

12.5 RECOMMENDATION - 1988 STIPENDS ADVISORY COMMITTEE
REPORT REGARDING REDUCTION OF COUNCIL MEMBERSHIP ON
VARIOUS COMMITTEES/BOARDS/COMMISSIONS

By memorandum Joan Pryde, Deputy Clerk, requested Council's consideration to the recommendation by the Stipends Advisory Committee 1988 Report respecting the possible reduction of Council appointees to serve on various Boards/Committees/Commissions. Noting that this matter was now being considered by the By-Law Review Committee, it was suggested by Mrs. Pryde, that the Committee could defer consideration of recommendations respecting amendments to By-Laws which would be required in several cases, if Town Council would prefer to work for a year or two under the existing framework prior to considering reductions of representation.

It was agreed that this matter should be deferred for a period of at least one year.

12.6 PROPOSED FENCING - RIDGEVALE PARKLAND

By memorandum, Council was advised of the desire of a property owner of land abutting the tot lot in Ridgevale Subdivision to have fencing erected between the two properties. It was noted that the total cost of the desired fencing was in the vicinity of \$3,200 and that the property owner was willing to share to the extent of 25 percent of the cost if the Town would pay the balance of 75 percent.

In speaking to the matter Deputy Mayor Kelly expressed the opinion that it was an obligation of the Town to consider the cost-sharing of this expenditure.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that Town Council agree to the erection of a fence between the Ridgevale Parkland and the abutting property owner with the cost to be divided 75 percent to the Town and 25 percent to the abutting property owner.

12.6

CON'T

During discussion of the Motion it was suggested by the Chief Administrative Officer that cost-sharing in the amount suggested might set a precedent for future situations given the absence of any established policies.

The Motion was put to the meeting and was defeated. Councillor Walker, Councillor Draper, Councillor Huntington and Councillor Cosgrove voted against the Motion.

NOTICE OF RECONSIDERATION

Deputy Mayor Kelly served Notice of Reconsideration of the Motion at the next Regular Session of Council.

ON MOTION of Councillor Walker and Councillor Huntington it was moved that the Chief Administrative Officer be authorized to undertake negotiations with the Ridgevale Resident's Association to ascertain the interest of the Association in this manner.

During discussion of the Motion the Chairman of the Resident's Association expressed some concern with respect to whether or not the residents would wish to undertake responsibility for the cost of the fencing.

The Motion was put to the meeting and approved. Deputy Mayor Kelly voted against the Motion.

12.7

MOTION OF SUPPORT FOR PROPOSED SUN RADIO - FM STATION - TOWN OF BEDFORD

Deputy Mayor Kelly requested the approval of Council for the following Motion respecting a proposed new radio station in the Town of Bedford:

WHEREAS: an application is presently before the C.R.T.C. (Canadian Radio and Television Commission) proposing a new F.M. radio station for the Halifax/Dartmouth, Bedford/Sackville Metropolitan Area, and

13.1.2
WHEREAS: if approved the establishment of this new F.M. radio station will fill a present void in the metro area with respect to the type of "easy listening" music being proposed by Sun Radio, and

13.2
WHEREAS: if approved, this new radio station is proposed to be located within Bedford, and

13.2.1
WHEREAS: the proponents of this application are soliciting support for same,

BE IT THEREFORE RESOLVED, that the Town Council of the Town of Bedford provide their official support by way of a letter to the C.R.T.C.

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

13. REPORTS: BOARDS/COMMITTEES/COMMISSIONS

13.1 RECREATION COMMISSION

13.1.1 APPOINTMENT OF CHAIRMAN

Robert Nauss, Director of Recreation, advised Council that, at a meeting of the Recreation Commission, Ann MacVicar was re-elected Chairman of the Commission for the ensuing year. He requested the concurrence of Town Council to this appointment.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that Town Council confirm the appointment of Ann MacVicar as Chairman of the Bedford Recreation Commission for the year 1989. Motion approved unanimously.

13.1.2 APPOINTMENT OF CO-CHAIR - BEDFORD DAYS

Robert Nauss, Director of Recreation requested the appointment of a member of Town Council to act as the Co-Chair of the Bedford Days Committee for the year 1989. Mr. Stephen Oickle has already been appointed by the Commission as one of the Co-Chairs.

13.1.2 CON'T

ON MOTION of Deputy Mayor and Councillor Walker it was moved that Councillor Anne Cosgrove be appointed as the Co-Chair of the Bedford Days Committee for the year 1989. Motion approved unanimously.

13.2 BEDFORD PLANNING ADVISORY COMMITTEE

13.2.1 PROPOSED AMENDMENTS TO TERMS OF REFERENCE

By memorandum Chris Nolan, Chairman, Bedford Planning Advisory Committee requested the concurrence of Town Council for revisions to the Terms of Reference for the Bedford Planning Advisory Committee same would accomodate the extension of terms of office for three members of the Committee pending the completion of the Municipal Planning Strategy.

ON MOTION of Councillor Walker and Councillor Goucher it was moved that, in recognition of the workload generated by the Municipal Planning Strategy Review, Council hereby amends the Terms of Reference of the Bedford Planning Advisory Committee as follows:

Clause 3.1 - the Committee shall consist of eleven members: 3 Councillors, at least 1 Council member appointed to B.P.A.C. shall also be appointed to the Bedford Waters Advisory Committee, and 9 residents of the Town.

Clause 3.2 a quorum shall be a simple majority of seven.

These temporary Terms of Reference shall expire at the time the Municipal Planning Strategy in draft form is directed to Town Council for consideration.

The Motion was put to the meeting and approved unanimously.

13.3.1 FIRE CHIEF'S MONTHLY REPORT - BEDFORD FIRE DEPARTMENT

The Fire Chief's monthly report for the month of December 1988 was received for information.

13.2.2 REPORT OF JANUARY 12, 1989 B.P.A.C MEETING

By memorandum Steve Moir, Senior Planner, reported to Town Council with respect to details of the recent meeting of the Bedford Planning Advisory Committee which took place on January 12, 1989.

ON MOTION of Councillor Walker and Deputy Mayor Kelly it was moved that Town Council authorize the Chief Administrative Officer to set a date and time for a Public Hearing respecting the application of Redden Brothers for a Contract Development Agreement respecting development of lands located in the Oakridge Subdivision. Motion approved unanimously.

EXTENSION OF TIME OF MEETING

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that the time of the meeting be extended to 11:00 p.m. Motion approved unanimously.

13.3 BEDFORD VOLUNTEER FIRE DEPARTMENT - ELECTION OF OFFICERS

Town Council was advised of the election of the following officers for the ensuing year of the Bedford Volunteer Fire Department:

Chief - David Selig
Deputy Chief - Peter Dickinson
Assistant Deputy Chief - Don McCarthy
Captains - Marc Lavoie, Nevil Wheaton, Jim Gates,
Lieuts. Gary Burke, Steve Crooks, Gordon Long
Secretary - Peter Selig
Treasurer - Lloyd Mitchell

ON MOTION of Deputy Mayor Kelly and Councillor Huntington it was moved that the Town Council approve and confirm the officers of the Bedford Volunteer Fire Department for the year 1989 as elected by the Department. Motion approved unanimously.

13.3.1 FIRE CHIEF'S MONTHLY REPORT - BEDFORD FIRE DEPARTMENT

The Fire Chief's monthly report for the month of December 1988 was received for information.

14. STAFF REPORTS14.1 PLANNING AND DEVELOPMENT CONTROL YEAR END REVIEW

By memorandum Barry Zwicker, Director of Planning and Development Control submitted a summary of all subdivision activity within the Town of Bedford for the calendar year 1988. In particular, he noted that there were 86 applications for subdivision approvals processed during the year and that the total number of lots approved through these 86 applications was 428.

14.1 CON'T

During discussion of the report Mr. Zwicker was asked if, some time in the future, a report could be developed indicating the historical trend of development over a four or five year period. Mr. Zwicker responded in the affirmative.

14.1.1 BUILDING INSPECTOR'S YEAR END REVIEW

Copies of the Building Inspector's Report for the year 1988 were circulated to members of Council. During a review of this report which indicated all activity for the year 1988, Mr. Zwicker advised Council of his opinion respecting the variation in the statistics from those of 1987.

15. CORRESPONDENCE15.1 MR. DON BOWER - RESIGNATION AS CO-ORDINATOR/CHAIRMAN - E.M.O.

Copies of correspondence from Mr. Don Bower, Co-Ordinator/Chairman of the E.M.O., were circulated to members of Council in which Mr. Bower submitted his resignation from the position Co-Ordinator/Chairman of the E.M.O.

WATSON

ENTRY ADMINISTRATIVE OFFICER

PUBLIC HEARING 189-01
MONDAY, FEBRUARY 13, 1989

15.1 CON'T

ON MOTION of Deputy Mayor Kelly and Councillor Cosgrove it was moved that the resignation of Mr. Bower be accepted with regret and that this matter be deferred to the E.M.O. Executive Committee for recommendation; futher, that Dan R. English be appointed as interim Co-Ordinator/Chairman pending a new appointment. Motion approved unanimously.

16. NOTICES OF MOTION

NIL

17. QUESTIONS

17.1 STATUS SHEET

The Status Sheet dated January 16, 1989 was received for information.

18. ADDED ITEMS

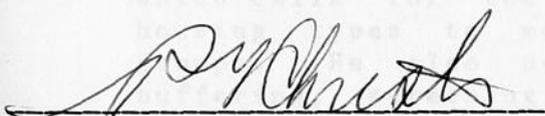
NIL

19. OTHER

NIL

20. ADJOURNMENT

ON MOTION of Councillor Huntington and Councillor Draper the meeting adjourned at approximately 11:00 p.m.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

49
b/c (3)
TOWN OF BEDFORD
PUBLIC HEARING #89-01
MONDAY, FEBRUARY 13, 1989

A Public Hearing of the Town Council of the Town of Bedford was held on Monday, February 13, 1989, 7 p.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Peter Christie presiding.

Deputy Mayor Peter Kelly and Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington and Grant Walker were in attendance at the commencement of the Session. Staff members in attendance included Barry Zwicker, Director of Planning and Development Control; Steve Moir, Senior Planner; Rick Paynter, Director of Engineering and Works and Joan Pryde, Deputy Clerk.

Approximately 50 members of the general public were in attendance at this Session.

PURPOSE OF PUBLIC HEARING

Mayor Christie advised that the purpose of the Public Hearing was to receive written and verbal submissions relative to a proposed Contract Development Agreement between Redden Brothers Development Limited and the Town of Bedford to permit the construction of two-family dwellings on the 28 lots in the Oakridge Subdivision which are zoned R-1. The proposal includes the construction of link homes on 12 lots - #1, #9-14, and #30-34. For lots #35-50 inclusive the Developer wishes to be permitted to construct homes which would have basement apartments.

STAFF REPORT

Steve Moir, Senior Planner, reviewed for the benefit of Council details of the proposed agreement.

In particular Mr. Moir advised that the Development Agreement Application is consistent with the residential designation and the residential objective of the M.P.S. which calls for the provision of high quality, mixed housing types to meet the needs of a range of income groups. He also noted that provisions are made for buffering, screening and access control to reduce potential incompatibility with adjacent land uses and, that it has been determined by staff, that the existing services in the area are sufficient for the proposed development.

CON'T

He noted that there is some concern with respect to traffic on the Rocky Lake Drive, in particular the interesection with the Bedford Highway.

Mr. Moir also advised that, currently, the Waverley Road School is under-populated and the School Board has expressed the opinion that the proposed development will actually be of benefit to the school.

QUESTIONS FROM COUNCIL

In response to some inquiries and concerns expressed by Councillor Huntington and Councillor Walker respecting this development, Mr. Moir read the text of the Motions which were approved at a recent B.P.A.C. meeting concerning this development proposal:

1. Moved that B.P.A.C. recommend that Council consider entering into a development agreement for the present Redden Brothers proposal for construction of two family dwellings on the 28 lots in Oakridge Subdivision which are zoned R-1.
2. Moved that B.P.A.C. strongly recommend to Council that, if Council enters into a development agreement with Redden Brothers as proposed, a provision for a satisfactory buffer be introduced at the back of the properties between Duffus Drive and Rockmanor Drive.

Councillor Goucher expressed some concern with respect to the recommendations of staff and B.P.A.C. and reviewed the objections previously stated with respect to the original application for development approval.

In response to these concerns it was noted by staff that the traffic problems at the intersection of Rocky Lake Drive and the Bedford Highway are being addressed, that the bulk and scale of the proposed building abutting the single family development is not as imposing as that of link homes and that the proposal is consistent with the current M.P.S. and the current draft of the proposed revised M.P.S. However, Council was cautioned that a decision on any development proposal currently before Council must be based on the current M.P.S., not the proposed draft M.P.S.

no impact on Oakridge Subdivision houses and that B.P.A.C. and staff have recommended approval. In his opinion the development proposal should be approved.

CON'T

In response to a request from Councillor Cosgrove, Barry Zwicker, Director of Planning and Development Control indicated the areas which have been deeded to the Town to be used as recreational areas. He noted that no piece of such recreational land is actually the property or dedicated to the use of any one subdivision, but is meant to be parkland to be used and enjoyed by the whole of the Town.

DEVELOPER'S SUBMISSION

Peter McDonough, Barrister and Solicitor, addressed Council on behalf of Redden Brothers Development Limited. He reviewed the history of the project and noted that Mr. Redden was trying to develop the land with some prospect of an economical return and also provide a development that would be compatible with what currently exists in the abutting areas.

Mr. McDonough suggested that the principle objection, in his opinion, was the concern of abutting property owners that this new development would be occupied by, "renters," rather than, "owners". He suggested that such is not a valid argument and also expressed the opinion that, in all likelihood, these two-family dwellings would be owner occupied as they would not be considered a particularly good investment medium.

Mr. McDonough pointed out that it was general knowledge that the housing industry has gone into a decline during the past couple of years and that the proposed plan would provide a wider range of more affordable types of residential housing in the area.

Mr. McDonough also noted that the M.P.S. at this time indicates the need for high quality, mixed housing types to meet the needs of a range of income groups. He expressed the opinion that this particular development is compatible with this need.

Mr. McDonough concluded his comments by noting that there are no servicing problems in the area, that the traffic problems are being addressed whether or not the development goes ahead, that the proposed homes have been re-designed in order that the height and scale will have no impact on Oakmount Subdivision homes and that B.P.A.C and staff have recommended approval. In his opinion the development proposal should be approved.

SUBMISSIONS FROM THE GENERAL PUBLIC

DAVID GOODMAN, addressed Council expressing the opinion that the proponents are painting too cozy a picture of the possibility of parents and children living in these homes. He suggested that the major criteria from the Developer's point of view was financial viability.

IVAN BLAKE, addressed Council expressing the opinion that the existing housing mix in the total area involved was already a healthy balance and should not be changed. He also noted that the homeowners in the Oakmount Subdivision are also good businessmen and want to preserve the value of their homes. It is the opinion of the existing homeowners that there is no necessity to change what is already a good mix (balance).

Mr. Blake also suggested that many people had bought their homes in the Oakmount Area with the understanding the abutting area would be developed as R-1. However, during the past few months these same homeowners have tried to work out a compromise with the Development Company and have agreed that a percentage of the new lots be developed for link homes with the proviso that the balance of the lots remain R-1. For the benefit of those in attendance at the meeting Mr. Blake indicated those lots for which a change in designation would not be opposed by the homeowners of Oakmount.

ROBERT BEARD, addressed Council advising that he would like to see the development proposal approved in order that he might buy such a home using the rental income of the second unit to support his mortgage payments.

AILEEN MCCORMICK, addressed Council asking for the opinion of staff with respect to the approval of blocks of R-1 or R-2 zoning in various subdivisions, suggesting that in many cases this does not provide a mix of housing types as suggested in the M.D.P. She also requested the opinion of staff to the original plans for the Oakridge Subdivision.

Mr. Zwicker reviewed the various plans which have been suggested and expressed the opinion that the current proposal is reasonable for that particular area.

IVAN BLAKE, addressed Council again suggesting that there currently exists a good mix of housing in the area and it does not need to be re-adjusted.

Some discussion between Mr. Blake and Town Council indicated that residents were not opposed to the idea of providing extended facilities in a single family home neighborhood for separate units of the same family, ie. granny flats. At the same time they were opposed to the initial development of these homes as two family units in a single family neighborhood.

DAVID BETHUNE, addressed Council expressing a negative opinion of the proposed development.

ELLIE STALKER, addressed Council advising that she was speaking on behalf of the Ridgevale Homeowners Association. Mrs. Stalker expressed the opinion that the proposed development agreement should not be approved and noted that residents of her subdivision could be in the same position due to the fact that there is still a great deal of R-1 zoned land which has not yet been developed.

PETER MCDONOUGH, addressed Council suggesting that the idea that the mix is already there is erroneous. He also questioned the concern with respect to R-2 housing asking the question, "what is the concern with the idea that two family homes will be built when it is well known that the quality of the building will be high?"

A general discussion ensued between Town Council and staff, and it was noted by Mr. Zwicker that, at the present time, a granny flat in a R-1 zone is either non-conforming or illegal. This opinion was offered in response to a suggestion that the proposed two dwelling unit houses be built without finishing the lower level in the initial stage, leaving it up to the buyer to finish the lower level as a separate apartment if he or she wished.

IVAN BLAKE, again addressed Council noting that the Oakmount Homeowner's have tried to take a principled approach in looking at the whole area to determine whether the housing mix is balanced and appropriate at the present time. He also noted that the residents of Oakmount did not raise the question of whether these units would be owner occupied or renter occupied.

SONYA VERABIOFF, addressed Council expressing the opinion that, in the case of blocks of R-2 development, some control is lost with respect to who will buy and occupy the homes.

JOHN MERRICK, addressed Council noting that there is a difference with respect to a lot of land which is zoned R-1 containing a single family home and another property which is a piece of R-1 zoned land which up to now has not been developed. He expressed the opinion, that the Town should act to ensure that there is a stabilizing of the real meaning of R-1 zoning.

IAN PALMER, addressed Council asking for information with respect to the probable purchase price of one of the proposed units. He was informed that they would, in all likelihood, sell in the area of \$135,000.

JIM MACRAE, addressed Council advising that he was not in favour of the proposal. In response to an inquiry he received an explanation of the difference between a change in zoning to R-2 and the requested development agreement.

Mr. MacRae also requested information respecting the construction and occupancy of R-2 homes in the area. He further questioned the usefulness of the proposed buffer between the two subdivisions.

AL CHAISSON, addressed Council, speaking in favour of the proposed agreement and noting that there is a current demand for the type of homes which are being proposed. He further noted that the proposed change is a commonly accepted change that is occurring across Canada and illustrates the type of development that is needed in the Town at this time.

DAVID BETHUNE, addressed Council questioning whether or not a proposed price of \$135,000 can be considered a reasonable cost for a moderate home noting, that in his opinion, the basement apartment income will not assist in arranging a mortgage.

ARNOLD JONES, addressed Council suggesting that, when people move into an area, they are given assurance of what the future planning will be in the adjacent areas. The residents would like to see some consistency and credibility in the planning of the Town on an on-going basis.

AILEEN MCCORMICK, addressed Council asking whether or not link homes are selling quickly. The developer did not elect to answer this question. In response to her inquiry as to whether or not the bungalow style homes with basement apartments will sell quickly, he answered, "I hope so."

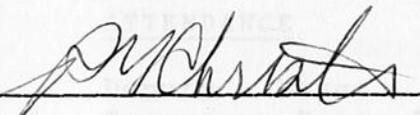
QUESTIONS FROM COUNCIL

In response to an inquiry from Deputy Mayor Kelly as to when Council might discuss possible alternatives to the contract development agreement proposal, he was informed that this would be possible when consideration of the contract goes before Council.

ADJOURNMENT

In response to three calls from the Mayor there were no further submissions from the general public and the Public Hearing was declared adjourned at approximately 8:45 p.m.

MAYOR



CHIEF ADMINISTRATIVE OFFICER



APPROVAL OF MINUTES

REGULAR SESSION - JANUARY 16, 1989 NO. 8

ON MOTION of Deputy Mayor Kelly and Councillor Huntington it was moved that the minutes of the Regular Session of January 16, 1989 be approved. Motion approved unanimously.

ADDITIONS/DELETIONS TO ORDER OF BUSINESS

ON MOTION of Councillor Cosgrove and Deputy Mayor Kelly it was moved that Item # 9.1 - Public Hearing - #89-01 re Contract Development Agreement Application - Oakridge Subdivision - be removed from the agenda and deferred to the next Regular meeting. Motion approved unanimously.

TOWN OF BEDFORD
REGULAR COUNCIL SESSION
MONDAY, FEBRUARY 13, 1989

A Regular Session of the Town Council of the Town of Bedford took place on Monday, February 13, 1989, 8:45 p.m. in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Peter Christie presiding.

1. LORD'S PRAYER

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

2. ATTENDANCE

Deputy Mayor Peter Kelly and Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington and Grant Walker 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; Steve Moir, Senior Planner and Rick Paynter, Director of Engineering and Works.

3. APPROVAL OF MINUTES

3.1 REGULAR SESSION - JANUARY 16, 1989 NO. 8

ON MOTION of Deputy Mayor Kelly and Councillor Huntington it was moved that the minutes of the Regular Session of January 16, 1989 be approved. Motion approved unanimously.

4. ADDITIONS/DELETIONS TO ORDER OF BUSINESS

ON MOTION of Councillor Cosgrove and Deputy Mayor Kelly it was moved that Item # 9.1 - Public Hearing - #89-01 re Contract Development Agreement Application - Oakridge Subdivision - be removed from the agenda and deferred to the next Regular meeting. Motion approved unanimously.

4. CON'T

On the request of Councillor Goucher it was agreed that an item, "By-Law Respecting Rules of Order," be placed on the agenda as Item 19.1.

On the request of Councillor Walker it was agreed that an item, "Motion Relative to Designation of International Day for the Elimination of Discrimination," be placed on the agenda as Item 19.2

5. APPROVAL OF ORDER OF BUSINESS

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

6. NOTICE OF RECONSIDERATION6.1 NOTICE OF RECONSIDERATION SERVED BY COUNCILLOR WALKER RESPECTING MOTION APPROVED JANUARY 16, 1989 RELATIVE TO APPROVAL OF CONTRACT DEVELOPMENT AGREEMENT BETWEEN TOWN OF BEDFORD AND BEDFORD VILLAGE PROPERTIES LIMITED

By memorandum Joan Pryde, Deputy Clerk, advised Council with respect to the text of a Motion that was approved at the Town Council meeting held on January 16, 1989 and for which subsequently Notice of Reconsideration was served by Councillor Walker:

"Moved that the Town of Bedford approve in principle the entering into of a Contract Development Agreement with Bedford Village Properties Ltd. for the development of lands abutting Moirs Mill Road as proposed subject to:

1. The development being, "phased-in" over three years.
2. That the density of the entire development be no greater than ten units per acre.
3. That concerns respecting minimum site disturbance and the placement of sidewalks within the development be reviewed by the Director of Planning and Development Control."

6.1

CON'T

Councillor Goucher raised a point of order with respect to the Notice of Reconsideration expressing the opinion that a Councillor who had originally abstained from voting on the question should not be able to serve Notice of Reconsideration.

Mayor Christie advised that in his opinion the Notice of Reconsideration was in order given his interpretation of Section 41 (1) of the Rules of Order By-Law.

Councillor Walker moved the Motion of Reconsideration. In speaking to the Motion he expressed the opinion that the proposed development was appropriate for the site involved and would provide the town with additional high quality housing of varying types as recommended by the M.P.S.

The Motion was seconded by Councillor Huntington.

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

Mayor Christie read the text of the original Motion and advised Council that it was now open for further discussion.

In response to an inquiry from Council, Barry Zwicker, Director of Planning and Development Control, reviewed the densities of various residential developments throughout the metro area including the Town of Bedford, and also explained for the benefit of Council the difference between gross and net density.

In response to a further inquiry from Council, Mr. Zwicker advised the reasons why the development, as proposed, is suitable for the location involved, but might not be suitable for alternative sites.

During the ensuing discussions some concern was expressed by Council that the overall density of development in the Bedford Village Property area is increasing slowly.

6.1 CON'T

ON MOTION of Councillor Walker and Councillor Huntington it was moved that the Motion be amended by the elimination of paragraph 2, "that the density of the entire development be no greater than ten units per acre."

The amendment was put to the Motion and was approved. Councillor Goucher and Councillor Draper voted against the Motion.

The amended Motion was put to the meeting and was approved. Councillor Goucher and Councillor Draper voted against the amended Motion.

6.2 NOTICE OF RECONSIDERATION SERVED BY DEPUTY MAYOR KELLY RESPECTING MOTION RELATIVE TO COST-SHARING OF FENCING BETWEEN TOT LOT AND ABUTTING PROPERTY IN RIDGEVALE SUBDIVISION

Mayor Christie advised Council that Notice of Reconsideration was served by Deputy Mayor Kelly with respect to the following Motion which was defeated at a recent meeting of Town Council:

"Moved that Town Council agree to the erection of a fence between the Ridgevale Parkland and the abutting property owner with the cost to be divided 75 percent to the Town and 25 percent to the abutting property owner."

Deputy Mayor Kelly moved the Motion to reconsider expressing the opinion that the property owner involved is not being treated fairly, and it is in the interest of the Town and the property owner to review this matter with the desire to come to an equitable solution.

The Motion to reconsider was seconded by Councillor Walker.

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

Mayor Christie advised that the original Motion was now open for further discussion .

6.2

CON'T

In response to a request from Deputy Mayor Kelly, it was agreed by Council that Mr. Wheatley, the property owner involved, be given permission to address Council.

Mr. Wheatley spoke briefly to Council noting that he was never informed before buying his property that the park adjacent would be developed as an actual playground. He expected that it would remain as passive parkland. He also suggested that developers should be encouraged to tell property owners the exact plans for parkland in the near vicinity of their properties.

During discussion of the Motion some debate took place with respect to whether or not the playground equipment involved could be relocated.

ON MOTION of Councillor Walker and Councillor Huntington, it was moved that further consideration of the Motion be deferred pending an opportunity for the Recreation Commission to determine the feasibility of moving the equipment to another location. The Motion was put to the meeting and was defeated. Councillor Draper, Councillor Goucher, Deputy Mayor Kelly and Mayor Christie voted against the Motion.

During further discussion of the Motion, concern was expressed by some members of Council with respect to setting a precedent by becoming involved in cost-sharing of this project.

In response to an inquiry as to whether or not the Ridgevale Homeowner's Association was willing to become involved in the financing of this fence, Council was advised that the Homeowner's Association has responded to this request in the negative.

Some discussion then ensued as to whether or not the Homeowner's Association might be willing to erect the fence if the Town paid for the material.

6.2 CON'T

ON MOTION of Councillor Goucher and Councillor Draper it was moved that further consideration on this matter be deferred to the next Regular Session of Council, pending an opportunity to determine whether the Homeowner's Association would be willing to become involved to the extent of erecting the fence if the cost of materials is absorbed by the Town. Motion approved. Deputy Mayor Kelly, Councillor Huntington and Councillor Cosgrove voted against the Motion.

7. DEFERRED BUSINESS/BUSINESS ARISING FROM THE MINUTES7.1 ANIMAL CONTROL AND COURIER SERVICES - CONSIDERATION OF AWARD OF CONTRACT

By memorandum Dan R. English, Chief Administrative Officer, advised of the results of a call for proposals for the provision of Animal Control and Courier Services. He noted that only one Company has bid on the full proposal, namely Mountain Security Limited. This Company presently provides Dog Control Services to the County of Halifax and has submitted a bid for the required services to the Town of Bedford in the amount of \$2,542 monthly.

It was also noted by Mr. English that the Company is willing to enter into a contract for a period commencing April 1, 1989 and ending December 31, 1990 at the rate of \$2,542 per month, and is also willing to accept an extension of the contract for an additional period of nine months at the same monthly cost.

ON MOTION of Deputy Mayor Kelly and Councillor Walker it was moved that the Mayor and the Chief Administrative Officer be authorized to enter into a contract with Mountain Security Limited for the provision of Animal Control and Courier Service for a period from April 1, 1989 to December 31, 1990, at the monthly rate of \$2,542, with a provision to allow an option to extend the contract based on satisfactory performance for an additional period of nine months at the same monthly cost.

Emergency Measures Response Plan in place for the Town of Bedford.

7.1 CON'T

During discussion of the Motion it was agreed that some discussion should be entered into with Mountain Security Limited respecting the Town's desire that the Company attempt to find suitable homes for those dogs which are not claimed by their owners, and also that Council does not wish live animals to be used in medical research.

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

7.2 MOIRS MILL GENERATING STATION - PROPOSED OFFICIAL NAME

By memorandum Ann Birdsall, Chairman, Moirs Mill Steering Committee, advised Council that it is the recommendation of the Moirs Mill Steering Committee that the name, "Bedford Visitor Information Centre," be considered as the designated name of the Moirs Mill Powerhouse. It was also recommended that the name, "Moirs Mill Historic Site," be present either on a sign or plaque on the building.

ON MOTION of Councillor Walker and Councillor Goucher it was moved that the recommendations respecting the name and the placement of a plaque on the Moirs Mill Powerhouse, as recommended by the Moirs Mill Steering Committee, be approved. Motion approved unanimously.

7.3 PROPOSED FENCING - RIDGEVALE PARKLAND

This matter was considered in conjunction with Item 6.2 on the agenda.

7.4 E.M.O. - APPOINTMENT OF CO-ORDINATOR AND COMPLETION OF PLAN

By memorandum Dan R. English, Chief Administrative Officer, advised Council with respect to his intention to include an amount in the 1989 Operating Budget, sufficient to contract with an individual, possessing the necessary expertise, to finalize the planning and testing required to have a functional Emergency Measures Response Plan in place for the Town of Bedford.

7.4 CON'T

In addressing this matter Mr. English noted the history of the Emergency Measures Organization and the amount of work that is required from a Co-ordinator in order to finalize the E.M.O. Plan.

Mr. English requested the concurrence of Town Council in pursuing the concept of contracting with an individual to carry out the required activities to finalize the plan.

ON MOTION of Deputy Mayor Kelly and Councillor Cosgrove it was moved that this matter be approved in principle and referred to the E.M.O. Executive Committee for further exploration and recommendation to Town Council. Motion approved unanimously.

8. MOTIONS OF RECISSION

NIL

9. PUBLIC HEARINGS AND MOTIONS ARISING THEREFFROM

NIL

10. PETITIONS AND DELEGATIONS

NIL

11. MOTIONS

11.1 POLICY AND BY-LAW RESPECTING STREET IMPROVEMENT PROJECTS - SECOND READING

Copies of a proposed Policy and By-Law Respecting Street Improvement Projects were circulated to members of Council for consideration of Second Reading.

ON MOTION of Councillor Walker and Councillor Huntington it was moved that the By-Law and Policy Respecting Street Improvement Projects as circulated be received for Second Reading. Motion approved unanimously.

12. NEW BUSINESS12.1 EXPROPRIATIONS COMPENSATION BOARD - DECISION - JACK A. INNES LIMITED V. TOWN OF BEDFORD

By memorandum Dan R. English, Chief Administrative Officer, circulated copies of the decision of the Expropriations Compensation Board of Nova Scotia, respecting a claim between Jack A. Innes Limited (claimants) and the Town of Bedford (respondents).

It was the decision of the Board that compensation for injurious affection is not payable to the Claimant but, due to the fact that there were issues to be determined in this matter, the Respondent was ordered to pay to the Claimant his reasonable legal and other costs actually incurred in this matter; further that the amount of such costs be referred to a Taxing Master of the Supreme Court of Nova Scotia pursuant to Section 52(2) of the Expropriation Act, Chapter 7 of the Statutes of Nova Scotia, 1973.

Mr. English noted that it appears the Town has a 30 day period, commencing from the date of the issuance of the decision by the Board, to determine whether or not to appeal the decision.

The copy of the decision was received for information.

12.2 PROPOSED CROSSWALK INSTALLATIONS - HAMMONDS PLAINS ROAD

Deputy Mayor Kelly addressed Council expressing the opinion that crosswalk locations should be developed with overhead lighting in the vicinity of both Kilarney Drive and the Dairy Road on the Hammonds Plains Road.

He noted, that up to the present time, the Department of Transportation has refused to approve the placement of crosswalks in these areas and requested consideration of Council in determining the Town's legal status if the Town undertook to place such crosswalks without the approval of the Department.

12.2

CON'T

During the ensuing discussion some concern was expressed by members of Council that the placement of these crosswalks in the areas indicated would actually locate a crosswalk in mid-block areas which is not usually approved by Police Departments.

ON MOTION of Deputy Mayor Kelly and Councillor Cosgrove it was moved that the Director of Engineering and Works approach the Provincial Traffic Authority for permission to locate crosswalks including overhead lighting at the two locations namely, Kilarney Drive and the Dairy Road on the Hammonds Plains Road; further, that if the Provincial Traffic Authority refuses this request legal counsel be sought to determine the position of the Town if such crosswalks are located without the approval of the Provincial Traffic Authority. Motion approved unanimously.

12.3

PROPOSED REDUCTION IN SPEED LIMITS - KEARNEY LAKE ROAD AND HAMMONDS PLAINS ROAD

ON MOTION of Deputy Mayor Kelly and Councillor Cosgrove it was moved that the Town of Bedford request permission from the Provincial Traffic Authority to reduce the speed limit on the Kearney Lake Road from 80km/h to 60/70km/h and on the Hammonds Plain Road to 50km/h; further, that if permission is not received from the Provincial Traffic Authority the Town should explore the legal implications of reducing the speed limits without this permission. Motion approved unanimously.

EXTENSION OF TIME OF MEETING

ON MOTION of Councillor Goucher and Councillor Huntington it was moved that the time of the meeting be extended beyond 10:30 p.m. Motion approved unanimously.

13.

REPORTS BOARDS/COMMITTEES/COMMISSIONS

13.1 GRANTS ADVISORY COMMITTEE - RECOMMENDATION RE GRANTS TO CHARITABLE ORGANIZATIONS 1989

By memorandum the Grants Advisory Committee requested approval of Grants to Charitable Organizations for 1989 in a total amount of \$17,000. This amount included a contingency of \$1,000 and \$4,000 of Capital Grants to the Canadian Cancer Society and the I.W.K. Children's Hospital Foundation. It was also noted that the Town has a commitment of \$20,000 in Capital Grants to the Grace Maternity Hospital and the Cobequid Multi Service Centre.

In speaking to the report Councillor Walker further advised that subsequent to the development of this report, requests for \$5,000 in grants to Charitable Organizations have been received. He requested consideration of Council to an increase from the \$17,000 shown in the report to \$22,000 to accommodate the additional requests.

ON MOTION of Councillor Walker it was moved that the Town establish an amount for grants to Charitable Organizations in 1989 in the amount of \$22,000.

There was no seconder to this Motion and it was declared invalid.

ON MOTION of Deputy Mayor Kelly it was moved that the Town establish an amount for grants to Charitable Organizations in 1989 in the amount of \$13,000. There was no seconder to this Motion and it was declared invalid.

ON MOTION of Councillor Goucher and Councillor Huntington it was moved that the Town establish an amount for grants to Charitable Organizations/ Miscellaneous Grants in 1989 in the amount of \$17,000.

During discussion of the Motion, Deputy Mayor Kelly expressed concern with respect to an 8 percent increase in Grants to Charitable Organizations over that approved for 1988.

The Motion was put to the meeting and was approved. Deputy Mayor Kelly voted against the Motion.

13.2 HERITAGE ADVISORY COMMITTEE - STREET NAMING POLICY

By memorandum Anthony Edwards, Chairman, Heritage Advisory Committee, advised Council that in the opinion of the Committee only 58 percent of the names of new streets have been taken from the Heritage List whereas, it is a policy of the Town of Bedford that no less than 80 percent of the names of new streets shall be chosen from this list.

He requested further consideration of Town Council to its policy for naming of streets in Bedford and offered assistance from the Heritage Advisory Committee.

In speaking to this matter Barry Zwicker, Director of Planning and Development Control, advised Council that data contained in his records does not support the view of the Heritage Advisory Committee and he requested permission for his staff to consult with members of the Committee in order to determine the exact situation with respect to the naming of new streets in Bedford.

It was agreed that further discussion of this matter should be deferred pending an opportunity for members of the Planning Department to meet with members of the Heritage Advisory Committee.

13.3 BOARD OF HEALTH ANNUAL REPORT

Copies of the Annual Report of the Bedford Board of Health for the year ending December 31, 1988 were circulated to members of Council. In speaking to the report Councillor Cosgrove, Chairman of the Board of Health, noted that the Board will continue to maintain its current level of activities in the area of the issuance of licenses, complaints respecting sanitary conditions and the issuance of on-site disposal permits.

ON MOTION of Councillor Cosgrove and Councillor Huntington it was moved that the Annual Report of the Bedford Board of Health for the year ending December 31, 1988 be received for information. Motion approved unanimously.

14. STAFF REPORTS

14.1 PLANNING AND DEVELOPMENT CONTROL DEPARTMENT

14.1a BUILDING INSPECTION REPORT - MONTH OF JANUARY 1989

14.1b DEVELOPMENT ACTIVITY - 5 YEAR COMPARISON

ON MOTION Councillor Goucher and Councillor Huntington it was moved that the Building Inspection Report for the month of January 1989 and a 5 year report of Development Activity be received for information.

During discussion of the Motion it was suggested by Council that, during the next few months, it would be helpful if some of the Building Inspection statistics could be illustrated through graphic illustrations.

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

14.2 ENGINEERING AND WORKS DEPARTMENT

14.2.1 RECYCLING PROPOSAL

Copies of a report prepared by Rick Paynter, Director of Engineering and Works, relative to the subject of Bedford's Solid Waste Generation and Recommendations on Recycling were circulated to members of Council.

In reviewing the material presented in the report, it was noted by Mr. Paynter that his preference would be to encourage Town staff to work with the other three metropolitan municipalities with respect to the possibility of a Recycling Program. If, on the other hand, the Town wishes to initiate such a project on its own he would recommend that we start with the recycling of paper.

14.2.1 CON'T

He also noted that, at the present time, there is no official cost-sharing available from the Department of the Environment but in all likelihood, if a request was made, the Department would consider same.

ON MOTION of Councillor Walker and Councillor Goucher it was moved that the Director of Engineering and Works advise the Bedford Board of Trade President and the various Residents Associations of the Town's intent to pursue the establishment of a paper recycling program and would welcome any input or advice from these organizations relative to the manner in which this could be implemented.

During discussion of the Motion it was suggested by Mr. Paynter that the Town should attempt to negotiate with our present garbage contractor the possibility of running a three day a week program for recycling pickup, concurrent with our regular garbage pickup program.

The Motion was put to the meeting and approved unanimously.

14.2.2 TRAFFIC REPORT - REDBANK ROAD

By memorandum Rick Paynter, Director of Engineering and Works, circulated copies of a Traffic Report respecting the traffic situation on Redbank Road in the Oakmount Subdivision.

The report noted that the Engineering Department was requested to consider and report back to Council with recommendations to deal with the traffic problems currently being experienced on Redbank Road.

In the report Mr. Paynter reviewed the background of Redbank Road noting that it is classified as a local street but, due to the lay-out of the Oakmount Subdivision, does serve in many ways as a Connector Road for internal traffic into and out of the subdivision area.

14.2.2

CON'T

Mr. Paynter noted the statistical data which was received following the circulation of a survey questionnaire to all households in the Oakmount Subdivision. He advised that an analysis of the returned information resulted in the information that 70 percent of the residents consider through traffic on Redbank Road a problem, but, at the same time, 55 percent did not consider the closing or restriction of traffic on Redbank Bank Road as a solution to the problem.

Following a review of further considerations Mr. Paynter concluded that a restriction of traffic movement on Redbank Road would have negative impacts; therefore, staff could not support such a restriction.

Mr. Paynter did propose that upgrading works to the Rocky Lake Drive/Bedford Highway Intersection will improve traffic flow through the whole area of Bedford. He further suggested that upgraded signage and a higher level of police enforcement relative to the policing of through truck traffic should also improve the local situation.

In speaking to the report, Councillor Huntington expressed his disappointment that the Engineering Department did not consider putting in a no-right-turn sign off Oakmount Drive onto Redbank effective during the early morning hours. Mr. Paynter reviewed for the benefit of Council his reasons for not recommending such a procedure.

ON MOTION of Deputy Mayor Kelly and Councillor Cosgrove it was moved that the Town explore further possibilities regarding the recommendation of the Town Engineer and conduct a destination survey in the area involved. Motion approved unanimously.

14.4 FINANCE DEPARTMENT - STATUS OF OPERATING AND CAPITAL BUDGETS

By memorandum Dan R. English, Chief Administrative Officer, circulated copies of a status report submitted by Ron Singer, Director of Finance, with respect to the 1989 Operating and Capital Budgets.

He requested consideration of the scheduling of a full day session, in order to receive presentations and discuss the Capital Budget followed by a preliminary review and discussion of the Operating Budget.

Following a brief discussion it was agreed that such a meeting should be scheduled for Thursday, March 2, 1989.

15. CORRESPONDENCE

NIL

16. NOTICES OF MOTION

NIL

17. QUESTIONS

17.1 STATUS SHEET

The Status Sheet dated February 13, 1989 was received for information.

18. ADDED ITEMS

NIL

19. OTHER

[Signature]
 CHIEF ADMINISTRATIVE OFFICER

19.1 BY-LAW RESPECTING RULES OF ORDER

ON MOTION of Councillor Goucher and Councillor Draper it was moved that the By-Law Respecting the Rules of Order of Council be referred to the By-Law Review Committee for consideration respecting the question of abstentions from voting at Council Sessions. Motion approved unanimously.

19.2 DECLARATION OF INTERNATIONAL DAY FOR THE ELIMINATION OF DISCRIMINATION

ON MOTION of Councillor Walker and Councillor Huntington it was moved that:

WHEREAS the Town of Bedford is a full member of the Federation of Canadian Municipalities, and;

WHEREAS Canada has been founded upon respect and appreciation for the rich diversity of many cultures, races and tenure types;

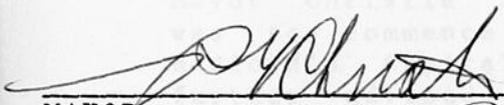
BE IT RESOLVED that the Town of Bedford declare March 21, 1989 the International Day for the Elimination of Discrimination;

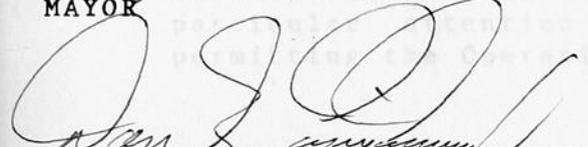
AND BE IT FURTHER RESOLVED that the Town of Bedford's residents and Council support actions to eliminate discrimination in Nova Scotia.

Motion approved unanimously.

20. ADJOURNMENT

ON MOTION of Councillor Draper and Councillor Cosgrove it was moved that the meeting adjourn at approximately 11:30 p.m.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD
SPECIAL COUNCIL SESSION
THURSDAY, MARCH 2, 1989

A Special Session of the Town Council of the Town of Bedford took place on Thursday, March 2, 1989, 8:30 a.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Peter Christie presiding.

1. LORD'S PRAYER

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

2. ATTENDANCE

Deputy Mayor Peter Kelly and Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington and Grant Walker were in attendance at the commencement of the Session.

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Ron Singer, Director of Finance; Rick Paynter, Director of Engineering and Works; Barry Zwicker, Director of Planning and Development Control; Mike Towner, Executive Director, Economic Development Commission; Robert Nauss, Director of Recreation; Eric Sheppard, Deputy Fire Chief; H.A. MacKenzie, Chief of Police; George Meisner, Deputy Chief of Police and Joan Pryde, Deputy Clerk. Dave Selig, Fire Chief and Peter Dickinson, Deputy Chief were also in attendance at this Session.

3. PURPOSE OF MEETING

Mayor Christie advised that the purpose of this meeting was to commence a review/discussion of the Town of Bedford's Capital and Operating Budgets for 1989. He further advised that the meeting would commence with particular attention to the Capital Budget; time permitting the Operating Budget would then be addressed.

4. BUDGET TERMINOLOGY AND PROCESS

Dan English, Chief Administrative Officer and Ron Singer, Director of Finance, each addressed Council reviewing the process and terminology that is currently used in developing both a Capital and Operating Budget for the Town. During this discussion Council was also informed of those Capital Projects which have already been approved and must be included in this year's Capital Budget. Council was also informed of any revised cost estimates which have been developed since the initial draft of the Capital Budget which was circulated in December 1988.

A revised schedule of funding required through borrowing or withdrawal from reserves for the proposed 1989 Capital Program based on the most current up-to-date knowledge of estimated costs was circulated to members of Council.

Council was also advised with respect to the maximum level of borrowing which should be considered for the 1989 Capital Budget.

5. MOIRS MILL BRIDGE

Rick Paynter, Director of Engineering and Works reviewed a proposed design of the new bridge and associated works expected to be built on the Bedford Highway in the area of Moirs Mill Road. The design currently is based on the continuation of the existing four lanes of traffic at the Hammonds Plains Road, towards Halifax, and past the entrance to Moirs Mill Road. The bridge structure itself would be wide enough to accommodate the four lanes. Mr. Paynter also discussed the possible location of a bus shelter and what might be done with the small pedestrian bridge - whether it should be eliminated or replaced with a suitably designed new walking bridge.

In particular it was noted that the construction of this bridge will not impact on the 1989 Capital Program as the Department of Transportation has agreed that, if construction proceeds, the Town will not be billed for its share of the associated road works until 1990. It was also noted that much of the cost of the associated works may be incorporated into, and funded through, the Mainstreet Program.

On the invitation of Mayor Christie, Ann Birdsall of the Moirs Mill Steering Committee, addressed Council, noting in particular the concerns of the Committee which were outlined in a memo previously circulated to members of Council. The concerns are as follows:

- (a) The widening of a highway to four lanes;
- (b) Bus shelter location;
- (c) Replacement of the small bridge.

During the ensuing discussion a suggestion was made that it might be possible to re-locate the old small bridge. It was also agreed after some discussion that it might be possible to re-locate the bus shelter to a point mid-way between the Nelson's Landing Intersection and the Moirs Mill Road Intersection.

Mrs. Birdsall also asked that the Town give some consideration to the incorporation of a walkway under the bridge for pedestrian traffic. It was felt by her Committee that many people might use such a walkway when travelling between the Sobeys Mall area and the Information Centre.

A lengthy discussion also took place with respect to whether or not the four lanes of traffic are required and it was a majority consensus that such will be needed in order to accomodate the expected traffic flow in the area involved.

ON MOTION of Deputy Mayor Kelly and Councillor Huntington it was moved that the Town Council adopt the proposed plan for the new bridge in principle, subject to consideration of the re-location of the bus shelter.

During the discussion it was noted by staff that if the Town wishes to encourage the use of the transit service, bus stops and shelters should be located in convenient areas.

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

6. DEPARTMENTAL CAPITAL BUDGET REQUESTS

6.1 POLICE DEPARTMENT

H.A. MacKenzie, Chief of Police and George Meisner, Deputy Chief of Police, reviewed details with respect to Phase IV of the R.A.P.I.D. System which is proposed in the 1989 Capital Budget. This Phase would involve the placement of mobile digital terminals in the police cars. In response to an inquiry as to when the system would be functional, Deputy Chief Meisner advised that the date would be October 1989.

In response to further questions respecting what is included in this costs, Deputy Chief Meisner advised that the \$66,000 would include Bedford's share of the cost of software, hardware, radio transmitter sites and the interfacing with the existing system. He also noted that it is now hoped the cost will not exceed \$60,000 and that on-going maintenance costs will ultimately be approximately \$300 a month.

6.2 FIRE DEPARTMENT

Chief David Selig advised Council that the pumper/tanker has arrived and is being used by the Department.

Chief Selig also advised Council with respect to what is planned under the categories of building repairs and the replacement of small equipment.

The attention of Council was drawn to the fact that the Fire Department now has a vehicle storage problem. One vehicle is currently being stored in the Bedford Trade Mart but this is on a temporary basis only. In response to an inquiry from Council, Chief Selig reviewed the problems with respect to attempting to store this vehicle in the old fire hall.