

REGULAR SESSION - TOWN COUNCIL - JULY 21, 1986TENDERS - MEADOWBROOK DRIVE WIDENING CON'T

ON MOTION of Councillor Roy and Deputy Mayor Nolan, it was moved that the Town Solicitor proceed with expropriation under Secion 177 of the Towns Act, for the property required from Mr. M.N. Wali. Motion carried unanimously.

12.3 HAMMONDS PLAINS ROAD/BEDFORD HIGHWAY INTERSECTION IMPROVEMENTS

Rick Paynter reported to Council that the Hammonds Plains/Bedford Highway Improvement Project is not yet underway, as the Town is still awaiting a reply from Mr. Bev Hamm, Deputy Minister of Transportation. Mr. Paynter stated he is becoming concerned with the length of the waiting period and that construction should commence as soon as possible.

Mayor Roberts indicated that a reply from D.O.T. should be forthcoming within a few days.

Councillor Roy noted that a committment had been made by council at the Public Hearing of June 26, 1986 (Commercial Proposal Hammonds Plains Road/Bedford Highway) that the proposed commercial development would not proceed until the Intersection Improvements Project was completed.

Councillor Roy and Peter Kelly gave notice of reconsideration on this point.

Mr. Paynter put forward three options for proceeding with the Intersection Improvements Project should the Town not receive D.O.T. cost-sharing. In conclusion, Mr. Paynter recommended that the Town proceed with option 2, as proposed in it's entirety, through negotiations with the contractor regarding the 1986-1987 Capital Budget.

12.4 NELSON'S LANDING PROJECT - DEVELOPMENT AGREEMENT - PHASE I

Council received a report from John Malcolm, Senior Planner, on detailed plans for Phase I, Nelson's Landing.

Discussion ensued regarding modifications to the conceptual plan and the new proposed detailed plans.

ON MOTION of Deputy Mayor Nolan and Councillor Lugar, it was moved that Council approve detailed plans for Phase I, Nelson's Landing.

In speaking to the Motion, Councillor Short requested that Council address correspondence from the Town Solicitor and consider the question of whether the proposed detailed plans for Nelson's Landing, Phase I constitutes an amendment to the original agreement.

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Mr. MacInnis stated that the main consideration for Council, concerns the question of whether the proposed detailed plans conform to the conceptual plans. Mr. Malcolm further stated that if Council finds the proposed detailed plans to be an amendment to the conceptual plan, this project then becomes subject to a Public Hearing.

Motion carried. Councillor Short opposed.

EXTENSION OF TIME OF MEETING

ON MOTION of Councillor Roy and Councillor Lugar, it was moved that the meeting be extended to 11:30 p.m.

12.5 BEDFORD JUNIOR HIGH SCHOOL - EXTENSION OF FENCE

Mr. Gerald Doyle, 124 Rocky Lake Drive, addressed Council regarding the lack of fencing between his property and the Bedford Junior High School. Mr. Doyle noted that fencing had been erected around only 70 per cent of the school property. In response, Mayor Roberts stated that the School Board handled the contracting for field and upgrading and that the Town only participated financially.

ON MOTION of Councillor Kelly and Deputy Mayor Nolan, it was moved that the Town approach the School Board requesting that they complete the fencing that is required to correct this problem. Councillor Kelly suggested that the School Board acquire two quotes. If the School Board turns down this request, this item will be brought forward for discussion at the next Regular Session of Town Council. Motion carried unanimously.

12.6 COMPLETION OF CIVIL PORTION - UNDERGROUND UTILITIES  
- MAINSTREET

By memorandum, Council received a recommendation from Mr. Towner that Council approve the expenditure of \$58,200 for the purposes of completing the civil portion of the underground utilities project.

Mayor Roberts excused himself from the table at approximately 10:50 p.m.

ON MOTION of Councillor Short and Councillor Lugar, it was moved that Council approve the expenditure of \$58,200 for the purposes of completing the civil portion of the underground utilities project.

In speaking to the Motion, Councillor Roy expressed concern

REGULAR SESSION - TOWN COUNCIL - JULY 21, 1986

UNDERGROUND UTILITIES - MAINSTREET CON'T

with the awarding of this contract and questioned the possibility of calling tenders.

Mr. Paynter stated that this project is considered an extension of last year's underground utilities project.

Motion carried. Councillor Roy opposed.

13. STANDING COMMITTEE REPORTS

13.1 BEDFORD PLANNING ADVISORY COMMITTEE

ON MOTION of Councillor Lugar and Councillor Kelly, it was moved that a clause be inserted in the Zoning By-Law which would permit bus shelter advertising.

Mayor Roberts resumed his place at the table at approximately 11:00 p.m.

Discussion ensued on the Motion. It was questioned whether this amendment to the Zoning By-Law would conflict with the MDP. Councillor Christie questioned whether the monetary savings to be accrued by this move, could be justified.

Regarding maintenance of the Bus Shelters, Councillor Kelly stated that Mediacom would maintain the Town's standards.

Deputy Mayor Nolan cast the deciding vote by opposing the Motion. Motion defeated.

Councillor Kelly gave notice of Motion of Reconsideration.

13.2 RECREATION COMMISSION REPORT

Rick Paynter expressed concern regarding the intent of a Motion passed by the Recreation Commission regarding the maintenance of Retention Ponds.

Councillor Lugar clarified the intent of the Motion.

Councillor Short expressed the opinion that the Department of Transportation be notified that the Town owns the Sandy Lake parkland.

Councillor Roy requested a report on future use and safety considerations in Eagles Rock for the Recreation Commission.

Councillor Lugar requested that staff provide a financial statement for the Recreation Commission.



13.3 B.B.I.C. - FEASIBILITY STUDY - MULTI-USE MUNICIPAL OFFICE COMPLEX

Councillor Kelly volunteered to act as a Council representative on a steering committee which will deal with a multi-use/Municipal Office Complex Feasibility Study.

Councillor Short expressed concern regarding the possibility of the proposed complex being multi-use.

Deputy Mayor Nolan stated that part of the BBIC's mandate is to improve business and put forward the suggestion that the steering committee be responsible for formulating terms of reference for the Study.

Councillor Lugar also volunteered to sit on the committee.

At the suggestion of Councillor Short, Council <sup>agreed</sup> that the Chief Administrative Officer along with Councillor Kelly and Councillor Lugar should form Town Council's representation on the steering committee to be established for the purposes of developing the parameters by which the feasibility study should be conducted.

14. OTHER REPORTS

14.1 FIRE CHIEF'S MONTHLY REPORT FOR THE MONTH OF JUNE/86

14.2 ANIMAL CONTROL REPORT FOR THE MONTH OF JUNE/86

14.3 BUILDING INSPECTOR'S REPORT FOR THE MONTH OF JUNE/86

14.4 TAX COLLECTION REPORT TO JUNE 30/86

Copies of the Fire Chief's monthly report for June 1986, Animal Control Report for June, 1986, Building Inspector's monthly report for June 1986 and the Tax Collector's report to June 30, 1986 were circulated and received for information.

ON MOTION of Councillor Lugar and Deputy Mayor Nolan, it was moved that Council accept all reports as tabled. Motion carried unanimously.

15. CORRESPONDENCE

15.1 NOTICE OF APPEAL - 1711, 1715 and 1717 BEDFORD HIGHWAY FROM R-1 TO C-5

Copies of an amended Notice of Appeal regarding rezoning of Civic Nos. 1711, 1715 and 1717 Bedford Highway from R-1 to C-5, Shirley R. Ramey, Bedford, was circulated.

ON MOTION of Councillor Roy and Deputy Mayor Nolan, it was moved that the Notice of appeal be received.



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15.2 ON MOTION of Deputy Mayor Nolan and Councillor Kelly, it was moved that Council accept the Temporary Resolution:

1. streets	\$315,000
2. sewers	\$ 80,000
3. mainstreet	\$300,000
4. Bedford Range Park	\$188,400

also, withdrawal from Special Reserve Fund - Parkland Acquisition \$75,000 and,

withdrawal from Special Reserve Fund - Principal Debt, Parkland \$ 23,000

Motion carried unanimously.

15.3 DEPT OF MUNICIPAL AFFAIRS - ACT TO ADOPT AND IMPLEMENT BUILDING CODE FOR PROVINCE OF N.S.

Council received for information, from the Dept. of Municipal Affairs, an Act to Adopt and Implement a Building Code for the Province.

15.4 METRO FESTIVALS ASSOCIATION

Council received correspondence from Carolyn Amirault regarding receipt of Bedford's contribution to the Metro Festivals Association.

Councillor Roy requested a report from the Grants Advisory Committee.

15.5 N.S. DEPT. OF HOUSING RE AMALGAMATION - HALIFAX COUNTY HOUSING AUTHORITY

Council received correspondence from the Dept. of Housing regarding the amalgamation of the Halifax County West and Halifax County Housing Authorities.

ON MOTION of Councillor Roy and Councillor Kelly, it was moved that Lloyd Anderson and Austin MacDougall be advised of the change of status with the Housing Board and decide who shall serve on the new Board.

Motion carried unanimously.

EXTENSION OF TIME OF MEETING

ON MOTION of Councillor Christie and Councillor Roy, it was moved that the meeting be extended to 11:45 p.m. Motion carried unanimously.

REGULAR SESSION - TOWN COUNCIL - JULY 21, 198616. NOTICES OF MOTION16.1 BY-LAW RESPECTING FIREARM LEGISLATION

Rick Paynter reported that Town Council is to advise before the By-Law can be drafted re areas of Town. Councillor Short and Deputy Mayor Chris Nolan stated that the Recreation Commission should have input on this matter. Councillor Roy gave Notice of Motion.

16.2 +

16.3 BY-LAW RESPECTING REGIONAL SOLID WASTE MANAGEMENT SYSTEM AND;BY-LAW RESPECTING ESTABLISHMENT, OPERATION AND MAINTENANCE OF REGIONAL PUBLIC TRANSIT SYSTEM

Mayor Roberts noted that in order to become a member of the Metropolitan Authority, identical By-Laws were needed. Deputy Mayor Nolan gave notice of Motion and requested copies of full By-Laws.

Rick Paynter stated that copies of the By-Laws would be made available.

17. QUESTIONS17.1 ACTION SHEET

Councillor Roy questioned 15.1 Approval of School Site - Town of Bedford (June 23/86) regarding correspondence sent to Ken Streach requesting assistance in this matter. As of July 21, 1986, no reply had been received.

Councillor Roy also questioned 12.1 Access to Admiral Cove Park, DND Property (June 23/86). He noted that the Town should contact DND.

18. ADDED ITEMS

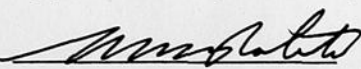
NIL

19. OTHER19.1 STATUS REPORT

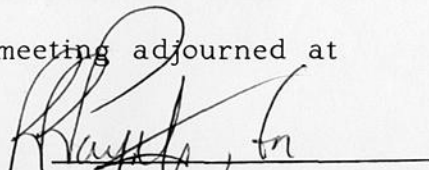
Negotiations - Local 2715 IAFF & Town of Bedford - Collective Agreement - IN CAMERA

20. ADJOURNMENT

As there was no further business, the meeting adjourned at approximately 11:45 p.m.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORDMINUTESSPECIAL SESSION - JULY 24, 1986

A Special Session of the Town Council of the Town of Bedford took place on Thursday, July 24, 1986, in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Roberts presiding.

1. LORD'S PRAYER

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

2. ATTENDANCE

The Session was attended by Mayor Keith Roberts, Deputy Mayor Chris Nolan, Councillors Bill Roy, Peter Christie, Peter Kelly, and Robert Short.

Staff in attendance included Mr. Rick Paynter, Acting Chief Administrative Officer, and Mr. John Malcolm, Senior Planner.

1. PROPOSED CONTRACT - VILLAGE CENTRE PROPERTY INCORPORATED COMMERCIAL PROPOSAL - HAMMONDS PLAINS ROAD - BEDFORD HIGHWAY

Mr. John Malcolm, Senior Planner, presented Council with revised drawings and an architectural model of the building proposed for this property, which depicted the changes made to the style of the roof. It was noted that a clause concerning environmental controls had been inserted into the proposed contract.

ON MOTION of Deputy Mayor Chris Nolan and Councillor Bill Roy, it was moved, on the basis of the new information provided, that the proposed contract between the Town of Bedford and Village Centre Property Incorporated be approved. Motion carried. Councillor Short voted against the Motion.

2. HAMMONDS PLAINS ROAD / BEDFORD HIGHWAY INTERSECTION IMPROVEMENTS.

Mr. Rick Paynter, Acting Chief Administrative Officer, and Mayor Keith Roberts reported that the Provincial Department of Transportation had approved cost sharing for the Hammonds Plains Road / Bedford Highway Intersection Improvement Project, and, on the basis of this approval the contractor is being advised to proceed with the construction work.



TOWN OF BEDFORD

MINUTES

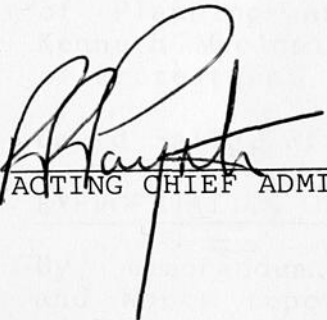
3. NEGOTIATIONS - LOCAL 2715 IAFF AND THE TOWN OF BEDFORD COLLECTIVE AGREEMENT

Councillor Peter Christie advised that both himself and the Acting Chief Administrative Officer, Mr. Rick Paynter, had met with representatives of Local 2715 on Friday, July 18, 1986. Areas which were outstanding as far as the Collective Agreement is concerned, were reviewed and it was generally agreed that further discussions would take place following the return of Mr. Dan English, Chief Administrative Officer.

4. ADJOURNMENT

There being no further business, the meeting then adjourned.

  
MAYOR

  
ACTING CHIEF ADMINISTRATIVE OFFICER

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TOWN OF BEDFORD

MINUTES

SPECIAL SESSION, TUESDAY, AUGUST 5, 1986

A Special Session of the Town Council of the Town of Bedford was held on Tuesday, August 6, 1986, 4:00 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, N.S. 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 Chris Nolan and Councillors Peter Kelly, Peter Christie and Robert Short were in attendance at the commencement of the Session.

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Barry Zwicker, Director of Planning and Development; Joan Pryde, Deputy Clerk; Kenneth MacInnis, Town Solicitor and Robert Nauss, Director of Recreation.

David Selig, Fire Chief, was also in attendance.

3. EXPROPRIATION OF LAND - MEADOWBROOK DRIVE

By memorandum, Rick Paynter, director of Engineering and Works reported on details of a proposed expropriation of certain lands lying and being at or near Meadowbrook Drive for the purpose of enabling the planned improvements to the Meadowbrook Drive/Bedford Highway Intersection.

Mr. Paynter requested the approval of a Resolution which would initiate the expropriation procedure.

ON MOTION of Councillor Kelly and Deputy Mayor Chris Nolan, it was moved that the Council of the Town of Bedford, on the report and recommendation of the Director of Engineering and Works for the Town of Bedford, dated the first day of August, 1986 and pursuant to the provisions of Section 177(1) of the Towns Act R.S.N.S. C 309 as amended, and the provisions of the Expropriation Act, 1973, as amended, is pleased to approve of the expropriation by the Town of Bedford of approximately 1094 sq. ft., more or less, of land situate, lying and being at or near the public street known as Meadowbrook Drive, in the Town of Bedford, in the County of Halifax, Province of Nova Scotia, and

... 2  
and recommendation of the Director of Engineering and

SPECIAL SESSION - TOWN COUNCIL - AUGUST 5, 1986EXPROPRIATION OF LAND - MEADOWBROOK DRIVE CON'T

being more particularly described in Schedule "A" and shown outlined in red on a plan marked Schedule "B" which Schedules are attached to and form part of the said report and recommendation of the Director of Engineering and Works for the Town of Bedford, it being necessary, in the opinion of Council, to improve or alter Meadowbrook Drive, a public street, and it being necessary that the lands to be expropriated be acquired because they are required for the purposes of the Town, namely for the purposes of a public street.

The Council of the Town of Bedford authorizes the Mayor to sign the expropriation document in the form contained in the draft copy before Council this date, and to deposit same at the Office of the Registrar of Deeds for the Registration District of the County of Halifax, Province of N.S.

Motion carried unanimously.

ON MOTION of Deputy Mayor Nolan and Councillor Kelly, it was moved that Town Council authorize the Mayor to seek permission from the attorney General's Department to receive immediate possession of the land involved in the proposed expropriation. Motion carried unanimously.

4. PROPOSED AMENDMENTS TO AGREEMENT - TOWN OF BEDFORD AND GUERNSEY DEVELOPMENTS Ltd.

Copies of various items of correspondence concerning a request from Guernsey Developments Ltd. for a modification of the easements in Admiral Cove Estates Subdivision previously approved in an agreement between the Town of Bedford and Guernsey Development Group Ltd. were reviewed.

ON MOTION of Councillor Christie and Deputy Mayor Nolan, it was moved that Town Council deny the request to consider any amendment to the agreement between the Town of Bedford and Guernsey Developments Ltd. dated July 8, 1986 in accordance with Mayor Roberts' affidavit of the same date.

During a lengthy discussion the opinion was expressed by several Members of Council that the agreement should not be changed, and the question was raised as to whether or not the Council has a legal power to change this agreement.

It was also noted that consultants for the developers had originally suggested that the original layout showing the three walkways was superior to the 20 ft. corridor. The suggestion that the grade variance of Fleet Court and it's effect on the new proposed right-of-way was a problem, became known only after



SPECIAL SESSION - TOWN COUNCIL - AUGUST 5, 1986PROPOSED AMENDMENTS TO AGREEMENT - TOWN OF BEDFORD AND GUERNSEY DEVELOPMENTS LTD. CON'T

a close examination of this situation, by the consultants, during the course of the laying out of this road for construction. The Motion was put to the meeting and passed unanimously.

ON MOTION of Councillor Christie and Councillor Short, it was moved that Town Council request a report within seven (7) days from the Director of Engineering and Works and the Director of Planning and Development with respect to the status of the exchange of land in the Admiral Cove Estates Subdivision and when it will take place; also with respect to the status of the problems being encountered relative to the road grade of Admiral Cove Drive in relation to existing homes on Eaglewood Drive; also with respect to clarification of compensation for any disruption to abutting property owners.

Following a lengthy discussion with respect to these various concerns, the Motion was put to the meeting and passed unanimously.

ON MOTION of Councillor Kelly and Councillor Short, it was moved that the Town Solicitor should be requested to delay the Court Hearing with respect to the application from Guernsey Developments Ltd. to amend the agreement by requesting two clear days notice of the Hearing. Motion carried unanimously.

RESIGNATION OF TOWN SOLICITOR

Kenneth MacInnis advised the Council that he would, as of the following day, be submitting his resignation as Town Solicitor for the Town of Bedford. He further advised that he would take steps to finalize the work in which he is currently engaged on behalf of the Town in a reasonable manner.

5. LEASE ARRANGEMENTS - TOWN OF BEDFORD - A.J. HUSTINS ENTERPRISES LTD. - SUITE 415 AND SUITE 202 BEDFORD TOWER

By memorandum, Dan R. English, Chief Administrative Officer, advised Council of details of the discussions and negotiations with respect to expanding the Administrative Offices into the adjacent Suite 415. It was also noted that concurrent with this arrangement, would be the taking over of suite 202 by the organizations (Waterfront Development corporation, Bedford Industrial Commission, B.B.I.C. and the B.I.D.D.) currently occupying Suite 415.

It was recommended by Mr. English, that Town Council agree to execute an amendment to the Town's existing three (3) year lease in order to allow for the addition of 1000 sq. ft. in Suite 415 and 1660 sq. ft. in Suite 202. It was also recommended by Mr. English that an

LEASE ARRANGEMENTS CON'T

agreement can be prepared to sublet 549 sq. ft. of this space to the B.W.D.C. and 250 sq. ft. to the B.B.I.C.

During discussion of this matter, it was noted by Mr. English that, if these changes are approved, the total cost for leasehold improvements are now estimated at approximately thirty-five hundred dollars (\$3500) and, if approved, would be charged to the Contingency Account under Fiscal Services.

ON MOTION of Deputy Mayor Nolan and Councillor Kelly, it was moved that the Town Council authorize the Mayor and chief Administrative Officer to execute an amendment to the Town's existing three (3) year lease with A.J. Hustins Enterprises Ltd. for the addition of 1000 sq. ft. in Suite 415 and 1660 sq. ft. in Suite 202; further, that an agreement be prepared to sublet 549 sq. ft. of this space to the B.W.D.C. and 253 sq. ft. to the B.B.I.C. Motion carried unanimously.

ON MOTION of Councillor Short and Councillor Kelly, it was moved that the plans for the renovation of floor space in Suite 400 and Suite 415, be reviewed and approved by Members of Town Council before renovations proceed. Motion carried unanimously.

6. FIRE MARSHAL'S REQUIREMENTS - LEBRUN CENTRE

By memorandum, Dan English, Chief Administrative Officer, advised Council of the status of deficiencies under the National Building Code and the Fire Prevention Act with respect to the Bedford Recreation Centre. He noted that, if these deficiencies are not immediately corrected, it is unlikely that the Recreation Department will receive approval of its application to operate a Day Care Centre and it is also quite conceivable that the Town might not be permitted to use the entire building for assembly purposes.

Mr. English noted as well that storage of materials in the Recreation Centre and Arena has also caused concern to the Fire Dept. and this has resulted in a transfer of some of the material to the Public Works Compound. It appears that, in the near future, it will be necessary to construct a new Zamboni storage room and convert and upgrade the existing Zamboni room for storage purposes.

It was recommended by Mr. English, that Town Council authorize a capital expenditure not to exceed fifteen thousand (\$15,000) dollars in order to carry out the required work to the satisfaction of the Fire Marshal's Office and that funding for this project be borrowed from our Capital Reserve Fund in order to avoid any impact

FIRE MARSHAL'S REQUIREMENTS - LEBRUN CENTRE CON'T

on the 1986 Operating Budget.

ON MOTION of Councillor Kelly and Councillor Christie, it was moved that a capital expenditure not to exceed fifteen thousand dollars (\$15,000) be approved in order to correct the deficiencies at the Gerald J. LeBrun Centre as soon as possible and that this funding be borrowed from the Capital Reserve Fund.

Motion carried unanimously.

7. COST-SHARING ARRANGEMENTS - C.P. ALLEN PLAYING FIELD

Copies of correspondence from Mr. C.E. Stewart, Superintendent of Property and Conveyance, Halifax County Bedford District School Board, were circulated to Members of Council, in which Mr. Stewart advised that the cost of upgrading the C.P. Allen High School Playing Field is now expected to be considerably in excess of the suggested forty-five thousand (\$45,000).

Mr. Stewart requested the consideration of Town Council to cost-share on existing ratios for a field without track to a maximum of fifty-three thousand, four hundred and fifty dollars (\$53,450). This would result in a cost to the Town of Bedford of eleven thousand eight hundred and seventy-eight dollars (\$11,878) in contrast to the original estimate of ten thousand dollars (\$10,000).

ON MOTION of Deputy Mayor Nolan and Councillor Christie, it was moved that the Town Council of the town of Bedford approve an expenditure of approximately eleven thousand, eight hundred and seventy-eight dollars (\$11,878) as the Town's share for the cost of upgrading the C.P. Allen High School Playing Field, contingent on approval of the other parties to the same ratio. Motion carried unanimously.

8. TENDER 86-06 UNION ST. SIDEWALK AND ASSOCIATED WORKS

By memorandum, Rick Paynter, Director of Engineering and Works advised Town Council of the results of Tender Call 86-06 for the installation of a sidewalk and associated works on Union St. Eight responses to the Tender Call were received with the lowest being submitted by Municipal Contracting Ltd. in an amount of seventy-five thousand, five hundred and six dollars (\$75,506).

Mr. Paynter, noted that Council options at this time, respecting the sidewalk project, would be to either award the Contract to Municipal Contracting Ltd. with immediate project implementation in order to complete the works prior to school opening or to delay the project until



SPECIAL SESSION - TOWN COUNCIL - AUGUST 5, 1986

TENDER 86-06 CON'T

the Municipal Board appeal decision has been made on the 26 Union St. project. He advised that the preference of staff would be to implement the project as soon as possible.

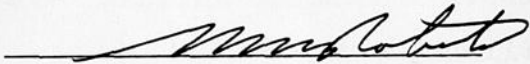
ON MOTION of Councillor Kelly and Deputy Mayor Nolan, it was moved that Town Council authorize the Mayor and Chief Administrative Officer to enter into a Contract with Municipal Contracting Ltd. for the installation of a sidewalk on Union St. and associated works in an amount not to exceed seventy-five thousand, five hundred and six dollars, and that the project be implemented as soon as possible and that negotiations be undertaken for cost-sharing from the 26 Union Street project if and when it proceeds.

9. OTHER Motion carried unanimously.

NIL

10. ADJOURNMENT

ON MOTION of Councillor Kelly and Councillor Christie, it was moved that the meeting adjourn at approximately 5:30 p.m.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

PETITIONS AND DELEGATIONS

PETITIONS

NIL

TOWN OF BEDFORD  
MINUTES  
REGULAR SESSION, AUGUST 18, 1986

A Regular Session of the Town Council of the Town of Bedford took place on Monday, August 18, 1986, 7 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, N.S. 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 Chris Nolan and Councillors Peter Christie, Peter Kelly and David Lugar were in attendance at the commencement of the Session.

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Joan Pryde, Deputy Clerk; Jane Gray, Secretary; John Malcolm, Senior Planner and Rick Paynter, Director of Engineering and Works.

3. APPROVAL OF MINUTES

3.1 REGULAR SESSION - JULY 21, 1986 (#33)

3.2 SPECIAL SESSION - AUGUST 5, 1986 (#35)

ON MOTION of Councillor Christie and Deputy Mayor Nolan, it was moved that the Minutes of the Regular Session of July 21, 1986 and the Special Session of August 5, 1986 be approved. Motion carried unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

NIL

5. APPROVAL OF ORDER OF BUSINESS

On request of some Members of Council, it was agreed that Item 10.2 should be considered prior to consideration of Item 6.

ON MOTION of Councillor Kelly and Councillor Christie, it was moved that the Order of Business, as amended, be approved.  
Motion carried unanimously.

10. PETITIONS AND DELEGATIONS

10.1 PETITIONS

NIL

REGULAR SESSION - TOWN COUNCIL - AUGUST 18, 1986PETITIONS AND DELEGATIONS CON'T10.2 DELEGATIONS10.2.1 COBEQUID MULTISERVICE CENTRE - EXPANSION - REQUEST FOR FUNDING

Mrs. Shirley Freer, Chairman of the Board of the Cobequid Multi Service Centre, spoke briefly to Council with respect to the history of the development of the Centre. In particular, she noted the planning which had been undertaken by volunteers in order to determine the type of centre that was required for this area and the services which should be offered.

She also advised Council of the success which has been encountered to date, and of the reasons for the expansion of the Centre and services offered.

Following Mrs. Freer's presentation, she introduced Mr. Kevin MacNamara, Executive Director of the Centre. Mr. MacNamara described the general services that are now offered and noted that currently thirty-five agencies are making use of the facilities and accommodation afforded in the Centre. He further advised Council, on details of the new programs which will be offered when the expansion of the Centre is complete. In particular he noted the expanded laboratory services, physiotherapy services and an emergency centre.

Councillor Robert Short assumed his place at the meeting at approximately 7:20 p.m.

Mr. Royce Hefler and Mr. Ray Fredericks then spoke to Council on behalf of the Fund Raising Committee. Noting that the Committee's total goal is one million dollars (\$1,000,000) to cover the cost of equipping the addition to the Centre, they advised that, to date, approximately seven hundred thousand (\$700,000) has been raised. They requested serious consideration of Council to a contribution of fifty thousand (\$50,000) over the next three years.

Mayor Roberts extended the thanks of Council to Mrs. Freer and Messrs MacNamara, Hefler and Fredericks for their presentations and advised that a decision would be forwarded to them as soon as possible.



REGULAR SESSION - TOWN COUNCIL - AUGUST 18, 1986COBEQUID MULTISERVICE CENTRE CON'T

During a brief ensuing discussion, it was agreed by Council that a response should be forwarded to both the Cobequid Multi Service Centre and to the Grace Maternity Hospital with respect to requests for support sometime during the month of September.

6. MOTIONS OF RECONSIDERATION6.1 AMENDMENT TO ZONING BY-LAW - ADVERTISING IN BUS SHELTERS

ON MOTION of Councillor Kelly and Councillor Lugar, it was moved that a Motion, as follows, passed at a Session of Town Council held on July 21, 1986 be reconsidered:

"Moved that a clause be inserted in the Zoning By-Law which would permit Bus Shelter Advertising."

The Motion was put to the meeting and passed. Councillor Short and Councillor Christie voted against the Motion.

ON MOTION of Councillor Kelly and Councillor Lugar, it was moved that a clause be inserted in the Zoning By-Law which would permit Bus Shelter advertising.

In speaking to the Motion, Councillor Kelly, with the aid of slide projection, illustrated various bus shelters located both within the City of Halifax and the Town of Bedford and also depicted some areas in Bedford which do not have shelters. He expressed the opinion that it would be in the best interest of the Town to contract out the installation and maintenance of Bus Shelters and to eliminate all costs to the Town. In particular he noted that the original capital costs of the installation of the current six shelters would be returned to the Town if the service is contracted out.

In speaking against the Motion, both Councillor Christie and Councillor Short expressed concern with respect to the fact that the Town would have no control over the type of advertising placed on Bus Shelters and that such a procedure might also lead to requests for other types of advertising to be placed on Town owned property.

ON MOTION of Councillor Short and Councillor Christie, it was moved that further consideration of the Motion be deferred pending an opportunity for the matter to be considered by the Transit Advisory Committee. Motion defeated. Councillor Lugar, Councillor Kelly and Deputy Mayor Nolan voted against the Motion.

REGULAR SESSION - TOWN COUNCIL - AUGUST 18, 1986AMENDMENT TO ZONING BY-LAW CON'T

In speaking to the original Motion, Deputy Mayor Nolan also suggested that, if the applicable clause in the Zoning By-Law is worded carefully, it will be clear that only advertising in Bus Shelters will be permitted on the public right-of-way.

The Motion was put to the meeting and passed. Councillor Christie and Councillor Short voted against the Motion.

ON MOTION of Councillor Kelly and Councillor Lugar, it was moved that the Chief Administrative Officer be authorized to set a date and time and advertise that a Public Hearing will be held to consider an amendment to the Zoning By-Law which would permit advertising in Bus Shelters located in the street rights-of-way. Motion carried. Councillor Short and Councillor Christie voted against the Motion.

7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES7.1 ADMIRAL COVE ESTATES - REPORT

By memorandum, the Chief Administrative Officer advised Council of the status of a report which had been requested from staff concerning Admiral Cove Estates. With respect to the transfer of ownership of land in the Admiral Cove Estates Subdivision from the developer to the Town of Bedford, Mr. English advised that the Director of Planning has been on annual leave since August 11, 1986 and in the absence of the actual Court Order and the written Court decision, was unable to complete discussions with the developer relative to this matter prior to his departure. He further advised that the Town has since received a letter from the developer which basically provides assurances that they are willing to adhere, in all ways, to the agreement as negotiated, and dated July 8, 1986.

Council was further advised that the Director of Engineering and the Chief Administrative Officer have attempted to meet with the developer and expect that such a meeting will take place on Tuesday, August 19, 1986.

By memorandum, Rick Paynter advised Council with respect to details of the problems being encountered relative to road grade of Admiral Cove Drive in relation to existing homes on Eaglewood Drive. Attached to his memorandum was a copy of a letter from Alderney Consultants Ltd. attempting to clarify why it is not recommended that the grade, as proposed, be revised. Mr. Paynter expressed the opinion that the design

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proposed is satisfactory given the topography that is being encountered and the fact that the Town would not agree to pay the extra cost involved in lowering the road grade in order to satisfy one specific request.

With respect to the clarification of compensation for any disruption to abutting property owners, Mr. Paynter expressed the opinion that, at this point in time, he would not be in a position to make a determination as to whether or not compensation would be owed to an existing property on the low side.

He further advised Council that, if Alderney Consultants are agreeable, he will arrange a meeting with Dr. and Mrs. Morrison in order that the matter can be reviewed with them with a view to assuring them that the grades, as proposed, will not have any kind of injurious affect on their existing property.

In response to an enquiry from Council as to whether or not the developer would be obliged to build a wall to protect the walkway, in the area from Admiral's Cove Drive to Golf Links Road (especially in the area of Lot B18), Council was advised that it could be presumed that the extent of the bonding being required for this project will ensure that all necessary protection of the walkway will be effected.

In response to some concern expressed by Council that the developer is proceeding with work prior to the resolution of obvious problems, it was noted by staff that, at the moment, the developer is only doing that which he has a legal right to do on his own property.

7.2 BEDFORD JUNIOR HIGH SCHOOL - EXTENSION OF FENCING

Copies of correspondence from C.E. Stewart, Supt. of Property and Conveyance, Halifax County-Bedford District School Board, were circulated to Members of Council. In this correspondence, Mr. Stewart advised that the School Board has a policy of not constructing boundary fences; therefore, he could not agree that the Board should pay for the portion of the fence that is now desired.

ON MOTION of Councillor Kelly and Councillor Christie, it was moved that the Town agree to fund the cost of \$3,150 to complete the fence on the south side of the Bedford Junior High School Playing Field, and that this project be deferred until 1987 if funding is not available in the 1986 Capital Budget.



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In speaking to the Motion and with the aid of slide projections, Councillor Kelly illustrated the problems now being encountered and expressed the opinion that the placement of the fence was justified, if for no other reason than the fact that the residents involved were there long before the school was built.

Some concern was expressed by Mayor Roberts that the agreement to construct this particular portion of school fencing might establish a precedent under which other requests would be received throughout the community.

ON MOTION of Deputy Mayor Nolan and Councillor Short, it was moved that further consideration of this Motion be deferred pending an opportunity to request cost-sharing of the project from the Halifax County-Bedford District School Board. Motion carried unanimously.

It was agreed that this request should be forwarded directly to the School Board rather than to staff.

8. MOTIONS OF RECISSION

NIL

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

NIL

11. MOTIONS11.1 BY-LAW RESPECTING NOISE (THIRD READING)

Copies of a proposed By-Law Respecting Noise were circulated to Members of Council for Third Reading.

During the ensuing discussion, concern was expressed by Councillor Kelly that the proposed By-Law does not address the problem of commercial and industrial noise which still exists, particularly in the area of the Bedford Place Mall.

He asked if Council could restrict commercial trucks to certain hours of the day and it was agreed that this question should be directed to the Traffic Authority.

In response to a request from Mr. Fred Hall, it was agreed that he should be allowed to speak to Council.

BYLAW RESPECTING NOISE (Cont'd)

Mr. Hall emphasized the problems of commercial noise which is emanating from the Bedford Place Mall during the nighttime hours, and requested that Town Council do everything possible to ensure that this noise is eliminated.

ON MOTION of Councillor Kelly and Councillor Christie, it was moved that the Town of Bedford seek legal advice with respect to commercial trucking and industrial noises that are emanating from the rear portion of the Bedford Place Mall, and that the Chief Administrative Officer be requested to correspond with the administration of the mall, advising of these concerns and indicating that if steps are not taken to curtail same, the Town will be forced to seek legal action. Motion carried unanimously.

During a review of the proposed Bylaw Respecting Noise, it was agreed that Clause 8, Paragraph 2 should indicate, that the fee for a license shall be \$100 and that a new Clause 8, Paragraph 3 should be added indicating that the fee for a license for 90 days shall be \$250. It was also agreed that a new Clause 9(3) should be included in the Bylaw as follows:

"A license for 90 days issued under this Bylaw shall expire at 9 o'clock in the afternoon of the 90th day following the day in which the license was issued, and in calculating the 90 days, the day on which the license was issued shall be deemed to be the first day."

ON MOTION of Councillor Christie and Councillor Lugar, it was moved that the proposed Bylaw Respecting Noise, as circulated and amended, be approved subject to the approval of the Minister of Municipal Affairs. Motion carried unanimously.

11.2 METROPOLITAN AUTHORITY ACT - BYLAW RESPECTING THE DESIGN CONSTRUCTION AND OPERATION OF A REGIONAL SOLID WASTE MANAGEMENT SYSTEM

11.3 METROPOLITAN AUTHORITY ACT - BYLAW RESPECTING THE ESTABLISHMENT, OPERATION AND MAINTENANCE OF A REGIONAL PUBLIC TRANSIT SYSTEM

By memorandum, the Chief Administrative Officer advised that advice has been received recently that the Metropolitan Authority Act was proclaimed on July 22, 1986 and it is now in order for the Town of Bedford to approve Bylaws Respecting the Design, Construction and Operation of a Regional Solid Waste Management System, and Respecting the Establishment, Operation and Maintenance of a Regional Public Transit System.

REGULAR SESSION - TOWN COUNCIL - AUGUST 18, 1986METROPOLITAN AUTHORITY ACT - BY-LAWS CON'T

Copies of these two proposed By-Laws were circulated to Members of Council. It was further noted by the Chief Administrative Officer that, as Notice of Motion was served at the July 21, 1986 Council Meeting, he would recommend the waiving of the Third Reading requirement which is a matter of Town policy and consider the approval of the By-Laws at this time.

ON MOTION of Councillor Short and Councillor Lugar, it was moved that the Town Council of the Town of Bedford approve the By-Law Respecting the Design, Construction and Operation of a Regional Solid Waste Management System and the By-Law Respecting the Establishment, Operation and Maintenance of a Regional Public Transit System, as circulated, subject to the approval of the Minister of Municipal Affairs. Motion carried unanimously.

12. NEW BUSINESS12.3 METROPOLITAN AUTHORITY - NEW ACT

By memorandum, the Chief Administrative Officer advised that the new Metropolitan Authority Act requires that two members be appointed by Bedford Council to serve on the Authority, with one being the Mayor and the other a Member of Council.

ON MOTION of Councillor Kelly and Councillor Christie, it was moved that Mayor Keith Roberts and Deputy Mayor Chris Nolan be appointed to serve on the Metropolitan Authority as representatives from the Town of Bedford. Motion carried unanimously.

ON MOTION of Deputy Mayor Nolan and Councillor Lugar, it was moved that Mayor Keith Roberts be appointed to serve on the Metropolitan Transit Commission as a representative from the Town of Bedford. Motion carried unanimously.

12.1 COLLECTIVE AGREEMENT - TOWN OF BEDFORD LOCAL 2715 IAFF

By memorandum, the Chief Administrative Officer advised Council on details of a proposed Collective Agreement between the Town of Bedford and Local 2715 International Association of Fire Fighters. In particular, it was noted by Mr. English that the period of agreement would be changed from one year to two years and that the work week would be changed from five day shifts amounting to forty-two and one half hours per week to four day shifts amounting to forty-two hours per week.



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Salary increases proposed are 4 percent for 1986 retro-active to January 1, 1986 and 6 percent effective January 1, 1987.

It was also noted that promotions are now subject to at least one year's satisfactory performance at an appointed level, and the existing sick leave provision in the Firemen's Collective Agreement has been completely deleted and is replaced with a sick leave provision as now contained within the Non-Union and Police Policies.

It was recommended by the negotiating committee that Town Council give favourable consideration to the approval of this contract.

ON MOTION of Councillor Christie and Councillor Lugar, it was moved that the Town Council appoint a liason committee which would meet on a regular basis with the Firemen to discuss matters of mutual concern. Motion carried unanimously.

ON MOTION of Councillor Short and Deputy Mayor Nolan, it was moved that Councillor Roy and Councillor Christie act as the liason committee with the fire fighters for the balance of 1986. Motion carried unanimously.

12.2

CONSIDERATION - WARD SYSTEM - TOWN OF BEDFORD

By memorandum, Joan Pryde, Deputy Clerk advised Council that, on the request of Councillor Kelly, the matter of the possibility of requesting a Municipal Ward System for the Town of Bedford was placed on the Agenda for the consideration of Council.

In response to a request from Councillor Kelly, and agreement of Mayor Roberts, the Deputy Clerk read into the record applicable sections of the Municipal Boundaries and Representation Act concerning the possibility of applying to the Municipal Board for approval of a Ward system.

In speaking to the matter, Councillor Kelly advised that many residents of the Town of Bedford have asked him to bring this matter to the attention of Council. He presented a petition signed by more than one hundred residents also asking that this matter be considered. He enquired of Council as to whether a committee could be established to look into the pros and cons of a Ward System and to ultimately arrange for a Special Meeting to consider the matter.

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## REGULAR SESSION - TOWN COUNCIL - AUGUST 18, 1986

CONSIDERATION - WARD SYSTEM - CON'T

During the ensuing discussion, some Council Members expressed the opinion that a Public Meeting should be sponsored but that Town Council and staff should not be the group to outline the pros and cons of the matter.

ON MOTION of Councillor Kelly and Councillor Christie, it was moved that a Public Meeting be held concerning the subject of the possibility of a Ward System for the Town of Bedford and that, in doing so, speakers be invited who are prepared to advise on the advantages and disadvantages of a Ward System; further that representatives from the Homeowners Association and the Institute of Public Affairs be invited to attend this meeting. Motion carried unanimously.

12.4 CROSSWALK GUARDS

By memorandum, Joan Pryde, Deputy Clerk, advised Council on the current status of crosswalk and pathway guards throughout the Town of Bedford and requested the Consideration of Council as to whether or not a guard should be placed at the Intersection of the Hammonds Plains Road/Bedford Hills Road and also at the entrance of the Ridgevale Subdivision and the Dartmouth Highway. It was also noted by Mrs. Pryde that Council is again being asked to consider the placement of a guard on the South Collector Road located in the Bedford Village Subdivision.

By memorandum, Rick Paynter, Director of Engineering and Works advised Council of steps which are now being taken to try to ensure the safety of children crossing the Dartmouth Highway from the Ridgevale Subdivision.

ON MOTION of Councillor Lugar and Councillor Kelly, it was moved that a crosswalk guard be placed at the intersection of the Hammonds Plains Road/Bedford Hills Road for the month of September following which a decision will be made as to whether or not such a guard will be required for the balance of the school year.

ON MOTION of Councillor Short and Councillor Christie, it was moved that staff be authorized to place a crosswalk guard at the crosswalk to be located at the intersection of the entrance to Ridgevale Subdivision and the Dartmouth Highway. Motion carried unanimously.

During a discussion with respect to the situation on the South Collector Road, Council was strongly encouraged by Mr. John Carnaghan, Chairman of the Bedford Village Resident's Association to consider the need for an attendant once children are walking to and from Glen Moir School as a result of the pending removal of the temporary bus service.



Council was however, advised that, in all likelihood, bus service to Glen Moir School from Bedford Village will continue during the construction phase of this highway.

It was agreed by Council that further consideration of this matter will be deferred until the children are actually walking to and from school.

It was also agreed by Council that the crosswalk guard services located at the intersection of Scotia Drive and Rocky Lake Drive and at the intersection of Wardour Street and the Dartmouth highway should be continued.

In response to an inquiry as to whether or not the Town Engineer has had a response from the Department of Highways with respect to his request that the existing centre passing lane be declared a left turning lane only, between Bedford Highway and Ridgevale Drive, Mr. Paynter advised that no response has been received to date.

#### 12.5 DISCOUNT - EARLY PAYMENT OF TAXES

By memoranda, both Dan R. English, Chief Administrative Officer and Ron Singer, Accountant, addressed the matter of the possibility of implementing a discount system for early payment of taxes. Noting that the Town is presently experiencing excellent cash flow and that the offering of discounts would represent an expense to the Town, thereby necessitating an additional budgeted expenditure under Fiscal Services, it was recommended by Mr. Singer that such a system not be implemented. This opinion was supported by the Chief Administrative Officer, given the negative effect such a concept would have on the Town's tax rates and the questionable benefit to ratepayers.

ON MOTION of Councillor Short and Deputy Mayor Nolan, it was moved that the Town not consider a discount for early payment of taxes. Motion carried unanimously.

#### 12.6 TRAFFIC CONTROL DEVICES - TENDER - HAMMOND PLAINS ROAD

By memorandum, Rick Paynter, Director of Engineering and Works, advised Council of the result of Tender Calls 86-07A, 86-07B, and 86-07C respecting street lighting equipment, and recommended that tenders 86-07A and 86-07B be awarded to Black and MacDonald Limited; further that tender 86-07C be awarded to Tacel Limited.

Following a brief discussion, the opinion was expressed by Council that all three tenders should be awarded to the low bidder.



REGULAR SESSION - TOWN COUNCIL - AUGUST 18, 1986TRAFFIC CONTROL DEVICES - TENDERS - CON'T

ON MOTION of Councillor David Lugar and Councillor Peter Kelly, it was moved that Tenders 86-07A, 86-07B and 86-07C be awarded to Black and MacDonald Limited, in the respective amounts of \$5,086.00, \$6,109.00 and \$6,359.00. Motion carried unanimously.

13. STANDING COMMITTEE REPORTS

NIL

14. OTHER REPORTS14.1 FIRE CHIEF'S MONTHLY REPORT - JULY, 198614.2 ANIMAL CONTROL MONTHLY REPORT - JULY, 198614.3 TAX COLLECTION REPORT TO JULY 31, 1986

The Fire Chief's Monthly Report for July, 1986, the Animal Control Report for July, 1986 and the Tax Collection Report to July 31, 1986 were received for information.

15. CORRESPONDENCE15.1 LETTER OF RESIGNATION - K.A. MACINNIS, TOWN SOLICITOR

Copies of correspondence from Kenneth MacInnis, Town Solicitor were circulated to members of Council in which Mr. MacInnis advised of his resignation as Town Solicitor for the Town of Bedford.

ON MOTION of Councillor Short and Councillor Kelly, it was moved that Town Council take no action on this matter until it has an opportunity to discuss the resignation with Mr. MacInnis. Motion carried unanimously.

ON MOTION of Deputy Mayor Nolan and Councillor Christie it was moved that a staff report be prepared with respect to what options may be available to the Town acquiring legal services, including the hiring of a staff solicitor, or continuing the practice of retaining a solicitor as in the past. Motion carried unanimously.

15.2 HONOURABLE EDMUND MORRIS - NOMINATION TO, "OFFICIALS COMMITTEE-SERVICE DEVELOPMENT FOR MENTALLY RETARDED ADULTS"

Copies of correspondence from the Honourable Edmund Morris were circulated to members of Council in which he requested the nomination of one or two persons to serve on a joint committee with senior staff from his Department.

REGULAR SESSION - TOWN COUNCIL - AUGUST 18, 1986HONOURABLE EDMUND MORRIS CON'T

ON MOTION of Councilor Short and Councilor Kelly it was moved that Mrs. Caroline Bethune and Mrs. Joan Pryde be nominated to serve on the Joint Officials Committee as requested by the Minister of Social Services. Motion carried unanimously.

15.3 UNSM ANNUAL CONFERENCE

In response to a request from the Chief Administrative Officer as to which members of Council would be willing to act as official delegates to the annual UNSM Conference, it was agreed that Mayor Roberts, Councillor Lugar, Councillor Kelly, and Councillor Short should be registered as delegates and that Councillor Roy should be contacted to determine whether or not he wished to act as a delegate.

15.4 CORRESPONDENCE - K C ROWE CHAIRMAN BOARD OF POLICE COMMISSIONERS CITY OF HALIFAX - REQUEST FOR PROPOSALS COMPUTER REQUIRMENT

Copies of correspondence from K.C. Rowe, Chairman, Board of Police Commissioners, City of Halifax were circulated to Members of Council in which Mr. Rowe requested the consideration of Council as to whether or not the Town of Bedford wishes to join with the City of Halifax with respect to a tender call for computer requirements.

Council was further advised by Mayor Roberts that representatives of the HPD Task force were willing to attend a joint meeting of the Bedford Board of Police Commissioners and Town Council to make a presentation concerning a proposed system of information and communications resources.

Following a brief discussion it was agreed that a meeting of the Board of Commissioners and Town Council to hear this presentation should be called for 4 p.m. August 26, 1986.

15.5 MUNICIPAL BOARD RE: H. MACKINLEY - APPEAL

Copies of various items of correspondence between H. A. Mackinley, 23 Mill Court, Bedford and the Municipal Board and concerning an appeal to a contract development agreement for Multiple Family Residential Units - Hammonds Plains Road, were circulated to members of Council and were received for information.

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16 NOTICES OF MOTION

NIL

17 QUESTIONS

17.1 ACTION SHEET

17.1 APPROVAL OF SCHOOL SITE - TOWN OF BEDFORD

Councillor Short expressed some concern that no action has yet been taken to ensure the availability of the desired site for a new school if and when required in the Bedford Village area.

ON MOTION of Councillor Short and Councillor Christie, it was moved that Town staff be authorized to obtain appraisals of the desired site in order that Council will have an indication of the future costs involved. Motion carried unanimously.

18 ADDED ITEMS

Nil


19 OTHER

Nil

20 ADJOURNMENT

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

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Chief Administrative Officer



TOWN OF BEDFORD

MINUTES

PUBLIC HEARING - SEPTEMBER 8, 1986

A Public Hearing was held by the Town Council of the Town of Bedford on Monday, September 8, 1986, at 7:30 p.m. in the Bedford Fire Hall, Bedford, Nova Scotia, Deputy Mayor Chris Nolan presiding

1. ATTENDANCE

Councillors Peter Christie, Peter Kelly, David Lugar, William Roy and Robert Short were in attendance at the commencement of the Hearing.

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

Mr. Peter McInroy, Solicitor, was also in attendance at this Hearing.

Approximately twenty-five members of the general public attended the Hearing.

2. PURPOSE OF PUBLIC HEARING

In opening the Session, Deputy Mayor Nolan advised that the purpose of this Public Hearing was to receive and consider submissions pertaining to an application for a Contract Development Agreement for the construction of two multiple family residential buildings, containing a total of 66 units, with associated parking and recreation space, located on Lot J-1, a 3 acre parcel that lies behind the Ponderosa Steak House (Bedford Place Mall) and bounded by the Sackville River to the east.

Deputy Mayor Nolan advised the meeting that, in compliance with the requirements of the Nova Scotia Planning Act, advertisements were placed in the Halifax Chronicle Herald, Halifax Mail Star, and the Daily News, advising of the purpose, time and location of this Public Hearing.

3. STAFF REPORT

John Malcolm, Senior Planner, reviewed general details of the proposed Development Agreement, in particular, its relation to the Residential Objectives and Policies of the Town's Municipal Development Plan; its access to the collector/arterial road system; its proximity to existing or proposed recreation facilities, and the extent of servicing capabilities in the area.

3. STAFF REPORT (Cont'd)

Mr. Malcolm also advised that in considering this application, Staff addressed the requirements of Policy Z-4 of the Municipal Development Plan, with respect to whether or not the proposal is in conformance with the intent of the Plan and with the regulations of all other Town Bylaws and Regulations; whether the proposal is compatible with adjacent uses and the existing development form in the area; whether provisions are made for buffering screening, and access control to reduce potential incompatibility with adjacent land uses and traffic arteries; and, that the proposal is not premature or inappropriate.

Mr. Malcolm further advised that, based upon the extensive review, and on the expectation that access will be secured under terms noted in Section 4 of the Contract, it was the recommendation of the Planning and Development Control Department, that this application for a Development Agreement be accepted and approved by Council.

By memorandum, David Lugar, Chairman, Bedford Planning Advisory Committee, advised that it was the recommendation of the Bedford Planning Advisory Committee that this application for a Contract Development Agreement be approved, subject to the Resolution of the Legal Agreement between Marathon Realty and Westgate Park Limited, concerning access to the property in question, and also subject to the owners of Lots 1 through 10 gaining access to their lots prior to the signing of a Development Agreement.

4. DEVELOPER'S SUBMISSION

Mr. Martin Eisenhower addressed the meeting, outlining in particular the development history of the area in question, and noting that the road which will be built over parcel G-1 would serve not only the parcel involved in this particular Contract Development Agreement, but would also serve as an access for Lots 1 to 10.

Mr. Eisenhower advised the meeting that his company has agreed to build a walkway along the portion of the river in this area, and that all possible means will be taken to avoid siltation of the river while construction is taking place.

Mr. William Anwyll, Architect, addressed the meeting and, in particular, described the design and type of construction which is planned; also the location of the parking and recreation areas.