesting that the development was a definite improvement over the current existing use of the property.

Mr. Gary Winters, Mr. Lloyd Corkum, Dr. S.C. Fuller, and Mrs. Elsie Tolson, all residents of the Town of Bedford, spoke in favour of the application, noting, in particular, that the proposal would be a great improvement over the existing use of the property. The resulting tax benefit to the Town was also pointed out to Council.

#### SUBMISSIONS AGAINST THE PROPOSAL

Copies of written submissions from Mr. William Richards of 80 Union Street, Bedford; Mrs. Dorothy Christopher, 10 Meadowview Drive, Bedford; and Mr. Graeme Fraser, 7 Nottingham Street, Bedford, were circulated to members of Council. All three submissions expressed opposition to the Contract Development Proposal for 26 Union Street, noting that the property is located in a residential neighbourhood and that the development, as proposed, is not compatible. Strong concern was also expressed in each submission with regard to the resultant traffic increase which might be generated. All three residents also expressed the opinion that future development of the property in question should be restricted to some type of residential use.

Mr. Colin Quinn of Union Street in Bedford presented a petition to Town Council signed by approximately 60 residents of Bedford, which petition was read into the record by Councillor Short. The petition read as follows:

"Regarding the proposed two-storey professional building for Union Street which will be discussed at a Public Meeting on Tuesday, October 9, 1984, we the undersigned feel that Union Street is a residential area and should remain a residential area."

The majority of the signees of this petition were residents of the Union Street area - namely, Meadowview, Bridge, Nottingham and Union Streets.

In speaking to the petition, Mr. Colin Quinn advised Council that the petition was signed by the vast majority of the residents who had been approached. In response to an inquiry from Council and proponents of the proposal, the opinion was expressed by Mr. Quinn and other residents in attendance, that the signees thoroughly understood the nature of the proposed development.

Mr. William Richards of 80 Union Street, Bedford, read into the record his correspondence, copies of which had been previously circulated to Council.

Mrs. Kitty Lewis read into the record correspondence to Town Council, objecting to the proposed development and outlining her concerns with regard to the residential character of the area involved and potential traffic

problems. Her correspondence was received by Council for information.

Other residents speaking against the proposal included Mrs. Dorothy Christopher, Mr. Fred Hall, Mr. S. Banks, Mrs. Shirley Towill, Mr. Peter Barrett, Mr. Harris Hutt, Mrs. D. Richards, Mrs. D. Cook, Mr. Ken Smith, Mr. Don MacCarthy, and Mrs. Margaret Chapman.

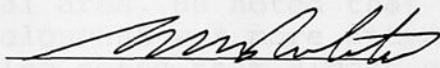
Mr. Arhtur Ward also spoke to Council, expressing his objection to the proposal as a resident of the area and also with concern for the senior citizens who are residing in Bedford Manor on Bridge Street.

ON MOTION of Councillor Roy and Councillor Lugar it was moved that the meeting be closed to submissions from the public. Motion carried unanimously.

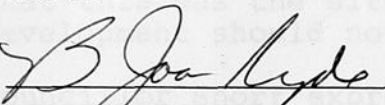
During a brief discussion Councillor Short expressed some concern that correspondence and the petition concerning this matter had not been submitted to Council in advance of the Public Hearing. He expressed the opinion that he would have preferred if more time was available to consider same. It was noted by Mayor Roberts that at the Special Meeting of Council to be convened following the Public Hearing it would be a decision of Council whether to approve or deny or defer consideration of this Contract Development Application.

ADJOURNMENT

ON MOTION of Councillor Roy and Councillor Doyle, it was moved that the meeting be adjourned at approximately 10:00 p.m. Motion carried unanimously.



MAYOR



DEPUTY CLERK

OTHER

NIL



MINUTES OF THE TWENTY FIFTH SESSION OF THE SECOND  
YEAR'S MEETINGS OF THE SECOND COUNCIL OF THE MUNICIPALITY  
OF THE TOWN OF BEDFORD

A Special Session of the Town Council of the Town of Bedford was held on Wednesday, October 24, 1984, at 10:15 p.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Keith Roberts presiding.

1. LORD'S PRAYER

Mayor Roberts opened the session by the leading of the Lord's Prayer.

2. ATTENDANCE

Councillors Phyllis Doyle, David Lugar, William Roy and Robert Short were in attendance at the commencement of the Session.

Staff members in attendance included Barry Zwicker, Director of Planning and Development; Joan Pryde, Deputy Clerk; and Rick Paynter, Director-Engineering and Works.

Approximately thirty - five (35) members of the general public were in attendance at this meeting.

3. CONSIDERATION - APPROVAL OF CONTRACT DEVELOPMENT PROPOSAL -

26 UNION STREET

ON MOTION of Councillor Roy and Councillor Doyle, it was moved that the Contract Development Application from Wallace MacDonald & Lively Limited, and as considered by Town Council at the Public Hearing on October 24, 1984, be denied.

In speaking to the Motion, Councillor Roy expressed his concern that, if this Contract Development Application was approved, Council would be, in effect, granting a spot rezoning in the middle of a residential area. He noted that a case could be made that the proposed development was more attractive than the current existing use, but he also noted that almost every resident speaking on the subject knew that this was the situation and still expressed the opinion that the development should not be approved.

Councillor Short expressed the opinion that the wishes of the people living in the area were quite clear and that the contract should not be approved.

Councillor Lugar noted that it would be possible to defer consideration of this application, but questioned the wisdom of such deferment due to the fact that the two members of Council who were not present, would be unable to vote on the matter.

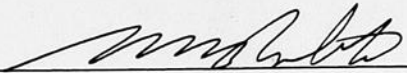
The MOTION was put to the meeting and carried unanimously.

OTHER

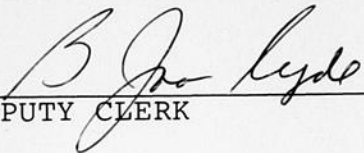
NIL

ADJOURNMENT

ON MOTION of Councillor Roy and Councillor Doyle it was moved that the meeting adjourn at approximately 10:30 p.m. Motion carried unanimously.



MAYOR



DEPUTY CLERK