

**Region of Queens Municipality Regular Council
Immediately Following Public Hearing Scheduled for
9:00 a.m. Tuesday, January 10, 2023**

Agenda

1.0 Call to Order

2.0 Changes / Approval of Agenda

3.0 Presentation

- 3.1 North Queens Active Living
- 3.2 Public Pool Committee – Recommendation for New Pool Site

4.0 Tabling of Petitions

5.0 Public Question / Comment Session

6.0 Approval of Minutes

- 6.1 Regular Council – December 13, 2022
- 6.2 Public Hearing – December 13, 2022

7.0 Recommendations

- 7.1 Multiple Unit Dwelling by Development Agreement, 6755 Highway 3, Hunts Point
- 7.2 Road Naming – Ocean Side Drive
- 7.3 Development Agreement Discharge, 800 Beech Hill Road, Hunts Point
- 7.4 Region 6 Solid Waste Management Budget 2023-2024

- 7.5 Appointment to Thomas H. Raddall Library Steering Committee
- 7.6 Thomas H. Raddall Library Steering Committee New Site Selection

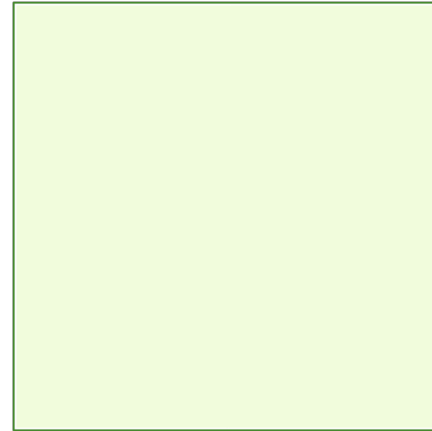
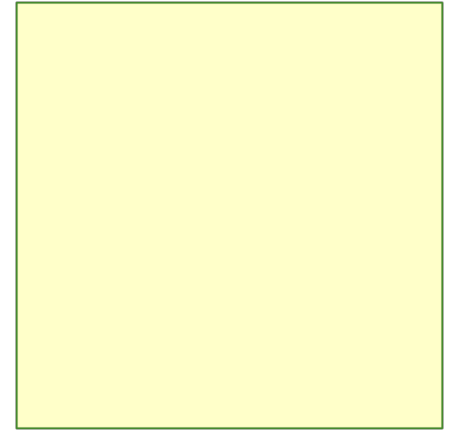
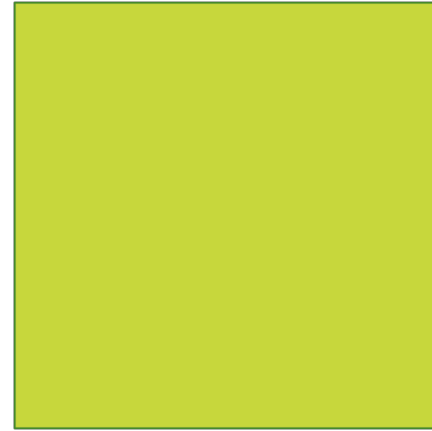
8.0 Discussions

- 8.1 Process of Sale of Municipal Property
- 8.2 December 12, 2022 Tax Sale Summary
- 8.3 Council Technology Access

9.0 In-Camera Items

- 9.1 Lease of Municipal Property
- 9.2 Contract Negotiations

10.0 Adjournment



North Queens Active Living

Community Engagement Proposal

Presentation to Region of Queens Municipal Council

January 10, 2023

Pilot: 2021-2023



- NQAL Steering Committee established 2018; membership includes community members, NQCS Principal, representation from region, province, and SSRCE
- RQM-funded for two years: 2021/2022 and 2022/2023
- Part-time Active Living Coordinator
- Engagement with school, fire department, Wildcat Community, seniors, youth, & families
- Success with grant applications
- Detailed Theory of Change and Project Workplan

Programming



- Over 20 programs and activities have taken place in 2022/2023
- Focus on:
 - Inclusion of broad range of NQ community members
 - Intergenerational programming
 - Community-led/sustainable
 - Options for virtual programming when necessary(Covid)
 - Theory of change / development of active living culture

Seasonal Programs and Activities



Spring/Summer

Beach volleyball
Children's soccer (QCSA)
Toddler Multisport
Storybook Trail
Community walks/hikes
Paddleboarding
Kayaking
Softball (children and adults)
Firefighter Fitness

*Additional RQM partnership programs: expanded NQAC use, installation of horseshoe pits, snowshoe loans, Youth Try-It, Leaders on the Move programming at NQCS.

Fall/Winter

Basketball
Pickleball
Indoor and Club Volleyball
Ball Hockey
Zumba
Yoga
Holiday Trail
Mindfulness program
Movement classes/Qigong
Community challenges
Ice hockey / Skating Rink
Virtual cardboard sled contest
Guided Hikes

2022/2023 Milestones



- Provincial Certification of eight volunteer coaches in three sports; to ensure those in our rural community have access to trained coaches as recommended by all PSOs.
- Initiation of *Support for Sport* transportation project; a groundbreaking pilot leveraging Queens County Transit to support mitigating transportation as a barrier to sport access in rural NS.
- Development of a local Volleyball Club: Queens Chaos. The first such club in all of Queens County.

Certified Coaches in Action



Volleyball



Softball

Testimonials



“In the 26 years I have called Caledonia my home, I cannot remember attending an event quite like this – we attended with the entire family. A wide range of ages just having fun together in a relaxed, welcoming atmosphere. The volleyball court is such a great addition to our community!”

Karin Rawding, *Beach Glow Volley Bash*



Testimonials

“It is so nice to have something for the kids to do locally this summer, we would not have joined soccer this year if it meant committing to driving to Liverpool or Bridgewater.”

Riley Nowe, Mom, Under 7
Children's Soccer



Testimonials

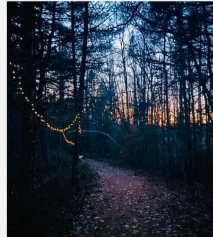
“Just came home from doing the trail, pretty impressive, thank you!”

- Lorna Cole

“All the lights at the trail are stellar, right down to the motion sensor lights around. Such a nice night walk. Cheers!”

- Sean Maguire

(Reactions to the Holiday Trail at Harmony Park)



2022 Photos



Hockey



Softball

2022 Photos



Intro to strength training



Paddle boarding

2022 Photos



Cardboard Sled Challenge

Toddler Multisport



Next Steps: 2023/2024



- Intention for NQAL project to become permanent in North Queens, centering on Coordinator role
- NQAL Committee is in process of incorporating as a society
- Continuing to work toward diversification of funding sources
- Supporting current programming and working with community to create new opportunities

Funding



Annual budget: \$27,100

- \$21,400 Leadership (Coordinator)
- \$1,700 Admin & Insurance
- \$4,000 Equipment, materials

Project Funding Sources 2023/24

- \$16,500 RQM (request)
- \$4,000 CCHTH (pending)
- \$5,600 SSRCE (confirmed)

In-Kind Support

- Community members
- NQCS, NQFA, NQBoT
- SSRCE/CCH

Small Grants

- Transportation
- Local businesses
- Program-based (D&I)
- CHB

North Queens Active Living



Thank you!

We are grateful for the support that the Region of Queens has provided to date, and we look forward to continued partnership.

Contact:

Tara Atkins, NQ Active Living Coordinator
northqueensactiveliving@gmail.com
Facebook: @northqueensactiveliving

Summary of the North Queens Active Living Year Two Work Plan

The work plan has three parts:

1. **Active Living Planning and Priorities:** this includes
 - Work plan and priority setting – complete
 - the Evaluation Framework – complete
 - asset mapping of recreational and non-recreational assets of the community – ongoing
 - Confirmation of RQM funding – complete
 - Application for Recreational Capital Development Grant funding through CCTH – complete
 - Confirmation of Health Promoting Schools funding via Community Use of Schools – ongoing
 - Pursuing ad hoc funding for new or enhanced ideas – ongoing

2. **A variety of physical activity, sport, and recreation opportunities (PASR) and assets that are promoted and well-utilized in North Queens.** Steps include:
 - Creation of an internal one-year calendar with months populated with expected programs – complete
 - Walking support, including identifying and supporting safe walking routes and opportunities in all seasons and supporting and encouraging walking in North Queens using existing infrastructure – in progress
 - Promotion of physical activity, sport, and recreation opportunities to North Queens residents through existing newsletter and local communication channels, as well as identifying and prioritizing other communication needs and developments – ongoing
 - 1.) Stand-alone AL flyer
 - 2.) Bulletin piece in GNFNQ
 - 3.) Flyer promotion of large-scale programs
 - Identification of new partnerships or opportunities for PASR in and around North Queens, including creating a list of well utilized partnerships – complete
 - and new ones to explore (based on stated goals in Theory of Change)-ongoing
 - planning/promoting 2-5 new initiatives or opportunities with new partners – ongoing
 - 1.) Club volleyball (Greenfield rec & VNS)
 - 2.) Making nourishing snacks available at youth recreation events (CFRN)
 - 3.) Establishing a safe outdoor skating space @ harmony park, collaborating to provide year-round use of sport court (ZNW skatepark)
 - 4.) Initiating the transportation for sport pilot program (Queens County Transit)
 - Priority setting for Harmony Park capital and program needs
 - Identifying walking trail and sport court as primary needs and -assisting in proposed methodology.

 - Identify improvement priorities for PASR at North Queens Community School
 - Identifying issues standing and proposing solutions for Multisport field @ NQCS (NQ SAC)
 - Identification of issues restricting community use of school and proposed long term solutions.

3. **Create a roster of local champions and enable training and certification to support PASR in North Queens – ongoing**
 - 1.) Roster of champions identified
 - 2.) 8 champions certified

4. **Creative and local solutions to transportation for PASR in North Queens – in progress: November 2022-November 2023 pilot project.**

Region of Queens Pool Committee

Preliminary Recommendations

Preliminary Recommendations Categories

1. Timing
2. Location
3. Size and Shape
4. Energy
5. Staff Recruitment Project

Timing: Public Opening June 2025

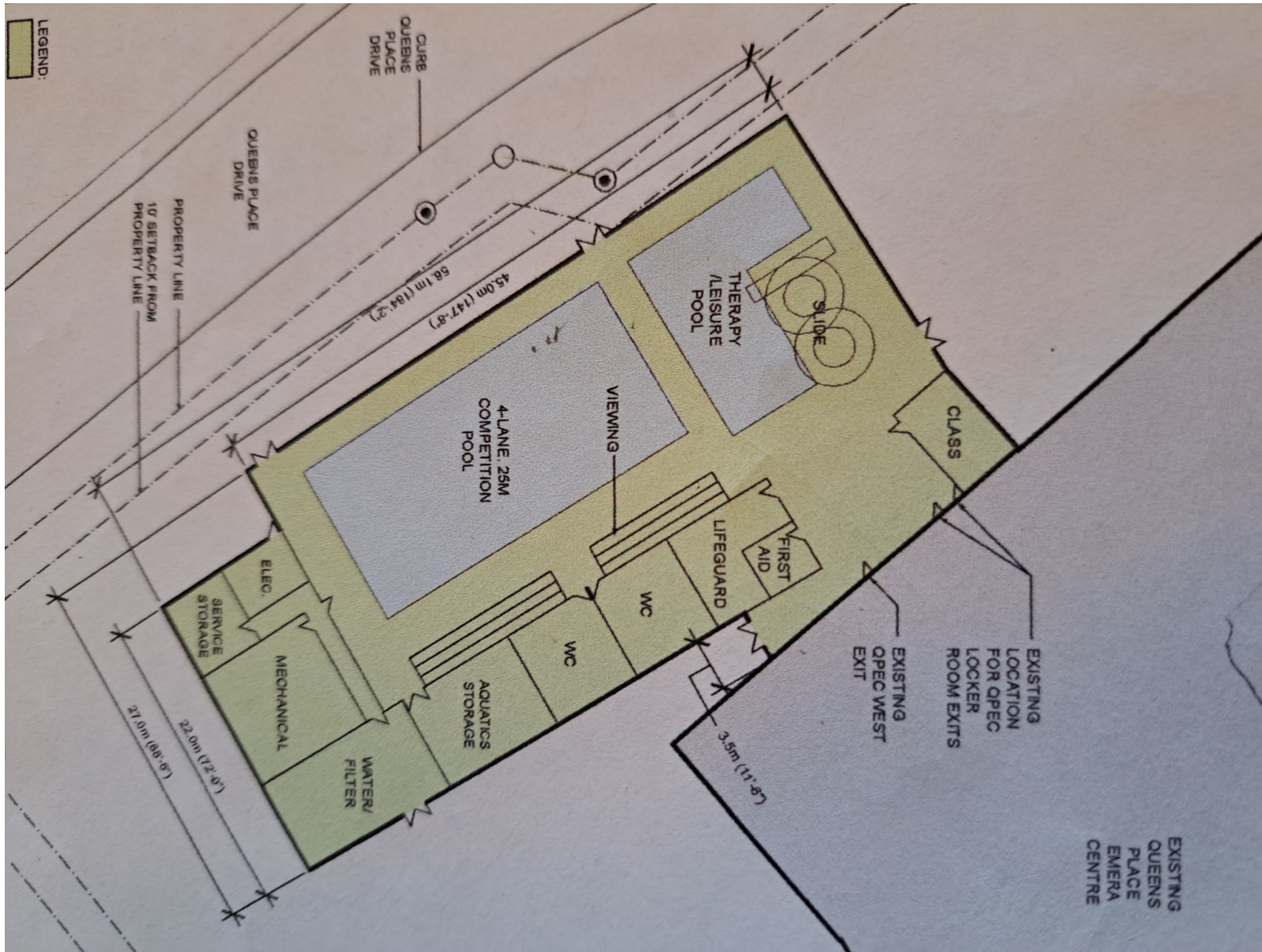
Rationale & Key Project Milestones

- Council Decisions re size and location
- Hire Project Manager
- Develop Criteria for Tender
- Tender Process: Open, Review and Confirmation
- Construction begins spring 2024
- Equipment and mechanical systems finalized and tested Spring 2025

Location: Queens Place

Rationale & Key Milestones

- Easy to access
- Fits into the space
- Infra structure already in place
 - Staffing
 - Parking
 - Roads
 - Water/sewage



Region of Queens Pool Committee

Size and Shape:

6 lanes, 25 meters, beach entry, diving depth

Rationale and Key Milestones

- Beach Entry
 - Accessibility
 - Multi generational
 - Swim Lessons
- Diving Depth
 - Meet current standards regarding depth to allow diving board
- 25 meters
 - Standard size
- 6 Lanes
 - Allows local clubs to host swim meets and other events
 - More room



Energy: Net Zero

Rationale and Key Milestones

- Lower operating Costs
- Grants available
- Use of Solar energy

Staff Recruitment Project: 2 phase project to recruit and train staff

Rationale and Key Milestones

- Need staff to operate – current staff shortage
- Secure funding for project
- Recruit staff for Phase 1 Summer/fall of 2023 for summer 2024
- Recruit staff for Phase 2 Summer/fall pf 2024 for summer 2025

Recruitment/Training Project

- Project to be undertaken by Pool Committee
- Recruit using current pool staff and other “influencers”
- Phase 2 to include Aquatic supervisory training for Pool Managers
- Full training of potential staff :
 - Bronze Medallion
 - Bronze Cross
 - National Lifeguard
 - Instructor Level 1
 - Standard First Aid

Pool Committee proposes assuming the following based on these recommendations:

- Lead the staff recruitment and training project
- Fundraising via the Queens Community Aquatic Society
- Work with Project Manager to review tenders, inform design decisions
- Search, review and develop appropriate grant proposals for accessibility, infrastructure, staff training and energy efficiency for councils review

**Region of Queens Municipality Regular Council
Tuesday, December 13, 2022, 11:25 a.m.**

Minutes

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

1.0 Call to Order

Mayor Norman called the meeting to order at 11:25 a.m.

2.0 Changes / Approval of Agenda

Mayor Norman stated that In-Camera Item 9.3 – Contract Negotiations is at 3:30, the time was omitted on agenda.

It was moved by Councillor Brown and seconded by Councillor Charlton to move Item 7.9 Sale of South Shore Region Airport up on the agenda at 1:00 p.m.

MOTION CARRIED unanimously.

It was moved by Deputy Mayor Fancy and seconded by Councillor Gidney to add Item 8.6 Local Paper to the agenda.

MOTION CARRIED with 7 in favour and 1 against.

3.0 Presentations

3.1 Anchors Up Ventures Ltd.

Mayor Norman welcomed Chad Clothier, Partner and Graham van der Pas, Partner, to present to Council.

Mr. Clothier showed the video Live on the Point.

The Team – RUMCLO Developments Ltd. includes Chad Clothier, Project Foreman/Partner, Nicholas Strum, Managing Director/Partner, Graham van der Pas, Marketing Director/Partner, Douglas van de Pas, Creative Director/Partner and Jason Smith, Designer/Partner.

Where is the Point? – The Point sits on a 23 acre, waterfront parcel at 133 Shore Road, Mersey Point. The Point is close to town, restaurants, beaches, etc.

Why Queens County? – Queens County is a lifestyle, surrounded by nature to enjoy many outdoor activities, something for everyone.

What is the Point? – A one of a kind residential neighbourhood that blends modern design and architecture to balance the maximum density with ample privacy. With the addition of a community Café / General Store members can gather. Organically blended with the forest and provides maximum exposure and vista views.

Construction Phases:

Phase 1 – 40 semi-detached homes

Phase 2 – 72 multi-level duplex homes

Phase 3 – 12 single family homes

What are we building? – 124 Homes

Phase 1 - \$9,000,000 Investment

Phase 2 - \$15,300,000 Investment

Phase 3 – \$5,000,000 Investment

Total Investment of over \$30,000,000

The Denmark – A semi-detached, a1344 sq. ft., 2 bedroom, 2 bath - \$350,000 - \$450,000 and is Scandinavian architecture.

The Lookout – A multi-level duplex that offers two options: a 2 x 1000 sq. ft., 2 bedroom, 2 bath or 2000 sq. ft. 3 – 4 bedroom, 2 bath - \$400,000 - \$500,000.

How will the Point benefit Queens County?

Homes for up to 408 new and local residents.

Economic Development, increase in local spending and new businesses.

Housing for medical staff and other skilled workers, young professionals, as well as retirees and senior residents who want to downsize.

Increase in tax revenue.

Total Annual Tax Revenue of \$566,000

Timeline of 5 Years:

Pre-Sales in early 2023

Build Phase 1 – 2023/2024

Build Phase 2 – 2024/2025

Build Phase 3 – 2026/2027

Complete – 2028

What do we Need?

An extension of existing Municipal services to the development.

Cost of Water Extension estimate - \$1,485,000 which could be recouped in less than three years.

Cost of Water Service and Sewer Extension estimate \$4,363,000 which could be recouped in 8 years.

We are ready to begin in the spring and timing is of the essence. This is only the beginning and we want to continue to build.

It is difficult to provide affordable housing without government grants, but is something of consideration.

Our video LiveonthePoint.com is on our website.

Mayor Norman stated staff are currently preparing a list of all projects on the books and Council will decide priority.

She thanked them for their presentation.

4.0 Tabling of Petitions

There were no petitions to come before this meeting.

5.0 Public Question / Comment Session

Leon Robertson, College Street, Liverpool – Mr. Robertson stated that it's good to see developers looking at Queens County.

He enquired under Item 7.6 – Multiple Unit Dwelling if this refers to a new complex or an extension. Mayor Norman stated this was discussed at the Planning Advisory Committee and at this time is what is already there, they would need to apply for an extension.

Council recessed at 12 Noon until 1:00 p.m.

During the recess the Years of Services Awards were issued to 7 employees:

5-Year Service Award:
Mallory Plummer
Lucas Whynot
Bev Sutherland

15-Year Service Award:
Adam Grant
Frank Oickle

25-Year Service Award:
Mike MacLeod

30-Year Service Award:
Wanda Allison

Council resumed at 1:00 p.m.

6.0 Approval of Minutes

6.1 Regular Council – November 22, 2022

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

THAT the minutes of the Regular Council meeting held November 22, 2022 be approved as circulated.

MOTION CARRIED unanimously.

6.2 Public Hearing – November 22, 2022

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

THAT the minutes of the Public Hearing held November 22, 2022 be approved as circulated.

MOTION CARRIED unanimously.

6.3 Special Council – November 28, 2022

It was moved by Deputy Mayor Fancy and seconded by Councillor Gidney:

THAT the minutes of the Special Council held November 28, 2022 be approved as circulated.

MOTION CARRIED unanimously.

7.9 Sale of South Shore Regional Airport

It was moved by Councillor Muise and seconded by Councillor Gidney:

THAT Council of Region of Queens Municipality enter into a purchase and sale agreement with Nova Scotia Drag Racers Association to convey municipal land identified as PID #70110903 and known as South Shore Regional Airport for the purchase price of \$50,000.

Councillor Gidney stated a lot of difficulties on this issue is that the majority of discussions were held In Camera and led to a lot of speculation. For future consideration, any sale of municipal property should be through public tender.

Councillor Brown stated unfortunately it feels like this has become either the Nova Scotia Drag Racers Association or the South Shore

Flying Club. Both have prospered in the past and pitting one against the other has been a detriment to both of them.

He further stated that Council has a fiduciary responsibility to the residents of Queens to look at if we are getting the best value for the money. When we started the process there was only one potential buyer and when looking at what they could bring to the region, we could consider selling, but once other offers starting coming in, it didn't have the same value. We have the opportunity for both interested parties to still use and contribute as done previously. By keeping the airport property owned by the Region, it will allow both organizations to thrive. The airport is an economic driver and the Region should maintain ownership.

Deputy Mayor Fancy stated he was against holding a Public Hearing, as he felt it would be a war zone but has heard a lot of information he was not aware of; what the NSDRA bring to the community as well as the SSFC.

We, as Council, are local people. We want to protect both users and do not want to lose either. We look to management for what we can do and morally wasn't a good thing to do. We've messed up and in future will try to do better. We should maintain ownership and look at having the property properly managed to utilize what we have.

Councillor Amirault thanked everyone for showing up for the Public Hearing and to those that submitted emails. We appreciate the business that the NSDRA brings to the community, but the friction between the two groups is upsetting.

She further stated Council made a mistake and this issue was not handled properly and feel a lesson has been learned. She apologized to both groups but the only way to move forward is to have the municipality maintains ownership and operates the facility and hope the two groups can again work together.

Councillor Charlton thanked everyone for attending. Based on a public comment that made it sound like NSDRA was not operating under our zoning bylaws. Our zoning bylaws didn't come into effect until 2009, so the NSDRA is grandfathered in those land use bylaws, so there are no issues.

With regards to Mr. Ripple's comment asking why people initially supported the sale of the airport, I had initially supported the sale understanding the fact that both of the current users could be protected under future use under a change of ownership. It has

been brought to our attention recently that the only way to protect all parties for the foreseeable future is to maintain ownership and is no longer in favour of selling the airport to any party.

Councillor Charlton apologized to all involved for any upset caused and uncertainty over the last few weeks. These two groups should never have been put in this position and do not believe that the NSDRA has any bad intentions and both deserve security and believe the only way to achieve this is to maintain ownership.

Councillor Muise thanked everyone for their attendance at the public hearing. With respect to comments that Council keep stuff hidden, this is what the public hearing was about, we want people to tell us how they feel on what is going on.

He further stated the Region should maintain ownership of the airport.

Councillor Hawkes stated he is in agreement with other Councillors' comments and that the Region should maintain ownership.

Mayor Norman turned the Chair over to Deputy Mayor Fancy at 1:11 p.m.

Mayor Norman stated she met with Mr. Liemke who was interested in purchasing the airport, which sounded like a good plan, would have continued on with the NSDRA for a couple years, but the sale didn't happen. It was a real eye opener to listen to all those in the aviation industry and to read the countless emails who use the airport at no cost, which has always been a concern.

There was discussion on why we don't have management at the airport. The Region used to have management at the airport for decades and tax payers were paying. We hired a consultant and did a study. We then hired someone else to run the airport all on promises of exactly what I heard this morning would happen. There would be expanded uses and there would be hangers, etc. And looking at the 50 year old pavement, when will it be repaved? There was information received from the Town of Woodstock whose municipality has ensured that they'll maintain their runway, lights, maintenance, etc. which is a very expensive endeavor.

I see a group who does not ask us for money and have put a significant amount of money into the facility and pays the Region a significant amount in leasehold improvements. At a time when Council decides how to deal with this airport, be it a management

committee made up of users, I would never support selling it to the highest bidder, but would look at the long term usage. If we are going to keep both users, then there needs to be a way for the SSFC to find a way to get revenue from all those that claim the importance of the airport. I do not believe that the SSFC, a not-for-profit organization, receives any financial benefit from them which if the Region maintains ownership, we'll need to find a way that they do, just as the NSDRA can find a way to make financial benefit for their group and expand their lease improvements.

Municipalities do not have to own airports. I believe we are a good community but despite the hardship Council caused, hope that there are no grudges and believe that the two groups can go back to a working relationship.

I will be voting to sell to the NSDRA based on the fact of the economic worth that they have brought. However, if my vote is lost, these two groups must show how they can contribute, as owning an airport is a liability to the tax payers.

Councillor Brown stated if looking at this as purely for profit is probably the wrong way to look at it. We own infrastructure that does make a profit, we should look at the overall benefit it contributes to the community. We do not make a profit from our parks, from QPEC, or from the Astor Theatre, but they contribute to the community. This brings economic benefit from the two groups and have said they've contributed to the community, under our ownership, and believe that they can continue to do this.

MOTION DEFEATED with 3 in favour and 5 against.

Mayor Norman resumed the Chair.

3.2 Hillsview Acres Home for Special Care

Joanne Veinotte, Director of Corporate Services, welcomed Andrew MacVicar, Executive Director, Queens Manor and Acting Administrator Hillsview Acres, and Anya Teri, Acting Director of Care, Queens Manor, to Council.

Some highlights included:

Mrs. Veinotte stated Hillsview Acres was purchased in late 1800's and has been home to hundreds. The facility was classified as a Residential Care Facility in 1981 with the responsibility being

transferred in 2000 to the Department of Health and Wellness, now Department of Seniors and Long Term Care.

Mr. MacVicar provided background on meanings of Long Term Care Facilities, stating this is an option for people who have difficulty performing everyday tasks and are judged on their level of mobility. Nursing home placement is appropriate for people who are medically stable but have nursing needs that cannot be met through home care.

When home care does not meet the needs, and long term care is not required, a residential care facility may be the solution. They provide personal care, supervision, and accommodation. Long Term Care and Residential Care facilities costs are shared by the resident and the provincial government.

Mr. MacVicar stated budgets are done twice per year and are dealt with through two ways; a protected portion of the approved budget is for health care costs and raw food costs – resident care staff salaries and benefits, raw food and health care operations.

The unprotected portion of the approved budget is for capital costs and accommodation services costs – support staff salaries and benefits, administrative and management salaries and benefits, capital costs. This portion of the budget has no funding for Human Resources, but a Manager has been hired and since that time the WCB rates have lowered considerably. If needed, funds can be moved from this portion of the budget to the protected.

Ms. Teri provided Hillsview Statistics: Presently 25 of the 29 beds are filled.

Residents waiting for LTC placement – 12%

Residents requiring daily assistance – 42%

Residents with dementia – 25%

Residents with mental health concerns/addictions – 66%

An inspection took place with one minor deficiency found. Follow-up report filed and license renewed until December 1, 2023.

We are experiencing a lack of casual staff and have job postings for staff in all departments.

Mrs. Veinotte stated Covid has delayed projects. There are issues with suppliers and costs are rising.

Current projects in progress are heat pumps and an upgrade to electrical was completed November 20, 2022. The roof repairs are ongoing and the fire escape rebuilt. Tap mixers as ordered by the Department of Environment.

There have been no quotes received to date on door replacements. Requested that the 2021/22 funding for the tub room renovation be put towards a scaled back version which was to be part of the washroom renovation through Infection Prevention and Control funding.

Unbudgeted expenses for 2022/23 – Agency staff and operational support from Queens Manor. There were additional training costs. Sysco (cost of food) and has increased by 15%.

Councillor Charlton enquired, with 12% of residents waiting for Long Term Care, and noted the difference between Hillsvue versus the Manor is that there are no nurses at night. Is the province looking at doing anything about funding? Mr. MacVicar stated it is not in the budget, but is a reality. You have to make decisions but the budget does not reflect the need.

Ms. Teri stated there is a system in place whereas there are on call nursing staff 24 hours/day, and staff are very well trained and they have the support of local agencies, first responders, or send residents to a hospital, which we do on a regular basis.

Mr. MacVicar noted that the delta required in long term care and residential care is narrowing. There are vacant beds at the facility. We are shifting toward home care with home support, which means when they do need a facility, it's long term care.

Deputy Mayor Fancy enquired why there are some empty beds at the facility. Mrs. Veinotte stated we are funding for 29 so if they're not full, in a way it's an advantage, but we want to be as full as possible as the Department of Seniors and Long Care could pull that funding. Mr. MacVicar stated when they need long term care and are assessed it's based on their level of frailty.

Deputy Mayor Fancy enquired who makes the decision on the level of care required. Mr. MacVicar stated that placement is done at the provincial level.

Mayor Norman thanked them for their presentation.

7.0 Recommendations

7.1 Letter of Mandate – Pool Committee

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

THAT Council of Region of Queens Municipality approve the Letter of Mandate from the Pool Committee.

MOTION CARRIED unanimously.

7.2 Operational Policy 5 – Public Art

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

THAT Council of Region of Queens Municipality adopt Operational Policy 5 Public Art dated December 13, 2022.

MOTION CARRIED unanimously.

7.3 Ad Hoc Communications Strategy Review Committee

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

THAT Council of Region of Queens Municipality approve the creation of an Ad Hoc Communications Strategy Review Committee and appoint Councillor Maddie Charlton and Councillor David Brown to the committee.

MOTION CARRIED unanimously.

7.4 Removal of Shrubs

It was moved by Councillor Muise and seconded by Councillor Hawes:

THAT Council of Region of Queens Municipality request the Traffic Authority and the Department of Engineering and Public Works prioritize the removal of any shrubbery that obstructs vision for traffic at Market Street and Henry Hensey Drive, Liverpool.

MOTION CARRIED with 7 in favour and 1 against.

7.5 Bioeconomy Development Opportunity Zone (BDO Zone) Initiative

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

THAT Council of Region of Queens Municipality provide a funding contribution towards the cost of creating a Bioeconomy Development Zone at a cost of up to \$10,000, to be funded from existing economic department budget.

Mayor Norman noted Richard Lane, Director of Economic Development, was not present. She stated Mr. Lane had brought this issue to Council previously but noted there is new information on the budget impact. The Municipality of Chester approved a similar recommendation on November 10 which impacts the RQM's contribution and is expected to be less than \$10,000.

Councillor Muise stated there are other committees who are looking at the same thing so he is not in favour of having another committee.

MOTION DEFEATED with 4 in favour and 4 against.

7.6 Multiple Unit Dwelling by Development Agreement – 6755 Highway 3, Hunts Point

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

THAT Council of Region of Queens Municipality give notice of its intention to enter into a development agreement with 3332373 Nova Scotia Limited to allow for a multiple unit dwelling on property identified as PID#70055058 and located at 6755 Highway 3 in Hunts Point.

AND THAT a Public Hearing be held on January 10, 2023 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m.

Mike MacLeod, Director of Planning & Development, stated an application was received to enter into a development agreement by the owners of 6755 Highway 3 in Hunts Point that would allow for the conversion of an existing 7 unit fixed roof overnight accommodation to a multiple unit residential dwelling.

The property is located in an area zoned as a Hamlet Core (HC) zone under the Land Use Bylaw and has a future land use designation of Residential (RES) under the Municipal Planning Strategy (MPS). A multi-unit dwelling containing more than 4 units is not permitted in the Hamlet Core (HC) Zone but Council has incorporated provision within the Land Use Bylaw whereby it can consider such uses through a development agreement process.

When evaluating development agreements, Council takes into consideration the policies as set out in the MPS, these are listed in Policy 6-21 which were provided in the staff report.

The property PID#7005058 has a lot area of approximately 10,450 sq./feet and is a mix of low density residential and commercial businesses. There is an existing 7 unit fixed roof overnight accommodation operation on the property with 9 parking stalls. There is no intention to change the structure just the use of the property. It is located on a provincially owned and maintained public road and has on-site existing septic and dug well.

Two potential options for consideration:

1. Maintain status quo (deny the development agreement request);
or
2. Enter into a development agreement to allow for a multiple unit dwelling on property identified as PID #70055058 and located at 6755 Highway 3 in Hunts Point.

Staff have reviewed and are of the opinion that the change in sure from short-term rental units to multiple residential units will have negligible impact to the surrounding area.

The Planning Advisory Committee met and are in favour of entering into a development agreement.

MOTION CARRIED unanimously.

7.7 Replacement of Vehicle Purchase

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

THAT the Council of Region of Queens Municipality approve the purchase of 2023, 4x4 ¾ Ton Pickup from Mosher Motor at a price of \$75,365.50 + HST, to be funded from the Equipment Reserve.

Adam Grant, Director of Engineering and Public Works, stated this purchase will replace a 2010 end-of-life truck which has been disposed for salvage. We use the same set of requirements for this vehicle as in the past. This purchase does not increase the fleet size.

The request was provided to three local manufacture representatives of which one was received (the report stated two in error).

If we order now it will be received in the spring.

MOTION CARRIED unanimously.

7.8 Accounts Receivable Write-off Report

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

THAT Council of Region of Queens Municipality approve the deletion of accounts 1939, 2022, 2800, 2804, 2938, 3070, 1997, 2773, 3252, 3286, 915133 and 902120 and write off of principal and interest amounts totaling \$9,657.63, \$5,396.76 of which will be removed from the Valuation Allowance.

Mallory Plummer, Manager of Finance, stated staff make every effort to collect outstanding receivables.

Solid Waste accounts proposed for deletion, some of which have been outstanding since 2014.

| | |
|---------------------------------|------------|
| AR 1939 Melghman Property Mgmt. | \$ 646.60 |
| AR 2022 Ponhook Projects | \$2,417.19 |
| AR 2800 LaHave Roofing | \$ 139.56 |
| AR 2804 Individual | \$2,389.68 |
| AR 2938 T&T Exteriors | \$ 255.10 |
| AR 3070 BMW Wood Millwork | \$ 295.90 |

Miscellaneous accounts proposed for deletion, which are not part of the allowance:

| | |
|---------------------------|-------------------------------|
| AR 1997 Land Lease | \$162.89 (terminated) |
| AR 2773 Employee Medical | \$344.45 (no longer employed) |
| AR 3252 Employee Medical | \$100.02 (no longer employed) |
| AR 3286 Change of Use Tax | \$631.94 |

Water Utility has two accounts which are deemed uncollectible as they are inactive. The accounts total \$395.22. There is a budgeted line under the Water Utility budget for Accounts written-off of \$1,530. There is no allowance for doubtful accounts within the Water Utility.

| | | |
|--------|--------------------|----------|
| 915133 | 139 Payzant Street | \$119.20 |
| 902120 | 32 Wolfe Street | \$279.35 |

Interest charges have also accrued on the following Education Centers.

| | | |
|--------|--------------------------|---------|
| 901006 | 40 West Caledonia Road | \$22.30 |
| 901007 | 311 Old Port Mouton Road | \$45.93 |
| 901000 | 104 College Street | \$43.50 |
| 913411 | 161 Old Bridge Street | \$35.03 |

MOTION CARRIED unanimously.

9.0 In-Camera Items

It was moved by Councillor Brown and seconded by Councillor Amirault that the proceedings go In-Camera at 2:30 p.m. to discuss the following:

- 9.1 Sale of Municipal Property
- 9.2 Contract Negotiations (scheduled for 2:30 p.m.)
- 9.3 Contract Negotiations

MOTION CARRIED unanimously.

Mayor Norman announced a 5 minute break at 2:30 p.m.

It was moved by Councillor Brown and seconded by Councillor Muise that the proceedings exit In-Camera at 4:18 p.m.

MOTION CARRIED unanimously.

8.0 Discussions

- 8.1 Development Agreement Discharge

Mike MacLeod, Director of Planning and Development, stated in October 2014 Council entered into a development agreement which allowed the owner at that time to establish a dog kennel/training/grooming operation at that location. However, once the agreement was finalized the owner did not proceed with the establishment of the business. The property has now changed hands and the current owner of the property no longer wishes to have this agreement as a burden against the property and wishes to have the property discharged.

**It was moved by Councillor Muise and seconded by Councillor
Gidney:**

**THAT this issue be referred to the next Council meeting for a
recommendation.**

MOTION CARRIED unanimously.

8.2 Road Naming – Ocean Side Drive

Mr. MacLeod stated a request was received to name a private road off Shore Road in Mersey Point named as Ocean Side Drive. This is acceptable to the Planning Department as it does not exist in Queens County.

The new road is owned by the applicants and the petition for road naming has been submitted by them. There is no formal petition from the abutting property owners and is in compliance with the bylaw.

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

**THAT this issue be referred to the next Council meeting for a
recommendation.**

MOTION CARRIED unanimously.

8.3 Requirements for Traffic Studies

Eric Levy, Municipal Clerk and Diversity Coordinator, stated he has checked practices at other municipalities in Nova Scotia. Traffic studies are requested for various reasons and dependent on the circumstance. It was noted that traffic studies are usually required at the request/discretion of the Engineer, Planner or Traffic Authority, not Council.

Policy 6-22 G of the Municipal Strategy states Council has the authority to request a traffic study.

8.4 Council Implementation Report

Councillor Gidney enquired if approval has been given under October 25 – Queens County Historical Society to place Lost at Sea Monument. Mr. Grant stated approved was given to Society yesterday.

8.5 Winter Parking Enforcement

Adam Grant, Director of Engineering & Public Works, stated the Region is responsible to clear snow and ice from streets, sidewalks, parking lots and stalls, and vehicles parked illegally during these times pose a significant hazard. They obstruct equipment from performing an effective job, leaving hazardous banks of snow which require follow-up work.

The RCMP was requested to assist, but indicated they have no capacity to be involved due to time constraints, and reinforced that we are within our legal authority to have a tow operator remove offending vehicles under the Motor Vehicle Act – Section 139.

Mr. Grant indicated that he would investigate hiring one contractor to undertake the towing, having the costs be borne by owner of the vehicle.

Councillor Charlton stated it would be helpful to residents if there were winter parking ban announcements so they would be aware and be prepared. Heather Cook, Communications & Engagement Coordinator, stated she posts on social media weekly and noted that it is illegal to throw snow back into the road.

8.6 Local Paper – Deputy Mayor Fancy

Deputy Mayor Fancy stated although there is a Communications Committee which was recently formed, we've always had a local paper in the past. Now when advertising we ask "What's a local paper?" We advertise in The Chronicle Herald, The South Shore Breaker, The Lighthouse Now and the two radio stations and say we're doing it locally, but a lot of older residents do not get them.

We do have two local papers that are printed; The Queens Crown (printed monthly) and Good News from North Queens (printed quarterly).

He further stated we cannot support the papers financially, but suggested that the Region place advertisements in their papers, which in turn does support them and help them grow. He suggested advertising the parking ban which was discussed.

He does not look at The South Shore Breaker or Lighthouse Now as being local papers and believes the Region should use local groups.

Mayor Norman stated she felt this is a wonderful idea if Queens Crown continues and staff feel there is need to advertise; however, just to place any kind of ad may not work. Staff are aware of these papers.

Councillor Charlton suggested utilizing Queens Crown to advertise the upcoming Public Hearing that is scheduled for January 10, 2023, if the publication dates work.

She further stated there are a number of people reading this paper and with the Region advertising in it, more people will be aware of any upcoming hearings or meetings. She is a member of the Communications Committee and will bring this idea to their attention.

Chris McNeill, CAO, stated there is a difference with legal publishing as there is a legal requirement to publish in a newspaper. The Lighthouse Now and either one of these papers are not a newspapers and would be considered to be over and above advertising.

Councillor Charlton enquired what requirements would either of these papers need to have in order to be called a newspaper, i.e. as The Advance. Mr. McNeill stated he was unsure but there would be some form of regulations. The South Shore Breaker is considered a flier and does not meet the standards for advertising for the government.

Mayor Norman stated staff could investigate this as the regulations are tied to the Municipal Government Act. As a business, she stated it would be good for them to investigate this for themselves as well.

10.0 Adjournment

The meeting adjourned at 4:58 p.m.

Mayor Darlene Norman, Chair

Eric Levy, Municipal Clerk

Christine Watson, Administrative Assistant – Planning & Development

Date Approved: _____

**Region of Queens Municipality Public Hearing
Sale of Municipal Property Identified as
PID #'s 70110903, also known as the property of
South Shore Regional Airport, to Nova Scotia Drag
Racers Association for less than fair market value
Tuesday, December 13, 2022
Council Chambers, 249 White Point Road, Liverpool
9:00 a.m.**

Minutes

Members of Council: Mayor Darlene Norman, Chair
Deputy Mayor Jack Fancy
Councillor Kevin Muise
Councillor Ralph Gidney
Councillor Maddie Charlton
Councillor Vicki Amirault
Councillor David Brown
Councillor Carl Hawkes

Members of Staff: Chris McNeill, CAO
Mike MacLeod, Director of Planning & Development
Eric Levy, Municipal Clerk
Heather Cook, Communications & Engagement Coord.

Members of the Public: ~80

Call to Order

Mayor Norman called the Public Hearing to order at 9:00 a.m.

A. Remarks

Mayor Norman stated the purpose of the Public Hearing is to provide any interested person an opportunity to present an oral or written presentation to Council of Region of Queens Municipality with regard to its intention to sell PID #70110903, also known as the property of South Shore Regional Airport to Nova Scotia Drag Racers Association for less than fair market value.

Mayor Norman reviewed the procedures for the Hearing which were provided on the agenda.

Mike MacLeod, Director of Planning & Development, stated Council passed a motion in April 2022 to sell the South Shore Regional Airport to Liemke Ventures Inc. for the appraised value of \$565,000. However, prior to closing the respective purchaser decided not to go ahead with the purchase.

Council now has before them another proposal to sell the lands to the Nova Scotia Drag Racers Association (NSDRA) who are a not-for-profit organizations registered under the Societies Act. Under the Municipal Government Act there is provision that allows the Municipality to sell or lease the property at less than market value to a not-for-profit organization that council considers to be carrying on an activity that is beneficial to the municipality.

That process under the Municipal Government Act, when Council is looking at land valued at more than \$10,000, they must first hold a public hearing respecting the sale.

Several written submissions were received and distributed to Councillors.

1. Dale Johnston, 711 Highway 8, Milton and Jacob Massey, Chelsea – Mr. Johnston stated he is a member of the NSDRA and began volunteering at the age of 7 and began as a junior drag racer at the age of 8 until 2019 when he began racing a full sized car.

Jacob Massey stated they are a junior drag racer and currently the champion and volunteers with the group.

Both spend many weekends at the raceway, have learned and made many friends from all over, and consider the members of the association as family. There are a group of 10 youth, which were acknowledged, that help every weekend that are known as the Junior Orange Shirt Mafia.

2. Scott Sprague, 2135 Waverly Road, Waverly – Mr. Sprague stated he has been a Director of NSDRA for the past 11 years in addition to being a racer. Racing is a family sport especially with the junior racing program in place.

NSDRA was formed in 2004 in response to a Request for Proposals from the Region looking for meaningful uses at the Municipal airport. Many who started then are still involved with the organization and acknowledged that many were present. The first event was held in August 2004 and to date there have been 84 events held. Over 20 years there have been 13,000 competitors and approximately 50,000 spectators.

The Region noted that economically the NSDRA has generated more than \$4 Million. The NSDRA have paid the Region \$161,000 in lease fees.

They use many businesses in the area. Of note, the fire departments have received \$60,000. \$191,000 was spent on lease hold improvements (Class A gravel, pavement, fencing, etc.), hanger repairs and property maintenance and \$13,000 was contributed to Christmas Daddies which goes back to this region.

NSDRA recognizes the importance of the South Shore Flying Club (SSFC) and are more than willing to include the SSFC in an agreement that is mutually beneficial. Three attempts were made to have a meeting with SSFC and all were denied. The most recent attempt included a draft lease agreement which mirrors agreements of the past with the Region, i.e. continue to use the property and that NSDRA does not intend to sell the fuel tank and would seek to purchase the fuel tank from the Region and sell to the SSFC for \$1, SSFC continues to operate for \$0/month, use the terminal for \$50/month, smaller hanger \$0/month and the larger one for \$150/month, all under a multi-year agreement.

3. Peter Gow, 34 Jenny Drive, Pine Grove – Mr. Gow stated he is President of the SSFC. Sales for avian fuel were approximately \$40,000 since the system was installed a year ago and thanked the Region for the installation. The members have contributed \$22,000 in lease hold improvements to the terminal building since 2017; i.e. new siding, new paint and windows, etc. \$30,000 was paid in general liability insurance since 2015. The SSFC received an anonymous donation of \$10,000.

An aerial mining company from Ontario used the airport as a base while conducting surveys and spent approximately \$10,000 while here on food and lodging over a couple months. Members of the SSFC have flown

hundreds of people over the years for things such as birthdays and anniversaries or sightseeing adventures. Many aircraft fly in and use the airport; i.e. J.D. Irving Lumber and Freeman's Lumber, business executives, and private planes. Other benefit of having the airport are aerial firefighting, medical, tourism, etc.

In reference to Mr. Liemke's offer to purchase this spring for \$565,000 plus HST, the Mayor was interviewed and quoted in the Lighthouse Now newspaper as saying "This is a great step forward to ensure the continuation and future development of an airstrip on the south shore which is what it is built for. The sale ensures that the airstrip will continue and grow, provide many new attributes for the northern part of Queens. A good news story."

In the same newspaper article, Deputy Mayor Muise was quoted as saying "I'm not in favour of this sale. I find the price is way too low. I know it's the appraised value, but I find this way too low".

In October of this year Chris McNeill, CAO, called the SSFC directors to his office and told us that Mr. Liemke had withdrawn his offer and said that the Region would be offering the airport to NSDRA for \$50,000. No offer was made to the SSFC. I called Mr. McNeill a few days later and asked if the SSFC could make an offer, he said yes but was unsure how far it would go with Council.

Why was the offer only made to one group? The SSFC does most of the work in keeping the air field in good repair and doing all the work to the Region's terminal building.

The \$100,000 SSFC offer was not acknowledged by the Region and we feel we have been treated unfairly. We are unsure why.

If the air field is sold to NSDRA we feel the airport will not be an airport for very long. They have indicated that they would take the opportunity to add additional special events to their roster.

He encouraged Council to defeat the motion.

4. Jack Innes, Lawyer representing A.J. LeGrow Holdings Limited, 1254 Bedford Highway, Bedford – Mr. Innes stated the company has put forth an offer to purchase the airport for \$619,800 that was presented in November.

An airport is typically an economic generator and my client sees it as that, and also sees the NSDRA and the SSFC or anyone else who wishes to use it as agreements worth maintaining. They are prepared to enter into any agreement the Region and organizations to ensure their continuity. The intention is to upgrade.

The difference between my clients offer and the sale of \$50,000 is over \$500,000 which is a win for the Region and is a good fair market price. He stated he was surprised that a copy of the agreement was not made present.

He further encouraged Council to defeat the motion. He suggested to go to tender and his client would be more than happy to enter the process.

5. Brooke Lawrence, 51 Hemlock Road, Greenfield – Mr. Lawrence stated his family purchased property on Ponhook Lake in 1999. He is a retired Air force and airline pilot, accumulated over 11,000 hours in flight time.

He further stated he is a Director on the SSFC as well as a Lieutenant with the Greenfield & District Fire Department. He has been a member of the SSFC for 7 years and assists with refueling planes if required. He has dealt with many groups, i.e. Shearwater flight training, DNR and military to name a few. There were four fly-ins this years and set up a static display of their firefighting gear, which he got to experience when fighting the 10 Mile Lake fire.

In September 2022, local fire departments held training and 2 aircraft were on static display. They wanted to train as they wanted to be prepared in case of an emergency.

There is currently a shortage of pilots and through West Jet are only required to have 250 hour air time as compared to 5,000 hours when I was a pilot for them.

There is a potential to hold student training at this location as this is a prime location with a 4000 foot runway.

He encouraged Council to take time and to reconsider the sale.

6. Kathleen Legge, 405-200 Crown Drive, Halifax – Ms. Legge stated she is the Director of Flight Operations for Maritime Air Charter and a Corporate Air Ambulance Pilot for Maritime Air Charger and Nova Aviation Group.

She further stated she works in motor sports and a competitor. She was a flight training student and visited many municipal airports while getting the required hours to complete her training to become commercially trained and licensed.

Less than half of the airports in Nova Scotia have paved airstrips and few offer aviation fuel, which is a rare commodity and highly sought after. The SSRA recently underwent a change to offer this fuel and spent \$50,000 to install the fuel tank. She quoted Mayor Norman "The Council of the Region of Queens Municipality believes in the importance of that infrastructure". If sold for outside of aviation, this disproves the importance of such infrastructure.

If sold, what is in place to ensure that it will continue as an airstrip? The SSRA has become a popular place for flight training students across the province and is the only airport offering fuel on the south shore.

For Council to consider selling the airport to any entity outside of aviation, she considers this to be short-sighted and ill-considered and shows a demise of this critical asset.

Mayor Norman was also quoted as saying "Having an established transportation link from the south shore to as far away as Toronto is very important to our future economy". The sale of the airport, an essential part of local business and infrastructure less than two years after investing tax payers' money doesn't speak favourably towards local rural development.

The SSFC's goals were to maintain structure, build and attract new business, to enrich local economy in Queens County. To sell the airport at a fraction of it' worth to an owner not involved in aviation amounts to a massive disservice to the county at large.

She urged Council to reconsider their intention to sell.

7. Ken Pothier, 169 Nicholas Road, Wedgeport – Mr. Pothier stated he is the President of the Civil Air Search & Rescue Association. He noted that also present is the Provincial Secretary and National Safety Officer. Their mission is to assist persons in distress by providing search and support services in coordination with the joint rescue and coordination with the Association as well as Emergency Measures Organization Nova Scotia. They are one of thirteen provincial organizations that are federally funded through the Department of National Defense. There are 80 volunteer members from Yarmouth, Greenwood, Debert and Sydney and operate light single and twin engine aircraft and conduct both visual and electronic searches under the control of JRCC under support of RCAF operations as well as the RCMP and Ground Search and Rescue.

The Liverpool airport is a key staging base to conduct their operations. Training is conducted quarterly at the airport for the area covering Shelburne to Chester. The aircraft have limited fuel capacity (normally 3 hours) and the Liverpool airport saves them time. To stage from any other airport would be cut this time in half. The Liverpool airport allows them more time in the air which is critical.

He questioned if the air drone traffic frequency was monitored during drag racing, as pilots in distress near the airport will always look as a safe place is sit down. The airport is a key piece of infrastructure for Nova Scotia and the continuation as an airport is a matter of public safety.

8. Heather Strang, 5392 Highway 3, East Jordan – Ms. Strang stated she is representing Blue Buzzard Parts which is located at 849 Old Port Mouton Road in Liverpool. They started selling parts to the NSDRA and the company grew to now selling parts all over the Maritimes. The drag racing brings a large number of people to the area.

She further stated she feels the Region is doing the right thing in selling the airport to NSDRA.

9. Dr, Anthony Irving, 23 Pleasant Street, Mahone Bay – Dr. Anthony stated he practiced in Calgary for many years and was a doctor who flew to remote places during his practice. He felt there is a need for smaller airports and the Region would be short sighted to lose this one. He encouraged Council to keep it and allow both groups to use it.
10. Glen Parlee, 432 Highway 8, Milton – Mr. Parlee stated he read a posting that the Region was selling the airport for \$50,000 without any consultation from residents without any RFP or Tender call, which he thought was an error, as it was previously to be sold for a half million. It was confirmed to him that under Section 51 of the Municipal Government Act, there is an ability to sell for less than market value.

The NSDRA was to run the facility as before and are willing to pay \$50,000. The SSFC are willing to pay \$100,000, and many other offers have been made. This sale was unadvertised and untendered.

He further stated as a resident and business owner he is disgusted and expected Council would make the decision on what is in the best interest of residents. He does not understand how Council can justify this sale at this price with all the financial challenges the Region is facing, we should be looking for every opportunity to maximize our assets to help our region prosper.

The majority of non-profit groups and businesses are struggling to survive financially.

He stated that most of the issues Council are tasked to vote on are condensed information provided by the CAO and staff. The information Council receives from the public and what is being said today shows there is an overwhelming amount of interest in the airport property. He suggested that perhaps Councillors were not given all the information and were thrown under the bus.

As a tax paying resident, he asked Council to slow down and listen to the interested parties before making a decision.

Mr. Parlee further stated he did not believe that auto racing was permitted with the zoning in the airport region and therefore should not even be considering such a sale.

11. Jeremy Dann, 72 Covey Road, Barss Corner – Mr. Dann stated he is President of the Blue Nose Flying Club as well as a member of the SSFC. He believes the airport is a very valuable asset especially with the aviation fuel system and guessed the replacement value to be between \$5.4 Million to \$6.7 Million.

The Liverpool airport is the only Transport Canada certified airport on the south shore and there may never be another due to the cost of construction and complexity of the approval process which was passed in 2018. The bid of \$50,000 for the airport is less than 1%, of its replacement cost.

He quoted Councillor Muise as saying “I’m not in favour of this sale, I find the price way too low. I know it is the appraised value, but find it way too low.” He provided background on sales of other municipal airports.

He urged Council to pause and reassess before proceeding with this sale.

12. Raphael Schaefer, 341 Ballou Road, Molega – Mr. Schaefer stated he is a pilot and comes from an aviation family. He stores his plane and uses the Greenfield airport.

Since moving to Queens County, his family has invested a lot of money and developed sixty lots with families now investing millions to the area.

The Greenfield airport is the only paved airport between Halifax and Yarmouth and is an invaluable asset to the county.

He urged Council to postpone the decision to sell.

13. Brian Hedd, Moncton, NB – Mr. Hedd stated he was representing the Atlantic Drag Racing Association (ADRA) which covers Sydney, Miramichi and Greenfield. There are 120 – 175 members who travel to all three locations. These racers buy diesel, groceries and provide economic monies to the local area.

He has been working with the NSDRA and the SSFC for a long time and they are very well organized. They are fully aware that it is a runway and if necessary can be cleared for an emergency landing. The ADRA works in conjunction with the National Hot Rod Association to ensure safety measures are in place.

ADRA are seeking to secure a spot to continue with their hobby. The NSDRA are will to work with everybody to move forward.

14. Cory Taylor, 106 Yankee Town Road, Hammonds Plains – Mr. Taylor stated he had recently submitted a proposal to so some local TV stations. It was the first time Eastlink Community TV had filmed an event of this type and the feedback and thousands of viewers across Nova Scotia was so positive that they've committed to do two more broadcasts for next years' drag racing season. This not only promotes the NSDRA, but also the community of Greenfield and Queens County bringing more people in to watch this event who will spend money and support the community.

The Association is not looking to shut down the airport but are looking to work with the airport. The racers also use the aviation fuel and have purchased a lot, which previously had to be purchased in Halifax.

15. Marcel Kuhn, Mill Village – Mr. Kuhn stated he is a member of the Society that runs the boarding school in Mill Village. He is also a member of the SSFC and is part of a company with helicopters. He suggested that the airport could have more than one owner.

He further stated he is a real estate expert and could offer his services to the stakeholders work together to find solutions that would work for everyone.

16. Derek Brown, 62 Loon Drive, Vaughan – Mr. Brown stated he is a career military and civilian pilot as well as a retired machinist. He enjoys both drag racing and flying and feels everyone should all work together.

In conversations he's had with many tax payers, they do not understand what is going on and do not understand why it has to be one way or the other when their tax dollars are at stake. Why not just continue with the way it was. Voters are looking at Council to watch tax payers' money and they deserve to have answers.

17. Keri Whynot, 491 Molega Lake Road, Chelsea – Ms. Whynot stated she is a local community member and enjoys both the NSDRA and the SSFC and doesn't understand why the Region is considering selling the airport. It is an asset, not a liability to our community.
18. Peter Ripple, 20 Meadow Pond Lane, Liverpool – Mr. Ripple stated he has lived in Queens since 1981 and developed the website retiretoliverpool.com.

He commented that he appreciated Mr. Parlee's scolding, as it would be a shame to sell the airport for any price. He feels the airport has a future and needs to be managed properly. Charge the NSDRA and the SSFC to use the facility and this would pay the salary of an air traffic controller to manage and help the area grow.

19. Jeff Kempton, 106 Skyridge Avenue, Lower Sackville – Mr. Kempton stated he is formerly from Milton and a former air cadet and volunteered to clear brush at the airport facility. He presently works for the military and has worked in both Shearwater and Greenwood. He has also been a drag racer since his teenage years.

The NSDRA is a volunteer organization and is not looking to hold events year round. Both parties have used the facility and gotten along in the past. The benefits outweigh any money offered.

20. Brian Mansfield, 179 Waterloo Street, Liverpool – Mr. Mansfield stated he is a member of the NSDRA. The Association does not intend to make any changes on how things are done now and is unsure where the misinformation originated. The Association may hold other events, i.e. Monster Truck, etc. to attract more revenue to the area.

Everyone seems to be concerned about the \$50,000. As a non-profit organization he does not feel the community is worried about. It is for the good the organization bring to the community as a group. They fully intend to work with the SSFC in unity.

21. Susan Perry, 4841 Highway 210, Greenfield – Ms. Perry stated she did not agree with selling the airport for \$50,000 without consulting the public, and did not agree with the sale to Mr. Gerhardt.

She further stated she lives in Councillor David Brown's district, and does he not have a say.? Council has been making decisions without any regard for their district. They offered the property without going to tender. There have been many offers which would not eliminate the NSDRA from using the airport and the SSFC to use and it still being an airport.

She further stated she is displeased with the situation and Council needs to reconsider their actions on this matter and in future consult with tax payers. The airport is used almost every day with planes flying in from all over. She agrees with Mr. Parlee that the airport should not be sold for \$50,000 and should be open to all offers and be used by all entities.

She enquired why the Greenfield Fire Department wasn't being used during the drag racing events. Mayor Norman stated she could not answer. A member of the NSDRA stated they are used at least four times a year for these events.

22. Danny Hirtle, 131 River Road, Liverpool – Mr. Hirtle stated if the airport was sold to the highest bidder, they may decide not to allow the drag racers to use the facility.
23. Nick Wilson, Fauxburg Road, Blockhouse – Mr. Wilson stated he is an aviator and owns two aircraft, moving here from South Africa in 2006. His job previously was delivering humanitarian aid. He compared the Greenfield airport to the one he worked from in Kenya, which is roughly the same size.

He further stated with the proper management the airport could bring new investments to the area and provide many opportunities and still meet the needs of the NSDRA and the SSFC.

The airport is a vital infrastructure. He urged Council to consider whomever provides the best business plan

24. Avis Johnson, 7118 Highway 8, Milton – Ms. Johnson stated she is the Deputy Chief of Acadia First Nation. She read a statement written by Chief Deborah Robertson who was unable to attend. "I am writing to express our support for the sale of Municipal property to the NSDRA. The NSDRA and Acadia First Nation has a long standing relationship that began nearly 17 years ago when we first opened AFN Medway River Entertainment in Greenfield. The NSDRA was the first to welcome us to the community and started to build a relationship. Even though over time the Directors have changed, the relationship has always remained strong. AFN Medway River Entertainment began to sponsor NSDRA early on and the benefits of this relationship continued to grow with the advertising of our business and the growth of drag races being held in Greenfield. We quickly realized the impact the drag racing had on the

economic growth within our community with such an impact on the amount of people the NSDRA brings on race weekends. Our revenue in sales increased significantly. So much so as we have hired additional staff and summer students throughout the summer months. Additionally we had purchased a food truck to be the sole provider at the Greenfield drag way which also requires additional staff. The benefits to our community and surrounding community is so beneficial. We take great pride in our members and our youth whom also participate in Greenfield race way whether it be racing or volunteering. Our youth are learning so many life skills that could never be taught in school. It's very humbling for us to watch our youth grow and succeed. We know from the relationship that NSDRA has built with Acadian First Nation that they will take great pride and build further with the relationships when they become owners of the Greenfield airport. We know that they will stand up and be great stewards. On behalf of the Acadia First Nation, we offer our support in the bid for the NSDRA to purchase Municipal lands and hold drag racing events."

25. Bruce Inglis, 31 Jubilee Street, Liverpool – Mr. Inglis stated in listening to comments, it becomes clear that everyone has fears of the longevity of their passion. If selling to an outside interest, there is always a risk they won't do what they said they would do with the property in terms of the current users which both have invested a lot of time money and hope to carry on for a long time in the future.

In listening to the comments, perhaps Council is attempting to get rid of the airport then you'd want the most money you could get for it. That is a business decision and you'd put it to tender. Following that, both groups probably became concerned with their long term future. You were considering a true sale and now you're considering sale under fair market value like was done with the Devi School and other pieces of property which is community benefit. When doing it for community benefit, the dollar amount is less important and agrees with the sale if its' done for this purpose. He would like to see the sale of the airport stay within the community for the use as it was intended for and for the drag racers to use, as they have worked well together for a number of years.

26. David Oickle, 70 Innis Beach Road, LaBelle – Mr. Oickle stated he is the Secretary Treasurer for the SSFC. Until October of this year, members of the NSDRA, SSFC and the Region were a family and worked well together. Somewhere things went astray. By choosing one organization over the other resulted in a conflict. He urged Council not to choose one group over the other, and to consider all options before making any decisions.

27. Dimitri Neonakis, Halifax – Mr. Neonakis stated he is a pilot, a business man and a founder of the aviation initiative of Children with a Disability with a site call Dream Wings. Along with other pilots, they have flown over a 700 flights from small airports such as Liverpool. They also transport sick children for treatment as well as giving seniors free flights.

He also is responsible for making the heart flight path message after the serious incident such a Portapique, which is now a bumper sticker as it became a symbol for Nova Scotia Strong. He flew more messages of support as well as Nova Scotia got hit harder with tragedies and these flights made international news and put Nova Scotia on the map as an example of community spirit and strength. In the last year the group has spent over \$120,000 in aviation fuel alone for these flights, but us it's about community spirit.

We need the few remaining airports around Nova Scotia so they can continue to do their work. Next year several flights out of the Liverpool airport are being planned for sick kids and seniors now that it has fuel, but your decision to sell to a non-aviation group and the way the deal was conducted has not only put an end to their plans but has infuriated Nova Scotians about back room deals. We are at risk of losing the Liverpool airport which is one of Nova Scotia's most important airport.

He urged Council to stop the sale.

28. Larry Cochrane, 17 Enos Collins Lane, Liverpool – Mr. Cochrane stated things between NSDRA and the SSFC worked well and doesn't see why they have to change. If the Region does sell, it relinquishes control of the airport, it would be unclear what will happen in the future.

The population of Nova Scotia will increase in the future and will be a lot of economic benefits to the municipality having the airport.

He encouraged Council to slow down but if they have to sell it, it should go to a public tender and considerations given to aviation first but feels the airport is a very valuable asset.

As mentioned previously, he too suggested there should be someone managing the airport which would probably make money. If the Region does not wish to operate it, they could potentially lease it out to a private operator who could potentially run a successful business. In the meanwhile, continue with how things have been running.

29. Pierre Milo, 72 J4 Road, Aylesford – Mr. Milo stated he is present to represent the SSFC and is part of a flight club out of Greenwood that is looking for a place to expand for a satellite operation. Liverpool would be considered especially with the availability of a fuel tank.

He urged Council to keep the airport open.

30. David Huskins, 160 Church Street, Liverpool – Mr. Huskins stated the SSFC used to advertise for events that the public could attend but haven't seen anything in a long time. He noted there are posters from the NSDRA.

31. Gil Lefevre, 61 Mountain Ash Drive, New Elm – Mr. Lefevre stated he is a retired physician and had previously worked in the north. He noted that here is very similar being close to the sea.

He stated he feels the sale of the airport is a serious mistake and feels we are fortunate to have dedicated people that are ready to take the challenge to manage it.

He urged Council to pause and consider before selling before making a quick decision.

32. David Joudrey, 20 Scott Bay Avenue, Western Head – Mr. Joudrey stated he is President of NSDRA as well as a tax payer in Queens. There is a lot of division between the two groups at the present time and there is no need for there to be a division. If the sale moves ahead, there will be no difference in the airport, other than it's going to prosper. We do not want the flying club gone, that is something that has been manufactured. Both groups can do what they both like to do.

33. Bill Wamboldt, 200 Laurie Wamboldt Road, Greenfield – Mr. Wamboldt stated he feels Queens County is a special place with a favourable climate compared to other parts of Nova Scotia, very low population density, with lots of room for a multitude of activities, low crime rate, beautiful beaches, etc. The Liverpool airport is a special place too. If the Council is interested in promoting business for residents, the Liverpool airport is a bonus with where it is situated. Once the airport is sold, it's gone and will be out of the Region's control. There is no good reason to sell it. It costs very little to keep it. He urged Council not to sell.

34. Steve Christianson, 64 Bell Avenue, Halifax Airport – Mr. Christianson stated he is an aviator and is involved with facilities at the Halifax Airport, owns Gateway facilities and ships from all over Nova Scotia and business has to be for certain. He is involved in facilities in Debert, Halifax, Sydney and Greenwood.

He further stated he would not invest in Liverpool right now as there is so much uncertainty. He encouraged Council to reconsider selling the airport to an entity outside the aviation field.

35. Peter Ripple, 20 Meadow Pond Lane, Liverpool – Mr. Ripple stated that one thing that has not been discussed is why is it that the Region wants to sell the airport. Mayor Norman stated when the item comes forward as a debate item on the Council agenda, members of Council can voice their opinions to why or why they do not wish to sell.

Mayor Norman further stated she wished to correct a statement which was made earlier. This was not staff driven, and I took great offence to the remark. Staff did not suggest that we off load this. This was 100% a Council decision, it was not backroom dealing and it was not shady.

Mr. Ripple enquired if Council would consider moving the item on the agenda to 1:00 p.m. so members of the public who are interested can stay and hear the results. Mayor Norman stated Council has the ability to make changes to the agenda and move an item forward.

B. Adjournment

Mayor Norman declared the Public Hearing adjourned at 11:12 a.m.

Mayor Darlene Norman, Chair

Eric Levy, Municipal Clerk

Date Approved: _____

Region of Queens Municipality

7.2

Staff Report

To: Council
From: Mike MacLeod, Director of Planning and Development
Date: January 10, 2023
Re: Road Naming – Ocean Side Drive

Background

A request for the naming of a private road has been submitted to the Planning Department, which would see the naming of a new road off Shore Road in Mersey Point named as **Ocean Side Drive**.

The first name choice; **Ocean Side Drive**; is acceptable to the Planning Department, as this named road currently does not exist in Queens County. Refer to map attached as Appendix A.

The Region's Policy respecting Naming and Renaming of Roads sets out that:

At the request for a road (private or public) name change or the naming of an unnamed road, a petition (Schedule "A") must be submitted by the owner of the road. However, if no specific owner can be determined, a petition signed by seventy percent (70%) of the persons that own land abutting the road may be submitted. This includes owners of both developed and vacant land on the road.

The new road is owned by the applicants and the petition for road naming has been submitted by them. The petition is attached as Appendix B.

The Region of Queens also has a policy; Private Road Name Signage – Policy 69; which sets out that the Municipality will purchase and install private road name

signs in an effort to ensure that proper signage is in place for emergency service purposes. This is a one-time purchase and install, after which, the responsibility for the signage becomes the responsibility of the road owner.

Applicable Legislation

Region of Queens Municipality *Policy Number 6 – Naming and Renaming of Roads* and *Policy Number 69 – Private Road Name Signage*.

Budget Impacts

Costs to purchase and install the signage is approximately \$200, which is provided for in the 2022/ 2023 Planning budget.

Recommendation

THAT Council of Region of Queens Municipality approve the naming of a new road off Shore Road in Mersey Point as **Ocean Side Drive**.

Communication

The applicant will be advised of Council's decision.

Appendix A



Region of Queens Municipality Staff Report

7.3

To: Council

From: Mike MacLeod, Director of Planning and Development

Date: January 10, 2023

Re: Development Agreement Discharge

Background

A request has been submitted by the owners of property located 800 Beech Hill Road in Beech Hill Farms to have an existing development agreement applying to the property formally discharged.

Details

In October of 2014, Council entered into a development agreement with Matthew Desroche; former owner of the subject property; which allowed for the establishment of a dog kennel / training / grooming operation at 800 Beech Hill Road in community of Beech Hill Farms. The agreement was then assigned to Deborah Baggs in December of 2014. While the agreement was in place to allow for this use, Ms. Baggs did not move forward with the establishment of the business. A copy of the development agreement is attached as Appendix A. The property has since changed ownership and the present owners wish to have the development agreement formally discharged.

As per Section 229 of the Municipal Government Act, a development agreement is in effect until discharged by council.

A draft Release and Discharge Agreement is attached as Appendix B.



Applicable Legislation

Municipal Government Act.

Budget Impacts

Property owners will be responsible for all costs associated with the discharge.

Recommendation

THAT Council of Region of Queens Municipality approve the discharge of the development agreement dated October 29, 2014, for the property located at 800 Beech Hill Road in Beech Hill Farms and identified as PID# 70055959.

Communications

Property owners will be advised of decision of Council.

Appendix A

THIS AGREEMENT made this 29th day of October, A.D., 2014.

BETWEEN:

MATTHEW JAMES DESROCHES of Beech Hill Farms, in the County of Queens and Province of Nova Scotia, hereinafter referred to as the "Developer"

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, pursuant to Sections 225 and 230 of the Municipal Government Act of Nova Scotia, and Policies 3.3.40 and 3.3.42 of the Region of Queens Municipality Municipal Planning Strategy, so that the Developer may use the subject property in a manner which is not presently provided for under the Region's Land Use Bylaw;

AND WHEREAS the Region is prepared to enter into such an 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 Developer is the registered owner of the Lands described in Schedule "A" attached hereto (hereinafter referred to as "the Lands"); and shown on Schedule "B" attached hereto (hereinafter referred to as "the Plan");
2. **THAT** the developer shall not develop or use the Lands, including buildings located on the lands, for purposes other than those described in this Agreement;
3. **THAT** the proposed uses permitted under this Development Agreement are the following:
 - a) Retail sales operation;
 - b) Dog Kennel;
 - c) Dog grooming operation;
 - d) Dog training operation; and
 - e) Mixed Use Rural Residential (R5) Zone Uses
4. **THAT** any outdoor storage of materials shall be screened from view by an opaque fence;
5. **THAT** the Developer shall provide one (1) off-street parking space for every 300 square feet of area utilized for the commercial business;
6. **THAT** the proposed parking area shall be maintained with a stable surface, that is treated to prevent the raising of dust or loose particles;
7. **THAT** any lighting for proposed parking area shall be directed away from abutting properties;

8. **THAT** the dog kennel operation shall comply with Section II and Appendix A of "A Code of Practice for Canadian Kennel Operations" as prepared by the Canadian Veterinary Medical Association. A copy of these Sections of the Code of Practice is attached hereto as Schedule "C";
9. **THAT** the maximum number of dogs to be permitted on the property, as part of the kennel operation, shall be ten (10) ;
10. **THAT** the building to be utilized for the kennel operation shall be insulated to a minimum sound transmission rating of 55, as part of the Developer's noise mitigation measures;
11. **THAT** dogs are to be kept inside the kennel building between the hours of 8:00 pm and 7:00 am;
12. **THAT** a vegetative buffer be planted and maintained on the south east side of the property and the wooded areas on the north east and north west sides of the property be maintained, as shown on Schedule "B";
13. **THAT** notwithstanding any other provisions of this Development Agreement, the Developer shall not undertake or carry out any development on the Lands which does not comply with:
 - (a) this Development Agreement;
 - (b) any statutes and regulations of the Province of Nova Scotia to the extent that the same are properly the subject of a development agreement; and
 - (c) appropriate Municipal Bylaws, including without restricting the generality of the foregoing, the Bylaw Respecting the Building Code Act.
14. **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 shall be conclusive;
15. **THAT** notwithstanding the provisions of the Region of Queens Municipality Municipal Planning Strategy and Land Use Bylaw, the Developer shall be permitted to seek substantial or non-substantial amendments to this Development Agreement, subject to the procedure as set forth in Section 230 of the Municipal Government Act of Nova Scotia;
16. **THAT** amendments which shall be considered substantial are any affecting the following:
 - (a) A change in the number of dogs permitted on the property;
 - (b) Any increase in the size of the building utilized for commercial purposes;
17. **THAT** any amendment whether substantial or otherwise must be approved by both parties in writing;
18. **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;
19. **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;
20. **THAT** this Agreement is not assignable without the written consent of the Region;

21. **THAT** enforcement and rights and remedies on default of this Agreement shall be as follows:

- (a) The Developer agrees that the Development Officer appointed by the Region to enforce this Agreement shall be granted access onto the lands during all reasonable hours without obtaining consent of the Developer. The Developer further agrees that, upon receiving written notification from the Development Officer to inspect the interior of any building located on the lands, the Developer agrees to allow for such inspection during any reasonable hour within two (2) days of receiving such notice.
- (b) If the Developer fails to observe or perform any condition of this Agreement, after the Region has given the Developer thirty (30) days written notice of the failure or default, then in each such case:
 - (1) the Region shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developer from continuing such default, and the Developer hereby submits to the jurisdiction of such Court and waive any such defense based upon the allegation that damages would be an adequate remedy;
 - (2) The Region may enter upon the lands and perform any of the covenants contained in this Agreement, whereupon all reasonable expenses whether arising out of the entry on the lands or from the performance of the covenants may be recovered from the Developer; if unpaid within 30 days of billing by the Region; by direct suit and such amount shall, until paid, form a lien upon the lands and be shown on any tax certificate issued under the Municipal Government Act;
 - (3) The Region may by resolution discharge this Agreement, upon providing the Developer sixty days (60) written notice, whereupon this agreement shall have no further force or effect and henceforth the development of the lands shall conform with the provisions of the Region of Queens Municipality Land Use Bylaw;
 - (4) In addition to the above-mentioned remedies, the Region reserves the right to pursue any other remediation under the Municipal Government Act or common law to ensure compliance with this Agreement.

22. **THAT** the entering into of this Agreement was approved by the Council of the Region of Queens Municipality at a duly held meeting of Council convened on the 10th day of June, 2014.

- (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.

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

Ryan Bernard

Witness

Per: Matthew P. Desroches

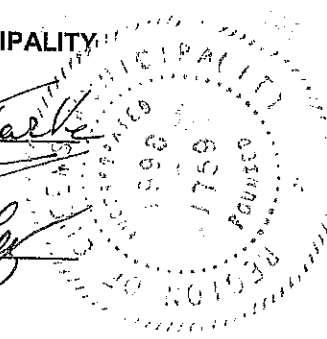
Matthew James Desroches

REGION OF QUEENS MUNICIPALITY

Per: C.L.A. Clarke
Mayor

Shelley Connolly
Witness

Per: Jennifer Keating-Hubley
Director of Finance



PROVINCE OF PRINCE EDWARD ISLAND

ON this 30th day of October, 2014, before me, the subscriber personally came and appeared Ryan Bernard a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that Matthew James Desroches signed, sealed and delivered the same in his/her presence.

Susan Wallace-Dryan
A Commissioner of Oaths of Prince Edward Island

COMMISSIONER
OF OATHS AND
AFFIDAVITS

PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS

ON this 30th day of October, 2014, before me, the subscriber personally came and appeared Shelley Connolly 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, Christopher Clarke and Jennifer Keating-Hubley, signed, sealed and delivered the same in his/her presence.

Heather Hurshman
A Commissioner of the Supreme Court of Nova Scotia

Heather Hurshman
A Commissioner of the
Supreme Court of Nova Scotia

SCHEDULE "A"

All that certain lot, piece or parcel of land situate, lying and being at Beech Hill, in the County of Queens and Province of Nova Scotia, bounded and described as follows:

BEGINNING at the northern line of former Franklin Smith property adjoining the eastern side of the road leading from Beech Hill to Hunts Point;

THENCE northerly along the said road one hundred and fifty feet to a stake;

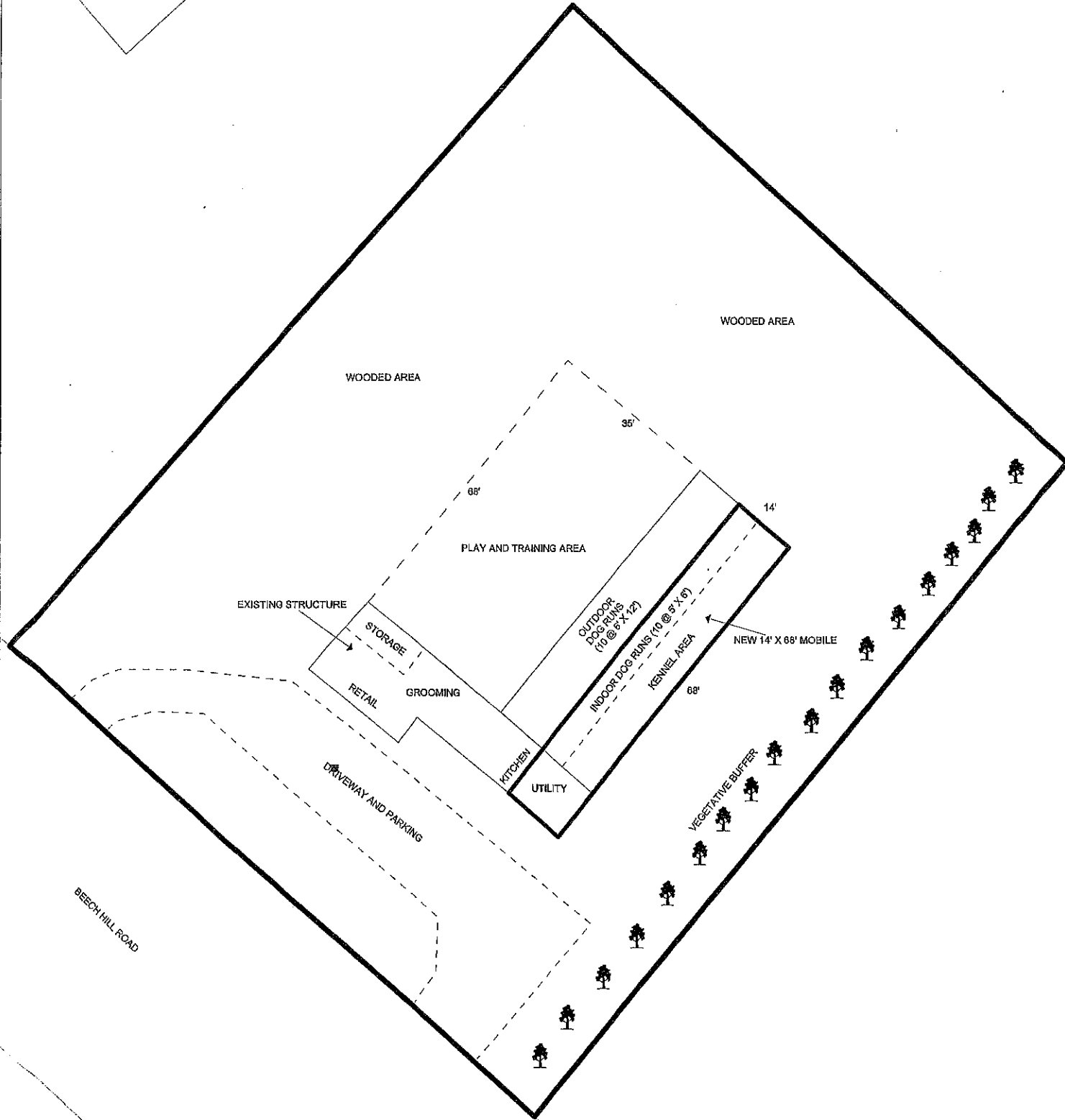
THENCE easterly parallel with said Franklin Smith land two hundred and twenty-seven feet to a stake;

THENCE southerly parallel with said road one hundred and fifty feet to the property of Franklin Smith; and

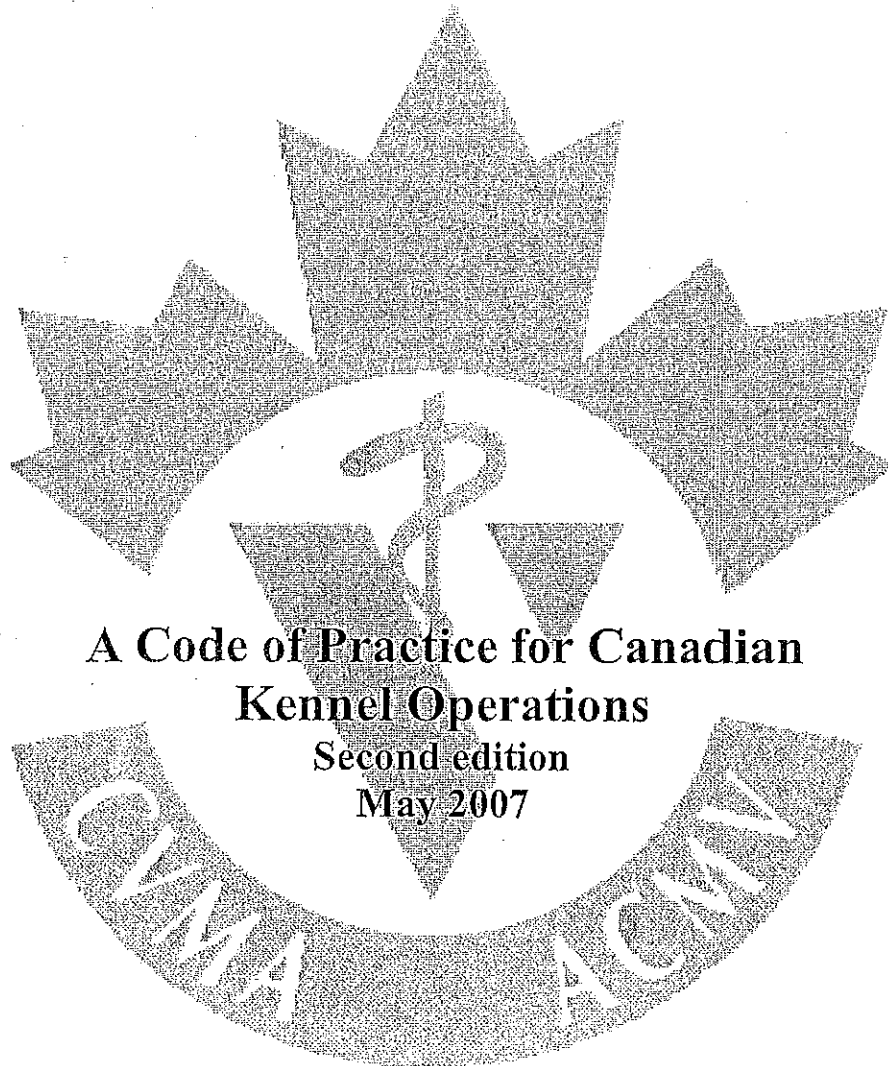
THENCE along the same westerly two hundred and twenty-seven feet to the place of beginning.

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

SCHEDULE "B"



SCHEDULE "C"



**A Code of Practice for Canadian
Kennel Operations**
Second edition
May 2007

Canadian Veterinary Medical Association

*First Edition: 1994
Second Edition: 2007*

SECTION II

Housing and Accommodation

FACILITY

The facility needs to be suitable to the needs of the kennel operation, and the kennel operation suited to the needs of the breed or of the dogs to be kenneled.

The facility should provide ease of kennel maintenance whether the kennel is one room or floor of the family home, or a completely separate building. In either case, maintenance, repair, and individual care and attention for all kennel dogs are essential.

A separate kennel facility will require sufficient land to accommodate the building and outside exercise runs. For this, proximity to neighbours must be considered, as dogs can be vocal and cause unwelcome disturbances, especially at feeding times.

An investigation of zoning restrictions, by-laws, building codes and standards will provide valuable insight into the requirements for a kennel operation. Early understanding of this information and advance planning will save time and money.

Researching and visiting existing, reputable kennel operations can provide insight into site selection. This would include drainage considerations, waste removal, access to heat and electricity, and so on.

CONSTRUCTION

Interior walls/interior weight-bearing walls and partitions may be constructed of masonry, metal, masonite, cement, plaster or other washable and sanitizable building

material. Inside surfaces should be smooth, durable and impervious to water, to facilitate cleaning.

Exterior walls should be fire-resistant and impervious to moisture. Doors, window frames and window sashes may be constructed of wood, provided they are rendered impervious to moisture, and are rodent and vermin resistant (caution: wood treated with some preservatives may be toxic to animals and can cause birth defects).

Combustible materials such as paper, wood chips, etc., should be stored in a fire-resistant area of the building to reduce the risk of accidents leading to fire in the kennel.

Fire extinguishers should be available and accessible within the building. Extinguishers should be checked monthly to ensure they remain functional.

INSULATION

Dogs should be kept in temperatures as close as possible to the comfort zone for the breed, age, and health status. For instance, a Newfoundland or Saint Bernard will have a different comfort zone than an Italian Greyhound or a Toy Poodle. Short-coated breeds require supplemental heat during adverse weather.

Older and infirm dogs will require a warmer and more comfortable environment. Many breeds of dogs tolerate lower temperatures as long as they are dry, away from drafts and have had adequate time to adjust to the temperature. Consideration must be given

to the individual dog, taking into account factors such as age and overall health.

Insulating materials can be toxic to dogs, and should therefore be inaccessible.

Interior conditions should be consistently maintained. Avoid fluctuations that may cause discomfort during extremes in weather.

Insulation in walls and ceilings will assist as a noise barrier.

ROOFS

Roof coverings fastened to sheathing or directly to the roof joists should be laid so as to prevent the entrance of rodents and vermin into the facility, and covered with suitable materials in order to eliminate leakage and exposure of the dogs to adverse weather conditions.

CEILINGS

Ceilings should be constructed of materials similar or equal to those for the walls and partitions, and subject to identical finishing.

Ceilings, walls and partitions should abut tightly, to prevent crevices which can lead to rodent infestation.

Corners of ceilings, walls and partitions should be caulked and painted so as to be completely washable.

FLOORS

Floors should be constructed of densely mixed concrete or other materials which will provide a smooth surface that is impervious to moisture, making it easy to clean and sanitize. As recommended in Volume 1, Edition 2 of the *Guide for the Care and Use*

of Experimental Animals, floors should be sloped towards any drain(s) at a minimum recommended pitch of 2.1 cm/m. A raised platform is recommended for the comfort of the dogs.

If an impervious covering is placed on the floor, it should extend at least six to eight inches up the walls. Ensure that such material is molded so that there are no crevices or cracks.

WIRE FLOORING

Housing with wire floors is an unacceptable method of containing dogs. Their feet are subjected to constant trauma from wire cuts, and calluses and bone deformities may develop from inadequate footing. As well, wire flooring results in a lack of definition between eating, drinking, sleeping, and elimination areas, and can result in the breakdown of the dog's natural instinct not to soil its "den". This can result in future house training problems.

VENTILATION AND LIGHT

Proper air circulation is essential to the prevention of respiratory disease. The number of air changes per hour is extremely important and is dependent on the number of dogs being housed and the size of the facility. (See Volume 1, Edition 2 of the *Guide for the Care and Use of Experimental Animals*).

A source of fresh air is critical. Recirculation of inside air circulates contaminants, viruses, bacteria and moulds.

When ambient temperature reaches over 27°C (80°F) additional ventilation, such as exhaust fans and/or air conditioning, should be available. Drafts, chilling, and excessively high humidity are detrimental to

dogs of all ages and promote respiratory disease.

Lighting must be adequate so that all areas of the interior of the kennel can be clearly seen: Emergency lighting should be available. The minimum lighting requirement is 8 hours per day.

HUMIDITY

Humidity should be kept below 70%, preferably maintained at 45—55%. Improved ventilation and mixing of outside air by use of fans will help to reduce excessive humidity.

TEMPERATURE

The minimum allowable temperature for an indoor facility is 10°C (50°F), except for Nordic breeds.

The suggested maximum temperature for an indoor facility is 27°C (80°F).

Temperatures should be suitable to the breed, coat length, age and condition of the dogs housed in the kennel.

CAGES, PENS, AND ENCLOSURES

Housing should facilitate social group formation, human interaction, comfort and sanitation. Exercise for dogs is of prime consideration. If no exercise areas are provided, pen sizes should be adjusted to provide exercise space, and a daily exercise program should be instituted, outdoors wherever weather permits.

INDOOR HOUSING

Cages or pens must be sufficient in size and height and of a design that permits each animal confined therein to:

- i) stand normally to its full height;
- ii) turn around easily;
- iii) move about easily for the purpose of posture adjustments; and
- iv) lie down in a fully extended position.

There must also be sufficient space to:

- i) enable species-appropriate contact;
- ii) provide bitches with nursing puppies an additional 10% space per nursing puppy; and
- iii) provide for the social and behavioural needs of the dog.

OUTDOOR HOUSING

Outdoor housing can be provided for selected breeds that are suitable to the out-of-doors, and that are properly acclimatized to seasonal and regional temperatures.

Aged, young or infirm animals should not be housed outdoors.

Shelter and protection from cold and heat must be provided, including protection from direct sunlight, rain, sleet, and snow. A rain break must be provided at the end of each area where clean, dry bedding is located.

Enclosures should consist of four sides, a roof and flooring, with easy access from the inside and out. A separate exercise area should extend from the housing area and must also provide protection from direct sunlight and inclement weather.

Tethering of dogs (i.e., chains or ropes used to tie the animal to an immovable object such as a stake or building) as a primary method of confinement is not acceptable.

OUTDOOR EXERCISE AREAS

Outdoor exercise runs should be large enough for dogs to break into a trot and should provide protection from adverse weather. The exercise running surface must be safe and not slippery, and free from debris that could cause injury or damage to the dog.

Exercise areas must be fenced with sturdy construction and be in good repair. Concrete runs should be sealed and sloped to allow for drainage within 5 minutes. Excrement must be removed from runs daily.

WHELPING FACILITIES

The whelping area should be separate from the individual and/or group kennel enclosures housing other kennel dogs, thereby providing the whelping bitch with privacy.

Human supervision and immediate access to human assistance is important during the whelping period and the days following the birth of the puppies. Therefore, the whelping area should be located in an area that will facilitate ongoing supervision by the breeder.

The whelping area should consist of a whelping box which is 2 1/2 times the size of the bitch. The box is constructed with four sides and a floor. Within the box, dowelling rails are placed along all 4 sides, 10 cm (4 inches) from the floor, and 10 cm (4 inches) out from the walls - forming a ledge. This will help prevent the bitch from pushing a puppy accidentally into the wall and

suffocating it by lying on it. For toy breeds, the dowelling should be lowered by 5 cm (2 inches). Soft bedding should be provided in one half of the puppy area for comfort, and newspaper in the other half to encourage the pups to eliminate on the paper and keep the bedding clean.

Supplemental heat, generally in the form of a heat lamp, should be available. Avoid overheating the whelping area, so that the bitch does not remove herself.

GROUP HOUSING

Group housing can be suitable, provided there is plenty of room for all dogs to move freely and easily. Indoor and outdoor housing guidelines apply to group housing, as well as the following precautions, for group housing to be acceptable:

- Females in heat should not be housed in primary enclosures with males.
- Any animal exhibiting vicious behaviour or dominance aggression should be housed individually.
- Puppies less than 4 months old should not be housed in the same primary enclosure with adults other than their dam. Adolescents may need to be housed separately. Sire management may require independent housing.
- Dogs receiving treatment for a communicable disease or suspected of harbouring a communicable disease must be housed separately in a quarantine area for a time deemed suitable by the attending veterinarian.
- Newly acquired dogs should always be isolated before integration into the kennel.

ENVIRONMENTAL ENRICHMENT

All housing should allow for enrichment strategies. Dogs are pack animals and require social interaction with their own species and with people. They do not do well in isolation. There are many publications concerning suitable enrichment for dogs^{4,5}.

“Enrichments” should be supplied to dogs to provide an environment that will enhance the dogs’ well-being and permit them to live in many social environments in a compatible

manner. Such enrichments should include toys, exposure to canine and human companions, and daily exercise in an outdoor area. As stated in Appendix A, dogs confined in cages should be exercised twice daily for at least 20 minutes, either in runs or by walking on a leash.

Where possible, animals should spend time outside the kennel environment, which may include being walked on leash, spending time in a home setting, riding in the car, etc.

⁴ *Eighth Report of BVAAWF/FRAME/RSPCA/UFAW Joint Working Group on Refinement. Refining dog husbandry and care. 2004 Laboratory Animals 38 (Suppl 1):42-47.*

⁵ *CCAC Guide to the Care and Use of Experimental Animals, V.1; 2nd ed., Canadian Council on Animal Care, 1993:60-64.*

APPENDIX A
Minimal Space Requirements for a Dog⁸

| Weight (kg) | Floor Area (m ²) | Minimum Height (m) | Puppies up to 7 weeks old |
|-------------|------------------------------|--------------------|---------------------------|
| <12 | 1.1 | 1 | Add 10% per puppy |
| 12-30 | 1.86 | 2 | Add 10% per puppy |
| >30 | 2.2 | 2 | Add 10% per puppy |

Dogs confined in cages should be exercised twice daily for at least 20 minutes, either in runs or by walking on a leash.

If dogs are pair- or group-housed, the minimum space provided should be 1.4 m² per dog. Dogs that share kennels should be evaluated for compatibility and monitored closely.

Minimal Space Requirements for Puppies 7—16 weeks⁹

| Weight (kg) | Floor Area per puppy (m ²) | Minimum Height (m) |
|-------------|--|--------------------|
| < 3 | .5 | .5 |
| 3-11 | .5 | .6 |
| > 11 | .6 | .6 |

All the above space requirements are suggested minimums; more space should be provided wherever possible. Cages should be large enough to allow each dog to stand up, lie down, turn around and sit normally. Each dog should be provided with a minimum floor space equal to the length of the dog plus 15 cm.

⁸ HSUS Guidelines for the Operation of an Animal Shelter
http://www.animalsheltering.org/resource_library/policies_and_guidelines/guidelines_for_animal_shelter_operation_s.html last accessed March 5, 2007.

⁹ ANIMA-Quebec (Association nationale d'intervention pour le mieux-être des animaux) Guide des pratiques généralement reconnues, 2006.

Appendix B

THIS THIS RELEASE AND DISCHARGE made this day of
2022

BETWEEN:

**RYAN WAVERLY WHYNOT AND AMY WHYNOT successors
in title to MATTHEW JAMES DEROCHES AND DEBRA J.
BAGGS**

hereinafter called the "Whynots"

OF THE FIRST 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 Whynots are the registered owners of certain lands referred to as 800 Beech Hill Road, in Hunts Point (PID 70055959) described in Schedule "A" attached hereto (hereinafter referred to as the "Lands");

AND WHEREAS the Whynots have requested that the Municipality discharge the Development Agreement with Matthew James DeRoches, a predecessor in title, attached to the Lands described in Schedule "A" registered at the Registry Of Deeds in Liverpool as Document #106132641 and the assignment in favour Debra J. Baggs, also a predecessor in title, attached to the Lands described in Schedule "A" which is registered at the Registry of Deeds for the County of Queens as document number 106405591;

AND WHEREAS the Council of the Region of Queens Municipality approves the discharge of the existing development agreement and assignment thereto;

NOW THEREFORE WITNESSETH THAT IN CONSIDERATION of One Dollar and other valuable consideration the Region has hereunto caused these presents to be executed by its duly authorized officers and its seal hereto affixed the day and year first above written.

SIGNED, SEALED & DELIVERED
in the presence of:

)
) REGION OF QUEENS MUNICIPALITY
) PER:
)
)
) _____
) **Darlene Norman - Mayor**
)
) _____
) **Eric Levy - Municipal Clerk**
)

PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS

On this ____ day of _____ 2022 before me, the subscriber personally came and appeared _____ the subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that the Region of Queens Municipality caused these presents to be executed by its duly authorized officers, being Darlene Norman, the MAYOR and Eric Levy, the MUNICIPAL CLERK signed, sealed and delivered the same in h____ presence.

A Commissioner of the Supreme Court
of Nova Scotia

CANADA
PROVINCE OF NOVA SCOTIA

AFFIDAVIT AND PROOF OF EXECUTION

I, DARLENE NORMAN make oath and say:

1. I am a duly authorized signing officer of the Region of Queens Municipality, the "Municipality" and/or the "Corporation" for the purpose of executing the foregoing instrument. Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. I acknowledge that I executed the foregoing instrument on behalf of the Region of Queens Municipality on the date of this affidavit; this acknowledgment is made for the purpose of registering such instrument pursuant to s.31(a) of the *Registry Act*, R.S.N.S. 1989, c.392 or s.79 and 83 of the *Land Registration Act* as the case may be.
3. The Corporation is a resident of Canada under the *Income Tax Act* (Canada).
4. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such interest or interest in such share to occupy a dwelling owned by the Corporation.
5. That the lands and/or dwelling described herein have never been occupied by the Mayor and/or any Councillor and/or employee of the Municipality.
6. I verify that I and the Municipal Clerk, Eric Levy, have the authority to execute the foregoing instrument on behalf of the Municipality and thereby bind the Municipality.

I CERTIFY that on this ____ day of _____ 2022, the Deponent came before me, made oath and swore the foregoing Affidavit at Liverpool, in the County of Queens and Province of Nova Scotia.

Darlene Norman

A Commissioner of the Supreme
Court of Nova Scotia

CANADA

PROVINCE OF NOVA SCOTIA

AFFIDAVIT OF WITNESS

I, _____ MAKE OATH AND SAY:

1. THAT I was personally present and did see Darlene Norman and Eric Levy who are duly authorized to execute the instrument in the name of Region of Queens Municipality, who are personally known to me to be the person named therein, and who did duly sign and execute the same for the purposes named herein.

2. THAT Darlene Norman is the present holder of the position of MAYOR and Eric Levy is the present holder of MUNICIPAL CLERK.

3. THAT the same was executed at Liverpool, in the Province of Nova Scotia and that I am the subscribing witness thereto.

4. THAT I believe the persons whose signature I witnessed are at least nineteen (19) years of age.

SWORN BEFORE ME at the Town of
Liverpool, in the County of Queens
and Province of Nova Scotia this _____
day of _____, 2022.

A Commissioner of the Supreme
Court of Nova Scotia

SCHEDULE "A"

All that certain lot, piece or parcel of land situate, lying and being at Beech Hill, in the County of Queens and Province of Nova Scotia, bounded and described as follows:

BEGINNING at the northern line of former Franklin Smith property adjoining the eastern side of the road leading from Beech Hill to Hunts Point;

THENCE northerly along the said road one hundred and fifty feet to a stake;

THENCE easterly parallel with said Franklin Smith land two hundred and twenty-seven feet to a stake;

THENCE southerly parallel with said road one hundred and fifty feet to the property of Franklin Smith; and

THENCE along the same westerly two hundred and twenty-seven feet to the place of beginning.

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

Region of Queens Municipality Staff Report

7.4

To: Council

From: Scott LeBlanc, Solid Waste Management Clerk/Safety Officer

Date: January 10, 2023

Re: Region 6 Solid Waste Management - 2023/2024 Budget

Background:

Region 6 Solid Waste Management serves 13 Municipal Units including the Region of Queens Municipality. The attached letter was received on December 9, 2022 from the Region 6 Inter-Municipal Solid Waste Management Committee, requesting Council's approval of the upcoming fiscal year's budget. Included is a copy of the budget for the 2023/2024 fiscal year.

Details:

The Region of Queen's Municipal contribution for the 2023/2024 fiscal year is projected to be \$13,790, a decrease of \$1,106 from last year. Provincial enforcement money for the entire Region 6 remains the same at \$89,425. The Region of Queens received \$10,114 from this program last fiscal year. It is anticipated a similar amount will be available this upcoming fiscal year. Diversion credits should increase, as Divert Nova Scotia's performance was better than anticipated. As a result, provincially diversion credits are up to 5 million from 4.1 the previous year. Region of Queens received \$44,344 in diversion credits during the last fiscal year.



Budget Impacts:

Applicable solid waste budget items have been projected using the pending Region 6 Solid Waste Management 2023/2024 budget.

Recommendation:

That Council of Region of Queens Municipality approve Region 6 Solid Waste Management's proposed budget for the year 2023/2024.

Communications:

Region 6 Solid Waste Management will be notified of the budget approval for the year 2023/2024.



PO Box 639 / 45 School St, Suite 304 Region 6 Solid Waste-Resource Management Phone: 902-624-1339

Mahone Bay, NS B0J 2E0

E-mail: Christine.McClare@Region6SWM.ca

Chris McNeill
Region of Queens Municipality
249 White Point Rd.
PO Box 1264
Liverpool, NS B0T 1K0

December 9, 2022

RE: Budget Approval 2023-24

Dear Mr. McNeill,

On Friday, December 2, 2022, the Region 6 Inter-Municipal Committee met regarding the budget for the upcoming fiscal April 1, 2023 – March 31, 2024.

The following motion was passed:

MOTION: to recommend approval of the 2023-24 Region 6 Inter-Municipal Committee Budget in the amount of \$121,379.00 to be invoiced to member councils as presented.
M/C

Pursuant to FINANCES of the Region 6 Inter-Municipal Agreement; items 34 – 39

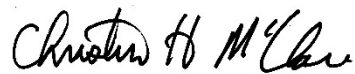
- “34. The proposed Committee budget shall be submitted to the Councils of each of the Parties prior to 4:30 p.m. on December 31st of each year.
35. The Councils of each of the Parties shall approve said budget, or refuse to do so, by 4:30 p.m. on March 14th of the year to which said budget applies.
36. Should the Council of any of the Parties fail to approve or refuse to approve the proposed Committee budget and so notify in writing the Committee by the stated deadline, then the said budget is deemed to have been approved by that Council.
37. The proposed Committee budget shall be binding on all of the Parties if approved by the Councils of 75% or more of the Parties, so long as the Parties whose Councils have approved represent a minimum of 50% of the total population represented by the Parties to this agreement – said figures to be taken from the most recent available Census of Canada statistics.
38. In the event that motions of refusal to approve result in a proposed Committee budget not receiving approval of the necessary majority of Councils, the Committee shall revise the proposed budget taking into account any comments that may have been provided and submit a revised budget to the Councils of the Parties.
39. Should the Council of any of the Parties fail to approve or refuse to approve a revised proposed Committee budget within 45 days after receipt of same then the said budget is deemed to have been approved by that Council.”

Respecting the enclosed budget, please review with your council and respond to Region 6 before 4:30 pm, March 14, 2023 on your approval or refusal.

Should you have any questions on either document please feel free to contact myself at 902-624-1339 or Chair, Wayne Thorburne at 902-543-7771.

If you require my attendance at the council meeting when the budget is up for discussion, feel free to contact me by phone or email.

Regards,

A handwritten signature in black ink that reads "Christine H. McClare". The signature is written in a cursive style with a large initial 'C'.

Christine H. McClare BA Psych
Regional Coordinator

encl.



PO Box 639 / 45 School St , Suite 304

Region 6 Solid Waste-Resource Management

Phone: 902-624-1339

Mahone Bay, NS B0J 2E0

E-mail: Christine.McClare@Region6SWM.ca

Region 6 Solid Waste Management

| INCOME | 2022-23 Actuals as of September 30 | 2022-23 Projection | 2022-23 Budget | 2023-24 ESTIMATE |
|--|------------------------------------|---------------------|-------------------|--------------------------|
| Contracts/Service Agreements | | | | |
| Education Contract | 25,451 | 80,392 | 80,392 | 80,392 |
| Coordinator Agreement | 21,643 | 43,286 | 43,286 | 43,286 |
| Enforcement Contract | 13,353 | 89,425 | 89,425 | 89,425 |
| Sub-total | \$ 60,447 | \$ 213,103 | \$ 213,103 | \$ 213,103 |
| Stewardship/Incentives | | | | |
| Dairy Stewardship | 0 | 75,000 | 75,000 | 90,000 |
| Diversion ¹ | 0 | 310,000 | 310,000 | 350,000 |
| Municipal Approved Programs | 0 | 80,500 | 80,500 | 80,500 |
| Interest | 1,858 | 1,858 | | |
| Sub-total | \$ 1,858 | \$ 467,358 | \$ 465,500 | \$ 520,500 |
| Municipal Contribution | | | | |
| Municipal Billing ² | 97,631 | 109,422 | 109,422 | 127,975 |
| Sub-total | \$97,631 | \$109,422 | \$109,422 | \$127,975 |
| TOTAL | \$ 159,936 | \$ 789,883 | \$ 788,025 | \$ 861,578 |
| Inter-Municipal Reserves Schedule | | | | |
| | Previous Years Expenses | F2022-23 Projection | Approved Expense | Program Amount Remaining |
| Inter-Municipal program | 30,000 | 7,432 | 30,000 | - |

| EXPENSES | 2022-23 Actuals as of September 30 | 2022-23 Projection | 2022-23 Budget | 2023-24 ESTIMATE |
|---------------------------------------|------------------------------------|--------------------|-------------------|-------------------|
| OPERATING EXPENSE | | | | |
| Coordinator Salary | 33,225 | 66,450 | 77,077 | 85,329 |
| Coordinator Benefits | 7,818 | 12,856 | 12,856 | 11,350 |
| Travel (Coordinator) | 580 | 1,161 | 4,500 | 3,500 |
| Training and conference | 739 | 1,478 | 2,000 | 2,000 |
| Office Rental & Cleaning ³ | 3,833 | 7,665 | 10,000 | 10,000 |
| Cell phones | 356 | 711 | 1,100 | 1,000 |
| Internet/Phone/Fax | 519 | 1,037 | 1,300 | 1,300 |
| Office supplies and services | 1,605 | 3,209 | 3,500 | 3,500 |
| Computer/materials | 524 | 1,048 | 1,500 | 1,500 |
| Insurance | 2,582 | 3,572 | 3,500 | 3,700 |
| Administration | - | 9,390 | 9,390 | 9,390 |
| Legal & Auditor ⁴ | 8,760 | 10,000 | 10,000 | 10,000 |
| Sub-total | \$ 60,539 | \$ 118,576 | \$ 136,723 | \$ 142,569 |
| EDUCATION | | | | |
| Education salary | 28,535 | 57,070 | 59,459 | 66,305 |
| Educator Benefits | 6,314 | 9,918 | 9,918 | 11,279 |
| Travel (education) ⁵ | 7,580 | 15,160 | 10,500 | 14,000 |
| Advertising | 1,570 | 3,139 | 1,500 | 1,500 |
| R6RECYCLES | 10,347 | 11,000 | 11,000 | 12,000 |
| Program materials | 1,196 | 2,392 | 4,000 | 4,000 |
| Sub-total | \$ 55,542 | \$ 98,679 | \$ 96,377 | \$ 109,084 |
| PAYMENTS TO UNITS | | | | |
| Enforcement Contract | - | 89,425 | 89,425 | 89,425 |
| Dairy Stewardship | - | 75,000 | 75,000 | 90,000 |
| Diversion ¹ | - | 310,000 | 310,000 | 350,000 |
| Municipal Approved Programs | - | 80,500 | 80,500 | 80,500 |
| Sub-total | \$ - | \$ 554,925 | \$ 554,925 | \$ 609,925 |
| TOTAL | \$ 116,081 | \$ 772,181 | \$ 788,025 | \$ 861,578 |
| Revenue/Expenditure | \$ 43,855 | \$ 17,702 | \$ - | \$ - |

Notes to **BUDGET**:

1. Diversion Credits - \$5 million is available Provincial, up from \$4.1 million available last year. It is expected that a new smoothing agreement will take place during this year.
2. Municipal Billing (details below) - this line pays for the operations that are not covered through grant and contracted services. 2023-24 estimate will be decreased by the 2021-22 surplus of \$6,596.

Actual to be billed to municipal members will be **\$121,379.00**
3. Office Rental and Cleaning have been combined into one line on the budget, this amount includes \$9,500 for the office rental and \$500 for cleaning.
4. Legal and Audit Fees have been combined into one line for the budget, this amount includes \$500 for legal and \$9,500 for audit.
5. Current projections include added expenses related to the Summer Intern. 2023-24 will be the first full year back since Covid.

Region of Queens Municipality Staff Report

7.5

To: Council

From: Chris McNeill, Chief Administrative Officer

Date: January 10, 2023

Re: Appointment to Thomas H. Raddall Library Steering Committee


Background

At the April 12, 2022, Council meeting a draft terms of reference to establish a steering committee to oversee the establishment of a new library was reviewed and approved by Council. The Steering Committee will be responsible for carrying out their duties according to the approved Terms of Reference and their appointment expires upon the opening of the new facility.

At the same meeting on April 12, 2022, Council appointed six members to the Steering Committee comprising of two library staff, two members of the public, and Council's two appointments to the South Shore Public Library Board (SSPL). The Committee's terms of reference note that the two Board appointments shall be two members of the SSPL Board. The appointments to the committee were made by name and not by position at this meeting

Details

On October 25, 2022, Council made appointments to its internal and external committees for a further two-year term beginning on November 1, 2022, including the SSPL. Councillor Vicki Amirault was appointed to the South Shore Regional Library Board however; Councillor Amirault was not specifically appointed to the Steering Committee. This was an oversight as the Committee's terms of reference clearly state that there must be two members of the Board on the Steering Committee. Where Councillor Amirault was appointed to the



Board replacing another council member, she should have also been appointed to the Steering Committee at the same time.

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.

Recommendation

THAT the Council of Region of Queens Municipality appoint Councillor Vicki Amirault to the Thomas H. Raddall Library Steering Committee effective November 1, 2022, for a two year term.

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.

Communications

No further communication regarding this appointment is required.

Region of Queens Municipality Staff Report

7.6

To: Council

From: Chris McNeill, Chief Administrative Officer

Date: January 10, 2023

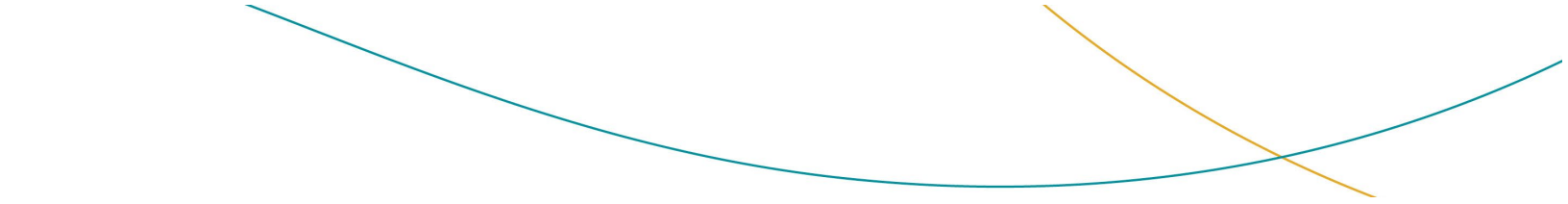
Re: Thomas H. Raddall Library Steering Committee New Site Selection

Background

At the April 12, 2022, Council meeting a Terms of Reference was approved to establish a Steering Committee for a new Thomas H. Raddall Library. The Committee consists of Council's two appointed representatives to the South Shore Public Library Board, two members of the public who are regular library users, and two members of the South Shore Public Library staff including the local branch manager. Thomas H. Raddall III was also appointed the Honourary Chairperson of the committee.

Following their appointment, the Committee met to discuss the criteria for placement of the new library as the recommendation for the site was contained within the Committee's Terms of Reference. After developing the criteria, staff identified all potential sites that could meet the terms and conditions of the criteria. Eight different sites were considered. These were presented to the Committee at a future meeting. The Committee deliberated on each site in detail and unanimously agreed that the only appropriate site was on a vacant parcel of land adjacent to Queens Place Emera Centre.

At the regular Council meeting on June 14, 2022, the Steering Committee's recommendation was presented to Council. After considerable discussion and debate the motion to approve the recommended site was defeated.



Further to the June 14, 2022, decision Council agreed to host a Special Council meeting on July 5, 2022, to discuss the matter further.

At the July 5, 2022, Special Council meeting a motion was passed to refer the matter back to the Steering Committee to recommend a second best option for the library site.

Details

The Steering Committee met on July 20, 2022, to review Council feedback and direction of the future site selection. Queens County's South Shore Public Library Board community member Tom Sheppard noted that when the new Bridgewater library was moved to the Lunenburg County Lifestyle Centre that there were concerns expressed about this location however; usage is still strong the facility gets lots of students from both Parkview and elementary schools.

The Steering Committee agreed to consider the additional costs for constructing a new library on three additional potential downtown Liverpool sites. One site, Centennial Park which is owned by the municipality would require bore hole testing. Bore hole testing at this location was completed in late September 2022.

The Steering Committee met once again on November 30, 2022, to review the bore hole testing results, as well as the Project Manager's assessment of the three potential locations as compared to the preferred recommended site. It was the Project Manager's professional opinion that each of the three other sites reviewed would require an additional cost of approximately \$600,000 to deal with various issues such a flood risk mitigation, demolition or clean-up of contamination. Each of the three sites also had additional costs and risks associated with them.

At the conclusion of the Steering Committee's November 30, 2022, meeting, the committee was unanimous in its view that the original recommendation was the best option and only option that the Committee was willing to recommend. The Committee felt that if Council wishes to select an alternate site that Council is free to do so, but that the additional cost of a minimum \$600,000 must be added to the project budget and not reduce the size of the library. The Committee was unwilling to recommend a second best option.



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.

Recommendation

THAT the Council of Region of Queens Municipality approve the placement of the new Thomas H. Raddall Library on the lands of the Municipality adjacent to the sliding hill at the end of Queens Place Drive, Brooklyn.

Budget Impacts

No costs are anticipated with the selection of this site at this time.

Communications

Upon approval of this recommendation, the site selection will be communicated to the Steering Committee and general public.

QPEC by Sledding Hill Site



Region of Queens Municipality Staff Report

8.2

To: Council

From: Mallory Plummer, Manager of Finance

Date: January 10, 2023

Re: December 12 Tax Sale Summary

Background

Each year it is the Finance Departments goal to conduct three tax sales: during summer, fall and winter. In general, the summer tax sale has been mostly directed at seasonal areas. Covid-19 resulted in many restrictions over the past few years, but with the lifting of all restrictions effective July 6, 2022 we are able to hold in person tax sales. Due to the significant demand for attendance, the tax sale was held at the Best Western, Liverpool.

Details

The Notice of Tax Sale began with 60 properties. 45 were sent to our lawyers for title searches at which time we were advised to remove 10 properties from our list as those assessment accounts have bad titles and require a survey to determine the location, or in some cases, if the property even exists. There were twelve (12) properties paid in full before the tax sale, seven (7) properties entered and are fulfilling payment arrangements, which left 16 properties that were auctioned.

The live auction was conducted by our legal firm. The total amount RQM received from the Tax Sale was \$327,450 with \$34,500.58 paying off outstanding accounts and \$292,949.42 to the Tax Sale Surplus Reserve Account.

| Property Details | Opening Bid | Successful Bid | SURPLUS |
|---|--------------------|-----------------------|----------------|
| George Street, Liverpool-Land | \$ 2,560.17 | 3,000.00 | 439.83 |
| Deer Point Rd, Labelle-Land Lot 1 | \$ 3,937.66 | 86,000.00 | 82,062.34 |
| Deer Point Rd, Labelle-Land Lot 2 | \$ 2,178.43 | 27,000.00 | 24,821.57 |
| Old Westfield Rd, Westfield-Land Lot 1 | \$ 3,055.20 | 4,200.00 | 1,144.80 |
| Old Kettle Rd, Mill Village-Land Lot 27A | \$ 683.42 | 1,300.00 | 616.58 |
| Five Rivers Dr, White Point-Land Lot 15 | \$ 1,993.38 | 45,500.00 | 43,506.62 |
| Eastern Shore Rd, Port Medway-Land Lot 16 | \$ 1,199.22 | 7,500.00 | 6,300.78 |
| 1056 Hwy 331, East Port Medway-Building Land Lot 10 | \$ 1,391.71 | 10,800.00 | 9,408.29 |
| Gull Island Rd, White Point-Land | \$ 1,604.49 | 9,800.00 | 8,195.51 |
| 536 West Street, Milton-Dwelling Building | \$ 5,304.70 | 43,000.00 | 37,695.30 |
| 49 Wolfe Street, Liverpool-Dwelling | \$ 5,390.90 | 57,500.00 | 52,109.10 |
| Hwy 8, South Brookfield-Land | \$ 648.04 | 1,500.00 | 851.96 |
| Eastern Shore Rd, Port Medway-Land Lot 14 | \$ 1,023.31 | 7,000.00 | 5,976.69 |
| Highway 8, Milton-Land Lot 38 (Portion) | \$ 910.87 | 8,800.00 | 7,889.13 |
| Eastern Shore Rd, Port Medway-Land Lot 20 | \$ 1,488.23 | 8,250.00 | 6,761.77 |
| Brooklyn Shore Rd, Brooklyn-Land | \$ 1,130.85 | 6,300.00 | 5,169.15 |

Proceeds received from a tax sale property in excess of the taxes and costs outstanding are held in Trust for a period of up to 20 years, unless withdrawn by the previous owner through a court order. If the Supreme Court of Nova Scotia has not issued an Order directing the payment of the trust to a person with an interest in the land sold for taxes during this 20 year period, the amount is then transferred to the Capital Reserve Fund.

In accordance with the Valuation Allowance Policy, all of the accounts sold at the tax sale were included in the Valuation Allowance as uncollectible. Now that the money has been recovered, the balance from the accounts as of March 31, 2022 will be brought into revenue, as Tax Recoveries.

Tax Sales for Fiscal 2022

The next tax sale will be held by tender in March. Preliminary Notices of Tax Sale have been sent out and the title searches were prepared by our lawyer. Of the 30 properties sent for title search we have been advised to remove 17 from the tax sale.

Our Tax Clerk, Accounts Receivable Clerk and Finance Clerk are doing an exceptional job on collections. As you can see, over the past 10 years there has been a significant decrease in taxes receivable.

| Year | Current Uncollected | Total Uncollected | Arrears Total |
|-----------|---------------------|-------------------|---------------|
| 31-Dec-22 | 693,462.45 | 881,490.55 | 188,028.10 |
| 31-Dec-21 | 662,300.12 | 933,018.48 | 270,718.36 |
| 31-Dec-20 | 717,508.76 | 1,207,429.31 | 489,920.55 |
| 31-Dec-19 | 772,518.57 | 1,378,872.33 | 606,353.76 |
| 31-Dec-18 | 842,107.85 | 1,714,477.25 | 872,369.40 |
| 31-Dec-17 | 854,289.70 | 1,945,612.90 | 1,091,323.20 |
| 31-Dec-16 | 884,109.63 | 2,062,854.04 | 1,178,744.41 |
| 31-Dec-15 | 952,758.46 | 2,111,302.27 | 1,158,543.81 |
| 31-Dec-14 | 1,034,859.60 | 2,239,130.34 | 1,204,270.74 |
| 31-Dec-13 | 993,617.20 | 2,103,220.51 | 1,109,603.31 |