

Region of Queens Municipality Regular Council

Tuesday, May 11, 2021

9:00 a.m.

Agenda

This meeting will be held virtually using the free software program known as Zoom. If you wish to watch/listen to the meeting through Zoom, please contact Heather Cook at hcook@regionofqueens.com (902) 354-5741 to receive the meeting link details.

1.0 Call to Order

2.0 Changes / Approval of Agenda

3.0 Presentations

4.0 Tabling of Petitions

5.0 Public Question / Comment Session

6.0 Approval of Minutes

6.1 Regular Council – April 27, 2021

7.0 Finance

8.0 Economic Development

9.0 Corporate Services

9.1 Bylaw No. 18 Respecting Deed Transfer Tax (Recommendation)

10.0 Engineering & Public Works

11.0 Dangerous or Unsightly Premises

12.0 Recreation & Healthy Communities

12.1 Community Investment Fund 2021-2022 (Recommendation)

13.0 Planning

13.1 Self-Storage – 85 Hillside Road by Development Agreement
(Recommendation)

14.0 Reports

14.1 Appointment to Diversity & Inclusion Action Team
(Recommendation)

15.0 In-Camera Items

15.1 Lease of Municipal Property

16.0 Adjournment

Region of Queens Municipality Regular Council 6.1
Tuesday, April 27, 2021, 6:00 p.m.

Minutes

Present: Mayor Darlene Norman, Chair
Deputy Mayor Kevin Muise
Councillor Maddie Charlton
Councillor Vicki Amirault
Councillor Jack Fancy
Councillor David Brown
Councillor Carl Hawkes
Chris McNeill, CAO
Christine Watson, Admin. Assistant – Planning & Development

Regrets: Councillor Ralph Gidney

1.0 Call to Order

Mayor Norman called the meeting to order at 6:00 p.m.

2.0 Changes / Approval of Agenda

Add In Camera Item 15.1 – Personnel Matter

It was moved by Councillor Amirault and seconded by Councillor Brown that the Agenda be approved as amended.

MOTION CARRIED unanimously.

3.0 Presentations

There were no presentations to come before this meeting.

4.0 Tabling of Petitions

There were no petitions to come before this meeting.

5.0 Public Question / Comment Session

Leon Robertson, 45 College Street, Liverpool – Mr. Robertson enquired about the 4 cent increase in taxes under Item 7.1. Mayor Norman stated this would be discussed during the budget. He further commented on the transfer from reserves of \$550,000 in order to balance the budget and if the amount required for the RCMP could be negotiated. Mayor Norman stated if the amount was negotiated, it would require a reduction in policing services.

Mr. Robertson further enquired on the proposed replacement of Hillview Acres. Mayor Norman stated if approval is given to proceed with the replacement, RQM would need to borrow the money for a replacement, and any decisions would be a discussion for Council.

He further commented on the deficit of QPEC and noted that the sound system upgrades for the Council Chambers were not in the budget and offered his opinion that having mics at each Councillor's desk may help.

Sandy Cross, 219 East Berlin Road, East Berlin – Mrs. Cross provided a copy of the Seaside Recreation and Community Centre's budget to Council for discussion. She stated when the Seaside Recreation Centre applied for the area rate they knew they were not going to get it. They applied for the Operating Investment Funds grant for \$10,000 and understand they are to receive \$5,000. Their year-end was March 31, so what they submitted was an early assessment to the end of December. The budget circulated is a full year. She commented that the Centre is in need of \$10,000. There are projects that they wish to do, but cannot without funding. They did receive a grant from New Horizons for \$25,000 that will be used for accessibility for the Centre, i.e. bathrooms remodeled and ramps built.

Currently the net income for the Centre is \$975. Many bills are expected, i.e. alarm system, chair lift, insurance and hope RQM can give them \$10,000.

6.0 Approval of Minutes

6.1 Regular Council – April 13, 2021

It was moved by Councillor Hawkes and seconded by Deputy Mayor Muise:

THAT the minutes of the Regular Council meeting held April 13, 2021 be approved as circulated.

MOTION CARRIED unanimously.

6.2 Variance Appeal Hearing – April 13, 2021

It was moved by Councillor Charlton and seconded by Councillor Brown:

THAT the minutes of the Variance Appeal Hearing held April 13, 2021 be approved as circulated.

MOTION CARRIED unanimously.

7.0 Finance

7.1 2021-2022 Operating Budget

7.1.1 Brooklyn Recreation Committee Area Rate

It was moved by Councillor Amirault and seconded by Councillor Hawkes:

THAT the Council of Region of Queens Municipality authorize the levying of a four point five (4.5) cent area rate in Assessment Districts 5 and 6, to be provided to Brooklyn Recreation Committee.

MOTION CARRIED unanimously.

7.1.2 Brooklyn Cemetery Committee Area Rate

It was moved by Councillor Amirault and seconded by Councillor Charlton:

THAT the Council of Region of Queens Municipality authorize the levying of a one point five (1.5) cent area rate in Assessment Districts 5 and 6, to be provided to Brooklyn Cemetery Committee.

MOTION CARRIED unanimously.

7.1.3 Area Rate Allocations

It was moved by Deputy Mayor Muise and seconded by Councillor Hawkes:

THAT the Council of Region of Queens Municipality authorize the levying of area rates for all assessment accounts according to the following rules:

Assessment Districts 1-12, excluding assessment account numbers 10148820, 10462223, and 00132837, a road levy charge of 75% of the provincially mandated road charge, as well as those properties in Assessment Districts 1, 3, 5, and 6 that are connected to, or have the ability to connect to, Liverpool's Water Utility hydrant charges at 100%.

Assessment District 13, as well as assessment account numbers 10148820, 10462223, and 00132837, debt charges for Assessment District 13 at 100%, roads, streets, and sidewalk expenses at 75%, engineering and public works equipment expenses at 75%, Liverpool street paving expenses at 100%, and Liverpool Water Utility hydrant charges at 100%.

MOTION CARRIED unanimously.

7.1.4 Tax Rates

It was moved by Councillor Brown and seconded by Councillor Amirault:

THAT the Council of Region of Queens Municipality authorize the levying of the following tax rates for Assessment District 13, as well as assessment account numbers 10148820, 10462223, and 00132837, effective April 1, 2021:

Residential and Resource base rates of \$1.07 per \$100 of assessment plus an area rate of 89 cents per \$100 of assessment for those properties connected to, or have the ability to connect to Liverpool's Water Utility, or 78 cents per \$100 of assessment for those unable to connect to Liverpool's Water Utility.

Commercial base rate of \$2.17 per \$100 of assessment plus an area rate of 89 cents per \$100 of assessment for those properties connected to, or have the ability to connect to Liverpool's Water Utility, or 78 cents per \$100 of assessment for those unable to connect to Liverpool's Water Utility.

AND THAT the Council of Region of Queens Municipality authorize the levying of the following tax rates for Assessment Districts 1-12, excluding assessment account numbers 10148820, 10462223, and 00132837, effective April 1, 2021:

Residential and Resource base rate of \$1.07 per \$100 of assessment plus an area rate of 3 cents per \$100 of assessment for the provincially mandated road charge, and on all assessment accounts in Assessment Districts 1, 3, 5, and 6, for those properties connected to, or have the ability to connect to Liverpool's Water Utility, 11 cents per \$100 of assessment.

Commercial base rate of \$2.17 per \$100 of assessment plus an area rate of 3 cents per \$100 of assessment for the provincially mandated road charge, and on all assessment accounts in Assessment Districts 1, 3, 5, and 6, for those properties connected to, or have the ability to connect to Liverpool's Water Utility, 11 cents per \$100 of assessment.

Commercial Seasonal base rate of \$1.64 per \$100 of assessment plus an area rate of 2 cents per \$100 of assessment for the provincially mandated road charge.

MOTION CARRIED unanimously.

2021-2022 Operating Budget

It was moved by Councillor Brown and seconded by Councillor Amirault:

THAT the Council of Region of Queens Municipality approve the proposed 2021-2022 Operating Budget reflecting a surplus of \$1,450.

MOTION CARRIED unanimously.

2021-2022 Water Utility Budget

It was moved by Councillor Charlton and seconded by Councillor Brown:

THAT the Council of Region of Queens Municipality approve the proposed 2021-2022 Liverpool Water Utility Operating budget reflecting a deficit of \$40,253;

AND THAT Council also adopt the proposed three-year operating budgets for the years 2021-2022, 2022-2023, and 2023-2024, for submission to the Nova Scotia Utility and Review Board.

MOTION CARRIED unanimously.

2021-2022 Capital Budget

It was moved by Councillor Fancy and seconded by Councillor Hawkes:

THAT the Council of Region of Queens Municipality approve the proposed 2021-2022 Capital Budget reflecting expenditures of \$22,459,135.

MOTION CARRIED unanimously.

Due Date on Taxes

It was moved by Councillor Brown and seconded by Councillor Fancy:

THAT the Council of Region of Queens Municipality establish June 1, 2021, as the due date for all property taxes, with no interest being charged for any taxes being paid on or before June 30, 2021.

Councillor Charlton asked for consideration to extend the due date on taxes as we are still in a pandemic and last year the due date was extended by a month.

Chris McNeill, CAO, stated there was an extension on due dates last year to the end of July. Most of the province was shut down and it was new and different. Now everyone is somewhat familiar with the pandemic and the operations. If Council wishes, we can delay it, but RQM will need to use money in reserves to pay bills for a month.

Councillor Charlton further stated effective tomorrow we are going into lockdown for 14 days with no guarantee that we can return to normal at that time. We have this tax increase, but this will effect many of our small businesses, and feel this needs more consideration.

MOTION CARRIED with 6 in favour and 1 against.

8.0 Economic Development

8.1 New Liverpool Walking App

Jenny Rocket, Director of Economic Development, provided a demonstration on the new Liverpool Walking App.

She stated RQM began work on this app last summer starting with the collection of and editing of stories, and procuring photos for each location. The museum was critical in pulling this together, helped choose locations, provided most of the text, all of the photos and lent their voices for the audio.

We received funding from both ACOA and the province, which allowed expansion on the original idea. This includes 31 locations and video for half of them. It is a progressive web app, which means you can use it on a desktop or mobile device. People could be here geographically to do the tour or explore on line. On a mobile device, It has a near me function, so when you're close to restaurants, bakeries, cafes and other points of interest, you can click on it and it will open up and take you there.

There are 31 locations on the tour. Our plan for promoting is to put the link on our website, have posters at all visitor location centers locally, as well as the museums, Fort Point and our social media sites. You can do a full tour or custom tour. This can be expanded to include other communities where we now have a base design, and we are presently considering one for the old burial grounds.

9.0 Corporate Services

9.1 Extension of Agreement with PAC Autism Nova Scotia Society

It was moved by Councillor Amirault and seconded by Councillor Charlton:

THAT Council of Region of Queens Municipality approve the proposed amending agreement with PAC Autism Nova Scotia Society for the establishment of an inclusive playground;

AND THAT the Mayor and Deputy Clerk be authorized to execute the agreement on Council's behalf.

Mayor Norman stated on April 10, 2019 a 2-year agreement with PAC Autism Nova Scotia Society was entered into for the erection of a playground. The agreement expired, as the local South Shore Autism Chapter were \$100,000 short on funds. They contacted RQM to ask for an extension. This will allow the extension and we are hopeful that by fall they will have the funds. They can reapply to the Community Investment Fund at that time and move forward with the project.

MOTION CARRIED unanimously.

9.2 Proposed New Noise Bylaw

It was moved by Councillor Brown and seconded by Councillor Hawkes:

THAT the Council of Region of Queens Municipality give first reading to a Bylaw Respecting Noise.

Councillor Charlton raised the question as to how RQM is going to enforce this especially with the Bylaw Officer's workload now. Mayor Norman stated the enforcement issue will be very difficult.

Mayor Norman further stated she spoke with Chris McNeill, CAO, about this being the first time that members of Council have seen this to discuss and enquired if we had difficulty with parts now is the time to deal with it. She stated we could discuss and through consensus agree on any changes to be made. Although we support the first reading, the amendments will be made for the second reading and approval.

Councillor Fancy stated his concern is that we are not set up or ready to proceed with the proposed changes. Our Bylaw Officer will be receiving a number of calls and already has a full agenda. For these reasons, he would not be supporting it.

Deputy Mayor Muise stated he has issues with the times for operating a portable sawmill, i.e. some people use them later in the day when it is cooler and has an issue with the time to stop at 7:00 p.m.

Councillor Amirault agreed with Councillor Fancy and voiced her concerns on the timing for mowing lawns as a lot of residents choose to do it later in the evenings when it is cooler. As well, she has concerns on running an engine during cooler or warmer weather.

Councillor Brown stated he understands the concerns raised, and if a complaint is unreasonable, then it will not be dealt with. This bylaw allows the RCMP to deal with issues without having to lay a criminal charge against residents. It would not all fall to the Bylaw Officer to deal with.

Councillor Charlton further commented on the 8 hours of quiet time being between 7 a.m. to 11 p.m. and felt that some of the items such as yelling, playing instruments, etc. is micromanaging and will create more problems.

It was determined to review the definitions and items listed in Schedule A to be reviewed one at a time and make a decision to keep in or remove it from the list.

Definitions – Consensus given that the definitions are okay as is.

Prohibitions and Interpretations – Quiet time is between the hours of 11:00 p.m. and 7:00 a.m. Consensus given that this is okay as is.

Fixed Exemptions (what Bylaw does not apply to)

- Item xi – Consensus given to change the time from 7:00 p.m. to 9:00 p.m.

Schedule A – Consensus given to remove the following items from the list

- Remove Item 2
 - Remove Item 3
 - Remove Item 5
 - Remove Item 7
-
- Consensus given to change time in Item 9 to 10:00 p.m. from 9:00 p.m.

Mr. McNeill stated that the Bylaw would not be used for minor complaints but only for egregious enforcement, those with the most serious offences usually with multiple complaints.

Deputy Mayor Muise took the chair at 7:53 p.m.

Mayor Norman stated she has difficulty with this Bylaw. Its roots came from an unfortunate situation in a community that is having difficulty. It is hard to support a Bylaw when we may say now that we will not enforce it unless it's egregious circumstances. This Council is not always going to be here. This is a law on paper, and would be difficult to enforce. It does not state anywhere in it that we are only going to enforce when it is a bad situation. There are many communities in Queens that may have people that do not get along from time to time, and this is something that can give fuel to the fire and I am not supporting it.

Councillor Brown stated our current Bylaw has nothing in that is enforceable and RQM needs to take the first steps. This will give the RCMP and Bylaw the power of enforcement.

MOTION CARRIED with 4 in favour and 3 against.

Mayor Norman resumed the chair.

10.0 Engineering & Public Works

There were no items to come before this meeting.

11.0 Dangerous or Unsightly Premises

There were no items to come before this meeting.

12.0 Recreation & Healthy Communities

12.1 Community Investment Fund 2021-2022

It was moved by Deputy Mayor Muise and seconded by Councillor Hawkes:

THAT the Council of Region of Queens Municipality provide grant funding to Brookfield Mines Trail Association in the amount of \$20,000 from the 2021-2022 Community Investment Fund.

MOTION CARRIED unanimously.

It was moved by Deputy Mayor Muise and seconded by Councillor Charlton:

THAT the Council of Region of Queens Municipality provide grant funding to Community Food Resource Network in the amount of \$10,000 from the 2021-2022 Community Investment Fund.

MOTION CARRIED unanimously.

It was moved by Councillor Brown and seconded by Councillor Fancy:

THAT the Council of Region of Queens Municipality provide grant funding to Friends of Hank Snow Society in the amount of \$10,000 from the 2021-2022 Community Investment Fund.

MOTION CARRIED unanimously.

It was moved by Councillor Amirault and seconded by Councillor Hawkes:

THAT the Council of Region of Queens Municipality provide grant funding to Liverpool Baseball Club in the amount of \$5,300 from the 2021-2022 Community Investment Fund.

MOTION CARRIED unanimously.

It was moved by Councillor Hawkes and seconded by Councillor Fancy:

THAT the Council of Region of Queens Municipality provide grant funding to North Queens Board of Trade in the amount of \$10,000 from the 2021-2022 Community Investment Fund.

MOTION CARRIED unanimously.

It was moved by Councillor Hawkes and seconded by Councillor Brown:

THAT the Council of Region of Queens Municipality provide grant funding to Queens County Fair Association in the amount of \$10,000 from the 2021-2022 Community Investment Fund.

MOTION CARRIED unanimously.

It was moved by Deputy Mayor Muise and seconded by Councillor Brown:

THAT the Council of Region of Queens Municipality provide grant funding to Seaside Recreation and Community Centre Association in the amount of \$5,000 from the 2021-2022 Community Investment Fund.

Mayor Norman stated that comments were heard from the gallery respecting reasoning for the request to be changed.

Dana Henley, Community Development Coordinator, stated they requested \$10,460 and the policy states operational requests are only available up to \$10,000. Their request was very specific for their operational funding request. The recommendation is less than what they requested because they projected a small surplus and the surplus was projected without any grant funding.

MOTION CARRIED unanimously.

12.2 Policy 41 – Photocopying Services for Community Organizations

It was moved by Deputy Mayor Muise and seconded by Councillor Charlton:

THAT the Council of Region of Queens Municipality approve Policy 41 – Photocopying Services for Community Organizations.

Meaghan Roberts, Director of Recreation and Healthy Communities, stated that any organizations that wish to could have a copy of their template sent to them can do so by requesting it.

MOTION CARRIED unanimously.

Mayor Norman announced a 2-minute break at 8:15 p.m.

13.0 Planning

13.1 Queens Municipal Accessibility Plan 2021-2030 (QMAP)

It was moved by Councillor Amirault and seconded by Councillor Brown:

THAT Council of Region of Queens Municipality request staff release the draft Queens Municipal Accessibility Plan to the public for review and comment for a period of 45 days.

Mayor Norman welcomed Tyler Roy, Accessibility Committee member to Council. She stated RQM has been mandated to make our municipality accessible by 2030. The past Council began with the hiring of an Accessibility Coordinator. The draft plan due date was to be submitted by April but the province extended it. Our Accessibility Coordinator, Elise Johnston, along with her committee completed the draft plan on schedule.

Elise Johnston, Accessibility Coordinator, provided background on the Municipal Accessibility Plan for RQM. She stated the report was mandated because municipalities are designated public bodies, and as such we're required to prepare this plan.

The report was in a basic template that was customized according to our needs. Before the committee was selected, we had a survey, which is still ongoing, to use as a launch of this plan. The survey was easy and was accessible on line, by a printed version, verbally on the phone, etc. One hundred people responded.

The specifics of the survey asked "what is your barrier?" We take into consideration the built environment we have to allow for things such as mobility, which we think primarily as ramps, but need to consider mobility, impaired hearing, impaired vision, impaired memory, people with pain, people with learning disabilities, how we make layouts, etc.

Information and communication is big part, i.e. how to make our documents screen readable, and a lot of work has been done on this. This means if you have impaired vision or you do not feel like reading the document, you can have it read to you and if it is coded with structure, you can open the bookmark and use the table of contents to maneuver around to what part of the document is of interest to you.

Education, we can support through the RecreationforAll program, support kids, and public awareness.

Goods and services, are we able to provide to every resident with all abilities. This will impact our built environment, communication and education. Do we know if our services at Queens Place are open to everybody? We are working on that.

Employment, how are we recruiting? If the job is posted on line, is it readable to the vision impaired? Accommodating barriers for employees with disabilities sometimes comes with a low cost i.e. things such as lighting, having the office closest to the washroom, a different chair, a standing desk, etc. It also leads to the cognitive disorders, seeing more PTSD and anxiety, so how are we with flexibility in the job place.

Transportation, although we do not have a public transport system like Bridgewater, we do have Queens County Transit.

Mayor Norman thanked Tyler for attending. She stated the Accessibility Plan would be promoted on line and through social media as well as paper copies for the public to review for the next 45 days.

MOTION CARRIED unanimously.

14.0 Reports

14.1 Council Implementation Report

There were no items to come before this meeting.

15.0 In-Camera Items

It was moved by Councillor Amirault and seconded by Deputy Mayor Muise that the proceedings go In-Camera at 8:43 p.m. to discuss the following:

15.1 Personnel Matter

MOTION CARRIED unanimously.

It was moved by Councillor Charlton and seconded by Deputy Mayor Muise that the proceedings exit In-Camera at 8:55 p.m.

MOTION CARRIED unanimously.

16.0 Adjournment

The meeting adjourned at 8:55 p.m.

Mayor Darlene Norman, Chair

Chris McNeill, CAO

Christine Watson, Administrative Assistant – Planning & Development

Date Approved: _____

Region of Queens Municipality

9.1

Staff Report

To: Council

From: Chris McNeill, Chief Administrative Officer

Date: May 11, 2021

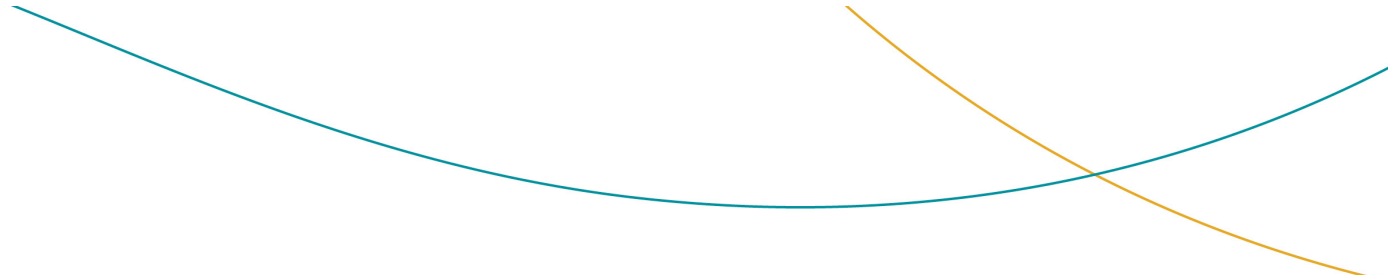
Re: Bylaw No. 18 Respecting Deed Transfer Tax

BACKGROUND

Several decades ago, Province of Nova Scotia began giving municipalities the authority to charge a tax on the sale of a property referred to as a deed transfer tax. The tax does not apply to inter-family transfer for a nominal sale price, but rather only applies to arm's length transactions at fair market value. The tax is required to be paid at the time of registering a new ownership deed with Nova Scotia Registry of Deeds. Originally the tax was set at one-half of one percent when it was first instituted by Region of Queens Municipality in 1998, then increased to one percent in 2010 with the additional revenue promulgated to be used towards subsidizing the costs of the expected ongoing operating costs of Queens Place Emera Centre. This rate is still in effect today and generates between \$350,000 and \$425,000 per year depending on the number of transactions and value of such transactions each year.

DETAILS

Council at its second 2021-2022 budget session held on March 25, 2021, requested that the rate of the deed transfer tax be increased to the maximum limit of 1.5% as soon as possible to assist with increased operating costs of the Municipality. To that end, Council now needs to approve a new Deed Transfer Tax bylaw to effect this change. This will require first reading, followed by a newspaper advertisement, second reading, a further newspaper advertisement, submission to the Minister of Municipal Affairs for filing, and notice to Provincial Registrar of Deeds to change



their accounting system to reflect the new rate. Therefore, the implementation date of this change will not be possible until June 1, 2021, at the earliest.

APPLICABLE LEGISLATION

Section 102 of the *Municipal Government Act* (MGA) states that:

(1) a council may determine, by by-law, that a deed transfer tax applies in the municipality and the rate of the deed transfer tax, but the rate of the deed transfer tax shall not exceed one and one half per cent of the value of the property transferred.

(2) A deed transfer tax applies to the sale price of every property that is transferred by deed.

Section 104 of the *Municipal Government Act* (MGA) states that the deed transfer tax shall be paid by the grantee named in the deed within ten days of the transfer.

Section 109 of the *Municipal Government Act* (MGA) states that:

(1) Where a deed transfers property

(a) between persons married to one another;

(aa) to a municipality;

(b) between persons formerly married to one another, if the transfer is for the purpose of division of marital assets; or

(c) by way of gift, notwithstanding that

(i) the deed transfers property subject to an encumbrance, including a mortgage or a tax lien, and the grantee assumes the amount of the encumbrance, including interest and expenses, or

(ii) there is a nominal consideration therefor, it is exempt from deed transfer tax.

(2) Where

(a) a deed merely confirms, corrects, modifies or supplements a deed previously given;

(b) there is no consideration beyond one dollar; and

(c) the deed does not include more property than the deed previously given,



it is exempt from deed transfer tax.

(3) A deed from the Nova Scotia Farm Loan Board to a borrower under the Agriculture and Rural Credit Act is not subject to deed transfer tax.

(4) A deed given pursuant to a tax sale is not subject to deed transfer tax.

(5) A deed is not subject to deed transfer tax if the certificates of execution for the deed show, on their face, that they were signed by the official prior to the date on which the municipality adopted a deed transfer tax.

(6) A deed which transfers property pursuant to an agreement of purchase and sale entered into prior to the date on which the municipality adopted a deed transfer tax, is not subject to deed transfer tax.

(7) Where the grantee is a registered Canadian charitable organization, a deed is exempt from the deed transfer tax if the property is not to be used for any commercial, industrial, rental or other business purpose and if an officer of the grantee makes and files an affidavit to that effect.

(8) Notwithstanding subsection (7), where, within three years after the filing of the affidavit, the property is used by the grantee for a commercial, industrial, rental or other business purpose or is sold or conveyed by the grantee, the treasurer shall compute the deed transfer tax for which the grantee would have been liable if the grantee had not been a registered Canadian charitable organization and the grantee is liable to pay the amount of the tax and interest on it at the rate of ten per cent per annum computed from the date of the deed referred to in subsection (7).

Section 104 of the *Municipal Government Act* (MGA) states that where the council and the Minister agree that the Registrar of Deeds is to be the municipality's agent and collector of the deed transfer tax, the Registrar is the municipality's agent and collector and has all of the powers of the treasurer pursuant to this Part.



BUDGET IMPACTS

It is expected that this increased deed transfer tax rate will generate up to an additional \$150,000 in revenue in 2021-2022, and potentially up to \$200,000 more in future fiscal periods.

RECOMMENDATION

THAT Council of Region of Queens Municipality give second reading to Bylaw No. 18 Respecting Deed Transfer Tax.

COMMUNICATIONS

Upon approval, the bylaw will be published in the newspaper and on our website.



BYLAW NO. 18

A BYLAW RESPECTING DEED TRANSFER TAX

BE IT ENACTED by the Council of Region of Queens Municipality, under the authority of the Municipal Government Act, S.N.S. 1998, Chapter 18, as follows:

1. This bylaw shall be known as Bylaw Number 18 and may be cited as the “Deed Transfer Tax Bylaw”.

DEFINITIONS

2. “Deed” means an instrument by which land is conveyed, transferred, assigned, or vested in a person, but does not include a will, mortgage, agreement of sale or lease for a term of less than twenty-one years.

DEED TRANSFER TAX

3. On every deed, whereby property situate wholly or partly within Region of Queens Municipality is conveyed, a deed transfer tax of one and one-half percent of the value of the property thereby conveyed is imposed and levied and payable to the Municipality.

PENALTIES

4. Any person found to be in violation of this bylaw shall be liable, upon conviction, to a fine of not less than Five Hundred Dollars (\$500) and not more than Five Thousand Dollars (\$5,000) and, in default of payment, to a term of imprisonment of a minimum of One (1) day and not to exceed Ninety (90) days.

EFFECTIVE DATE

5. This bylaw shall take effect from the 1st day of June 2021.

REPEAL

6. Deed Transfer Tax Bylaw adopted by the Council of Region of Queens Municipality on the 15th day of March, 2010, is hereby repealed effective 11:59 p.m. on May 31, 2021.

OFFICIAL CERTIFICATION

THIS IS TO CERTIFY THAT this bylaw was passed by the Council of Region of Queens Municipality at a duly constituted meeting of said Council held on the day of May, 2021.

SIGNED by the Mayor and Deputy Clerk this day of May, 2021.

Mayor

Deputy Clerk

READINGS: First Reading: April 13, 2021

Date of Publication:

Second Reading:

Newspaper Passing:

Filed / Approved: Minister of Municipal Affairs
May , 2021

Region of Queens Municipality Staff Report

12.1

To: Council

From: Dana Henley, Community Development Coordinator

Date: May 11, 2021

Re: Community Investment Fund 2021- 2022

Background

The Community Investment Fund (CIF) is entering its third year. It was initially approved by Council on November 27, 2019, and amended by Council on January 14, 2020.

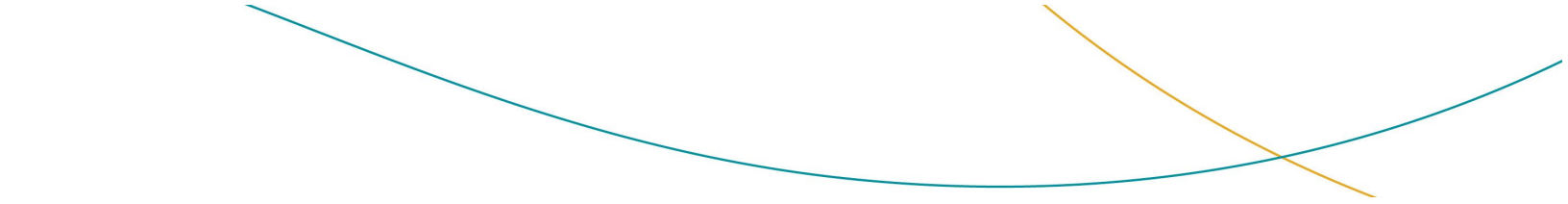
Total funding available in the 2021-2022 budget year is \$175,000, in addition to the remainder in reserve which will be updated once all 2020-2021 approvals under the fund are completed.

The deadline for operational funding was January 31, 2021, all other funds are available for application throughout the year beginning April 1 until all funds have been exhausted.

Details

Funding request for consideration today fall under the Event Investment Fund.

Organizations are eligible for Event Investment Funds under four categories:

- 
- a) Up to ten percent (10%) funding of eligible expenses for provincial, national or international events where the budget exceeds \$300,000;
 - b) Up to ten percent (10%) funding of eligible expenses for events where the budget is between \$150,000 and \$299,999;
 - c) Up to twelve and one-half percent (12.5%) funding of eligible expenses for events where the budget is between \$20,000 and \$149,999;
 - d) Up to twenty percent (20%) funding of eligible expenses for events where the budget is up to \$19,999;

Below is a summary of the funding request and comments:

Liverpool Championship Host Society

Request: \$25,000

Liverpool Championship Host Society will be hosting the 2021 Home Hardware Curling Pre-Trials at Queens Place Emera Centre, October 26-31, 2021. Total eligible projected expenses for the event total \$276,750.00. All required documentation was provided and the request meets Policy 11-Community Investment Fund's criteria.

Applicable Legislation

Municipal Government Act (MGA) authorizes Council to expend money under:

Authorized municipal expenditures

65A (1) Subject to subsections (2) to (4), the municipality may only spend money for municipal purposes if:

- (a) the expenditure is included in the municipality's operating budget or capital budget or is otherwise authorized by the municipality;
- (b) the expenditure is in respect of an emergency under the *Emergency Management Act*; or
- (c) the expenditure is legally required to be paid.

(5) In the event of ambiguity in whether or not the municipality has the authority under this or any other Act to spend money or to take any other action, the ambiguity may be resolved so as to include, rather than



exclude, powers the municipality had on the day before this Section came into force.

Budget Impacts

This report is seeking approval to expend money from Community Investment Fund budget line. All funding will be distributed as per guidelines set out in Operational Policy 11 – Community Investment Fund.

Recommendation

That the Council of Region of Queens Municipality provide grant funding to Liverpool Championship Host Society in the amount of \$25,000 from the 2021-2022 Community Investment Fund.

And that the funding be released in the following payment schedule:

50% upon signed facility contract with Queens Place Emera Centre;
35% September 15, 2021; and
15% be held back until a completed Community Investment Fund Final Report is received, as per Policy 11 – Community Investment Fund.

Communications

The funding applicants will be notified of a decision following Council. Approved applicants will be included in the 2021-2022 Grant Disclosure per Policy 89.

**Region of Queens Municipality
Staff Report**

To: Council

From: Mike MacLeod

Date: May 11, 2021

Re: Self-Storage - 85 Hillside Road by Development Agreement

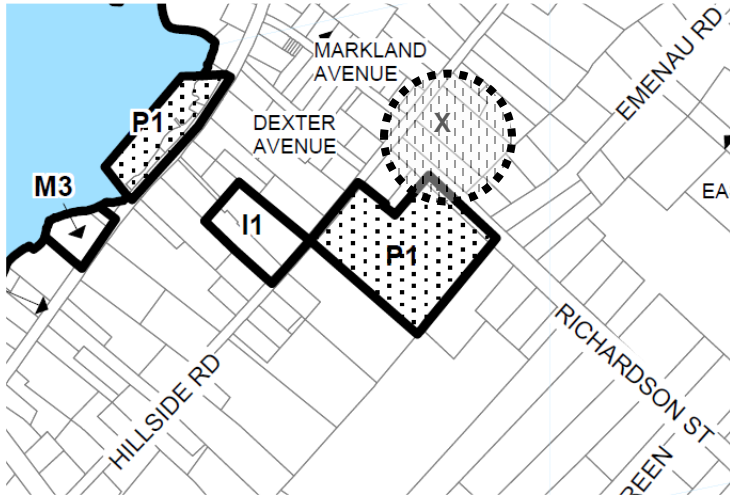
Background

Region of Queens Municipality has received an application to enter into a development agreement that would allow for a self-storage business on property identified as PID# 70218896 and located at 85 Hillside Road in Brooklyn. A copy of the application is attached as Appendix A.

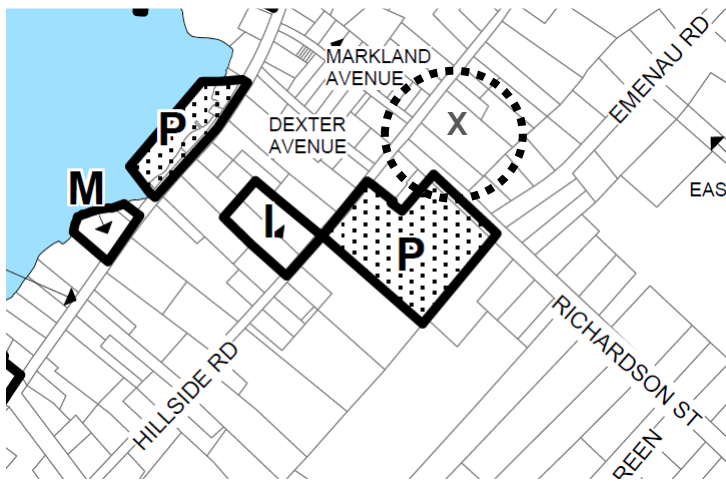


Details

The property is zoned as General Residential (R2) under the Land Use Bylaw and has a future land use designation of Residential (R) under the Municipal Planning Strategy.



Zoning Map 1



Generalized Future Land Use Map 1

Within the R2 Zone, a development permit shall only be issued for one or more of the following uses:

➤	Bed and breakfast establishments with not more than five (5) rooms to let and subject section 10.5;
➤	Boarding houses to a maximum of five (5) units;
➤	Churches subject to the I1 Zone requirements;
➤	Converted dwellings to a maximum of five (5) dwelling units subject to Section 10.4;
➤	Day nurseries and kindergartens;
➤	Duplex dwellings;

➤	<i>Elementary and secondary schools subject to the I1 Zone requirements;</i>
➤	<i>Home Business, subject Section 9.1;</i>
➤	<i>Household livestock operations;</i>
➤	<i>Mini (Mobile) homes subject to Section 11.4 and the Region's Mobile Home Bylaw;</i>
➤	<i>Parks and playgrounds;</i>
➤	<i>Row houses to a maximum of five (5) units;</i>
➤	<i>Semi-detached dwellings;</i>
➤	<i>Single detached dwellings;</i>
➤	<i>Small options homes;</i>
➤	<i>Triplex dwellings</i>

The property owners currently operate a small manufacturing business in the existing building, making Christmas wreath rings and novelty items. This use was permitted through a development agreement, which was entered into in 1999 and was in compliance with policy of the Municipal Planning Strategy of that time. A copy of the existing development agreement is attached as Appendix B.

A self-storage business is a use that is not permitted as of right in the General Residential (R2) Zone. This being said; however, Council recently approved amendments to the Region's Municipal Planning Strategy (2021) to address self-storage businesses in the R2 Zone. Amendments included the following:

“Self-Storage businesses are increasing in popularity across Nova Scotia and the Region of Queens Municipality is no exception. There has been increasing interest in the establishment of such operations within certain Urban Development Areas. Council is aware of the increasing demand for this type of use and wishes to provide for greater opportunity for the establishment of new self-storage businesses. This being said; however, Council still wishes to maintain a degree of control over the locations where they can be established, to minimize land use conflicts.

“Policy 3.3.49

It shall be the intention of Council to consider new self-storage businesses in the General Residential (R2) Zone by development agreement, under section 225 of the Municipal Government Act and subject to Policy 12.6.1.”

When evaluating development agreements, or amendments thereto, Council must be cognizant of the overall goals and policies of this MPS. In particular, it should have regard to the criteria listed in Policy 12.6.1.

Policy 12.6.1

It shall be the intention of Council, when evaluating a Development Agreement, to have regard to the following matters where applicable:

- a. the proximity of the proposed development to recreational and other community facilities;*
- b. the impact of the proposed development on:*
 - 1. existing residential and institutional uses in the area with particular regard to the use and size of the structures that are proposed, buffering and landscaping, hours of operation for the proposed use (where applicable), noise and other similar features of the use and structure in order to minimize any potential land use conflicts with adjacent uses;*
 - 2. adequacy of municipal services with particular regard to demands on the sewer system, water system, fire protection, refuse collection, police protection, existing schools and churches;*
 - 3. pedestrian and vehicular traffic circulation with particular regard to the traffic that the development will generate, the adequacy of the proposed accesses to and from the site, traffic flows in and around the site in terms of its ability to handle any new traffic, and the adequacy of the proposed parking areas; and*
 - 4. structures on abutting lots in terms of proposed exterior siding and in terms of architectural characteristics taking into consideration such things as height, roof line and lot coverage to minimize any potential land use conflicts between the proposed development and structures on abutting properties.*
- c. submission of a site plan showing the location of the uses and the structure or structures on the lot, building layout, parking areas, accesses to and from the site, signage provisions, buffering or landscaping provisions and lighting provisions;*
- d. adequacy of the proposed lot to ensure that adequate screening and landscaping can be undertaken to minimize the potential for any land use conflicts with adjacent uses.*

Policy 12.6.2

It shall be the intention of Council to recognize that Development Agreements shall contain such terms and conditions as are necessary to ensure that the development is consistent with the policies of this MPS. To this end, Development Agreements shall include some or all of the following terms where applicable:

- a. the specific use or uses of the land;*
- b. the size of the structures if new ones are proposed or the size of any proposed expansions to existing structure or structures;*
- c. provisions for adequate buffering to screen the development from adjacent conflicting land uses;*
- d. any matter that may be addressed in a Land Use Bylaw (i.e. parking requirements and yard requirements);*
- e. time limits for the initiation of construction;*

- f. noise levels;
- g. the hours of operation and the maintenance requirements of the proposed use or uses; and
- h. all other matters enabled in Section 227 of the Municipal Government Act.

The existing development agreement contains provision whereby the developer is permitted to seek amendments to the agreement (Clause 8). The process for making amendments to a development agreement is the same as the process for entering into the agreement itself, and requires a public hearing process prior to Council making a decision. Section 230 of the MGA sets out that:

Adoption or amendment of development agreement

230 (1) A council shall adopt or amend a development agreement by policy.

(2) A council shall hold a public hearing before approving a development agreement or an amendment to a development agreement.

(3) Only those members of the council present at the public hearing may vote on the development agreement or the amendment.

(4) Upon approving a development agreement or an amendment to a development agreement, the clerk shall place a notice in a newspaper circulating in the municipality stating that the development agreement is approved and setting out the right of appeal.

(5) The clerk shall file a certified copy of a development agreement or amendment with the Minister when notice of the development agreement or an amendment to it is published.

(6) Within seven days after a decision refusing to approve a development agreement or an amendment to a development agreement, the clerk shall notify the applicant in writing, giving reasons for the refusal and setting out the right of appeal.

(7) Amendments to those items in a development agreement that the parties have identified as not substantive, if the substantive items were identified in the agreement, or that were not identified as being substantive, do not require a public hearing. 1998, c. 18, s. 230; 2003, c. 9, s. 60.

Considerations

- PID # 70218896 is located on Hillside Road in Brooklyn.
- Area is primarily low density residential development.
- Property is approximately 1 acre in size, with approximately 150 feet of road frontage.
- Existing building is approximately 4,900 square feet in area.
- The building is currently home to Wa-Su-Wek Limited, which produces Christmas wreath rings and novelty items and also houses the Brooklyn post office.
- Property is zoned as General Residential (R2).
- There is an existing development agreement (1999) which allows for additional use of a manufacturing business on the property.
- Existing development agreement allows Council to consider amendments.
- Council has the ability to consider self-storage businesses under Policy 3.3.49 of Municipal Planning Strategy.

Potential Options

1. Maintain status quo (deny development agreement amendment request); or
2. Amend existing development agreement with Wa-Su-Wek Ltd., dated October 29, 1999, to allow for the establishment of a self-storage business on property identified as PID#70218896 and located at 85 Hillside Road in Brooklyn.

Tentative Timeframe

<u>Date</u>	<u>Procedure</u>
May 3, 2021	Planning Advisory Committee
May 11, 2021	Council
May 19, 2021	First Public Notice
May 26, 2021	Second Public Notice
June 8, 2021	Public Hearing
June 8, 2021	Council
June 16, 2021	Notice of Passing
July 2, 2021	Appeal Period Ends

Staff have reviewed the application and the existing development agreement and are of the opinion that the agreement can reasonably be amended to meet the needs of the applicant and also mitigate potential issues that the operation may have on the surrounding area.

The Region's Planning Advisory Committee (PAC) met on May 3, 2021 VIA Zoom to review the application and the proposed use of the property. Following discussion on

the implications of the proposed use of the property, the Committee recommended in favor of amending the existing development agreement to allow for a self-storage business on property located at 85 Hillside Road in Brooklyn

A draft copy of the Policy respecting the development agreement amendments has been prepared for discussion purposes and is attached hereto as Appendix C.

Applicable Legislation

Municipal Government Act.

Budget Impacts

No budget implications. Applicant is responsible for costs associated with development agreement process.

Recommendation

THAT Council of Region of Queens Municipality give notice of its intention to amend an existing development agreement with Wa-Su-Wek Ltd., dated October 29, 1999, to allow for a self-storage business on property identified as PID# 70218896 and located at 85 Hillside Road in Brooklyn;

AND THAT a Public Hearing be held on June 8, 2021 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m. In the event that Public Health directives prohibit an in-person hearing, arrangements will be made to host the public hearing through an authorized on-line platform.

Appendix A



Region of Queens Municipality

REGION OF QUEENS MUNICIPALITY LAND USE BYLAW AMENDMENT & DEVELOPMENT AGREEMENT APPLICATION

For Internal Use Only

Acceptance Date: April 9/21
Processing Date: _____



1. Application Type:

- Land Use Bylaw Amendment
 Development Agreement

2. Property Information:

Civic address of subject property - 85 Hillside Rd Brooklyn

Property Identification Number (PID) - 70218896

Present use of subject property - Commercial Zone R2

Proposed Use of subject property - Same as above with Self Storage

Existing Lot Size - 46,174 sqft : 1.06 acres

Existing Lot Frontage - _____

3. Property Owner Information:

Name - UR-SU-WEK Ltd

Applicant is :

- Owner
 Agent of Owner

Civic Address - 85 Hillside Road Brooklyn NS B0S 1H0

Mailing Address (If different from Civic Address) - Same

Telephone Number - 902

Email Address - _____

4. Zoning Information:

Existing Zoning - R2

Proposed Zoning - R2 with Storage Units

5. Property Servicing Information:

Water Services –

- Municipal System - Existing Proposed
Drilled Well - Existing Proposed
Dug Well - Existing Proposed
Other - _____

Sewer Services –

- Municipal System - Existing Proposed
On-site System - Existing Proposed
Other - _____

Access –

- Public Road - Existing Proposed
Private Road - Existing Proposed
Other - _____

6. Declaration:

- Registered Owner of Property (Please print)

I / We UN-91-URK Ltd do solemnly declare that I / We are the current registered owner(s) of the property described in this application. I / We have examined the contents of this application and certify that the information submitted is accurate.

Registered Owner Grace Conrad
Signature Grace Conrad
Date April 13, 2021

Registered Owner (if more than one) Cathy Conrad
Signature Cathy Conrad
Date April 13, 2021

- Authorization of Registered Owner (Please print)

I / We _____ authorize _____
To act as agent and sign this application on my / our behalf for property located at
(Civic Address) _____ and identified as PID# _____.

Notes:

1. The requirements of a Land Use Bylaw amendment or development agreement application are established by the Planning Department of the Region of Queens Municipality. An application approval process will not commence until a completed application and advertising deposit are received.

Deposit of \$700 was Paid Sept 2020
attached is an e-mail Consent from Mike Macleod

WA-SU-WEK Limited

P.O. Box

Nova Scotia Producer of
Christmas Rings
& Novelty Items

www.wasuwek.com

email:!

Phone:

Fax : 0

To The Region of Queens,

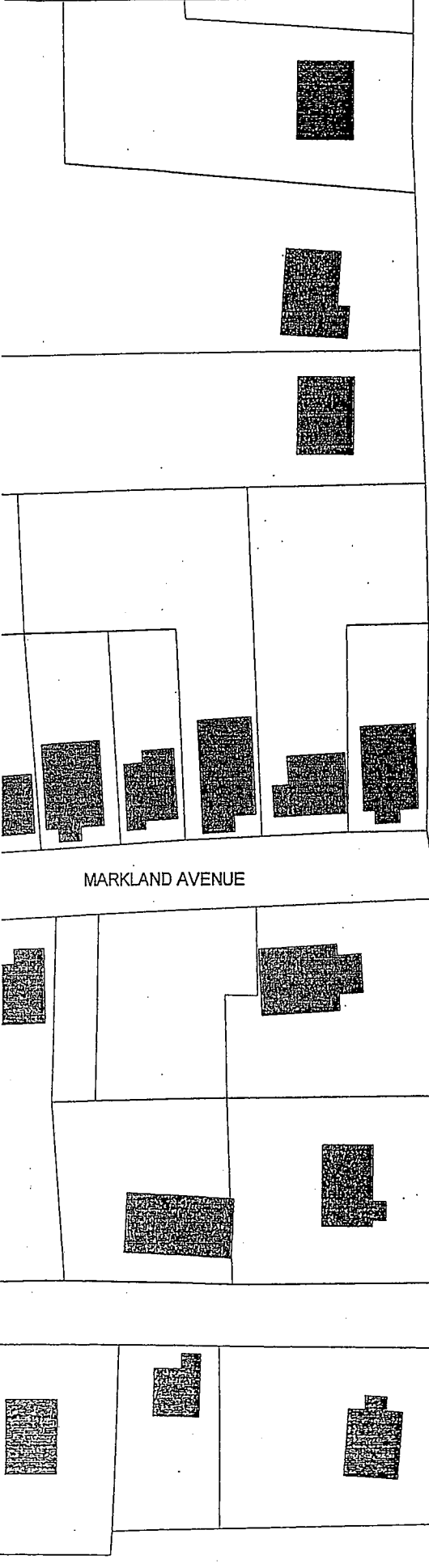
Currently we operate a small wreath ring and novelty item business Wa-Su-Wek Ltd that has been in business within the Queens County community for 38 years and then expanded with the Brooklyn Canada post office at our 85 hillside road Brooklyn NS address. We have experienced some hardships over the last few years and we are looking to expand our business in hopes of being able to keep our doors open. If we are not able to add a new service at this location to help increase revenue, we will be looking at possible closure for both Wa-Su-Wek Ltd and the Brooklyn Postal Outlet. Before the end of 2021 year.

We have been looking at expanding within the current building just by doing a few minor Reno's within the building itself nothing on the current exterior. The Reno's that would be done are adding a few interior walls. As well rearranging, our current working areas within the building. Our Business adventure that we have been looking at is adding storage units. We are looking at adding between 4 to 14 units within the building. These units' customers would be able to access them from the inside, during current business hours Monday to Friday 9:00 AM to 4:30 PM or via appointment outside the regular business hours only until 10:00 PM. Weekend hours for Saturday – Sunday 9:00 am -10:00 pm by appointment only.

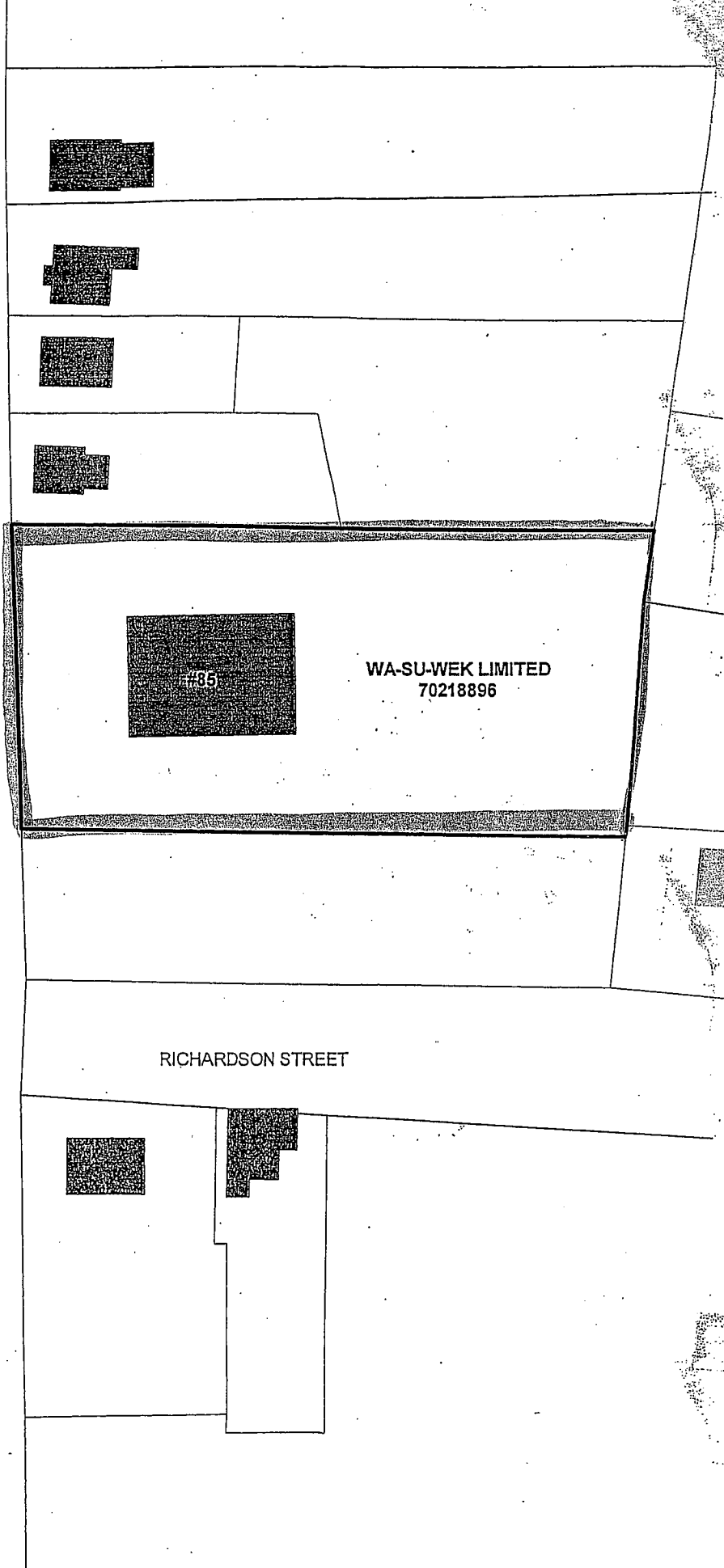
We do not see this type of business having any negative impact on our neighbors. As we currently have a loading area that trucks are in and out of picking up and dropping stock off daily, within the current business hours Monday to Friday 9:00 AM to 4:30 PM. As well with the current traffic and parking with the post office on site. As far as access by appointment these appointments would be within reason no access to building during the hours of 10:00 PM – 9:00 AM in respect to our current neighbors.

At this point in time a quick response from the Region of Queens would be greatly appreciated as we will be on a tight dead line to get the Reno's done and advertising out for this business adventure. We have had some interest from people of Queens and Lunenburg area that have sot interest in renting storage units with us.

Thank you for your time
WA-Su-Wek Ltd



HILLSIDE ROAD



MARKLAND AVENUE

RICHARDSON STREET

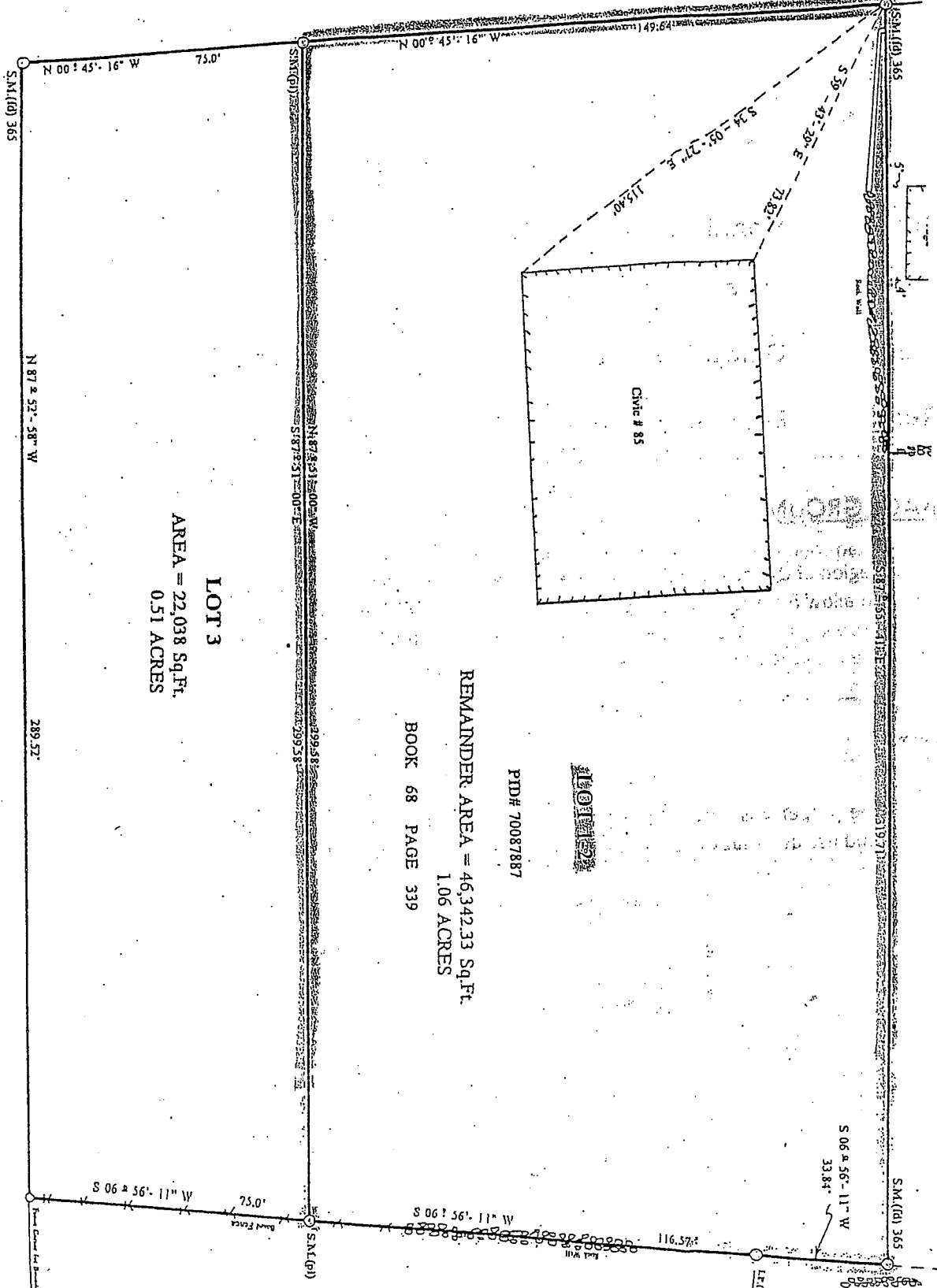
WA-SU-WEK LIMITED
70218896

#85

To Highway #3

30' Wide

HILLSIDE ROAD



RICHARDSON ROAD

Road Width Varies

To North Street

LOT 3
 AREA = 22,038 Sq.Ft.
 0.51 ACRES

REMAINDER AREA = 46,342.33 Sq.Ft.
 1.06 ACRES

BOOK 68 PAGE 339

PID# 70087887

LOT 3

Civic # 85



ALL THAT CERTAIN LOT PIECE OR PARCEL OF LAND SITUATED LYING AND BEING AT BROOKLYN IN THE COUNTY OF QUEENS AND IN THE PROVINCE OF NOVA SCOTIA AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BOLT WITH AN ALUMINIUM CAP MARKING THE EASTERN BOUNDARY OF HILLSIDE ROAD AND THE SOUTHERN BOUNDARY OF LANDS OF LURAL MANSFIELD;

THENCE S87-55-41E FOR 319.71 FEET ALONG THE SOUTHERN BOUNDARY OF LANDS OF LURAL MANSFIELD AND LANDS OF WELLS AND HILDA PARNELL TO AN IRON BOLT WITH AN ALUMINIUM CAP MARKING THE WESTERN BOUNDARY OF LANDS OF DAVID GRANT;

THENCE S06-56-11W FOR 150.41 FEET ALONG THE WESTERN BOUNDARY OF LANDS OF DAVID GRANT AND LANDS OF ALFRED AND THERESSA BREWESTER TO AN IRON BOLT WITH AN ALUMINIUM CAP MARKING THE NORTHERN BOUNDARY OF LOT #3 TO BE RETAINED BY THE REGION OF QUEENS MUNICIPALITY;

THENCE N87-51-00W FOR 299.58 FEET ALONG THE SAID RETAINED LANDS TO AN IRON BOLT WITH AN ALUMINIUM CAP MARKING THE EASTERN BOUNDARY OF HILLSIDE ROAD;

THENCE N00-45-16W FOR 149.64 FEET ALONG THE EASTERN BOUNDARY OF HILLSIDE ROAD TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LOT CONTAINS IN ALL 1.06 ACRES MORE OR LESS.

BEARINGS ARE NOVA SCOTIA GRID NORTH.

BEING AND INTENDED TO BE THAT PORTION OF PROPERTY AS SHOWN AS LOT #1-2 ON A PLAN OF SURVEY, PLAN #C-166, BY MERVIN W. HARTLEN N.S.L.S. #365 DATED THE 25TH DAY OF MAY 1999 AND REVISED THE 22ND DAY OF JULY 1999.

ALSO BEING AND INTENDED TO BE A PORTION OF THE LANDS AS DESCRIBED IN A DEED OF CONSOLIDATION AS RECORDED IN BOOK 359 AT PAGE 134-135.

Appendix B

THIS AGREEMENT made this 29 day of OCTOBER, A.D., 1999.

00911

BETWEEN:

QUEENS COUNTY REGISTRY OF DEEDS	1693	361	911-916
I certify that this document was registered as shown here.	Document #	Book	Pages
Peggy Zwicker Registrar	10 29 1999		2:51 pm
	MM DD YYYY		Time

WA-SU-WEK LTD., a body corporate with Head Office in Liverpool, in the County of Queens and Province of Nova Scotia, hereinafter referred to as the "Developer"

OCT 29 1999

1693

OF THE ONE PART

-and-

THE REGION OF QUEENS MUNICIPALITY, a municipal corporation, duly incorporated under the laws of the Province of Nova Scotia and having its office in Liverpool in the County of Queens and Province of Nova Scotia, hereinafter referred to as the "Region"

OF THE SECOND PART

WHEREAS the Developer has requested that the Region enter into a Development Agreement, with the developer, pursuant to Sections 225 and 230 of the Municipal Government Act of Nova Scotia, so that the Developer may use the property in a manner which is not presently provided for under Brooklyn's Land Use Bylaw;

AND WHEREAS the Region is prepared to enter into such agreement on the terms and conditions hereinafter set forth;

NOW THEREFORE, in consideration of the benefits, which flow to both parties as a result of the covenants contained herein, the parties hereto agree by and between themselves as follows:

1. THAT the Region is the registered owner of the lands described in Schedule "A" attached hereto (hereinafter referred to as "the lands") which lands are depicted in Schedule "B";
2. THAT the Developer has agreed to purchase the lands described in Schedule 'A' by formal Purchase and Sale Agreement, dated May 14, 1999, upon approval of this Development Agreement;
3. THAT the developer shall not develop or use the land for purposes other than those described in this agreement;
4. THAT the proposed uses of the land, which are permitted under this Development Agreement are the following:
 - (a) operation of a manufacturing business in the building situated on lands described in Schedule 'A';
5. THAT with respect to the ability of the Developer to use the subject lands and premises for a manufacturing operation, in accordance with Section 4, they may do so upon the following conditions:
 - (a) that the manufacturing operation shall be conducted wholly within the building situated on the lands described in Schedule 'A';
 - (b) that there shall be no outdoor storage on lands described in Schedule 'A';

- (c) that the hours of operation for the manufacturing activities be limited to 7:30 a.m. to 4:00 p.m. Monday to Friday;
 - (d) that there shall be no overnight parking of commercial motor vehicles on the lands;
 - (e) that all activity carried out as part of the manufacturing operations shall be carried out in such a manner so as to ensure that any noise resulting from those activities will be kept at such levels which will not disturb the surrounding residential neighbourhood.
6. THAT the Developer shall maintain the site in all respects, including keeping it in good repair;
 7. THAT in the event of a dispute, the decision of the Development Officer of the Region as to whether the development is in conformance with the terms of this agreement, or with the Plans, shall be conclusive;
 8. THAT notwithstanding the provisions of the Brooklyn's Municipal Planning Strategy and Land Use Bylaw, the Developer shall be permitted to seek subsequent amendments to this Development Agreement, subject to the procedure as set forth in Section 230 of the Municipal Government Act of Nova Scotia;
 9. THAT any amendment whether substantial or otherwise must be approved by both parties in writing;
 10. THAT any plans for expansion of the existing building situated on the lands described in Schedule 'A' shall be approved by both parties in writing;
 11. THAT the Developer agrees that the lands herein shall continue to be zoned and designated as Institutional (I) under the Land Use Bylaw of Brooklyn and that for the purposes of tax assessment and the payment of taxes, the lands shall be assessed by the Provincial assessment department in accordance with the Provincial Assessment Act, and the Region will calculate taxes in accordance with the assessment classes assigned to the business and real property;
 12. THAT the Developer agrees to pay for all legal costs, advertising and expenses incurred by the Region that have originated from its application for this Development Agreement;
 13. THAT this Agreement shall be binding upon the parties hereto, their heirs, successors and assigns and shall run with the land which is subject to this Agreement;
 14. THAT this Agreement is not assignable without the written consent of the Region.
 15. THAT the entering into of this Agreement was approved in principle by the Council of the Region of Queens Municipality at a duly held meeting of Council convened on the 21ST day of September, 1999:
 - (a) This Agreement shall not be entered into, or signed by the parties, until the time for Appeal under Section 228 of the Municipal Government Act of Nova Scotia has elapsed, any appeals which have been lodged have been disposed of and the required resolution of Council has been affirmed by the Nova Scotia Utility and Review Board;

(b) This Agreement does not come into effect until it is filed, by the Region of Queens Municipality, in the Registry of Deeds as set out in Section 228 of the Municipal Government Act of Nova Scotia.

00913

IN WITNESS WHEREOF the parties have hereto set their hands and affixed their Corporate seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of



Frank Jardine

WA-SU-WEK LTD.

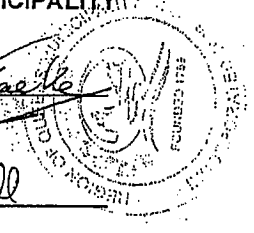
)
)
) Per: *Janice Spanis*
) President
)
)

) REGION OF QUEENS MUNICIPALITY
)

K. M. ...

) Per: *C. L. A. ...*
) Mayor
)

) Per: *Chris McNeill*
) Regional Clerk
)



00914

PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS

ON this 28th day of October, 1999, before me, the subscriber personally came and appeared Norah Jardine a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that Janice Francis signed, sealed and delivered the same in his /her presence.

STEPHANIE NICKERSON
Stephanie Nickerson
A Commissioner of the Supreme Court of Nova Scotia
A COMMISSIONER OF THE
SUPREME COURT OF NOVA SCOTIA

PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS

ON this 29 day of October, 1999, before me, the subscriber personally came and appeared K. Marie Lamrock a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that the Region of Queens Municipality, per its authorized officers, C.L.A. Clarke and Chris McNeill, signed, sealed and delivered the same in his / her presence.

Marion Seamone
A Commissioner of the Supreme Court of Nova Scotia
MARION SEAMONE
A COMMISSIONER OF THE
SUPREME COURT OF NOVA SCOTIA

SCHEDULE "A"

ALL that certain lot, piece or parcel of land situated, lying and being at Brooklyn in the County of Queens and in the Province of Nova Scotia and more particularly bounded and described as follows:

BEGINNING at an iron bolt with an aluminum cap marking the eastern boundary of Hillside Road and the southern boundary of lands of Lural Mansfield;

THENCE S87-55-41E for 319.71 feet along the southern boundary of lands of Lural Mansfield and lands of Wells and Hilda Parnell to an iron bolt with an aluminum cap marking the western boundary of lands of David Grant;

THENCE S06-56-11W for 150.41 feet along the western boundary of lands of David Grant and lands of Alfred and Theressa Brewester to an iron bolt with an aluminum cap marking the northern boundary of Lot #3 to be retained by the Region of Queens Municipality;

THENCE N87-51-00W for 299.58 feet along the said retained lands to an iron bolt with an aluminum cap marking the eastern boundary of Hillside Road;

THENCE N00-45-16W for 149.64 feet along the eastern boundary of Hillside Road to the point of beginning.

THE ABOVE described lot contains in all 1.06 acres more or less.

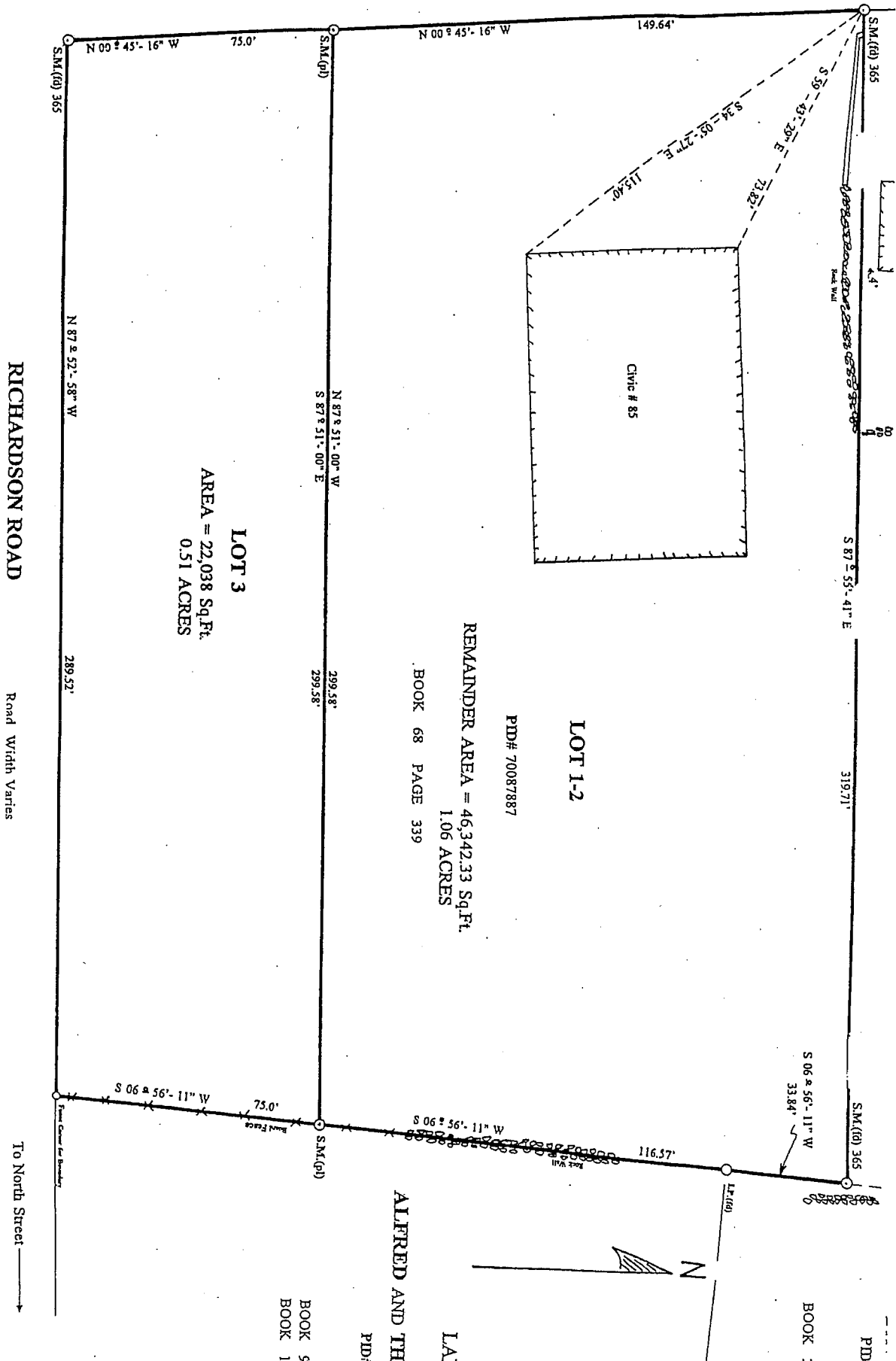
BEARINGS are Nova Scotia Grid North.

BEING AND INTENDED TO BE that portion of property shown as Lot # 1-2 on a plan of survey, Plan #C-166, by Mervin W. Hartlen N.S.L.S. #365 dated the 25th of May 1999 and revised the 22nd day of July, 1999.

ALSO BEING AND INTENDED TO BE a portion of the lands as described in a deed of consolidation as recorded in Book 359 at Page 134-135.

HILLSIDE ROAD

30' Wide



RICHARDSON ROAD

Road Width Varies

To North Street

ALFRED AND TH

L.A.

BOOK 5
BOOK 1

P.D.#

BOOK :

P.D.

**Region of Queens Municipality
Administrative Policy - Respecting an Amendment to the
DEVELOPMENT AGREEMENT with
Wa-Su-Wek Ltd.**

WHEREAS Section 230(1) of the Municipal Government Act provides that Council shall adopt or amend a development agreement by policy;

AND WHEREAS Wa-Su-Wek Ltd. has applied for an amendment to an existing development agreement between Region of Queens Municipality) and Wa-Su-Wek Ltd., dated October 29, 1999, which would see:

1. Clause 4. be amended by adding the following text:
“(b) self-storage business in building situated on lands described in Schedule ‘A’.”
2. Clause 5. be amended by adding the following text after the word operation:
“ and self-storage business”.
3. Clause 5. (c) be amended by adding the following text after the word Friday:
“and the hours of operation for the self-storage business be from 9:00 a.m. to 10:00 p.m.;

AND WHEREAS Clause 8 of the development agreement sets out that the Developer shall be permitted to seek amendments to the development agreement;

AND WHEREAS the Region did cause to have placed two advertisements in Lighthouse Now on _____ and _____, giving notice of a public hearing to hear objections to the amended development agreement;

AND WHEREAS Council did hold a public hearing regarding the amended development agreement on _____;

THEREFORE, BE IT RESOLVED THAT Council of Region of Queens Municipality approve amending the development agreement with Wa-Su-Wek Ltd., dated October 29, 1999, which permits operation of a self-storage business on PID# 70218896 and located at 85 Hillside Road in Brooklyn.

THIS IS TO CERTIFY THAT this Administrative Policy was passed by Council of Region of Queens Municipality at a duly constituted meeting of said Council held on the _____ day of _____, 2021.

MAYOR

DEPUTY CLERK

Region of Queens Municipality Staff Report

14.1

To: Council

From: Eric Levy

Date: May 11, 2021

Re: Appointment to Diversity and Inclusion Action Team

Background

The Diversity and Action Inclusion Team (DIAT) recently had a vacancy. This vacancy was advertised on various Region of Queens Social Media with an application deadline of April 30th. One application for this vacancy was received.

Details

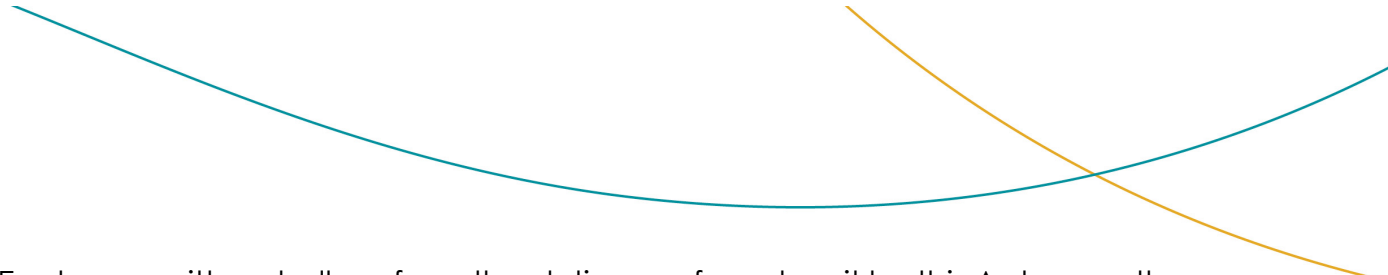
The Action Team is comprised entirely of community representatives that are community members at risk of exclusion or work with people who are at risk of exclusion.

Recently, a new application has been received to join the Action Team and there is an open spot. The application is from a person who works in our education system and has extensive experience working on Diversity and Inclusion initiatives.

Applicable Legislation

Section 24 of the *Municipal Government Act* states that:

(1) The council may establish standing, special and advisory committees.



(2) Each committee shall perform the duties conferred on it by this Act, any other Act of the Legislature or the by-laws or policies of the municipality.

(3) The council may appoint persons who are not members of the council to a committee and may establish a procedure for doing so.

Budget Impacts

All members of Committees, including public members, are reimbursed for reasonable out of pocket expenses related to their participation on committees and mileage to attend meetings.

Recommendation

THAT Council of the Region of Queens Municipality appoint Rebecca Smart to the Diversity and Inclusion Action Team for a term to expire on October 31, 2022.

Communications

Upon approval of this recommendation, a letter informing the applicant of their appointment will be sent.