

The second step would be for Council to clarify the definition of a large commercial extraction operation by adding a specific definition to the Land Use Bylaw. The addition of a definition for extractive industries would augment the position undertaken in the first step. This would not require an amendment to the M.D.P. by virtue of Policy E-13 (b).

ON MOTION of Councillor Nolan and Councillor Kelly, it was moved that:

WHEREAS the public has expressed its concern that quarrying or extractive industries not be located within the Town of Bedford without an opportunity for public participation through the Public Hearing process; and

WHEREAS Council wishes to clearly indicate that extractive industries, of a commercial nature, are considered to be industrial uses and shall only proceed by way of Development Agreement;

BE IT THEREFORE RESOLVED that the Council of the Town of Bedford serve notice of its intention to amend the Land Use Bylaw to include the following definition:

" Extractive Industry' means a commercial operation involving the altering of land, or the removal of soil or other materials from the land, excepting the work of landscape companies, and shall be deemed to be an industrial use." Motion Carried Unanimously.

3. TRUCK TRAFFIC - WATERFRONT LAND RECLAMATION PROJECT

Mr. English, Chief Administrative Officer, informed Council that he has recently been able to obtain a copy of the Specifications respecting the Bedford Waterfront Development Land Reclamation Tender Call. He referred Council to a clause under the General Provisions regarding Haul Roads and it was generally agreed that such would not, without the full cooperation of the contractor, achieve the desired degree of controls regarding the movement of trucks, hours of operation, frequencies, etc.


A Public Hearing by the Town Council of the Town of Bedford was held ...3

SPECIAL EMERGENCY SESSION - JUNE 14, 1988

Mr. McInroy commented on the lack of control which could be exercised by the Town's Traffic Authority considering the fact that the Haul Roads will likely follow Provincial arterials. Mr. McInroy was of the opinion that it would be open to the Bedford Waterfront Development Corporation to include in any contracts it signs with the successful tenderer on the supply of rock that deliveries will not be received except between certain hours. In his opinion that would effectively limit the truck traffic by contract.

ON MOTION of Councillor Lugar and Councillor Kelly, it was moved that the Chief Administrative Officer be instructed to request consideration of the B.W.D.C. Board of Directors that prior to any contract signing taking place that a meeting be convened between representatives of the Board, the Town's Traffic Management Group and the successful contractor in order that appropriate terms and conditions agreeable to all parties, can be developed with respect to travelling times, frequencies, etc. and incorporated into the actual contract documentation.
Motion Carried Unanimously.

The meeting adjourned at approximately 9:30 a.m.



CHIEF ADMINISTRATIVE OFFICER

MAYOR

B/C

A Public Hearing by the Town Council of the Town of Bedford was held on Monday June 20, 1988, 7:30 PM in the Council Chambers, Suite 400 Bedford Tower, Bedford Nova Scotia, Mayor Keith Roberts presiding.

ATTENDANCE:

Deputy Mayor Peter Christie and Councillors Peter Kelly, David Lugar, Chris Nolan, William Roy, and Robert Short were in attendance at the commencement of the session.

Staff members attending this session included Joan Pryde -Deputy Clerk, John Malcolm - Senior Planner, Barry Zwicker - Director of Planning and Development Control, and Rick Paynter - Director of Engineering and Works.

PURPOSE OF PUBLIC HEARING:

In response to a request from Mayor Roberts, John Malcolm advised that the purpose of the Public Hearing was to consider a proposed ammendment to the general project development agreement for the Mill Cove Project, changing the required components of phase two from 32,000 square feet of warehouse retail space and 80,000 square feet of office space and associated parking, to 32,000 square feet of commercial space, a 1,500 seat theatre complex and a two storey office/retail building with a 10,000 square foot path totaling 20,000 square feet.

Mr. Malcolm also advised that the Public Hearing has been advertised in compliance with requirements of the Planning Act of Nova Scotia. He further noted that the Public Hearing is necessary whenever a substantial ammendment to a contract agreement is being considered.

STAFF REPORTS:

With the aid of architectural drawings, Mr. Malcolm reviewed for the benefit of council the changes which are being proposed in this development agreement in contrast to what was originally approved.

Council was also advised that it is the recommendation of the Planning and Development Control Department that the proposed ammendments to Phase Two of the Mill Cove Development be approved by Town Council.

It was noted that at a meeting of the Bedford Planning Advisory Committee held on May 18, 1988 a motion was approved that the committee recommend to Town Council that the requested ammendments to Phase Two of the Mill Cove Development go forward to Public Hearing and that the applicant include in, or satisfactorily address the following:

- 1) Inclusion of office space in Phase Three, because this change is significant from the intent of the original contract development agreement.

PUBLIC HEARING- June 20, 1988

- 2) Consideration of a revised roadway and sidewalk system to provide greater security to walkers, to the buildings and within the site.
- 3) Consideration to improving the landscape on all sides and improved architectural relief (ie. Not blank walls) on the walls.

QUESTIONS FROM COUNCIL:

In response to an inquiry from Council as to whether or not the concerns of BPAC have been addressed in this revised proposal, Mr. Malcolm advised that the developer is in favour of the concern regarding office space and has agreed to develop the walkway as requested. The request for improving the landscape on all sides and improved architectural relief have also been addressed.

In response to an inquiry from Council, Mr. Malcolm also reviewed where the new parking spaces will be placed.

SUBMISSIONS FROM THE GENERAL PUBLIC:

Mr. Will Apold addressed Council expressing concern with respect to the reduced commercial assessment which will result if this ammendment to the contract development agreement is approved. He expressed the opinion that the reduction will be in the area of \$ 4,700,000 and noted that this will have a rather heavy financial impact. In particular, this is-a result of reducing the originally proposed eight storey office complex to two storeys.

In response, the proponent for the development advised that the developer was addressing concerns respecting the viewplane from the Hammonds Plains Road area if the eight storey building was constructed as planned originally.

In response to three calls from Mayor Roberts, there were no further submissions from the general public.

In response to an inquiry from Council with respect to the time frame of this development, the advice was forthcoming that it is hoped that the theatre complex will be constructed in time for a Christmas opening. Currently there are no definite plans for the construction of the two storey office complex.

ADJOURNMENT:

On motion of Councillor Kelly and Councillor Lugar it was moved that the Public Hearing be adjourned at approximately 8:00 PM.


DEPUTY CLERK

MAYOR

TOWN OF BEDFORD
REGULAR SESSION
JUNE 20, 1988

A Regular Session of the Town Council of the Town of Bedford was held on Monday, June 20, 1988, 8:00 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 Peter Christie and Councillors Peter Kelly, David Lugar, Chris Nolan, William Roy and Robert Short were in attendance at the commencement of the Session.

Staff members attending this meeting included Dan English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development Control; Rick Paynter, Director of Engineering and Works; John Malcolm, Senior Planner; Joan Pryde, Deputy Clerk; Ron Singer, Director of Finance; Robert Nauss, Director of Recreation and Eric Sheppard, Assistant Deputy Chief, Bedford Fire Department. David Selig, Fire Chief, was also in attendance.

3. APPROVAL OF MINUTES

3.1 REGULAR SESSION - MAY 16, 1988

3.2 EMERGENCY SESSION - JUNE 14, 1988

ON MOTION of Councillor Nolan and Councillor Short, it was moved that the minutes of the Regular Session, May 16, 1988 and the Emergency Session of June 14, 1988 be approved. Motion approved unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

It was unanimously agreed that consideration of Item 10.1 should be deferred pending the arrival of Mr. A. Duffus at the meeting.

Council further agreed that Councillor Chris Nolan, Chairman, Bedford Planning Advisory Committee be permitted to circulate further information respecting activities of the Bedford Planning Advisory Committee during consideration of Item 13.1.

REGULAR SESSION - JUNE 20, 1988

5. APPROVAL OF ORDER OF BUSINESS

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

6. MOTIONS OF RECONSIDERATION

NIL

7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

7.1 TAXATION EXEMPTION - DISABLED PERSONS - BILL NO. 57, PROVINCE OF NOVA SCOTIA

Copies of Bill No. 57, Province of Nova Scotia respecting a taxation exemption for disabled persons within the Town of Bedford were circulated to Members of Council for information.

In response to an inquiry from Council as to whether the provisions of this Bill could be implemented in respect to the 1988 taxation year, it was agreed that this question would be addressed by the Chief Administrative Officer.

7.2 1989 CAPITAL BUDGET RE TEMPORARY FINANCING ARRANGEMENTS - ACQUISITION OF FIRE DEPARTMENT PUMPER/TANKER

By memorandum, the Chief Administrative Officer circulated pertinent information and correspondence relative to the acquisition and required temporary financing arrangements regarding a proposed new for a pumper/tanker for the Fire Department.

It was recommended that, as a means of not affecting the 1988 Capital Budget, the initial monies required for the pumper/tanker purchase, be temporarily withdrawn from the Operating Reserve Fund, to be repaid in 1989 from a Debenture Issue.

ON MOTION of Councillor Lugar and Councillor Christie, it was moved that the Town Council of the Town of Bedford approve the financial arrangements as recommended by the Chief Administrative Officer for the purchase of the pumper/tanker for the Bedford Fire Department.

During discussion of the Motion, it was agreed by Chief Selig that some arrangement should be made to ensure fire protection coverage for the chassis and pump components of this vehicle during the period of time that they are owned by the Town but not actually located within the premises of the Fire Department.

The Motion was put to the meeting and approved unanimously.

8. MOTIONS OF RESCISSION

NIL

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

9.1 PUBLIC HEARING #88-04 - JUNE 20, 1988 - MILL COVE PROJECT

In response to an inquiry from Mayor Roberts as to whether or not Town Council wished to consider a Motion relative to the Public Hearing respecting the Mill Cove development project, held prior to the current Council Session, it was agreed that this matter should be considered.

ON MOTION of Councillor Nolan and Councillor Kelly, it was moved that the Town Council of the Town of Bedford approve, in principle, the entering into of a Contract Development Agreement respecting the proposed Phase 2 component of the Mill Cove Development Project with the proviso that the Contract satisfactorily address the three concerns expressed by the Bedford Planning Advisory Committee as follows:

1. Inclusion of office space in Phase 3 because the change is significant from the intent of the original Contract Development Agreement; and
2. Consideration of a revised roadway and sidewalk system to provide greater security to walkers to the buildings and within the site; and
3. Consideration to improving landscaping on all sides and improved architectural relief on the walls.

During discussion of the Motion, John Malcolm, Senior Planner advised with respect to the viewplanes which would be affected if the originally planned eight storey office building was constructed rather than the two storey office building which is now proposed.

The Motion was put to the meeting and approved unanimously.

Councillor Chris Nolan, Chairman, Bedford Planning Advisory Committee advised Council that John Malcolm, Senior Planner, would be leaving the services of the Town of Bedford within a day or two and relocating to Scarborough, Ontario. He offered the thanks of both the Town Council and the Bedford Planning Advisory Committee to Mr. Malcolm for his services rendered and wished him well in his new endeavors.

11. MOTIONS

11.1 FORT SACKVILLE MANOR - DESIGNATION AS HERITAGE PROPERTY
(MOTION SERVED BY DEPUTY MAYOR P. CHRISTIE, MAY 16, 1988)

ON MOTION of Deputy Mayor Christie and Councillor Roy, it was moved that:

WHEREAS the Province of Nova Scotia adopted a Heritage Property Act in 1980;and

WHEREAS the Town of Bedford adopted a Heritage Property By-Law on September 14, 1981; and

WHEREAS By-Law requires the Town of Bedford to establish and maintain a Town Registry of Heritage Property, and provides that Council may register a building, streetscape or area as a Town Heritage Property;

BE IT THEREFORE RESOLVED that the Town of Bedford register the Fort Sackville Property and Manor House as a Heritage Property and record this in the Town Registry of Heritage Property and that notice of such registry be carried out in accordance with the By-Law.

During the ensuing discussion, it was noted that the designating of a property as a Town Heritage Property will provide an interim period of one year during which the owners of the property may not substantially or visually affect the architecture or design of the property.

In response to an inquiry from Council, Members were advised that the owners of the property have been consulted about the proposal to designate same as a Heritage Property and have expressed favour of this action.

The Motion was put to the meeting and was approved unanimously.

12. NEW BUSINESS

12.1 TENDER 88-04 MAIN STREET UPGRADING - AWARD

In response to a request from Rick Paynter, Director of Engineering and Works, it was agreed that consideration of this item would be deferred to a future meeting.

12.2 GENERAL BORROWING RESOLUTION - 1988

By memorandum, Ron Singer, Director of Finance, requested consideration of Town Council to the approval of a Temporary Borrowing Resolution for 1988. He noted that the amount of

REGULAR SESSION - june 20, 1988

12.2 CON'T

temporary borrowings which may be required by a Town for current expenditures in any year, is limited to 50 percent of the taxes levied by the Town in the previous year and that according to the Town's 1987 audited financial statements, total taxes including grants in lieu amounted to a combined total of \$6,938,028.

ON MOTION of Deputy Mayor Christie and Councillor Short, it was moved that the 1988 General Borrowing Resolution, as circulated in the amount of \$3,469,014 be approved. Motion approved unanimously.

12.3 RECREATION DEPARTMENT - AWARD OF TENDERS - RANGE PARK AND TENNIS COURT12.3.1 AWARD OF TENDER - RANGE PARK

By memorandum, Robert Nauss, Director of Recreation advised Council with respect to results of the tender call for Phase 3 of the Range Park development. Tenders were received from four companies with the lowest in the amount of \$326,313 being submitted by Terra Nova Landscaping Ltd.

It was noted by Mr. Nauss that the 1988 budget estimate for the project is \$320,000 and, in consideration of this fact, it was recommended that the, "outer edge," mark of the landscaping component of the track-soccer facility be deleted from the low bid (\$14,000) and that Porter Dillon Associates be engaged as on-site consultants regarding supervision and inspection, at a cost of \$17,000.

In summary, it was recommended by the Recreation Commission that the contract be awarded to Terra Nova Landscaping Limited at a revised cost of \$312,313 and that Porter Dillon be engaged as consultants at a cost of \$17,000 for a total expenditure of \$329,313. The Chief Administrative Officer, Mr. English, noted that the over-expenditure of \$9,313 could be easily absorbed being that the Capital Budget appropriation was through a withdrawal from the Special Reserve Fund.

ON MOTION of Councillor Lugar and Councillor Kelly, it was moved that the Tender for Range Park Phase 3 be awarded as recommended by the Recreation Commission to Terra Nova Landscaping Limited in an amount not to exceed \$312,313 and that Porter Dillon Associates be engaged as administrators and on-site consultants at a cost not to exceed \$17,000.

REGULAR SESSION - JUNE 20, 1988

12.3.1 CON'T

During discussion of this Motion, and in response to an inquiry from Council, Mr. Nauss advised that in the opinion of the Recreation Committee, the deletion of the, "outer edge," of the landscaping component of the track-soccer facility would not affect the stability of the site along the river bank.

The Motion was put to the meeting and approved unanimously.

12.3.2 TENNIS COURT - AWARD OF TENDER

By memorandum, Robert Nauss, Director of Recreation advised Council with respect to the results of a Tender Call for the excavation and resurfacing of the existing tennis courts on Shore Drive. The lowest tender was received from Ocean Contractors Limited in an amount of \$7,200. In addition, Mr. Nauss advised that additional costs to repair and replace components of the existing fencing, the purchase of tennis posts and net, two park benches and miscellaneous drainage and landscaping works would increase the cost by an additional \$3,700. It was recommended by the Recreation Commission that these upgrading works for the Shore Drive tennis courts be approved at a total cost not to exceed \$10,900. (Capital Budget Approved - \$12,000).

ON MOTION of Councillor Short and Councillor Lugar, it was moved that the Town of Bedford enter into a contract with Ocean Contractors Limited for the excavation and resurfacing of the existing tennis courts on Shore Drive at a cost not to exceed \$7,200; further that the purchase of additional required components and repairs be approved at a further cost not to exceed \$3,700 (total cost \$10,900).

During discussion of the Motion, it was noted that the Engineering and Works Department will be addressing the drainage problems at this site prior to the excavation and resurfacing works.

It was also noted that an arrangement has been negotiated with the Bedford Basin Yacht Club that boats will not be stored during the winter on the asphalt surface.

The Motion was put to the meeting and approved unanimously.

12.4 1988 LIBRARY BOARD FUNDING

By memorandum, Ron Singer, Director of Finance, requested the consideration of Town Council to an overexpenditure of \$2,618 as additional Library Funding.

12.4 CON'T

Mr. Singer advised that \$70,000 has currently been estimated as Bedford's share of Regional Library Funding. The Town is required to pay \$67,135 as provincial mandatory funding. An additional request has been made for \$5,483 which would result in the \$2,618 overexpenditure.

ON MOTION of Councillor Lugar and Councillor Roy, it was moved that the Town Council of the Town of Bedford approve of the additional request of \$5,483 for Regional Library Funding for the year 1988.

In discussing this motion, Deputy Mayor Christie expressed some concern with regard to this additional request suggesting that the \$70,000 approved in the 1988 Budget should not be exceeded considering that the net cost in 1987 was \$37,260).

The motion was put to the meeting and was approved. Deputy Mayor Christie voted against the motion.

13. REPORTS: BOARDS/COMMITTEES/COMMISSIONS13.1 B.P.A.C. - RESOLUTION RE PROPOSED PUBLIC INPUT PROCESS - POTENTIAL QUARRY OPERATION

By memorandum, copies of a motion approved by the Bedford Planning Advisory Committee on June 1, 1988 were circulated to Members of Council respecting a public input process concerning the issuance of blasting or similar permits for the quarrying of rock or transportation of rockfill within the Town.

It was noted that this concern is presently being addressed by Town Council.

Councillor Chris Nolan, Chairman, Bedford Planning Advisory Committee circulated copies of an excerpt from a recent meeting of the Bedford Planning Advisory Committee held on June 1, 1988. He expressed regrets that this material was not circulated prior to the Council Session and noted for the benefit of Council, the items which were of particular concern to Town Council as follows:

1. A request from B.P.A.C. that Town Council direct Town staff to prepare an indepth report with respect to education and school development;
2. That planning policies, land use by-laws and regulations for lands adjacent to the Bedford Waterfront Development Project be complementary to and supportive of the objectives and policies of the Bedford Waterfront Development Project;

13.1 CON'T

3. That Town Council approve a new zone, "C-2A,";
4. That Town Council approve of revised landscaping requirements for commercial zones.

Councillor Nolan addressed Council with respect to these recommendations from the Bedford Planning Advisory Committee and suggested that further consideration be deferred pending an opportunity for Town Council to review and consider the various requests/resolutions.

13.2 MAINSTREET COMMITTEE REPORT - RECOMMENDATION RE AWARD OF TENDER - MAINSTREET LIGHTING SUPPLY

By memorandum, J.M. Towner, Executive Director, Bedford Economic Development Commission, advised Council respecting tenders for the supply of street lighting for the 1988 Mainstreet project. He noted that quotations were requested from three firms and the lowest tender was received from Harris & Roome Limited in an amount of \$43,400 for a supply of thirty-one units, i.e. fixtures and poles as well as the supply of two crosswalk poles and signs.

Mr. Towner advised that it was recommended that Town Council approve the awarding of this tender to Harris & Roome Limited subject to confirmation of cost sharing from the Department of Transportation and the Department of Small Business Development.

Mr. Towner also advised that it was concluded that the formal awarding of this tender should not take place until tenders for associated highway improvements are received and reviewed.

ON MOTION of Councillor Short and Councillor Roy, it was moved that the Town Council of the Town of Bedford approve the awarding of a tender for the supply of lighting poles and fixtures to Harris & Roome Limited in an amount not to exceed \$43,400 subject to confirmation of cost sharing from the Department of Transportation and the Department of Small Business Development and subject to Council's opportunity to review and respond to the costs associated with the major portion of the 1988 Mainstreet project. Motion approved unanimously.

13.3 RECREATION COMMISSION - REPORT

Copies of the Recreation Commission report dated June 15, 1988 were received for information.

13.3 CON'TSmith's Road

In response to concern expressed by Councillor Short, it was agreed that at some time in the future, contact with the citizens of the Smith's Road area would be necessary in order to discuss any plans for development of this road.

13.4 AD HOC BY-LAW COMMITTEE - REPORT

Copies of a report of the Ad Hoc By-Law Committee were circulated to Members of Council.

It was recommended by the Ad Hoc By-Law Committee that a policy, as circulated, respecting the by-Law approval process, be considered.

During consideration of this policy, it was agreed that the proposed policy should be amended by the inclusion of the following sentence at the conclusion of the policy:

"Prior to or during the Council meeting of any Third Reading, the public should be invited to address any concerns they may have respecting the subject by-law or by-law amendment."

ON MOTION of Deputy Mayor Christie and Councillor Lugar, it was moved that the Policy Respecting the By-Law Approval Process, as circulated and amended, be approved. Motion approved unanimously.

It was agreed that a public meeting respecting the Grade Alteration By-Law would be held on the evening of July 11, 1988.

10. PETITIONS AND DELEGATIONS10.1 FORT SACKVILLE FOUNDATION - ALLAN DUFFUS

On the invitation of Mayor Roberts, Mr. Allan Duffus addressed Council on behalf of the Fort Sackville Foundation. Mr. Duffus advised that this Foundation has recently been established to promote and bring about the continuing preservation of the Fort Sackville Property and Manorhouse.

Following a review of the history of the property involved and the reasons for the desire to preserve this property as a heritage property, Mr. Duffus also advised that the current owners of the property, the Tolson Family, were very anxious to ensure sure that the site was preserved.

10.1 CON'T

In particular, he noted that it was the Commission's opinion that Fort Sackville is particularly important from a Federal historical point of view and a presentation has been made to the Historical Sites and Monuments Board requesting support of the Foundation's objectives.

ON MOTION of Deputy Mayor Christie and Councillor Kelly, it was moved that the Town Council welcome the establishment of the Fort Sackville Foundation whose objective is to acquire and preserve the Fort Sackville property within the Town of Bedford; that the Council support the objectives of the Fort Sackville Foundation; and that the Council appoint one of its Members to serve as the official liason with the Fort Sackville Foundation. Motion approved unanimously.

ON MOTION of Deputy Mayor Christie and Councillor Roy, it was moved that Councillor Peter Kelly be designated as the official liason between Town Council and the Fort Sackville Foundation. Motion approved unanimously.

Mayor Roberts expressed the thanks of Town Council to Mr. Duffus for his presentation.

13. REPORTS: BOARDS/COMMITTEES/COMMISSIONS13.5 HERITAGE ADVISORY COMMITTEE - UPDATE

Copies of an update report from the Heritage Advisory Committee were circulated to Members of Council for information in which the Committee advised that it is presently setting a numerical point system for grading heritage properties in Bedford. It was noted that this system is similar to the one used in Halifax where points are awarded for architectural qualities and the association of the property with particular historic persons and occasions. The report was received for information.

14. STAFF REPORTS14.1 BUILDING INSPECTOR'S REPORT - APRIL AND MAY, 1988

The Building Inspector's Report for the months of April and May, 1988 were received for information.

14.2 ENGINEERING AND WORKS DEPARTMENT14.2.1 1988 CAPITAL PROGRAM - STATUS

Copies of a status report - 1988 Capital Program were circulated to Town Council for information. In this report, Rick Paynter, Director of Engineering and Works advised Council relative to the major items associated with the 1988

14.2.1 CON'T

Engineering and Works Capital Program and their status to date. It was noted in particular, that some projects are awaiting response from the Provincial Department of Transportation regarding project approval and cost sharing.

Concern was expressed by some Members of Council respecting the delay which is occurring in the commencement of these projects and it was agreed that the Department of Transportation should be encouraged to respond as soon as possible regarding the project approval and cost sharing requirements. The Chief Administrative Officer, Mr. English, agreed to contact the Department in this regard.

14.2.2 STATUS REPORT - DESIGN WORK PEERLESS SUBDIVISION

By memorandum, Rick Paynter, Director of Engineering and Works circulated a copy of a status report respecting the Peerless Subdivision Services Design Work. This report was received for information.

14.2.3 MILL COVE PUMPING STATION - MODIFICATIONS

By memorandum, Rick Paynter, Director of Engineering and Works advised Council with respect to the proposed Mill Cove Pumping Station modifications. He requested consideration of Town Council to the authorization of Porter Dillon Limited to coordinate the Pumping Station Upgrading Program at a cost not to exceed \$9,000.

ON MOTION of Councillor Nolan and Councillor Roy, it was moved that Town Council authorize the engagement of Porter Dillon Limited to coordinate the Mill Cove Pumping Station Modification Program at a cost not to exceed \$9,000. Motion approved unanimously.

14.2.4 MAINSTREET - TREES

Copies of a report respecting the condition of the Mainstreet Program Tree Plantings, were circulated to Members of Council from Rick Paynter, Director of Engineering and Works.

ON MOTION of Councillor Kelly and Councillor Lugar, it was moved that this report should be forwarded to the Tree Committee for consideration and recommendation and that the Chief Administrative Officer be instructed to arrange a meeting accordingly. Motion approved unanimously.

15. CORRESPONDENCE15.1 DEPARTMENT OF HOUSING - HON. M.C. PICKINGS - APPOINTMENT TO HOUSING AUTHORITY BOARD

Copies of correspondence from the Hon. M.C. Pickings, Minister of Housing were circulated to Members of Council in which Mr. Pickings requested a recommendation respecting the replacement or reappointment of Mr. Austin MacDougall to the Housing Authority Board as a representative of the Town of Bedford.

ON MOTION of Councillor Lugar and Councillor Short, it was moved that Dr. James Carson, be recommended as the Town of Bedford's representative on the Board of the Halifax County Regional Housing Authority subject to Dr. Carson's approval. Motion approved unanimously.

16. NOTICES OF MOTION

NIL

17. QUESTIONS17.1 ACTION SHEET

The Action Sheet dated June 20, 1988 was circulated for information.

18. ADDED ITEMS

NIL

19. OTHER19.1 TRAFFIC PROBLEMS - HAMMONDS PLAINS ROAD

Mr. Barry Foster, Hammonds Plains Road, addressed Council expressing strong concern that crosswalks and/or overhead crosswalk lights have not been placed on the Hammonds Plains Road in the vicinity of the entrance to the Peerless Subdivision and/or the Farmers Dairy property.

Following a brief discussion, it was agreed that Town staff would again address the concerns of the residents living in this area respecting traffic and/or crosswalks on the Hammonds Plains Road.

REGULAR SESSION - TOWN COUNCIL - JUNE 20, 1988


SPECIAL COUNCIL SESSION

JULY 11, 1988

20. ADJOURNMENT

ON MOTION of Councillor Kelly and Councillor Lugar, it was moved that the meeting adjourn at approximately 10:30 p.m.

MAYOR


CHIEF ADMINISTRATIVE OFFICER

REPORT OF THE MEETING

Mayor Roberts opened the meeting and advised that the purpose of the meeting was to hear two appeals under the Planning Act relative to the matter of Minor Variances.

APPEAL - REQUEST FOR MINOR VARIANCE - 1170 BEDFORD HIGHWAY

Mr. Barry Swicker, Director of Planning and Development Control reviewed the nature of an application received relative to a request to vary the Maritime Motel sign located at 1170 Bedford Highway. Mr. Swicker stated that the variance requested (one foot setback), represented approximately fifty percent of the by-law requirement and consequently, was a minor variance. He further noted that removal of a variance has been appealed to the Council who has the final say on the request.

The applicant, Mr. Ian Hill, the owner of the property, explained to Council his rationale regarding this request. A brief discussion followed wherein Mr. Hill responded to various questions posed by Council.

ON MOTION of Councillor Chris Nolan and Councillor David Lugar, it was moved that the Town of Bedford agree to the requested variance of one foot regarding the placement of the Maritime Motel sign on 1170 Bedford Highway. Motion carried. Deputy Mayor Peter Roberts voted against the Motion.

APPEAL - A-20 - FLEET COURT - ADMIRAL COWE ESTATES

Mr. Barry Swicker, Director of Planning and Development Control reviewed the details of an application requesting a variance of the setback requested on lot A-20 - Fleet Court. Mr. Swicker noted that the applicant has requested a variance to the normal setback requirement from 20 feet to 15 feet. Mr. Swicker further noted that in his opinion, this was a Minor Variance and had approved same under the provisions of

TOWN OF BEDFORD
SPECIAL COUNCIL SESSION
JULY 11, 1988

A Special Session of the Town Council of the Town of Bedford was held on Monday, July 11, 1988, 7:40 p.m., Bedford Fire Hall, 1247 Bedford Highway, Bedford, Nova Scotia. Mayor Keith Roberts presiding.

Deputy Mayor Peter Christie and Councillors Chris Nolan and David Lugar were also in attendance at this Session.

Staff members in attendance included Dan R. English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works and Barry Zwicker, Director of Planning and Development Control. Peter McInroy, Solicitor, was also in attendance.

There were approximately 35 people from the general public in the audience.

PURPOSE OF THE MEETING

Mayor Roberts opened the meeting and advised that the purpose of the meeting was to hear two appeals under the Planning Act relative to the matter of Minor Variances.

APPEAL - REQUEST FOR MINOR VARIANCE - 1170 BEDFORD HIGHWAY

Mr. Zwicker, Director of Planning and Development Control reviewed the nature of an application received relative to a request to relocate the Maritime Motel sign located at 1170 Bedford Highway. Mr. Zwicker noted that the variance requested (one foot setback), represented more than fifty percent of the by-law requirement and consequently, was denied. He further noted that refusal of a variance has been appealed to Town Council who has the final say on the request.

The appellant, Mr. Ian Hill, the owner of the property, explained to Council his rationale regarding this request. A brief discussion followed wherein Mr. Hill responded to various questions posed by Council.

ON MOTION of Councillor Chris Nolan and Councillor David Lugar, it was moved that the Town of Bedford agree to the requested variance of one foot regarding the placement of the Maritime Motel sign at 1170 Bedford Highway. Motion carried. Deputy Mayor Peter Christie voted against the Motion.

APPEAL - B-20 - FLEET COURT - ADMIRAL COVE ESTATES

Mr. Barry Zwicker, Director of Planning and Development Control reviewed the details of an application respecting a variance of the setback requested on lot B-20 - Fleet Court. Mr. Zwicker noted that the applicant has requested a variance to the normal setback requirement from 20 feet to 15 feet. Mr. Zwicker further noted that in his opinion, this was a Minor Variance and had approved same under the provisions of

the Planning Act, however, two appeals from residents within 100 feet had since been received. Mr. Arnie Patterson, Golf Links Road and Mrs. Aileen McCormick, Golf Links Road, addressed Council with respect to their views on the request.

ON MOTION of Deputy Mayor Peter Christie, it was moved that the matter be deferred until such time as further information is available.

Being that no Secunder was obtained following three requests from the Mayor, the Motion was ruled out of order.

ON MOTION of Councillor Chris Nolan, it was moved that the Town of Bedford uphold the decision of its Development Officer in the granting of this Minor Variance on lot B-20 Fleet Court.

Being that no Secunder was obtained following three requests from the Mayor, the Motion was ruled out of order.

ON MOTION of Councillor David Lugar and Deputy Mayor Peter Christie, it was moved that the appeal be granted and that the setback request be denied. Deputy Mayor Christie and Councillor Lugar voted for the Motion and Mayor Roberts and Councillor Nolan voted against the Motion. Mayor Roberts ruled that the Motion was lost and therefore, the decision of the Development Officer was upheld.

ADJOURNMENT

There being no further business, the meeting adjourned at approximately 8:40 p.m.

Mayor

Chief Administrative Officer

TOWN OF BEDFORD
PUBLIC HEARING
JULY 11, 1988

A Public Hearing was held by the Town Council of the Town of Bedford on July 11, 1988, 9:00 p.m., in the Bedford Fire Hall, 1247 Bedford Highway, Bedford, Nova Scotia, Mayor Keith Roberts presiding.

Deputy Mayor Peter Christie and Councillors Chris Nolan and David Lugar were in attendance at the commencement of the Hearing.

Staff in attendance included Dan R. English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development Control; Rick Paynter, Director of Engineering and Works and Donna Davis, Junior Planner.

PUBLIC HEARING - PROPOSED AMENDMENT - TOWN OF BEDFORD - LAND USE BY-LAW

Mayor Roberts advised that the purpose of the Public Hearing was to receive input on the matter of a proposed amendment to the Town's Land Use By-Law wherein a definition regarding, "Extractive Industry," was being proposed. Mayor Roberts asked Mr. Zwicker to introduce the matter.

Mr. Zwicker reviewed the nature of the proposed amendment whereby a definition of, "Extractive Industry," is being proposed as follows:

" 'Extractive Industry' means a commercial operation involving the altering of land levels, excavation or filling in of land, or the removal of soil or other materials from the land, excepting the work of landscape companies, and shall be deemed to be an industrial use."

Following Mr. Zwicker's presentation, Mayor Roberts opened the meeting to the public.

Mr. Robert Grant, a lawyer representing Tidewater Construction, distributed copies of a letter outlining his client's opposition to the proposed amendment. A copy of this letter is attached to the minutes.

Mr. Grant elaborated on his written presentation advising that in his opinion, the Town of Bedford did not have the authority to regulate pits and quarries as same is a provincial matter. Mr. Grant also suggested that the proposed amendment should not apply to Tidewater if they should choose to operate a quarry within the Town of Bedford as they were dissuaded from filing their application until such time as the notice of the proposed Hearing was published. Mr. Grant further noted that in his opinion, he did not feel that the Town's Municipal Planning Strategy provided the necessary authority to regulate pits and quarries as is the intention with the proposed amendment.

Mr. Al Chaisson, Vice-President of Annapolis Basin Pulp and Paper Limited suggested that it was his Company's legal opinion that the proposed amendment was ill conceived and was a quick reaction to a

Mr. Al Chaisson, Con't

extractive works on their lands and he was of the opinion that the proposed amendment was directly related to Tidewater's proposed quarrying of lands owned by Annapolis Basin Pulp and Paper Limited.

Mr. Barry Zwicker, Director of Planning and Development Control, advised that on May 5, 1988 Mr. Bayrd from the Tidewater Company visited the Town offices in order to conduct preliminary research on the matter of a quarry within the Town to supply the Bedford Waterfront Development Corporation. Mr. Zwicker noted that he had informed Mr. Bayrd that he was not sure how the Town would deal with the matter of a quarry however, advised that certainly Provincial Department of the Environment approval would be required. Mr. Zwicker further noted that during this meeting, he had indicated to Mr. Bayrd, that in all likelihood, considering the fact that a quarry is not included as a permitted use in any zone, that a Contract Development Agreement would be the only avenue available to the Town if they had the authority at all under the M.P.S. and Planning Act.

Ms. Gloria Lowther addressed the meeting and informed Council that many residents shared concern over a proposed quarrying operation within the Town of Bedford and commended Council on their actions to attempt regulation of same through Contract Development Agreements. Ms. Lowther further suggested that possibly the M.P.S. should totally prohibit such operations within the Town.

Mr. Bob Bayrd, a representative of Tidewater Construction Company, addressed the meeting and suggested that in any discussions he has held with Town officials, he has tried to address any and all concerns and requested their honest consideration by the Town of his application for a Plasting Permit which was recently submitted.

Mr. Al Chaisson again addressed the meeting and noted that the lands of his Company upon which Tidewater wishes to quarry are designated Future Industrial and is not a residential area.

Mr. Bosko Loncarevic addressed the meeting and commended Council on their action and encouraged the Town to proceed with the proposed By-Law amendment.

Mr. Bob Colter, a representative of Tidewater, expressed his concern over the sequence of events which will be required if such an amendment to the By-Law as being proposed, is approved. He further noted that Tidewater will respect all laws and regulatory controls now in place and noted that his Company was involved with the Province in the drafting of new Pits and Quarries Regulations. It was his opinion that this is a provincial matter and that the Town should not be attempting to regulate matters outside their jurisdiction.

There being no response to three calls for further submissions from the General Public, Mayor Roberts declared the public portion of the Hearing closed.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD
REGULAR SESSION
JULY 18, 1988

A Regular Session of the Town Council of the Town of Bedford was held on Monday, July 18, 1988, 7:30 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 Peter Christie and Councillors Peter Kelly, David Lugar, Chris Nolan, William Roy and Robert Short were in attendance at the commencement of the Session.

Staff members attending this session included Dan R. English, Chief Administrative Officer, Barry Zwicker, Director of Planning & Development Control, Rick Paynter, Director of Engineering & Works, Robert Nauss, Director of Recreation, Ron Singer, Director of Finance and Joan Pryde, Deputy Clerk.

3. APPROVAL OF MINUTES

3.1 PUBLIC HEARING - JUNE 20, 1988 (#104)

REGULAR SESSION - JUNE 20, 1988 (#105)

SPECIAL SESSION - JULY 11, 1988 (#106)

ON MOTION of Deputy Mayor Christie and Councillor Lugar, it was moved that the Minutes of the Public Hearing of June 20, 1988 (#104), the Regular Session of June 20, 1988 (#105), and the Special Session of JULY 11, 1988 (#106) be approved. Motion approved unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

On request of the Chief Administrative Officer, it was agreed that Item 12.1 should be deleted from the Agenda.

On the suggestion of Councillor Nolan it was agreed that Item 14.2.1 should be considered concurrently with consideration of Item 13.1.

On the request of Councillor Kelly it was agreed that Item 14.3.1 should be renumbered as 12.1.

5. APPROVAL OF ORDER OF BUSINESS

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

6. MOTIONS OF RECONSIDERATION

NIL

7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

7.1 TAXATION EXEMPTION - DISABLED PERSONS - IMPLEMENTATION

By memorandum Joan Pryde, Deputy Clerk, advised Council with respect to the provisions of Bill No. 57, "An Act to enable the Town of Bedford to exempt disabled persons from taxation," and recommended that this exemption be effected for the taxation year of 1989.

ON MOTION of Deputy Mayor Nolan and Councillor Short, it was moved that the provisions of the exemption of disabled persons from taxation not be implemented until the 1989 taxation year.

In speaking to the Motion Councillor Kelly noted that while he had inquired as to whether or not this exemption could be implemented in 1988, he would be willing to wait until 1989. The motion was put to the meeting and approved unanimously.

8. MOTIONS OF RESCISSION

NIL

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM

9.1 PUBLIC HEARING #107 - PROPOSED AMENDMENT TO LAND USE BY-LAW RE DEFINITION - EXTRACTIVE INDUSTRY

Councillor Short advised Council that he would not be participating or voting with respect to this proposed Land Use By-Law amendment due to a possible conflict of interest.

ON MOTION of Councillor Nolan and Deputy Mayor Christie, it was moved that further consideration of this matter be deferred to a future meeting pending an opportunity for further discussions with a Solicitor. Motion approved unanimously.

10. PETITIONS AND DELEGATIONS

10.1 ECOLOGY ACTION CENTRE RE SPECIAL DISPOSAL DAY
OCTOBER 22, 1988

On the invitation of Mayor Roberts, Ms. Mary Dwyer Rigby, Co-ordinator, Metro Household Hazardous Wastes Day, addressed Council with respect to the Ecology Action Centre's Plan to organize a Household Hazardous Waste Special Disposal Day in October in the metro area. She reviewed the purpose of this project and advised that it is hoped that this pilot project will lead to a long term arrangement to keep household hazardous wastes out of metro's land fill site and sewers.

In particular, Ms. Rigby noted the need for both volunteer help and financial assistance.

Mrs. Rigby requested an opinion from Council as to whether or not a separate site should be selected for the Bedford/Sackville area in addition to the sites in Halifax and Dartmouth.

During the ensuing discussion it was unanimously agreed that this project should be supported in principle and that we should attempt to work out a cost sharing arrangement with the metro municipalities through the offices of the Metropolitan Authority. It was also agreed that it would be preferable to have a third site located in the Bedford/Sackville/Fall River area.

Mayor Roberts expressed the thanks and appreciation of Town Council to Ms. Rigby for her address.

10.2 CRIMESTOPPERS - REQUEST FOR TOWN OF BEDFORD FUNDING

On the invitation of Mayor Roberts, Mr. Wayne Noonan and Mr. Lorne Perry addressed Council with respect to the goals and objectives of the Nova Scotia Crimestoppers Association. Council was advised that this organization provides a community awards program which offers cash rewards to persons offering tips which lead to successful arrests.

Town Council was also advised of the level of municipal contributions/assistance which is currently being provided to this organization from the Cities of Halifax and Dartmouth, and was asked to consider a grant for operational costs, possibly based on the annual cost of the organization's telephone bill. In response to an inquiry, Council was informed that this cost is approximately \$6,000.00 a year.

ON MOTION of Councillor Kelly and Councillor Short, it was moved that the Town Council of the Town of Bedford approve a 1988 operational grant in the amount of \$1,000.00 to the Nova Scotia Crimestoppers Association, to be funded through the annual allocation budgeted under Grants to Charitable Organizations, further that the Police Commission be asked to consider an annual grant to this organization from the Police Commission budget commencing in 1989. Motion approved unanimously.

Mayor Roberts expressed the thanks of Council to both Mr. Noonan and Mr. Perry for their address to Town Council.

11. MOTIONS

NIL

12. NEW BUSINESS

12.1 ENGINEERING AND WORKS - CONTRACT AWARD
MAIN STREET UPGRADING

By memorandum, Rick Paynter, Director of Engineering & Works, advised Council with respect to expected project costs for the upgrading of Main Street based on a recent tender call. Mr. Paynter also indicated the portion of costs which would be assigned to the Town of Bedford and to the abutters based upon two-thirds of the costs being assigned to the properties abutting the street. Under this scenario each property owner would be required to pay approximately \$4,600.00.

Mr. Paynter further advised that at a meeting of the Main Street residents it was indicated that the maximum financial contribution that is available from the property owners is approximately \$3,000 per property.

Mr. Paynter further suggested that in order to reduce the total costs of the project without jeopardizing the standard of upgrading works under consideration, two options were considered. Namely that the costs of the land required for the street widening be reduced from the appraised value of \$3.50 per square foot to \$2.00 per square foot, or that the Town's total financial contribution be increased to 50 percent from the Improvement Bylaw requirement of 33 1/3 percent.

During the ensuing discussion Councillor Kelly reviewed the outcome of discussions with the residents of Main Street with respect to the proposal to sell land to the Town at \$2.00 per square foot rather than \$3.50 per square foot. He expressed confidence that ultimately all property owners involved in this proposal would agree.

Councillor Short and Councillor Roy expressed concern with respect to whether or not it was possible for Town Council to deviate from the requirement that the Town absorb 33 1/3 percent of the total cost. Councillor Short further suggested that perhaps it might be possible for the Town to absorb the costs of drainage work, etc. before applying the cost sharing ratio for the balance of the project.

ON MOTION of Councillor Short and Councillor Kelly, it was moved that the Engineering & Works Department be requested to provide Council with the detail costs included in the tendered project with a particular request that the upgrading of the street be isolated from the balance of the Contract. Motion approved unanimously.

12.2

APPOINTMENT OF NEW EMERGENCY MEASURES ORGANIZATION
CO-ORDINATOR

ON MOTION of Councillor Nolan and Councillor Lugar, it was moved that Mr. Don Bower be appointed as Co-ordinator of the Emergency Measures Organization effective immediately. Motion approved unanimously.

ON MOTION of Councilor Roy and Deputy Mayor Christie, it was moved that Town Council extend a vote of thanks to Rick Paynter, Director of Engineering & Works, for his services as E.M.O. Co-ordinator since the fall of 1984. Motion approved unanimously.

13. REPORTS: BOARDS/COMMITTEES/COMMISSIONS

13.1 BEDFORD PLANNING ADVISORY COMMITTEE - VARIOUS MATTERS

By memorandum, Councillor C. Nolan, Chairman, Bedford Planning Advisory Committee, advised Council with respect to several recommendations from the Bedford Planning Advisory Committee to Town Council.

13.1.1 TIM HORTON APPLICATION FOR DEVELOPMENT AGREEMENT

It was noted by Councillor Nolan that on July 6, 1988 a motion was approved by B.P.A.C. rejecting the Tim Horton project as presented.

By memorandum, Barry Zwicker, Director of Planning & Development Control, advised Council that the applicants for the Development Agreement of #930 Bedford Highway wish to amend their application by withdrawing, in its totality, the second phase of the original development proposal. Mr. Zwicker further advised that, in addition, the applicants for the Tim Horton's proposal have indicated their positive interest in participating in the regrading and landscaping of the portion of the Town of Bedford's parkland immediately adjacent to the property and also to share in access improvements as depicted on the revised site plan.

Mr. Zwicker recommended that Town Council hold a Public Hearing on this proposal prior to Council discussing the details of this particular application.

During the ensuing discussion some concern was expressed with respect to the fact that Town Council was approving a Public Hearing for a project without the recommendation of the Bedford Planning Advisory Committee. In response Mr. Zwicker cautioned that the Bedford Planning Advisory Committee was an advisory body only and that a proponent for a development does have the right to have his request considered by Council. Mr. Zwicker further noted that the Bedford Planning Advisory Committee will have a meeting prior to the actual holding of any Public Hearing and thus would have an opportunity to provide a supplementary report following a review of the most current details.

ON MOTION of Councillor Lugar and Councillor Kelly, it was moved that the Chief Administrative Officer be authorized to set a date, time and place and arrange the necessary advertising for the holding of a Public Hearing with respect to an application for a Development Agreement for property located at #930 Bedford Highway.

During discussion of the motion some of the concerns noted by B.P.A.C. were reviewed.

The motion was put to the meeting and approved. Deputy Mayor Christie, Councillor Short and Councillor Roy voted against the motion.

ON MOTION of Councillor Roy and Councillor Lugar, it was moved that the revised Development Plan for #930 Bedford Highway be deferred back to the Bedford Planning Advisory Committee for consideration and recommendation prior to the Public Hearing, if possible. Motion approved unanimously.

13.1.2 C-2A COMMERCIAL ZONE

Councillor Nolan noted that it has been recommended by the Bedford Planning Advisory Committee that a new Zone C-2A Commercial be approved as an amendment to the Municipal Development Plan.

ON MOTION of Councillor Nolan and Councillor Kelly, it was moved that the Chief Administrative Officer be authorized to set a date, time and place and arrange the necessary advertising for a Public Hearing respecting an amendment to the Zoning Bylaw respecting the addition of a C-2A Zone. Motion approved unanimously.

13.1.3 APPLICATION OF C-2A ZONE TO AREAS DESCRIBED IN MINUTES ON DARTMOUTH ROAD AND BEDFORD HIGHWAY

Barry Zwicker, Director of Planning & Development Control, advised Council that there has been some correction with respect to those parcels of land which are proposed to be included in the new C-2A Zone as discussed at a previous meeting of Town Council.

ON MOTION of Councillor Nolan and Councillor Lugar, it was moved that the Chief Administrative Officer be authorized to set the date, time and place and arrange the necessary advertising for a Public Hearing to consider the application of the C-2A Zone to areas located on the Dartmouth Road and Bedford Highway. Motion approved unanimously.

Mayor Roberts excused himself from the meeting and Deputy Mayor Christie assumed the Chair.

13.1.4 SCHOOL ENROLLMENT

Councillor Nolan advised that the Bedford Planning Advisory Committee has unanimously agreed that: Town Council be requested to direct Town Staff to prepare an indepth report on:

- (1) The impact of growth and development on the schools from 1981 to present;
- (2) The impact of the development now on approved or zoned (i.e., if the land was developed to the level allowing the existing zoning, what would it mean); and
- (3) That staff involve the School Board, school trustees and others to evaluate the report and to assist in developing conclusions on the impacts and recommendations on how Bedford could react; further that this be reported back to BPAC, Town Council and other groups as appropriate so a school plan can be developed.

ON MOTION of Councillor Nolan and Councillor Short, it was moved that the School Study as requested by the Bedford Planning Advisory Committee be approved. Motion approved unanimously.

13.1.5 PUBLIC INPUT PROCESS RE BLASTING AND QUARRYING

Councillor Nolan advised Council that it is the recommendation of BPAC that no blasting permit or similar permit be approved before a public input process for an operation of this magnitude and impact within the Town is put in place.

In speaking to this matter, Barry Zwicker, Director of Planning and Development Control expressed some

concern with respect to the wording and intent of the Motion of BPAC. He noted that Council does not have the authority to require a Public Hearing prior to the issuance of blasting permits.

13.1.6 MOTION RESPECTING LANDS ADJACENT B.W.D.C. PROJECT

ON MOTION of Councillor Nolan and Councillor Lugar, it was moved that it be the intention of Town Council to undertake a detailed review of all surrounding and/or adjacent lands to evaluate the Generalized Future Land Use and Zoning Map to assess the impact of the maximum potential development for these lands on the objectives and polices set out in the Waterfront Comprehensive Development District; further that it shall be the intention of the Town to draw up a series of recommendations if required to the Generalized Future Land Use and Zoning Map so that the objectives and policies set out for the Bedford Waterfront Development Project can be met.

During discussion of this Motion and in response to an inquiry from the Director of Planning and Development Control, it was agreed by Council that the responsibility for undertaking this project would in all likelihood fall to staff but that there was no emergency. The motion was put to the meeting and approved unanimously.

Mayor Roberts reassumed his position as Chairman of the meeting.

13.2 TREE COMMITTEE REPORT

By memorandum, members of the Bedford Tree Committee reported to Town Council with respect to the Bedford Highway/Mainstreet Program tree plantings and cost-shared tree planting programs for Bedford residential subdivisions.

In particular, the condition of the trees planted under the Mainstreet Program along the Bedford Highway were detailed and suggestions made for the removal of all dead trees and improved maintenance of the balance. It was recommended that the Linden trees which are removed be replaced with Norway Maples over a two year period given the limited budgeted funds available. It was also recommended that Council consider a regular annual and properly co-ordinated Tree Maintenance Program in order to protect the current investment.

With respect to the cost shared tree planting program between the Town and residents of residential subdivisions, it was recommended that five trees in the Oakmount Subdivision that have died be replaced as part of the number of replacements previously recommended for 1988.

During the ensuing discussion some concern was expressed with respect to the fact that the Linden trees had been planted as a result of recommendations by a landscape consultant. In response to this concern, Micheel Towner advised that, in the opinion of the landscaping consultant involved, the trees have died due to lack of proper maintenance.

During further discussion it was agreed that the available funding this year should be used for proper maintenance of the existing trees, deferring the planting of new trees until another year.

ON MOTION of Councillor Short and Councillor Nolan, it was moved that the Town of Bedford approve entering into of a Contract with Eastern Tree Services 1987 Limited to perform a tree maintenance program at a cost not to exceed \$3900 for 1988. Motion approved unanimously.

GUESTS

At this point in the meeting Mayor Roberts welcomed Mr. Bernie Murphy who introduced Mrs. Helen Walsh, a resident of Bedford who is involved in a, "Run for Life" project. Mrs. Walsh addressed Council briefly explaining the purpose of her run and asking that all residents of Bedford give serious consideration to expressing their opposition to abortion. Members of Council wished her well in her future endeavors.

Mayor Roberts excused himself from the meeting and Deputy Mayor Christie assumed the Chair.

13.3

B.E.D.C. - TENDERS FOR MASONRY WALL PORTION OF HIGHWAY IMPROVEMENT PROJECT

By memorandum, J.M. Towner, Executive Director of B.E.D.C. advised Council with respect to the results of tenders received for the supply of approximately 900 square feet of masonry wall placement (and associated works) in association with the 1988 Mainstreet Highway

Improvement Project. Quotations were requested from three firms and of the two received, the lowest was submitted by Sims and Sons Contracting in an amount of \$18,137.15.

It was recommended by Mr. Towner that Town Council authorize the entering into of an agreement with Sims and Sons Contracting as tendered, subject to review and concurrence by the Mainstreet Committee and Council, having had an opportunity to review and respond to the costs associated with the major portion of the 1988 Mainstreet Project.

In response to an inquiry from Council Mr. Towner reviewed details of what is included in this project.

ON MOTION of Councillor Short and Councillor Kelly, it was moved that Town Council authorize the entering into of an agreement with Sims and Sons Contracting for the supply of 900 square feet of masonry wall and associated works at a cost not to exceed \$18,137.15 subject to review and concurrence by the Mainstreet Committee, and Town Council having had the opportunity to review and respond to the costs associated with the major portion of the 1988 Mainstreet Project as it relates to this contact. Motion approved unanimously.

13.3.1 MOIRS MILL GENERATING STATION - RECOMMENDATION RE FUNDING

By memorandum, J.M. Towner, Executive Director, B.E.D.C. advised Council with respect to current activities of the Moirs Mill Steering Committee. He advised that it is the desire of the Committee at this point to retain the services of a professional architect to prepare working construction drawings in order to implement the appropriate restoration project whereby the Moirs Mill Generating Station can be used as a Tourist Bureau/Interpretive Centre.

It was unanimously agreed by Council that the Committee should proceed to retain the services of the required architect for this project at a cost not to exceed \$5,000.

13.4 RECREATION COMMISSION - TENDER - DEHUMIDIFIER

By memorandum, Robert Nauss, Director of Recreation advised Council with respect to quotations which have