

been received for the installation of a dehumidifier for the LeBrun Arena. Quotations were received as follows:

Palmer Refrigeration Limited (Installation included- \$11,350

Simco Limited - MKV Humicon (with installation )- \$14,561

MKVI Humicon (with installation) - \$12,497

Mr. Nauss noted that the difference between the unit costs between Palmer Refrigeration and Simco Ltd. is due to the Palmer Dehumidifier only being 5 1/2 horsepower, while the Simco unit is 7 1/2 horsepower. In his opinion Bedford Arena needs the 7 1/2 horsepower capacity unit. Therefore it was recommended by the Recreation Commission that Council authorize the purchase of the Simco MKVI Humicon plus installation at a total cost of \$12,497.

ON MOTION of Councillor Kelly and Councillor Short, it was moved that further consideration of this matter be deferred pending an opportunity for the Director of Recreation to determine whether or not Palmer Refrigeration Limited can provide a 7 1/2 horsepower model. Motion approved unanimously.

14. STAFF REPORTS

14.1 RETURNING OFFICER - 1988 MUNICIPAL ELECTION - STATUS REPORT

By memorandum, Dan R. English, Chief Administrative Officer and Returning Officer for the 1988 Municipal Election submitted a status report dated July 14, 1988.

In particular, Mr. English requested the concurrence of Town Council with respect to the polling location on ordinary polling day and with respect to the date of the second advance poll.

ON MOTION of Councillor Lugar and Councillor Nolan, it was moved that Town Council approve the date of the second advance poll as Saturday, October 8, 1988 and that an attempt be made to obtain either the United Church Hall or the Bedford Senior Elementary auditorium as a location for voting on ordinary polling day. Motion approved unanimously.

14.2.2 BUILDING INSPECTION REPORT - JUNE 1988

ON MOTION of Councillor Nolan and Councillor Lugar, it was moved that the Building Inspection Report for the month of June 1988 reflecting a total value of construction of permits issued to date in the amount of \$18,278,305 and a total permit revenue of \$74,925 be received for information. Motion approved unanimously.

14.3 ENGINEERING AND WORKS - DEPARTMENTAL REPORT

ON MOTION of Councillor Short and Councillor Lugar, it was moved that the Engineering and Works Departmental Report #2 for 1988 be received for information. Motion approved unanimously.

14.3.2 ENGINEERING AND WORKS - CONTRACT AWARD  
TRAFFIC CONTROLLER - BEDFORD HIGHWAY

By memorandum, Rick Paynter, Director of Engineering & Works advised Council of his department's proposal to replace the Eagle traffic controller at the Sunnyside Intersection #4 with a new digital solid state controller similar to the one installed earlier this year at the intersection #2, Bedford Place Mall. It was further noted by Mr. Paynter that the total cost of this program is estimated \$8,216 and that this cost estimate is supported by a quotation dated July 12, 1988 from Black and MacDonald Ltd. He requested Council's authorization to proceed accordingly.

ON MOTION of Councillor Short and Councillor Roy, it was moved that Town Council approve the proposal of the Engineering & Works Department to install a new digital solid state controller at the intersection #2 Bedford Place mall at a cost estimated \$8,216. Motion approved unanimously.

15. CORRESPONDENCE15.1 HALIFAX-DARTMOUTH PORT DEVELOPMENT COMMISSION

Copies of correspondence from Victor E. Bayne, Executive Director, Halifax-Dartmouth Port Development Commission were circulated to members of Council in which Mr. Bayne advised that the appointment of Captain J. Bathurst to the Board of Directors of the Commission will expire on the 1st of October, 1988.

REGULAR SESSION - JULY 18, 1988

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ON MOTION of Councillor Kelly and Councillor Nolan, it was moved that the Town Council approve the recommendation of the appointment of Captain Jack Bathurst to the Board of Directors of the Halifax-Dartmouth Port Development Commission for a further term, effective October 1, 1988. Motion approved unanimously.

16. NOTICES OF MOTION

NIL

17. QUESTIONS

17.1 ACTION SHEET

The Action Sheet dated July 18, 1988 was received for information.

18. ADDED ITEMS

NIL

19. OTHER

NIL

20. ADJOURNMENT

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

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER



TOWN OF BEDFORD  
SPECIAL SESSION  
WEDNESDAY, AUGUST 3, 1988

A Special Session of the Town Council of the Town of Bedford took place on Wednesday, August 3, 1988, 1:30 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, N. S., Deputy Mayor Peter Christie presiding.

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

Staff members attending the Session included Barry Zwicker, Acting Chief Administrative Officer; Joan Pryde, Deputy Clerk; Rick Paynter, Director of Engineering and Works; Robert Nauss, Director of Recreation and Micheel Towner, Executive Director, Bedford Economic Development Commission. Peter McInroy, Solicitor, was also in attendance at this Session.

LORD'S PRAYER

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

At the request of the Acting Chief Administrative Officer, it was agreed that an item, "Appointment of Acting Development Officer," should be added to the Agenda as Item #6.

**ON MOTION** of Councillor Kelly and Councillor Lugar, it was moved that the Agenda, as amended, be approved. Motion approved unanimously.

2. AWARDING OF CONTRACT - DEHUMIDIFIER/ARENA

Robert Nauss, Recreation Director, advised Council with respect to quotations from Palmer Refrigeration Limited and Simco Limited on a 7.5 h.p. unit - Arena Dehumidifier, as requested by Town Council at its previous Session of July 18, 1988. He advised that the low bid was received from Simco Limited in an amount of \$14,561 and it was recommended by the Recreation Commission that this quotation be accepted.

In response to a request from Councillor Kelly, Mr. Nauss advised further details of the two quotations received.

**ON MOTION** of Councillor Roy and Councillor Lugar, it was moved that the Recreation Commission be authorized to purchase an M. K. V. Humicon 7.5 h.p. Arena Dehumidifier from Simco Limited in an amount not to exceed \$14,561 (including installation). Motion approved unanimously.



3. AWARDING OF CONTRACT - RIDGEVALE SUBDIVISION PARKLAND IMPROVEMENTS

By memorandum, Robert Nauss, Recreation Director, advised details of plans for the development of parkland in the Ridgevale Subdivision. In particular he noted that meetings have been held with residents of the Ridgevale Subdivision and that a survey was conducted to reach a consensus of opinions as well as obtain demographic information.

The Recreation Commission has also met with abutters to the parkland who conveyed their concerns on the type of playground equipment which might be installed.

Mr. Nauss further advised that it is now the recommendation of the Recreation Commission that the Town proceed with the awarding of a contract for landscaping to Terra Nova Landscaping Limited in an amount of \$6,499 and that further expenditures be approved respecting the purchase of playground equipment, park benches, installation of equipment sand and equipment barrier, and the stabilization of the brook bank and safety grates. The total cost for the planned project is \$11,999.

It was noted that the question of fencing the parkland would be addressed in future years.

**ON MOTION** of Councillor Kelly and Councillor Roy, it was moved that the Recreation Commission proceed with the awarding of a contract for the landscaping of the Ridgevale Parkland to Terra Nova Landscaping Limited in an amount of \$6,499 and that the balance of the project, as recommended, be approved in total amount not to exceed \$12,000. Motion approved unanimously.

4. RATIFICATION OF FUNDING AGREEMENT - PROVINCE OF NOVA SCOTIA AND TOWN OF BEDFORD

Councillor Short expressed the opinion that he would be in Conflict of Interest with respect to the subject matter and excused himself from the meeting.

Copies of a Funding Agreement between the Province of Nova Scotia and the Town of Bedford respecting the Bedford Waterfront Development Corporation were circulated to Members of Council.

This Agreement has been approved by the Province of Nova Scotia and Mr. Zwicker requested consideration of Town Council to the ratification of same.

In speaking to this matter, Peter McInroy, Solicitor, advised that he has reviewed the Agreement and has no amendments to suggest.

4. CON'T

**ON MOTION** of Councillor Kelly and Councillor Lugar, it was moved that the Town of Bedford ratify an Agreement between the Province of Nova Scotia and the Town of Bedford dated July 28, 1988 as circulated, respecting funding arrangements for the Bedford Waterfront Development Corporation. Motion approved unanimously.

5. FUNDING AGREEMENT - TOWN OF BEDFORD/BEDFORD WATERFRONT DEVELOPMENT CORPORATION

Copies of a draft agreement between the Town of Bedford and the Bedford Waterfront Development Corporation respecting the terms and conditions under which funding would be advanced to the Bedford Waterfront Development Corporation from the Town of Bedford.

Following a clause by clause review and the receipt of suggestions and opinions from Peter McInroy, Solicitor, and Barry Zwicker, Director of Planning and Development Control, a unanimous concensus was reached respecting several amendments to the draft Agreement.

**ON MOTION** of Councillor Roy and Councillor Kelly, it was moved that the Mayor and the Chief Administrative Officer be authorized to enter into a Funding Agreement between the Town of Bedford and the Bedford Waterfront Development Corporation as circulated and amended. Motion approved unanimously.

Councillor Short resumed his position at the Council Meeting.

6. APPOINTMENT OF ACTING DEVELOPMENT OFFICER

Mr. Zwicker requested consideration of Town Council to the appointment of John Robertson, Chief Building Inspector as Acting Development Officer for a period of two weeks, commencing August 8, 1988 during which time Mr. Zwicker will be absent from the Town office.

**ON MOTION** of Councillor Kelly and Councillor Lugar, it was moved that John Robertson be appointed as Acting Development Officer for the Town of Bedford for a period of two weeks commencing August 8, 1988.

1. AWARDING OF MAINSTREET PROGRAM TENDER

By memorandum, Micheel Towner, Executive Director, Bedford Economic Development Commission, advised Council with respect to tenders received for the, "Bedford Highway Improvements - Seimac to Rutledge." Six tenders were received with the lowest bid being submitted by L and J Gillespie Structures Limited in an amount of \$387,210.

Mr. Towner reviewed the the planned funding for the Mainstreet projects and the costs anticipated, including previously approved costs for the supply of street lights/crosswalks, masonry wall and engineering services. It was recommended by the Mainstreet Committee that the tender submitted by L and J Gillespie Structures Limited be accepted with the proviso that, if necessary, \$40,000 of the program (the anticipated overexpenditure) be deferred to the Spring of 1989.

Mr. Towner further advised that he has been in contact with the principles of L and J Gillespie Structures Limited and has received agreement to such a proposal.

**ON MOTION** of Councillor Short and Councillor Lugar, it was moved that the Town Council of the Town of Bedford approve entering into a Contract with L and J Gillespie Structures Limited for the awarding of the Mainstreet Program Tender in an amount not to exceed \$387,210, subject to the Mainstreet Committee being requested to reduce the total project expenditure to the total amount originally budgeted or, deferring any overexpenditure to the Spring of 1989; subject also that a recommendation as to items to be deferred be presented to Town Council at a later date; subject also to confirmation in writing that all expected funding from the Province is approved. Motion approved unanimously.

There being no further business, the meeting adjourned at approximately 3:00 p.m.

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ACTING CHIEF ADMINISTRATIVE OFFICER

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MAYOR



TOWN OF BEDFORD  
PUBLIC HEARING #88-05  
MONDAY, AUGUST 15, 1988

A Public Hearing of the Town Council of the Town of Bedford was held on Monday, August 15, 1988, 7:05 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia.

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

Staff members in attendance included Dan R. English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Micheel Towner, Executive Director, B.E.D.C.; John Robertson, Chief Building Inspector; Donna Davies, Junior Planner; Ron Singer, Director of Finance and Jane Gray, Secretary.

PUBLIC HEARING - 88-05 - APPLICATION FOR A DEVELOPMENT AGREEMENT - 930  
BEDFORD HIGHWAY - TIM HORTON DONUT SHOP

Mayor Roberts advised that the purpose of the Public Hearing was to hear and consider representations with regards to an application for a Development Agreement at Civic #930 Bedford Highway, namely, Tim Horton Donut Shop.

Mayor Roberts invited Donna Davies, Junior Planner, to introduce the matter and by the use of overhead projector, Ms. Davies explained for the benefit of Council and the gallery, this application for a Development Agreement.

Following Ms. Davies' presentation, Mayor Roberts opened the meeting to the public.

Mr. Henry Svazas, the proponent of the development addressed Council stating that the designs originally submitted to the Town could be changed in order to better complement the proposed Tourist Bureau/Intrepretive Centre. He also advised that the Donut Shop was not a drive-through but rather a sit-down restaurant. With regards to traffic flow, Mr. Svazas advised that he had agreed with the Town of Bedford Traffic Authority's report in that no traffic problems could be envisaged. Mr. Svazas respectfully requested Council's support of this proposal.

Ann Birdsall, on behalf of the Moirs Mill Steering Committee, addressed Council reviewing her report and advising of the Committee's mandate. The Committee's major concerns were related to the building facade, signage, parking, traffic and litter. The Committee envisaged a quiet, subdued Tourist Bureau/Interpretive Centre and felt that the development, as proposed, would not be compatible to the structure or use of the Moirs Mill Powerhouse. She requested the possibility, should the project be approved, of the Committee working with the developer of the Donut Shop to ensure compatibility of both developments.

PUBLIC HEARING - 88-05 - AUGUST 15, 1988

Ann MacVicar, Chairperson, Bedford Recreation Commission, addressed Council inquiring as to the amount of setback between the recreational land and the proposed Tim Horton Donut Shop.

Donna Davies, Junior Planner, in reply to Mrs. MacVicar's question, advised that the land does indeed abut on the Tim Horton Donut Shop property and that there was no setback required, however, the developer would consider some setback.

Mr. Svazas, proponent for the development - during discussions with Barry Zwicker, Director of Planning and Development Control, Mr. Svazas noted that the building (Donut Shop) could be moved back no further than five feet as parking space would be lost.

John Carnaghan addressed a question to Rick Paynter, Director of Engineering and Works relative to potential traffic problems due to poor visibility. Mr. Paynter agreed that there was a slight visibility problem however, with the design of a new bridge structure, the visibility problem would not be an area of concern. Mr. Paynter also advised that the volume of turning traffic had been studied and it was the general concensus that traffic generated by the proposed Tim Horton Donut Shop would not affect present traffic.

In reply to another question from Mr. Carnaghan relative to when construction of the new bridge would commence, Mr. Paynter noted that there were no preliminary designs as yet, however, he thought that perhaps a 1989 Spring tender would be called.

Mr. Tom Doggett addressed Council inquiring as to the future plans of the canteen owned at one time by Mrs. L. Smith, as it had quite a history and advised that he would like to see it preserved.

#### QUESTIONS FROM COUNCIL

A short discussion ensued relative to the projection of traffic. Mayor Roberts noted that all property owners would have to work together to ensure that the common access road would be beneficial to all concerned.

Councillor Short expressed concern over the fact that the Tim Horton Donut Shop's twenty-three (23) parking spaces would have to accommodate approximately eight hundred (800) cars per day and felt that the Tourist Bureau/Interpretive Centre parking area would end up being used by the Donut Shop's overflow of cars.

There being no further submissions from the general public in response to three calls from the Mayor, the Public Hearing was declared adjourned at approximately 7:45 p.m.

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD  
PUBLIC HEARING #88-06  
MONDAY, AUGUST 15, 1988

A Public Hearing of the Town Council of the Town of Bedford was held on Monday, August 15, 1988, 7:50 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia.

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

Staff members in attendance included Dan R. English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Donna Davies, Junior Planner; Ron Singer, Director of Finance; Micheel Towner, Executive Director, B.E.D.C.; John Robertson, Chief Building Inspector and Jane Gray, Secretary.

PUBLIC HEARING - 88-06 - PROPOSED AMENDMENTS TO THE TOWN'S LAND USE BY-LAW.

Mayor Roberts advised that the purpose of the Public Hearing was to hear and consider representations with regards to proposed amendments to the Town's Land Use By-Law. The Mayor further advised that any discussion on the proposed amendments to the General Provisions was being deferred.

Mayor Roberts invited Donna Davies, Junior Planner to introduce the matter. Ms. Davies advised that the proposed amendment will establish a new commercial zone C-2A which would be a variation of the existing C-2 Commercial Zone.

Three specific areas which would be affected by this proposed amendment are:

- (i) South side of Dartmouth Road, one existing lot in depth, from Wardour Street to Parkers Brook; and
- (ii) West side of the Bedford Highway from the Bedford/Halifax boundary to Millview Avenue; and
- (iii) East side of Bedford Highway from the Bedford/Halifax boundary to the northern boundary of the Travellers Motel property.

Ms. Davies advised that the existing zones would be removed and replaced with the new C-2A Zone.

Following Ms. Davies' presentation, Mayor Roberts opened the meeting to the public.

Mr. A.J. Hustins, Jr. addressed Council on behalf of A.J. Hustins Properties Limited. Mr. Hustins expressed the concern that the maximum height restriction of four (4) floors would not be economically viable in the areas of the Esquire and Travellers Motels. He requested that the proposal be looked at in greater detail .



PUBLIC HEARING - 88-06 - AUGUST 15, 1988

MONDAY, AUGUST 15, 1988

Mrs. Aileen McCormick inquired of Council the meaning of, "Private Club." Mayor Roberts, in answer to Mrs. McCormick's question replied that a, "Private Club," could include such uses as a yacht club, a Masonic Lodge, etc. and that alcohol could be served on the premises to members.

Mrs. McCormick expressed concern with the fact that the single family dwellings which will be affected by any high rise developments in the proximity of these three areas involved would lose their privacy. She also expressed the fact that the traffic generated by future high rise developments on the Dartmouth Road would be cause for concern.

Shirley Towill addressed Council inquiring if the property located behind Bedford Place Mall would be affected by this proposed amendment to the Land Use By-Law. Councillor David Lugar advised that Marathon Realty could apply for a re-zoning in the future, however, he felt that this probably would not evolve.

#### QUESTIONS FROM COUNCIL

Councillor Chris Nolan, as Chairman of the Bedford Planning Advisory Committee, advised the meeting that staff and the M.P.S. Committee were originally in favour of a 10' setback for parking purposes and a buffer zone, however, B.P.A.C. chose to recommend 15'.

There being no further submissions from the general public in response to three calls from the Mayor, the Public Hearing was declared adjourned at approximately 8:15 p.m.

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD  
REGULAR SESSION  
MONDAY, AUGUST 15, 1988

A Meeting of the Town Council of the Town of Bedford was held on Monday, August 15, 1988, 8:30 p.m. in the Town Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia; Mayor Keith Roberts presiding.

1. LORD'S PRAYER

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

2. ATTENDANCE

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

Staff members in attendance included Dan R. English, Chief Administrative Officer; Rick Paynter, Director of Engineering and Works; Ron Singer, Director of Finance; Donna Davies, Junior Planner; John Robertson, Chief Building Inspector; Micheel Towner, Executive Director, B.E.D.C. and Jane Gray, Secretary.

3. APPROVAL OF MINUTES

**ON MOTION** of Deputy Mayor Christie and Councillor Roy, it was moved that the minutes of Public Hearing (#107), July 11, 1988; Regular Session (#108), July 18, 1988 and Special Session (#109), August 3, 1988 be approved as circulated. Motion carried unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

It was agreed that Item 12.5 - Stipends Advisory Committee Report - be considered as Item 7.4. It was also agreed that Item 12.2 - Consideration of Approval of Proposed Acquisition of new Financial Processing System - be deferred. Mr. English requested that Item 12.7 be deferred and replaced with Mill Cove Pumping Station - Consideration of Awarding of Contract.

5. APPROVAL OF ORDER BUSINESS

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

6. MOTIONS OF RECONSIDERATION - NIL

7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

7.1 MAIN STREET UPGRADING - CONSIDERATION - AWARDING OF CONTRACT

Mr. Rick Paynter, Director of Engineering and Works reviewed for the benefit of Council his previously circulated reports on this matter and requested Council's direction on whether and in what manner this project should proceed.

A general discussion ensued relative to the fact that all property owners should be in agreement as to the price being offered by the Town for the required land. It was determined that the Town's cost-sharing proportion (according to the Streets Improvement By-Law) of the cost of the land and other associated costs relative to the proposed upgrading could not be higher than one third.

**ON MOTION** of Deputy Mayor Christie and Councillor Lugar, it was moved that the Town proceed with the Main Street upgrading project in accordance with the Streets Improvement By-Law and that the Town's share not exceed one third of all costs associated with the construction.

In speaking to the Motion Councillor Roy expressed his concern relative to the land costs in that a precedent would be set and that other situations exist where acquisition of rights of way would be lengthy and expensive.

In reply to Mayor Roberts' question as to what procedures would follow if the Motion was approved, Rick Paynter, Director of Engineering and Works advised that a letter and consent would be forwarded to each abutter and that in accordance with the By-Law, a positive response of two thirds would be required.

Motion carried. Mayor Roberts and Councillors Short, Lugar and Kelly voted in the affirmative with Deputy Mayor Christie and Councillors Roy and Nolan voting in the negative.

*amended Sept. 19/88  
item #13*

7.2 PROPOSED LAND USE BY-LAW AMENDMENT - DEFINITION - EXTRACTIVE INDUSTRY

Councillors Robert Short, William Roy and Peter Kelly excused themselves from the meeting prior to discussions on this matter due to the fact they were not present at the Public Hearing held on July 11, 1988 which had dealt with this matter.

Mr. Dan English, Chief Administrative Officer, advised the meeting that this matter had been deferred from the July 18, 1988 Regular Session of Town Council following which Council obtained further legal advice.



**ON MOTION** of Deputy Mayor Christie and Councillor David Lugar, it was moved that the Town approve of the proposed amendment to the Land Use By-Law adding to the Definition Section, the definition of, "Extractive Industry."

" '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."

Motion carried unanimously with Mayor Roberts, Deputy Mayor Christie and Councillors Nolan and Lugar all voting in favour.

Mr. Robert Grant, Solicitor for Tidewater Construction Limited, addressed Council enquiring as to the results of the voting relative to the above Motion. Subsequent to Mr. Grant's departure of the meeting, Mayor Roberts explained for the benefit of the gallery that unless the Chair votes in the negative, it is to be assumed that he is voting in the affirmative.

7.3 FORT SACKVILLE - DESIGNATION AS HERITAGE PROPERTY - NOTICE OF RECOMMENDATION

**ON MOTION** of Councillor Nolan and Deputy Mayor Christie, it was moved that Town Council approve, in accordance with the Town's By-Law Respecting Heritage Property, the registration and designation of the Fort Sackville property as a Heritage Property. Motion approved unanimously.

7.4 STIPENDS ADVISORY COMMITTEE REPORT

Mayor Roberts advised the meeting that the section of the Stipends Advisory Committee Report relative to Committee Membership would be brought to Council for discussion at a further meeting of Town Council.

**ON MOTION** of Councillors Lugar and Nolan, it was moved that the financial recommendations for the years 1989, 1990 and 1991 be approved and that the balance of the recommendations be studied by this Council and the future Council for implementation. Also, that the sections relative to the Meeting Fees (Recommendation #1); Workload of Council Members (Recommendation #2) and District School Board Member (Recommendation #4) be deferred to the Ad Hoc By-Law Committee for further study and review. Motion carried unanimously.

Mayor Roberts, on behalf of Town Council, thanked the Stipends Advisory Committee for its-in depth report and

## REGULAR SESSION - TOWN COUNCIL - AUGUST 15, 1988

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noted that the Committee's hard work was greatly appreciated.

8. MOTIONS OF RESCISSION - NIL9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM9.1 PUBLIC HEARING #88-05 -APPLICATION FOR DEVELOPMENT AGREEMENT  
- #930 BEDFORD HIGHWAY - TIM HORTON DONUT SHOP

**ON MOTION** of Councillor Kelly and Councillor Nolan, it was moved that the Town agree, in principle, to entering into a Development Agreement for #930 Bedford Highway, Tim Horton Donut Shop, with the proviso that officials from Tim Horton's work in conjunction with the Moirs Mill Steering Committee in order to, "blend," in the facade and landscaping components of the two projects.

Motion carried. Mayor Roberts and Councillors Lugar, Nolan and Kelly voted in the affirmative with Deputy Mayor Christie and Councillors Roy and Short voting in the negative

NOTICE OF MOTION OF RECONSIDERATION

Deputy Mayor Christie served notice of Motion of Reconsideration for the next Regular Session of Town Council.

9.2 PUBLIC HEARING - 88-06 - PROPOSED AMENDMENT TO TOWN'S LAND  
USE BY-LAW - RE C2A ZONE

**ON MOTION** of Councillor Nolan and Deputy Mayor Christie, it was moved that consideration of the creation of a C2A Zone and its application be deferred to the next Regular Council Meeting in September and that B.P.A.C. be requested to study further the proposed amendments to the General Provisions related to parking and landscaping. Motion carried unanimously.

10. PETITIONS AND DELEGATIONS - NIL11. MOTIONS - NIL

12. NEW BUSINESS12.1 CONSIDERATION OF APPROVAL OF 1988 TEMPORARY BORROWING RESOLUTIONS

**ON MOTION** of Deputy Mayor Christie and Councillor Nolan, it was moved that Town Council approve six (6) Temporary Borrowing Resolutions in the amount of \$1,000,000 and further that approval be provided for the withdrawal from the Special Reserve Fund - Capital Section, of \$286,200 and that the appropriate documentation be forwarded to the Minister of Municipal Affairs for his approval. Motion carried unanimously.

12.3 PROPOSED ENGINEERING WORKS COMPOUND

At the suggestion of Mr. Dan English, Chief Administrative Officer, the matter of land acquisition was deferred to another meeting in order that discussions could continue with C.N.

**ON MOTION** of Councillors Roy and Short, it was moved that the Town engage the firm of Horner & Associates at a cost not to exceed \$26,200 to undertake the detailed design and preparation of drawings, specifications and Tender packages for a new Engineering and Works Compound. Motion carried unanimously.

12.4 TOWN'S BURNING BY-LAW

Mr. Dan English, Chief Administrative Officer reviewed for the benefit of Council his memorandum relative to the Town's Burning By-Law.

**ON MOTION** of Councillor Kelly and Councillor Nolan, it was moved that the Town's Burning By-Law be brought before the Ad Hoc By-Law Committee for further study and review. Motion carried unanimously.

12.6 TENDER 88-07 - UPGRADING WORKS - OAKMOUNT DRIVE

**ON MOTION** of Deputy Mayor Christie and Councillor Nolan, it was moved that the contract for upgrading works on Oakmount Drive be awarded to Municipal Contracting Limited. It was further moved that if Alternative #1 was utilized, i.e. street upgrading only, the Town would be responsible for the total tendered cost of \$92,245. It was further moved that Alternative #2, i.e. street upgrading, including installation of curb and gutter and storm drainage improvements at a cost of \$183,993 be implemented providing the abutters, in accordance with the Streets Improvement By-Law, were prepared to cost share on the difference between the two Alternatives. It was further moved that



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staff report back to Council at their next Regular Session. Motion carried unanimously.

EXTENSION OF TIME OF MEETING

**ON MOTION** of Councillors Roy and Lugar, it was moved that the meeting be extended to 11:00 p.m. Motion approved unanimously.

12.7 MILL COVE PUMPING STATION - AWARDING OF CONTRACT

**ON MOTION** of Deputy Mayor Christie and Councillor Nolan, it was moved that the first component of work involved in this upgrading project be awarded to A.C. Dunbar Co. Ltd. in an amount not to exceed \$26,379 for the acquisition of a pump for the Mill Cove Pumping Station. Motion carried unanimously.

12.8 APPOINTMENT OF DELEGATES - ANNUAL CONFERENCE OF U.N.S.M.

**ON MOTION** of Deputy Mayor Christie and Councillor Roy, it was moved that Mayor Roberts, Deputy Mayor Christie and Councillors Robert Short, David Lugar and Peter Kelly be appointed as the voting delegates for the U.N.S.M. Conference. Motion carried unanimously.

12.9 STATUS REPORT - 1988 CAPITAL PROGRAM - D.O.T. - COST SHARING

Mr. Paynter reviewed with Council recent approvals received from the Provincial Department of Transportation for 1988 arterial road upgrading.

Mr. Paynter noted that \$250,000 was included in the 1988 Capital Budget for this purpose with a proposed \$100,000 recovery from the Department of Transportation. The recent approval by the Department of Transportation, however, only amounts to \$22,500 and relates to resurfacing works on a portion of the Kearney Lake Road. Given the reduced cost sharing from the Provincial Government, the cost agreed for the Kearney Lake Road project only, would be implemented in 1988 and that the other projects, i.e. Dartmouth Road, Bedford Highway and Rocky Lake Drive would be deferred for consideration under next year's program.

12.10 COUNCIL MEETING DATES - SEPTEMBER TO OCTOBER, 1988

It was unanimously decided that there would be no change in the Regular Council Meeting dates scheduled for the months

REGULAR SESSION - TOWN COUNCIL - AUGUST 15, 1988

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of September and October, 1988.

13. REPORTS: BOARDS/COMMITTEES/COMMISSIONS - NIL

14. STAFF REPORTS

14.1 **ON MOTION** of Councillor Lugar and Deputy Mayor Christie, it was moved that the Tax Collection Report as of July 31, 1988; the Fire Chief's Monthly Report and the Building Inspection Report for July, 1988 be received and approved. Motion carried unanimously.

15. CORRESPONDENCE

15.1 SEWAGE TREATMENT - HALIFAX HARBOUR

**ON MOTION** of of Deputy Mayor Christie and Councillor Lugar, it was moved that Town Council support, in principle, the City of Dartmouth's resolution regarding the maximizing of local involvement relative to the sewage treatment protection Halifax Harbour. Motion approved unanimously.

16. NOTICES OF MOTION - NIL

17. QUESTIONS

17.1 ACTION SHEET

**ON MOTION** of Councillor Kelly, it was moved that the Polling Station location be changed from Bedford Junior High School to the Bedford Senior Elementary School.


There was no seconder to this Motion, therefore, Mayor Roberts declared the Motion invalid.

18. ADDED ITEMS - NIL

19. OTHER - NIL

20. ADJOURNMENT

There being no further business, the meeting adjourned at approximately 10:55 p.m.

MAYOR   
CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD  
PUBLIC HEARING  
SEPTEMBER 19, 1988

Public Hearing was held by the Town Council of the Town of Bedford Monday, September 19, 1988, 7:00 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Keith Roberts presiding.

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

Staff members in attendance at this Session included Joan Pryde, Deputy Clerk; Barry Zwicker, Director of Planning & Development Control; and Steven Moir, Senior Planner.

Approximately fifty (50) members of the general public were in attendance at the commencement of the Session.

PURPOSE OF PUBLIC HEARING

Mayor Roberts advised the meeting that the purpose of the Public Hearing was to receive comments relative to a proposed Contract Development Agreement Application for the property commonly known as Seventh Day Adventist Lands/Sandy Lake.

STAFF REPORT

Barry Zwicker, Director of Planning & Development Control, advised Council that advertisement of this Public Hearing was carried out in accordance with the requirements of the Nova Scotia Planning Act. In particular, the application for these Lands is to permit the following:

1. Existing Schools - Student Residence
2. Retirement Lodge
3. Nursing Home Facility
4. Staff Housing
5. Convenience Centre
6. Seventh Day Adventist Church
7. Outdoor Recreational Facilities

Following a review of the general concept of the proposed plan, Mr. Zwicker advised that the Corporation is ready to grant to the Town the right of access across their lands to allow access to the Town of Bedford's Sandy Lake Parkland. He further advised that there is also a possibility of the Town obtaining a parcel of land which could be used in part for access to the parkland.



In response to an inquiry from Council, Mr. Zwicker advised that the Bedford Waters Advisory Committee has had preliminary discussions respecting this development and, if approved, the storm water drainage system will be reviewed by the Bedford Waters Advisory Committee as well as the Engineering and Works Department.

SUBMISSION/COMMENTS FROM THE PUBLIC AT LARGE

MRS. CAROLYN BROOME, 25 KILLARNEY DRIVE, addressed the meeting requesting and receiving information with respect to where the proposed buildings will be located and whether or not a green belt will be retained along the parameter of the property. In particular she advised that her concern was that a green belt be retained between her own property and the proposed project.

MR. BILL McCANN, 17 KILLARNEY DRIVE, addressed Council advising that he has concern with respect to the proposed development if Killarney Drive is to be used as the main entry point. He also expressed concern with respect to whether or not the sewer and water services in the area are adequate to handle the proposed development.

In response to an inquiry from Mr. Broome regarding snow removal on Killarney Drive, it was agreed by staff that snow removal will be addressed and that the Town Works Department will be asked to review the situation.

In response to an inquiry with respect to garbage collection for the proposed project, the meeting was advised that, in all likelihood, the Corporation will have to arrange for private pick-up rather than depending on the public service which, in most cases, is meant to be a residential service.

Some discussion took place with respect to the after effect of excavation work that will be required for the installation of sewer and water services. It was noted that a proposed By-Law Respecting Grade Alteration will be in effect prior to the commencement of this development which will regulate such matters, or, if applicable the Streets By-Law would ensure that the surface is reinstated properly.

There being no further submissions from the general public in response to three (3) calls from the Chairman, the Public Hearing was declared closed.

ON MOTION of Councillor Kelly and Councillor Roy the Hearing adjourned at approximately 7:29 p.m.

TOWN OF BEDFORD  
REGULAR SESSION  
SEPTEMBER 19, 1988

Regular Session of the Town Council of the Town of Bedford was held on Monday, September 19, 1988, 7:30 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, N.S., Mayor Keith Roberts presiding.

LORD'S PRAYER

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

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; Joan Pryde, Deputy Clerk; Barry Zwicker, Director of Planning and Development Control; Steven Moir, Senior Planner and Ron Singer, Director of Finance.

APPROVAL OF MINUTES

Minutes of Public Hearing - August 15, 1988 (#110); Public Hearing - August 15, 1988 (#110) and Regular Session - August 15, 1988 (#112)

In response to a request by Council it was agreed that Item 7.1 of the minutes of the Regular Session - Meeting #112 should be amended to reflect the fact that Deputy Mayor Christie voted in favour of the Motion.

In response to a request from Council it was agreed that Item 9.1 of the Minutes of the Regular Session - Meeting #112 should be amended to reflect the fact that the Motion was made by Councillor Kelly and Councillor Nolan.

ON MOTION of Councillor Lugar and Councillor Kelly, it was moved that the minutes of the Public Hearing of August 15, 1988 (#110); the Public Hearing of August 15, 1988 (#111) and the Regular Session of August 15, 1988 (#112), as amended, be approved. Motion approved unanimously.

ADDITIONS/DELETIONS TO ORDER OF BUSINESS

In response to a request from the Chief Administrative Officer, it was agreed that an Item, "Land Use By-Law Amendment - C2A Zone," should be added to the Agenda as Item 7.6.

4. CON'T

In response to a request from Councillor Nolan, it was agreed that Item 11.1 and Item 12.8 of the Agenda should be discussed concurrently.

5. APPROVAL OF ORDER OF BUSINESS

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

6. NOTICE OF RECONSIDERATION

6.1 CONTRACT DEVELOPMENT AGREEMENT - 930 BEDFORD HIGHWAY

ON MOTION of Councillor Christie and Councillor Roy, it was moved that the Motion approved at the Regular Session of Monday, August 15, 1988 :

"Moved that the Town agree in principle, to enter into a Development Agreement for Civic #930 Bedford Highway with Tim Horton Donut Shop, with the proviso that officials from Tim Horton work in conjunction with the Moirs Mill Steering Committee in order, to "blend," the facade and landscaping components of the two (2) projects;" be reconsidered.

During discussion of the Motion, Deputy Mayor Christie explained that he wanted this Motion of Reconsideration approved in order that various items of correspondence relating to the subject might be further discussed.

The Motion was put to the meeting and approved. Councillor Nolan and Councillor Kelly voted against the Motion.

In response to a request from Council the Deputy Clerk read the original Motion and the Director of Planning and Development Control reviewed details of what has taken place between the Moirs Mill Steering Committee and representatives from Tim Hortons.

In response to an invitation from Mayor Roberts, Mrs. Anne Birdsall advised Council that her Committee is pleased with the attitude of officials from Tim Horton's and their architect is prepared to meet with these officials.

During further general discussion regarding to this proposed project, concerns were expressed by some Members of Council with respect to the fact that the Tim Horton building will be adjacent to the boundary line between the Tim Horton property and public parkland. During the discussion, it was pointed out that commercial zoning does not require side yards. Other concerns



6.1 CON'T

expressed were relevant to the traffic which will be generated from this particular development in conjunction with expected traffic from further development of the Annapolis Basin lands.

It was also noted that, while officials on behalf of Tim Horton's have currently agreed not to develop the balance of the property, there is nothing to preclude its development in future years.

Concern was also expressed with respect to what was described as the, "general openness of the Motion."

ON MOTION of Councillor Roy, it was moved that the Motion be amended to indicate that any contract be subject to the agreement of Council, as to the final design and traffic flow patterns. In response to three calls from the Mayor there was no seconder to the Motion and it was declared invalid.

Councillor Nolan reviewed for the benefit of the meeting the concerns which were expressed by the Bedford Planning Advisory Committee with respect to this development.

Mr. Peter McDonough addressed Council advising that officials of Tim Horton's were willing to cooperate with respect to many of the perceived problems but that the location of the building as planned, was non-negotiable.

The Motion was put to the meeting and was defeated. Deputy Mayor Christie, Councillor Short and Councillor Roy voted against the Motion. Mayor Roberts abstained from voting.

In response to a suggestion from Councillor Nolan, it was agreed that those who voted against the Motion should state their reasons for the record.

Councillor Short advised that he voted against the Motion due to the fact that the Development Agreement would only involve a portion of the property; further that the traffic problems have not been analyzed or addressed by staff.

Deputy Mayor Christie advised that he voted against the Motion because of the fact that the proposed building will have little or no set back from abutting recreational parkland.

Councillor Roy advised that he voted against the Motion due to the expected traffic flow and the proposed location of the building which had been stated to be non-negotiable.

7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES

### 7.1 FINANCIAL PROCESSING SYSTEM - CONSIDERATION OF PROPOSED ACQUISITION

By memorandum, Dan R. English, Chief Administrative Officer submitted a detailed report from the Director of Finance respecting a proposal to acquire a new Financial Processing System for the Town of Bedford.

It was recommended that Town Council approve the purchase and installation of an IBM System 36 from Program Applications Limited for the amount of \$95,920 plus a \$12,000 contingency required for training, supplies and customization (total costs \$107,920).

ON MOTION of Councillor Nolan and Councillor Short, it was moved that Town staff be authorized to proceed to acquire an IBM System 36, as proposed, from Program Applications Limited at a total cost of \$107,920, as outlined in the report from the Chief Administrative Officer dated August 12, 1988.

During discussion of the Motion, the Director of Finance responded to questions from Council with respect to the viability of the IBM System over the next few years. He also reviewed details of the software which will be acquired.

\*The Motion was put to the meeting and approved. Deputy Mayor Christie voted against the Motion.

### 7.2 MAIN STREET UPGRADING WORKS - AWARDING OF CONTRACT

By memorandum, Rick Paynter, Director of Engineering and Works, advised Council that the Town has now received support on behalf of nine of the 10 properties that will be assigned improvement charges relative to the proposed upgrading works - Main Street, Bedford. The total cost of this project will amount to \$42,536 of which the Town of Bedford will be required to contribute one third of the cost and the abutting property owners, two thirds.

Mr. Paynter further advised that two tenders were received with respect to the first phase of the work to be undertaken in 1988 relative to Street Preparation Work with the lowest bid submitted by Municipal Contracting Ltd. in the amount of \$16,580.

ON MOTION of Councillor Kelly and Deputy Mayor Christie, it was moved that Town Council approve the awarding of the Street Preparation Works and Property Reinstatement portion of the Main Street Project to Municipal Contracting Ltd. in the amount not to exceed \$16,580. Motion approved unanimously.

### 7.3 PROPOSED BY-LAW RESPECTING SEWER EXTENSION

Copies of a proposed By-Law Providing for the Recovery of Capital Costs of Extensions to Sewer Services were circulated to Members of Council. It was noted by the Chief Administrative Officer that

\* It was unanimously agreed that, the IBM System to be acquired from Program Applications at a total cost of \$107,920, to be financed as a total system lease directly from IBM Canada Ltd; with lease payments commencing January 1989 for a five year term.



7.3 CON'T

This proposed By-law initially will relate to the proposed Peerless Servicing Project, however, there are other areas which might require consideration in future years and, therefore, a decision should be made with respect to the expected recovery of Capital Costs from the property owners involved. As well, Mr. English requested direction from Council as to the amount of the expected positive frontage support.

Peter McInroy, Solicitor, reviewed for the benefit of Council, the Provincial Legislation respecting such matters and recommended that subsequent to the approval of the By-Law separate Policies could be approved which would indicate the required percentages.

ON MOTION of Deputy Mayor Christie and Councillor Kelly, it was moved that the proposed By-Law Providing for the Recovery of Capital Costs of Extensions to Sewer Services be received for First Reading and that same be referred to the By-Law Committee for review and recommendation prior to Second Reading.

During discussion of the Motion, Councillor Roy expressed some concern that the percentages relative to cost recovery and required frontage support could be changed.

The Motion was put to the meeting and was approved.

7.5 PROPOSED SERVICING PROJECT - PEERLESS SUBDIVISION

By memorandum, Rick Paynter advised Council with respect to a report dated September 1, 1988 from Interprovincial Engineering Ltd. outlining the proposed servicing of the Peerless Subdivision in a total amount estimated at \$1,512,000.

The Chief Administrative Officer advised Council that a survey of the Peerless and area residents involved in the proposed project indicated that property owners representing 66.5% of the property frontage involved have indicated that they are in favour of proceeding with the project.

The Chief Administrative Officer further advised that seventy-nine notices were forwarded to property owners of which sixty-five were returned to the Town with fifty-four indicating an affirmative vote.

ON MOTION of Councillor Short and Councillor Kelly, it was moved that the Town of Bedford proceed to tender call with respect to the proposed Peerless Subdivision Servicing Project.

During discussion of the Motion, concern was expressed by Councillor Nolan with respect to what will ensue if the result of the tender call is higher than expected. He was advised that in all probability, the Town would have to reconsider the total project.

The Motion was put to the meeting and approved. Councillor Nolan voted against the Motion.



7.4 OAKMOUNT DRIVE - UPGRADING WORKS - CONSIDERATION - AWARDING OF TENDERS

By memorandum Dan R. English, Chief Administrative Officer, advised Council with respect to a number of facts relative to the 1988 Capital Budget, the designation of Oakmount Drive as a Collector Road, and whether or not the original intent of the Street Improvement Bylaw should apply to local roads only or to local, collector and arterial roads. It was also noted that the Provincial Department of Transportation has apparently indicated their willingness to contribute \$30,000 towards this project given the fact that a Regional Depot is located at the end of the Street.

By memorandum Rick Paynter, Director of Engineering and Works advised Council of the results of Tender 88-07 - Upgrading Works - Oakmount Drive. It was noted that two (2) Tenders were received with the lowest submitted by Municipal Contracting Limited in the amount of \$92,245 for alternative number 1 and an amount of \$183,993 for alternative number 2.

It was recommended by the Engineering and Works Department that alternative number 2 be adopted, i.e. installation of concrete curbing, storm drainage improvements, elimination of existing roadside ditches, etc.

Following a brief discussion it was generally agreed that the Street Improvement Bylaw should not apply to Collector Streets and that this work should be undertaken at the total expense of the Town.

ON MOTION of Deputy Mayor Christie, and Councillor Lugar, it was moved that Tender 88-07 - Upgrading Works - Oakmount Drive be awarded to Municipal Contracting Limited in an amount not to exceed \$183,993 for alternative number 2 and that this upgrading project be undertaken at total Town cost with no assignment of cost to abutting properties. Motion approved unanimously.

Mayor Roberts excused himself from the meeting and Deputy Mayor Christie occupied the chair.

7.6 LAND USE BYLAW AMENDMENT - C2A ZONE

Councillor Kelly excused himself from the meeting advising that he was not present at the Public Hearing regarding this matter.

ON MOTION of Councillor Roy and Councillor Nolan it was moved that the Town Council of the Town of Bedford approve an amendment to the Town of Bedford's Land Use Bylaw by creating a C2A General Business Zone with the requirements as specified in a memo from the Director of Planning and Development Control dated September 19, 1988 entitled Land Use Bylaw Amendment - C2A. Motion approved unanimously.

ON MOTION of Councillor Short and Councillor Lugar it was moved that the C2A Zone be applied to two (2) areas as follows:

1. Dartmouth Highway from Wardour Street to Parkers Brook
2. West side of the Bedford Highway from the Bedford/Halifax boundary to Millview Avenue and the properties known as civic #757 and #759 Bedford Highway.

Motion approved unanimously.

Councillor Kelly and Mayor Roberts reassumed their positions at the Council table.

Barry Zwicker, Director of Planning and Development Control, introduced Steven Moir to members of Town Council. Mr Moir has recently accepted the position of Senior Planner with the Planning and Development Control Department. He was welcomed to the Town of Bedford by Mayor Roberts and the members of Council.

8. MOTIONS OF RESCISSION  
Nil

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFROM  
Nil

9.1 PUBLIC HEARING #88-07 - APPLICATION FOR DEVELOPMENT AGREEMENT -LANDS OF SEVENTH DAY ADVENTIST CHURCH

ON MOTION of Councillor Nolan and Deputy Mayor Christie it was moved that the Town Council of the Town of Bedford approve in principle, the entering into of a Contract Development Agreement with respect to the land owned by the Seventh Day Adventist Church involving approximately forty-nine (49) acres of land located between the Hammonds Plains Road and Sandy Lake, subject to a successful conclusion of an agreement by which the Town of Bedford has access across lands in the northeast corner of said lands to enter Sandy Lake Park, and provided that the appropriate consultations occur with the Provincial Department of Environment and the Bedford Waters Advisory Group. And further that a buffer or green area along the Nova Scotia Power Corporation right-of-way will remain.

10. PETITIONS AND DELEGATIONS10.1 BEDFORD VILLAGE - DAY CARE - PETITION

Copies of a petition submitted on behalf of residents of Champlain Court, Bedford Hills were circulated to members of Council with respect to the petitioners' opposition to the proposed establishment of the Mary Poppins Early Learning Academy and Day Care Centre on Lot 119 Champlain Court.

ON MOTION of Councillor Roy and Councillor Kelly it was moved that the correspondence and petition be tabled. Motion approved unanimously.

It was suggested by Councillor Short that if the appropriate legal covenants were included in the subdivision deeds this problem might be solved to the satisfaction of the petitioners. Councillor Short was advised that the property owners are aware of this fact.

11. MOTIONS11.1 BYLAW RESPECTING GRADE ALTERATION - THIRD READING

Copies of a proposed bylaw respecting Grade Alteration were circulated to members of Council for consideration of third and final reading.

During discussion of this matter, the Chief Administrative Officer advised that a representative of the N.S. Home Builders Association has requested that the decision on the third reading of this Bylaw be deferred pending an opportunity for representatives to discuss some of the clauses with the Director of Engineering and Works.

ON MOTION of Councillor Short and Deputy Mayor Christie it was moved that further consideration of the Bylaw respecting Grade Alteration be deferred for one (1) week. Motion approved. Councillor Kelly voted against the motion.

During the ensuing discussion a suggested amendment of the resolution was circulated and recommended by the Chief Administrative Officer and Councillor Nolan.

ON MOTION of Councillor Nolan and Councillor Roy it was moved that the Town Council of the Town of Bedford approve a bylaw respecting debt charges whereby no Capital Expenditures requiring borrowing shall be approved by the Town Council of the Town of Bedford in any year if the debt charges including both principal and interest arising from such expenditures, when added to previously incurred debt charges already scheduled for payment in the following year will result in a total debt servicing charge in the following year of an amount greater than 12 percent of the tax levy for the year during which such expenditures are being considered. Motion approved unanimously.



12. NEW BUSINESS12.1 CONSIDERATION - RATIFICATION - COLLECTIVE AGREEMENT - LOCAL 2715 IAFF/TOWN OF BEDFORD

By memorandum Dan R. English, Chief Administrative Officer reviewed details of a proposed collective agreement between Local 2715, International Association of Firefighters and the Town of Bedford for the years 1988 and 1989. He noted that the agreement would provide for salary increases of five (5) percent effective January 1, 1988, four (4) percent January 1, 1989 and two (2) percent July 1, 1989. An increase of \$125 in the annual clothing maintenance allowance would be effective in 1989 and a provision for compensation respecting weekend hours involved on approved training courses were also included in the proposed agreement.

A draft copy of the revised contract was circulated to members of Council.

Mr. English advised that the Negotiating Committee is recommending Town Council give favorable consideration to the approval of the Agreement as circulated.

ON MOTION of Deputy Mayor Christie, and Councillor Lugar, it was moved that the Town Council of the Town of Bedford authorize the Mayor and the Chief Administrative Officer to execute, on behalf of the Town, a revised Collective Agreement between the Town of Bedford and Local 2715 IAFF Bedford Fire Fighters for the period January 1, 1988 to December 31, 1989 as circulated. Motion approved unanimously.

12.2 PROPOSED POLICY CAPITAL BORROWING AND DEBT CHARGES

By memorandum Ron Singer, Director of Finance circulated a proposed policy respecting a guideline for Capital Borrowing and Debt Charges for consideration by Town Council.

Mr. Singer noted that the proposed policy has actually been used by Town Council for the past two (2) years; however, it has never been officially approved in the form of a Policy Statement.

During the ensuing discussion a suggested rewording of the resolution was circulated and recommended by the Chief Administrative Officer and Councillor Nolan.

ON MOTION of Councillor Nolan and Councillor Roy it was moved that the Town Council of the Town of Bedford approve a policy respecting debt charges whereby no Capital Expenditures requiring borrowing shall be approved by the Town Council of the Town of Bedford in any year if the debt charges including both principle and interest arising from such expenditures, when added to previously incurred debt charges already scheduled for payment in the following year will result in a total debt servicing charge in the following year of an amount greater than 12 percent of the tax levy for the year during which such expenditures are being considered. Motion approved unanimously.

**12.3 1988 MUNICIPAL ELECTIONS - OCTOBER 15, 1988**

By memorandum, Dan R. English, Chief Administrative Officer and Returning Officer, advised Council of the results of nominations for the Offices of Mayor namely, Peter Christie and Keith Roberts; six (6) Town Councillors namely; Rick Collins, Anne Cosgrove, Peggy Draper, Anthony Edwards, Len Goucher, Don Huntington, David Johnston, Peter Kelly, Ron MacQuarrie, Stephen Oickle and Grant Walker; and one (1) District School Member namely, Lorne Verabioff.

He advised that an election for the positions of Mayor and six (6) Town Councillors will take place on Saturday, October 15, 1988.

Mr. English also requested approval of a tariff of fees to be paid to various personnel for services required for the upcoming election as circulated in a total amount of \$4,215. He noted other election expenses amounting to approximately \$5800 will result in a total cost of approximately \$10,000 for the holding of this election.

ON MOTION of Councillor Roy and Councillor Nolan it was moved that the Town Council of the Town of Bedford approve the Tariff of Fees for the 1988 Municipal Election as submitted by the Chief Administrative Officer. Motion approved unanimously.

**12.4 STORM DRAINAGE IMPROVEMENTS - GOLF LINKS ROAD**

By memorandum Rick Paynter, Director of Engineering and Works requested Town Council's consideration to the addition of work to the Golf Links Road/Parkers Brook storm drainage system to the 1988 Capital Budget Program. A detailed report respecting this matter was also circulated to members of Council and it was noted by Mr. Paynter that the work, in all likelihood, will cost in the vicinity of \$90,000.

ON MOTION of Councillor Nolan and Deputy Mayor Christie it was moved that the Director of Engineering and Works be authorized to engage a Consultant with the appropriate expertise to undertake an engineering design analysis for this project, to be brought back to Council with estimates prior to Tender call. Motion approved unanimously.

**2.5 CONSIDERATION - AWARD OF CONTRACT -TENDER 88-05- ARTERIAL ROAD UPGRADING - KEARNEY LAKE ROAD**

By memorandum Rick Paynter, Director of Engineering and Works advised that four (4) tenders were submitted in response to tender call #88-05 with the low bid being received from Municipal Contracting Limited in the amount of \$36,380. He recommended the awarding of the contract to Municipal Contracting Limited.



ON MOTION of Councillor Short and Councillor Kelly it was moved that Town of Bedford enter into a contract with Municipal Contracting Limited for arterial road upgrading under Tender #88-05 in an amount not to exceed \$36,380. Motion approved unanimously.

12.6 APPOINTMENT OF FIRE WARDS

ON MOTION of Councillor Kelly and Councillor Roy it was moved that under the authority of Section 188 (1) of the Towns Act, David Selig, Fire Chief; Peter Dickinson, Deputy Chief, and Eric Sheppard, Assistant Deputy Chief be appointed as Fire Wards for the Town of Bedford for a one (1) year period effective immediately. Motion approved unanimously.

12.7 APPROVAL OF LEASE - ANNAPOLIS BASIN PULP AND POWER COMPANY AND TOWN OF BEDFORD

By memorandum Barry Zwicker, Director of Planning and Development Control circulated a proposed land lease between the Annapolis Basin Pulp and Power Company and the Town of Bedford respecting a Recreation/Playground area which has been used by the Town for a number of years as a location for playground equipment etc. The land is located on the Bedford Hill Road. Mr Zwicker advised that a Solicitor has reviewed the lease in its present form and has deemed it to be acceptable, and he, therefore, recommends its approval by Town Council.

ON MOTION of Councillor Lugar, and Councillor Roy it was moved that the Town Council of the Town of Bedford authorize the Mayor and Chief Administrative Officer to enter into a Lease Agreement on behalf of the Town of Bedford with Annapolis Basin Pulp and Power Company respecting parkland located on the Bedford Hills Road. Motion approved unanimously.

13. BOARDS/COMMITTEES/COMMISSIONS

13.1 BOARD OF POLICE COMMISSIONERS - REQUEST FOR VARIANCE FROM POLICY - REPLACEMENT OF POLICE VEHICLES

By memorandum Dan R. English, Secretary to the Board of Police Commissioners, advised Council that the Board of Police Commissioners has requested a variance to the Policy respecting the replacement of Police vehicles whereby, two (2) vehicles could be replaced in 1989 rather than one (1) only. Attached to Mr. English's report was a memo from H.A. MacKenzie, Chief of Police, confirming that, in his opinion, two (2) new vehicles are required.

ON MOTION of Councillor Nolan, and Councillor Short, it was moved that Town Council approve a variance from the Town Policy respecting the replacement of Police Vehicles for 1989 in order that the Town may proceed with a tender call for the replacement of two (2) vehicles in 1989.