

**Region of Queens Municipality Regular Council  
Tuesday, July 8<sup>th</sup>, 2025  
9:00 a.m.**

**Agenda**

**1.0 Call to Order and Land Acknowledgement**

**2.0 Approval of the Agenda**

**3.0 Declaration of Conflict of Interests**

**4.0 Approval of the Minutes**

4.1 June 24, 2025

**5.0 Public Comment**

**6.0 Delegations and Presentations**

6.1 Main & Market Traffic Study - CBCL

6.2 Forest Management - Freeman Lumber

**7.0 Correspondence**

7.1 Shaping the Future: Policing in Nova Scotia – Attorney General & Minister of Justice

**8.0 Committee Reports**

**9.0 Unfinished Business**

**10.0 New Business**

10.1 Site Plan Appeal – Waterloo Street, Liverpool

10.2 Proposed Amendment to Land Use Bylaw, Main Street

10.3 Server Room Air Conditioning

10.4 Provincial Volunteer Awards Volunteer of the Year

**11.0 Mayor's Report**

**12.0 Business from Members of Council**

12.1 Federation of Nova Scotia Municipalities Conference Report – Mayor Christian and Councillor Wentzell

**13.0 Closed Session**

13.1 Contract Negotiation

**14.0 Adjournment**

## Region of Queens Municipality Regular Council

Tuesday, June 24<sup>th</sup>, 2025

6:00 p.m.

YouTube: [https://www.youtube.com/watch?v=IMJE7x8EDeI&list=PLfAvc-FvNEDdGdgqKG1k12NuV\\_PbQ4\\_2o&index=1](https://www.youtube.com/watch?v=IMJE7x8EDeI&list=PLfAvc-FvNEDdGdgqKG1k12NuV_PbQ4_2o&index=1)

### Minutes

#### Present:

Mayor Scott Christian, Chair  
Deputy Mayor Maddie Charlton  
Councillor Vicki Amirault  
Councillor Wanda Carver  
Councillor Jack Fancy  
Councillor Stewart Jenkins  
Councillor Roberta Roy  
Councillor Courtney Wentzell

#### STAFF

Willa Thorpe, CAO  
Heather Cook, Acting Municipal Clerk  
Kate Wong, Administrative Assistant  
Adam Grant, Director of Infrastructure  
Mike MacLeod, Director of Land Use  
Joanne Veinotte, Director of Finance  
Richard Lane, Project Manager  
Steve Whynacht, Manager of IT  
Steve Burns, Community Development Officer  
Kelley-Anne Hurley, By-law Enforcement Officer  
Brenda Keating, By-law Enforcement Officer

## 1.0 Call to Order and Land Acknowledgement

Mayor Christian called the meeting to order at 6:01 p.m. and opened the meeting by acknowledging that we are in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

## 2.0 Approval of Agenda

**Moved by Deputy Mayor Charlton, seconded by Councillor Carver;**

**THAT** the Council of the Region of Queens Municipality approved the agenda for the June 24, 2024 Regular Council meeting, as amended to move Item 10.1 – Variance Appeal – Old Port Mouton Road, to immediately follow the Public Comments section.

**MOTION CARRIED.**

## 3.0 Declaration of Conflicts of Interest

There were no declarations of conflicts of interest.

## 4.0 Approval of Minutes

4.1 June 10<sup>th</sup> 2025, Regular Council Meeting Minutes

**Moved by Councillor Amirault, seconded by Councillor Fancy;**

**THAT** the minutes of the Regular Council meeting held June 10<sup>th</sup>, 2025 be approved as presented.

**MOTION CARRIED.**

## 5.0 Public Comment

Speaker #1 - Stephen Anthony, Liverpool, spoke about the new development being built on Old Port Mouton Road, and expressed concern that it has created a man-made waterway.

There were no other members of the public who spoke during the Public

Comments portion of the agenda.

#### 10.1 Variance Appeal – Old Port Mouton Road, Liverpool

Paul Bird, Project Manager for the Department of Growth and Development, spoke regarding the project as the applicant for the Variance Appeal.

There was one neighbouring property who filed an appeal for the application. Stephen Anthony, a landowner, expressed concerns about a man-made ditch located on or near his property. He raised issues related to storm water management and storm water drainage, noting that rocks had been placed up against the property line. Marilyn Anthony, owner of the same property as Stephen Anthony, also spoke, echoing concerns about the man-made ditch and its impact on storm water management.

**Moved by Deputy Mayor Charlton, seconded by Councillor Jenkins:**

**THAT** Council of Region of Queens Municipality uphold the decision of the Development Officer to approve a variance to reduce the rear yard setback on property identified as PID# 70029210.

**MOTION CARRIED.**

## 6.0 Delegations and Presentations

### 6.1 – Green Shores Program – TransCoastal Adaptations, Kelly Umlah

Kelly Umlah of TransCoastal Adaptations delivered a presentation on the importance of building climate-resilient coastal and lakeshore communities and ecosystems by protecting, enhancing, and restoring natural processes through innovative research, collaboration, and the implementation of nature-based adaptation solutions.

Ms. Umlah spoke about Green Shores, a program of the Stewardship Centre for British Columbia, which supports climate change adaptation by addressing issues such as sea level rise, deteriorating lake health (including algal blooms), and other environmental challenges. The program promotes nature-based solutions that provide long-term environmental and societal benefits.

Ms. Umlah noted that free training programs are available, along with a Green Shores Government Working Group that meets virtually on a monthly basis to build capacity among municipal and provincial government staff across Nova Scotia.

## 6.2 – Path Lake Property Conservation: A Proposal for Collaboration – Nature Conservancy of Canada

Dave Ireland, representing the Nature Conservancy of Canada (NCC), provided an overview of his role with the organization. He noted that NCC is Canada's largest environmental charity and a leading land conservation organization, working to secure properties throughout Canada through donation, purchase, and conservation agreements to ensure long-term protection.

Mr. Ireland spoke about a property of interest to NCC - PID 70067921 - located on Path Lake adjacent to the Port Joli Nature Reserve. The 160-acre property consists of a highly intact, multi-aged forest and provides suitable habitat for at-risk lichen species within a swamp wetland surrounding Cox Creek Brook. The property was given to Region of Queens Municipality in 1988, and is currently a small municipal park.

NCC is proposing working with Region of Queens Municipality by protecting this property while maintaining access for all recreational uses, outlined in the original bequest. NCC proposed that they assume management and long-term conservation responsibilities in one of three ways: a transfer of ownership from Region of Queens Municipality to NCC, an Easement Agreement, or OEEM - 'other effective area-based conservation measures'.

## 7.0 Correspondence

### 7.1 Path Lake Property Proposal – Nature Conservancy

**Moved by Deputy Mayor Charlton, seconded by Councillor Amirault:**

**THAT** the Council of Region of Queens Municipality direct staff to work with staff of NCC to explore options with respect to the Path Lake property.

**MOTION CARRIED.**

*The meeting was recessed at 7:33pm, and was called back to order at 7:40pm*

7.2 Letter of Thanks – Queens County Food Bank

7.3 Canadian Postmasters and Assistants Association (CPAA) Letter

7.4 Request for Improvements – South Shore Flying Club

**Moved by Councillor Jenkins, seconded by Councillor Carver;**

**THAT** the Council of Region of Queens Municipality receive all three letters (Items 7.2, 7.3, and 7.4) as correspondence for information.

**MOTION CARRIED.**

## **8.0 Committee Reports**

8.1- Southwest Nova Biosphere Reserve Association – Councillor Wentzell

Councillor Wentzell reported on attending his first Annual General Meeting of the Southwest Nova Biosphere Reserve Association. He noted that the Association holds monthly meetings via Zoom and consists of a large membership with multiple sub-committees. Several projects are currently underway.

Councillor Wentzell highlighted the *Two Billion Trees Project*, as reported by Adam Deveau. The project involves the planting of indigenous trees, ferns, and other native plants throughout the Southwest Nova area, with 157,170 planted to date on 124.58 ha. The initiative also includes ongoing planting site maintenance and aims to support forest revitalization. Mr. Deveau, a forest firefighter by trade with extensive experience in tree planting across Canada, has expressed interest in presenting to Council. He has recently purchased 70 acres in Danesville with the intent to develop it as part of the project. The initiative is also closely tied to local community groups.

A report was provided on the Forestry Committee and the Western Crown Land Sub-Committee, which addresses the use and management of Crown land. Concerns specific to the county include overuse by ATVs, lack of established fire lanes, water misuse, and general environmental degradation. Additionally, historical concerns regarding uranium in the East Dalhousie area were noted.

Councillor Wentzell discussed how some counties are addressing climate change through participation in the Climate Change Caucus, while also maintaining their own local committees focused on climate action or preparation. For example, both Annapolis County and Digby have established such committees- information he learned at the Biosphere AGM. These counties are working collaboratively through the Caucus while also advancing local strategies, which he noted could serve as a potential model for this Region to consider.

#### 8.2 - Climate Change Caucus, Federation of Canadian – Councillor Wentzell

There was no committee report presented at this time.

#### 8.3 - Pool Committee – Councillor Fancy

Councillor Jack Fancy provided Council with an update from the June 12<sup>th</sup> Pool Committee meeting, at which Elise Johnston provided an update to the Pool Committee on the progress of the pool project. Building permits have been approved, and the foundation is now complete. Construction is progressing, and the project is nearing the stage where wood framing will begin. Myles Harlow, Building & Fire Official conducted a site visit and confirmed that the breezeway must be set out five meters. Installation of the heat pump, approved at a previous Council meeting, is proceeding as planned.

Small details are already underway at Queens Place Emera Centre. Ms. Johnston is actively researching applicable grant opportunities to support the project. A fundraising group has been formed, and initiatives include the sale of sponsorship tiles to place on the bleachers using different colours to indicate levels of donation. The total surface area and square footage required for the tiles will be researched by Ms. Johnston. Other fundraising ideas include a ticket raffle at Privateer Days, sponsorship of a floating wheelchair for pool accessibility, and organizing a bike rodeo.

Additionally, competitive wages for pool staff were discussed to keep lifeguards' interest in staying in Queens County. The next meeting is scheduled for July 24<sup>th</sup>.

#### 8.4 - Queens Community Health Board – Deputy Mayor Charlton

Deputy Mayor Charlton discussed The Queens Community Health Board (QCHB) meeting on June 11. The group remains active, with ongoing recruitment and new members joining. QCHB administers annual Wellness Funds, with six successful applicants in Queens receiving a total of \$15,601.96 in grants (up to \$3,500 for non-profits).

Although unable to attend, Deputy Mayor Charlton noted that the Queens Community Connections Network met on June 18 at QPEC to support and connect local non-profits, municipal staff, and community partners. Highlights include: breakout discussions, a partner spotlight on the Department of Opportunities and Social Development, and shared community well-being resources. From the Nova Scotia Federation of Municipalities - elected officials are invited to attend a virtual Community Health Board overview on July 16, 12:00–1:00 p.m., to learn how municipalities can support the new 2025–2029 Community Health Plans. QCHB will pause meetings over the summer and begin again in the fall.

## 9.0 Unfinished Business

### 9.1- Municipal Fire Inspections Policy

#### **Moved by Councillor Jenkins, seconded by Councillor Carver**

**THAT** the Region of Queens Municipality approve Operational Policy 97 - Respecting System of Municipal Fire Inspections.

#### **MOTION CARRIED.**

*At 8:17 pm, resident David Huskins, Liverpool, asked for the volume of the speakers to be increased in Council Chambers.*

### 9.2 - Revised Policy 23: Respecting Regular Meetings of Council

#### **Moved by Deputy Mayor Charlton, seconded by Councillor Amirault;**

**THAT** Council of Region of Queens Municipality receive the report “Revised Policy 23: Respecting Regular Meetings of Council”.

**AND THAT** Council of Region of Queens Municipality approve the revised Policy 23, with the provisions as noted within for hybrid and fully virtual meetings.

**MOTION CARRIED.**

9.3 - CIF Recommendation, Capital Funding: Liverpool Tennis & Pickleball Club

**Moved by Councillor Fancy, seconded by Councillor Jenkins;**

**That** the Council of Region of Queens Municipality provide grant funding to the Liverpool Tennis and Pickleball Club for eligible Capital project expenses in the amount up to \$5,800.00 from the 2025-2026 Community Investment Fund.

**MOTION CARRIED.**

## 10.0 New Business

10.2 Valuation Allowance

**Moved by Councillor Jenkins, seconded by Councillor Carver;**

**THAT** the Council of Region of Queens Municipality approve \$26,700.96 be added to the Valuation Allowance for the 2024-2025 fiscal year, resulting in a balance of \$87,237.01 as recommended by the Audit and Internal Control committee.

**MOTION CARRIED.**

10.3 Application to Regulatory and Appeals Board: Rates for Water and Water Service, Fire Protection

**Moved by Deputy Mayor Charlton, seconded by Councillor Carver;**

**THAT** Region of Queens Municipality apply to the Nova Scotia Regulatory and Appeals Board for changes in its rates for water and water service, fire protection to the Region of Queens Municipality and changes to its rules and regulations for customers served by the Region of Queens Water Utility, as set out in the Water Rate Study prepared by G.A. Isenor Consulting Limited in association with Blaine S. Rooney Consulting Limited dated June 16, 2025.

**MOTION CARRIED.**

10.4 Municipal Bursary and Achievement Award Recipients

**Moved by Councillor Carver, seconded by Councillor Roy;**

**THAT** the Council of the Region of Queens Municipality receives the report titled '2025 Bursary Recipients' for information;

**AND THAT** the Council of the Region of Queens Municipality approve the awarding of the 2025 Bursary funds to the students recommended by the Bursary Selection Committee.

**MOTION CARRIED.**

10.5 Dangerous or Unightly: 97 East Side Port L'Herbert Road

**Moved by Councillor Amirault, seconded by Deputy Mayor Charlton;**

**THAT** the Council of Region of Queens Municipality declares the property located at 97 East Side, Port L'Herbert Road, Queens Co., NS and identified as PID #70068192 as dangerous or unsightly as defined in the Municipal Government Act of Nova Scotia.

**AND THAT** an Order be served upon the owner(s) of the property requiring that

Within Thirty (30) days of the date of the service of the Order, the Following work be carried out:

1. Demolition of dwelling and one outbuilding;

2. Removal of derelict camper;
3. Construction and demolition materials transported to the Region of Queens Landfill Facility;
4. Levelling of the property; and
5. Clean-up of miscellaneous items strewn about.

**AND THAT** if the owner fails to comply with the Order, the Administrator may cause the requirements of the Order to be carried out and all expenses incurred by the Region of Queens Municipality become the responsibility of the property owner.

**MOTION CARRIED.**

## 11.0 Mayor's Report

### 11.1 Mayor's Report

Between June 13 and 24, Mayor Christian engaged in several meetings and events focused on infrastructure, collaboration, and regional development. On June 13, alongside Councillors Fancy and Carver, Mayor Christian toured the Queens County Fair grounds in Caledonia to assess infrastructure needs and later connected with local businesses. Meetings with the MLA and MP are being arranged to advocate for sustainable funding for the Fair Association.

On June 16, CAO Thorpe began her role. Mayor Christian has been orienting her to municipal operations and commends her leadership and professionalism.

On June 18, Mayor Christian and Councillor Jenkins met with the GMLLOA to discuss collaboration on improving services and safety in the lake land area. On June 19, Council participated in a Water Rate Study Workshop to support the pending application and long-term utility planning.

On June 20, Mayor Christian met with advocates developing a shelter and transition house for those affected by intimate partner violence. That same day, he held a call with Mayor McLean-Wile regarding a regional economic development strategy, with Lunenburg County Mayors/Wardens contributing \$50,000 toward a study. Mayor Christian is advocating for Queens County's inclusion in this initiative and will attend a related meeting with Deputy Mayor Charlton.

Also on June 20, Mayor Christian attended the Summer Solstice Night Market in Brooklyn. On June 21, he was unable to attend the National Indigenous Peoples

Day celebration but extends appreciation to organizers. On June 22, he participated in the POW Summer Carnival's Bucket Dump.

On June 23–24, Mayor Christian and CAO Thorpe met with housing developers in Mersey Point to align on project status and coordinate service expansion.

## **12.0 Business from Members of Council**

## **13.0 Closed Session**

**At 8:56p.m., it was moved by Deputy Mayor Charlton and seconded by Councillor Wentzell that Council move to the Closed Session of the agenda to discuss four items:**

**13.1 Contract Negotiation**

**13.2 Property Matter**

**13.3 Contract Negotiation**

**13.4 Property Matter**

**At 9:49p.m., it was moved by Deputy Mayor Charlton and seconded by Councillor Carver that Council return to the Open Session of the agenda.**

**MOTION CARRIED.**

**Moved by Councillor Wentzell, seconded by Councillor Roy**

**THAT** the Council of the Region of Queens Municipality enter into an easement agreement with Susan Marlow for the purpose of installation of a sewer line under a portion of Cobb Street in Liverpool;

**AND THAT** any costs incurred in this transaction be borne by Susan Marlow.

**MOTION CARRIED.**

## 15.0 Adjournment

**It was moved by Deputy Mayor Charlton and seconded by Councillor Jenkins that the meeting adjourn at 9:50 p.m.**

**MOTION CARRIED**

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Mayor Scott Christian, Chair

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Heather Cook, Acting Municipal Clerk

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Kate Wong, Recording Secretary

Date Approved: \_\_\_\_\_



# Main Street & Market Street Traffic Study

**Region of Queens Municipality**  
Council Meeting – July 8<sup>th</sup>, 2025



# Overview

1. Scope of Work
2. Existing Conditions, Observations & Public Feedback
3. Proposed Development
4. Operational Analysis Results
5. Speed Study
6. Collision Analysis
7. Demographic Review
8. Discussion

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## Scope of Work

- Establish existing traffic operations.
- Evaluate traffic impacts for future plannings.
- Identify and recommend mitigation measures for anticipated traffic impacts.
- Review collision data and trends.
- Analyze speed data to identify speed concerns.
- Assess active transport conditions.



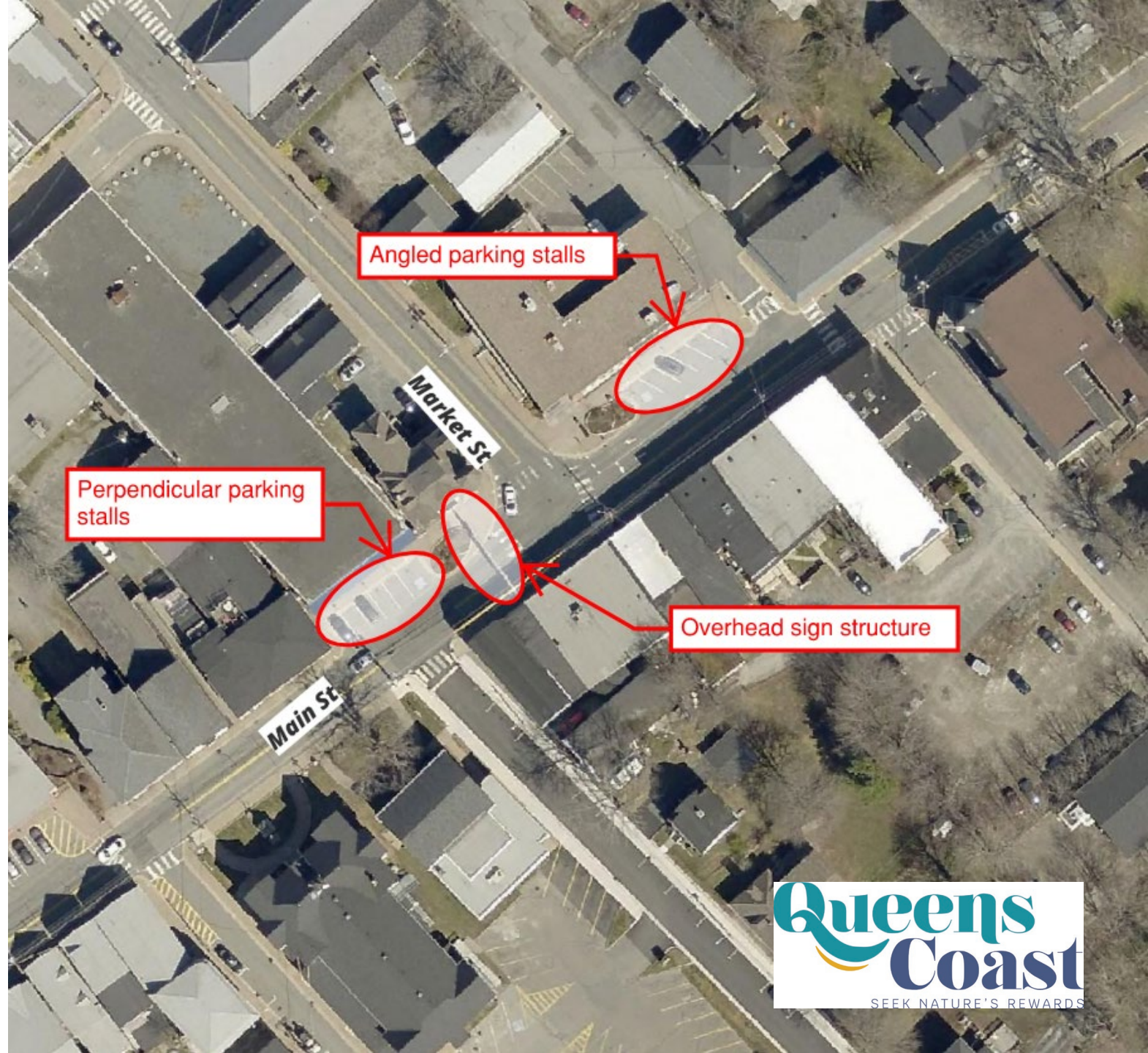
# Existing Conditions

- Three leg unsignalized intersection with all-way stop control (AWSC).
- Zebra pedestrian crosswalks across all three legs of the intersection.
- Concrete sidewalks on both sides on Market and Main Street.
- No dedicated Multi-use Trails or bicycle lanes on either Market and Main Street.



# Observations

- Intersection operated adequately with no significant queuing.
- No noticeable speeding vehicles were recorded.
- Adjacent parking on Main St. increase friction and distractions.
- Overhead sign across eastbound approach doesn't impact sightlines but adds to "visual clutter".



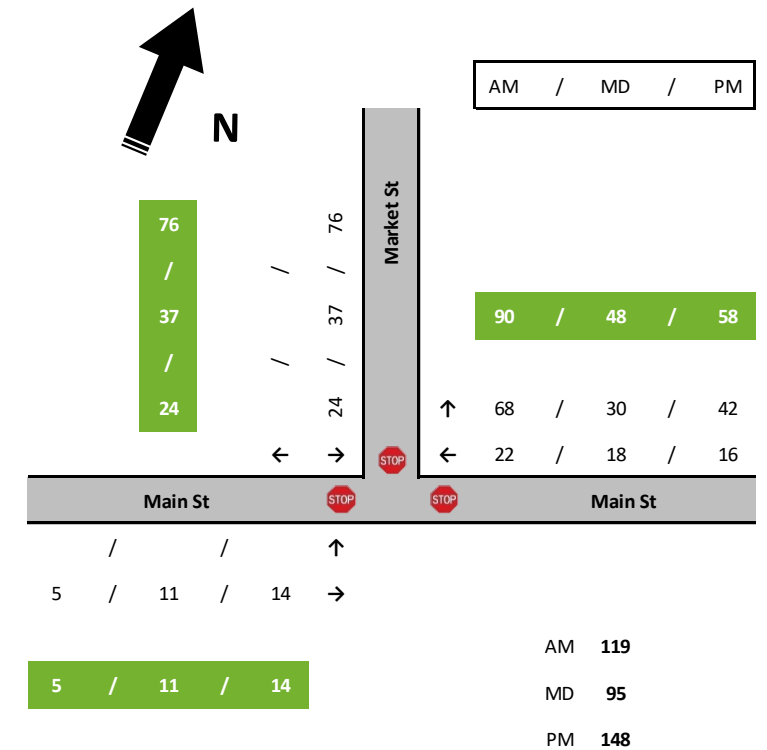
# Public Feedback

- Mixed feedback from the public as some indicated concern while others reported no issues.
- Some pedestrians reported drivers failing to stop.
- Some feel that there is a lack of trust for drivers to yield to pedestrians.
- It was suggested the utility pole directly in front of the Five Girls Baking has too much signage, distracting from any pedestrians waiting to cross.



# Proposed Development

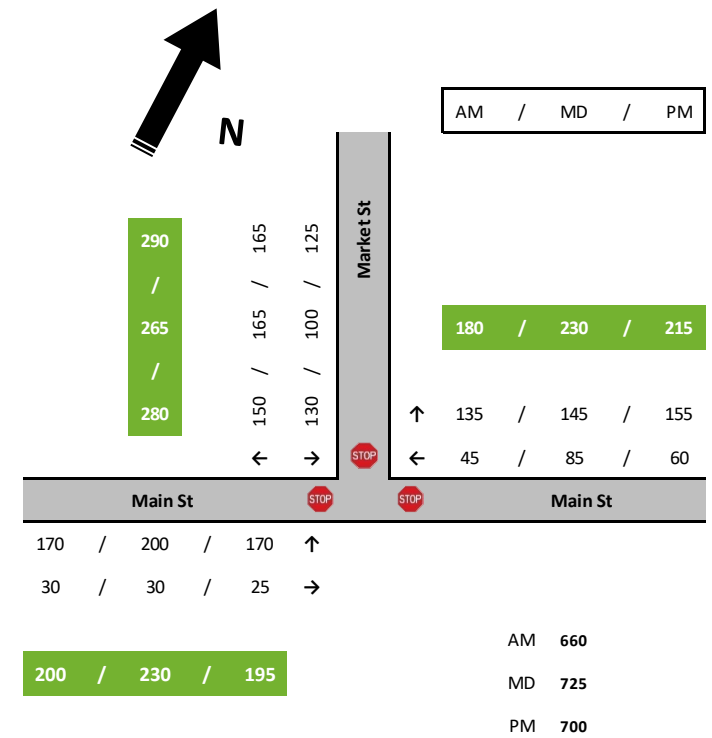
- Combination of apartments, detached and semi-detached houses, over-under duplexes, and townhouses.
- ITE Trip Generation Rates used to estimate new site trips
- Not all trips are expected to pass through the intersection, stopping at businesses or taking alternate routes.



Peak Hour	Trips In	Trips Out	Total Trips
AM	29	90	<b>119</b>
MD	48	48	<b>96</b>
PM	90	58	<b>148</b>

# 2025 Baseline Performance

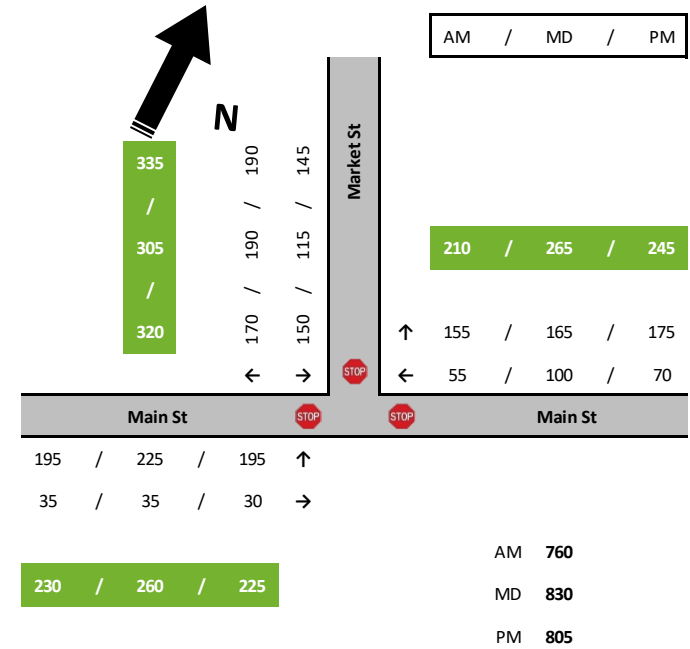
- Queue lengths, V/C ratios, and Delays were found to be within acceptable limits.
- The intersection operates at LOS B overall during AM/MD/PM peak hours.
- No notable concerns.



Lane Group [Queue Storage Length (m)]	AM Peak Hour				MD Peak Hour				PM Peak Hour			
	95th % Queue (m) <sup>1</sup>	V/C Ratio <sup>2</sup>	Average Delay (sec) <sup>3</sup>	LOS <sup>4</sup>	95th % Queue (m) <sup>1</sup>	V/C Ratio <sup>2</sup>	Average Delay (sec) <sup>3</sup>	LOS <sup>4</sup>	95th % Queue (m) <sup>1</sup>	V/C Ratio <sup>2</sup>	Average Delay (sec) <sup>3</sup>	LOS <sup>4</sup>
EB Left/Through	10.5	0.35	11.2	B	11.2	0.36	11.1	B	9.1	0.30	10.6	B
WB Through	2.1	0.08	8.9	A	3.5	0.14	9.2	A	2.1	0.10	8.9	A
WB Right (35m)	5.6	0.22	9.1	A	5.6	0.21	8.8	A	5.6	0.22	8.9	A
SB Left/Right	15.4	0.44	11.6	B	11.9	0.38	10.7	B	14.0	0.41	11.0	B
<b>Overall</b>			<b>10.8</b>	<b>B</b>			<b>10.3</b>	<b>B</b>			<b>10.2</b>	<b>B</b>

# 2035 Future No Build

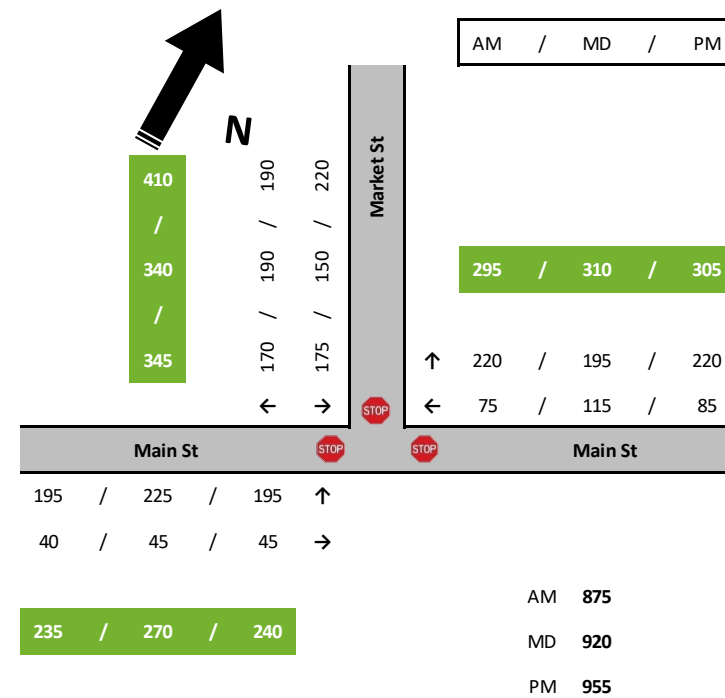
- Used an annual growth rate of 1.17% over the course of 10 years, 2025 baseline volumes were increased to 12.4%.
- Continues to operate under acceptable levels
- Overall LOS B during AM/MD/PM peak hours.
- No notable concerns.



Lane Group [Queue Storage Length (m)]	AM Peak Hour				MD Peak Hour				PM Peak Hour			
	95th % Queue (m) <sup>1</sup>	V/C Ratio <sup>2</sup>	Average Delay (sec) <sup>3</sup>	LOS <sup>4</sup>	95th % Queue (m) <sup>1</sup>	V/C Ratio <sup>2</sup>	Average Delay (sec) <sup>3</sup>	LOS <sup>4</sup>	95th % Queue (m) <sup>1</sup>	V/C Ratio <sup>2</sup>	Average Delay (sec) <sup>3</sup>	LOS <sup>4</sup>
EB Left/Through	14.7	0.42	12.7	B	14.7	0.42	12.4	B	11.9	0.37	11.8	B
WB Through	2.8	0.11	9.4	A	4.2	0.17	9.7	A	2.8	0.12	9.3	A
WB Right (35m)	7.7	0.27	9.9	A	7.0	0.25	9.5	A	7.7	0.26	9.7	A
SB Left/Right	22.4	0.53	13.7	B	16.8	0.45	12.3	B	19.6	0.49	12.7	B
<b>Overall</b>			<b>12.3</b>	<b>B</b>			<b>11.5</b>	<b>B</b>			<b>11.5</b>	<b>B</b>

# 2035 Future Build

- 2035 No Build volumes and Site Trip estimates were summed to obtain the 2035 Build volumes.
- Minor increase in delays and LOS values but all remain within the acceptable limits.
- Overall LOS B during AM/MD/PM peak hours.
- No notable concerns.



Lane Group [Queue Storage Length (m)]	AM Peak Hour				MD Peak Hour				PM Peak Hour			
	95th % Queue (m) <sup>1</sup>	V/C Ratio <sup>2</sup>	Average Delay (sec) <sup>3</sup>	LOS <sup>4</sup>	95th % Queue (m) <sup>1</sup>	V/C Ratio <sup>2</sup>	Average Delay (sec) <sup>3</sup>	LOS <sup>4</sup>	95th % Queue (m) <sup>1</sup>	V/C Ratio <sup>2</sup>	Average Delay (sec) <sup>3</sup>	LOS <sup>4</sup>
EB Left/Through	16.1	0.45	13.7	B	16.8	0.45	13.4	B	14.7	0.42	13.3	B
WB Through	3.5	0.15	10.0	A	5.6	0.20	10.2	B	3.5	0.16	10.1	B
WB Right (35m)	12.6	0.39	11.6	B	9.1	0.30	10.3	B	11.2	0.36	11.2	B
SB Left/Right	28.7	0.60	16.3	C	21.7	0.53	14.0	B	32.2	0.64	17.3	C
<b>Overall</b>			<b>13.9</b>	<b>B</b>			<b>12.6</b>	<b>B</b>			<b>14.3</b>	<b>B</b>

# 2035 Future Build – Shared WB Through/Right Lane

- This scenario combines WB through and right turns into a shared lane.
- Enhance safety by narrowing the intersection and crosswalk footprint and improves sightlines.
- 2035 Future Build volumes were applied, no notable impact to operations.

Lane Group	AM Peak Hour				MD Peak Hour				PM Peak Hour			
	95th % Queue (m) <sup>1</sup>	V/C Ratio <sup>2</sup>	Average Delay (sec) <sup>3</sup>	LOS <sup>4</sup>	95th % Queue (m) <sup>1</sup>	V/C Ratio <sup>2</sup>	Average Delay (sec) <sup>3</sup>	LOS <sup>4</sup>	95th % Queue (m) <sup>1</sup>	V/C Ratio <sup>2</sup>	Average Delay (sec) <sup>3</sup>	LOS <sup>4</sup>
EB Left/Through	16.1	0.44	13.4	B	16.1	0.45	13.1	B	14.0	0.42	13.0	B
WB Through/Right	18.9	0.49	13.1	B	16.8	0.46	12.3	B	17.5	0.47	12.7	B
SB Left/Right	28.7	0.61	16.4	C	21.7	0.53	14.1	B	32.9	0.64	17.5	C
<b>Overall</b>			<b>14.5</b>	<b>B</b>			<b>13.2</b>	<b>B</b>			<b>14.8</b>	<b>B</b>

# Traffic Signal Warrant and Sightlines

- TAC Signal Warrant analysis was completed to evaluate the need for traffic signals.
- The 2025 Baseline, 2035 Build scenarios were all considered using their peak traffic volumes.
- Baseline 2025 scored 58 points, 2035 Build scored 94 points, both below the 100-point threshold to warrant traffic signals.
- All-Way Stop-Control intersection sight distances only require the first stopped vehicle on any approach to be visible.
- WB throughs can sometimes be obscured by WB rights, but only temporarily. Combining WB movements would remove this issue.



# Speed Study

- Data was collected using Houston Radar Armadillo units mounted on utility poles on all approaches to the intersection
- 85<sup>th</sup> percentile and average speeds were all below posted limit of 50km/h, adhering to the speed regulation.

Approach	85 <sup>th</sup> Percentile Speed	Average Speed
Main St EB	44 km/h	37.4 km/h
Main St WB	42 km/h	42 km/h
Market Street SB	38 km/h	30.7 km/h

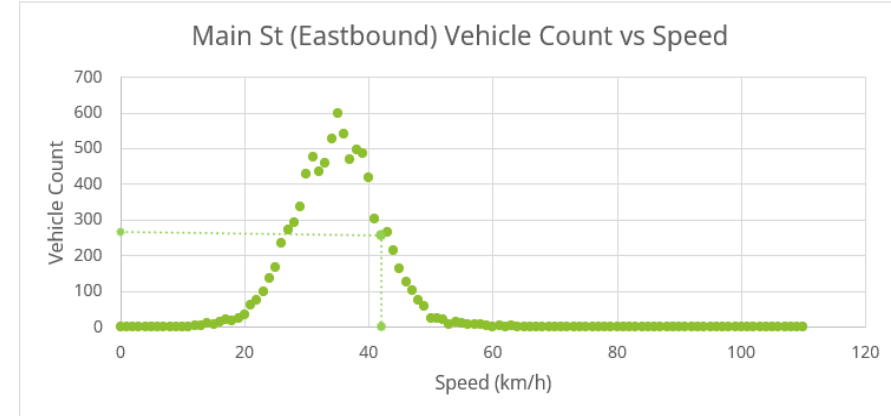


Figure 7-2: Main Street (Eastbound) Speed Distribution

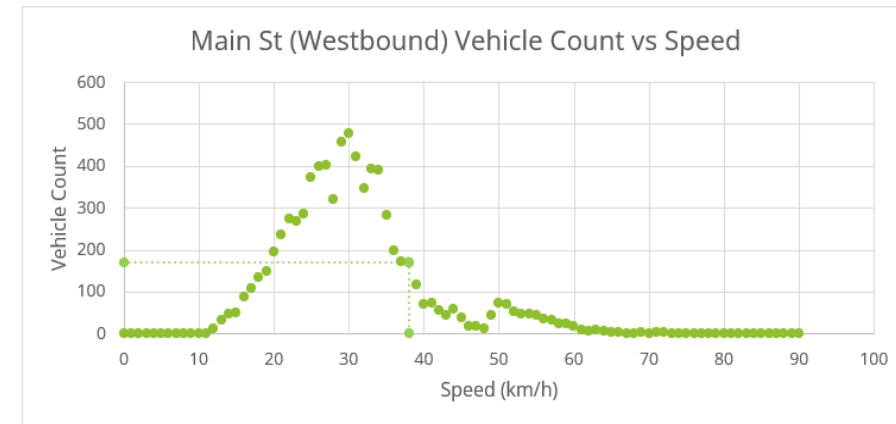


Figure 7-3: Main Street (Westbound) Speed Distribution

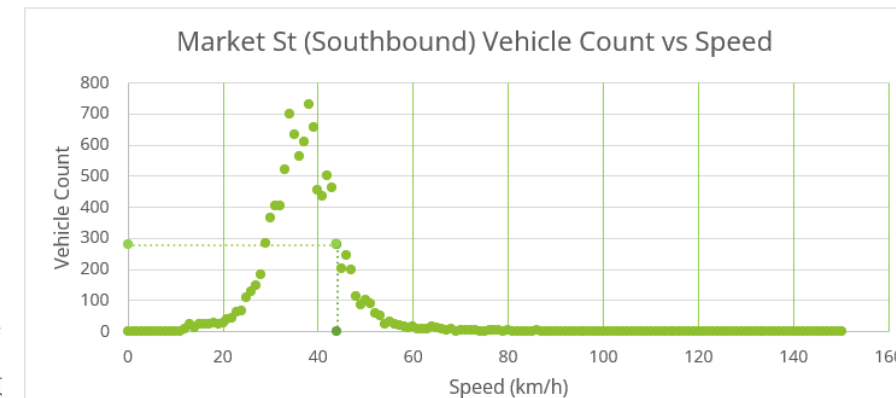


Figure 7-1: Market Street (Southbound) Speed Distribution

# Collision Analysis

- Collision data from 2009 to 2024 was provided by RQM.
- Limited collision data included:
  - Collision year
  - Location
  - GPS coordinates
  - Collision description
  - Collision configuration
  - Severity
- Total of 36 reported collisions, within a 100m radius.
- 5 reported pedestrian-vehicle collisions
- Rear-end collisions, Stationary objects, Left Turning Vehicles, and Parked Vehicles were the most common configurations.



# Demographic Review

- Population is shifting to an increase in older adults:
  - Ages 65+ increasing by approximately 10%
  - Ages 35-45 decreasing by 6%
  - Ages 45-54 decreasing by 14%
  - Ages 25-34 increasing by 13%
- Net population decrease of 4% since 2011.
- This trend suggests shrink in workforce or outmigration for working-age individuals, which could lead to less peak demand.

# Conclusions

- Market Street / Main Street **intersection has sufficient capacity with current stop-control** to accommodate current and future traffic volumes.
- **Traffic signals are not warranted** in 2025 or 2035 scenarios.
- It is **recommended to combine WB movements into a single shared lane** to reduce crossing length and improve visibility.
- Data indicated **vehicle speeds are within acceptable limits.**
- Collisions mostly related to parking maneuvers – consider removing or reconfiguring these spaces to increase safety.
- Abundance of **signage adjacent to crosswalks can be distracting** to drivers, however not obstructing sight lines.

# Discussion





**FREEMAN**  
**LUMBER**

GROWING TREES IN QUEENS SINCE 1832

# About Freeman Lumber



## Longtime local industry leader

- Largest sawmill in Nova Scotia
- One of the oldest sawmills in North America
- 100% family owned and operated since 1832
- Modernized operation and production processes

## Deliver the best value to landowners

- Practice SFI-certified sustainable forest management
- Our utilization is second to no one in NS, with markets for all products (pine, spruce, hemlock, fir, hardwood) and by-products (chips, sawdust)

## Community partner in Queens County

- Directly employ 190+ people, plus many more indirectly
- Contribute millions of dollars to local economy
- Support local projects, events and charities

**“From humble roots, we succeed”**



# Sustainable Forestry Certification



We are third-party certified to the **Sustainable Forestry Initiative (SFI)** Standards

- Ensures that all forest operations conserve wildlife and water, and help mitigate climate change
- Forest operations undergo annual independent audits by accredited certification bodies
- All procured wood fiber must also meet these standards

## **SFI Small Lands - Group Certification**

- A new way to engage small landowners in sustainable forestry under our group certificate
- **We would like to get the Region of Queens' forests SFI-certified**



Registered to ISO 9001



SUSTAINABLE  
FORESTRY  
INITIATIVE

00919



**PEFC**

PEFC/26-31-217

# Benefits of managing your forests



## **Increases the ecological value of forests**

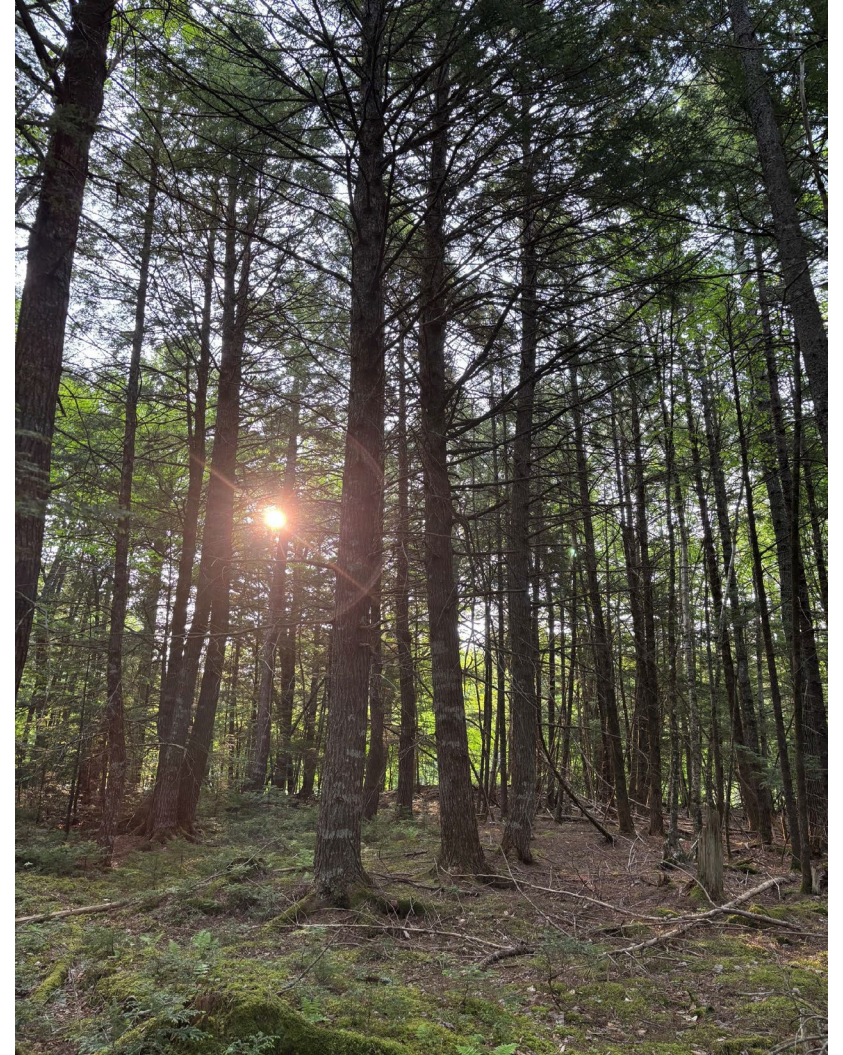
- Healthy growing forests benefit wildlife, and are more resilient to climate change risks including insects, forest fires and wind

## **Provides safe, reliable access to the forest**

- Forest infrastructure (roads, bridges, culverts) upgraded and maintained, can be used for recreation, hunting, and ATVing
- Improves public safety by providing access to remote areas (for emergencies, fire suppression)

## **Managing your forests is good business**

- Forests are a renewable resource that can provide stable, long-term annual income when managed sustainably
- Managing municipal lands for the public benefit is a great story to tell and be proud of



# Increase ecological value



Responsible harvesting mitigates environmental disturbance such as fire, blowdown, and insects



# Upgrade forest infrastructure



Providing reliable access to the region's forest lands for safety and recreation (hiking, hunting, and ATVs)



# Managing for long-term benefits



We use a variety of harvesting and thinning techniques to accelerate growth and regeneration



# How do we mitigate safety and environmental risks?



- Practice third-party certified Sustainable Forest Management
- Freeman Lumber **direct supervision and auditing** through our ISO management system
- All contractors are certified to Nova Scotia Safety Standard and audited annually via the Forestry or Construction Association
- All contractors carry \$5 million dollars of liability insurance and WCB
- All supervisors, contractors and operators trained annually on Best Management Practices, Species at Risk and Environmental Regulation changes
- All contractors and supervisors trained and certified in Watercourse Alteration Installation
- Maps, work orders and site-specific information signed off and available for all work
  - Can provide all documentation to the Region of Queens annually



# Environmental protection



We follow all regulations and Best Management Practices (BMPs) for working around water and wetlands



# Compliance monitoring



We have on the ground supervision, experienced crews and regular auditing



# Goals of our partnership



## **1. Increase social, ecological and economic value of the Region of Queens' forests through sustainable management**

- Proactively mitigate fire, windthrow and water quality risk through responsible harvesting
- Build and maintain forest infrastructure (roads, bridges) to improve access to forest for public recreation (hiking, hunting, ATVs) and emergency services (fire suppression)
- Invest in silviculture to sequester carbon and mitigate impacts of climate change
- Provide third-party Sustainable Forest Management Small Lands Group Certification
- Provide long-term forest management planning and modelling

## **2. Grow and sustain the rural economy of the Region of Queens**

- Employ Queens County contractors for all harvesting, trucking, and silviculture work
- Freeman Lumber will contribute \$2 per tonne of harvested wood from your lands to a “Queens Community Forest Fund” to be awarded annually to local associations

**We want to partner with the Region of Queens to drive public involvement, engagement and growth of our local forests!**

# Region of Queens – Forest Lands



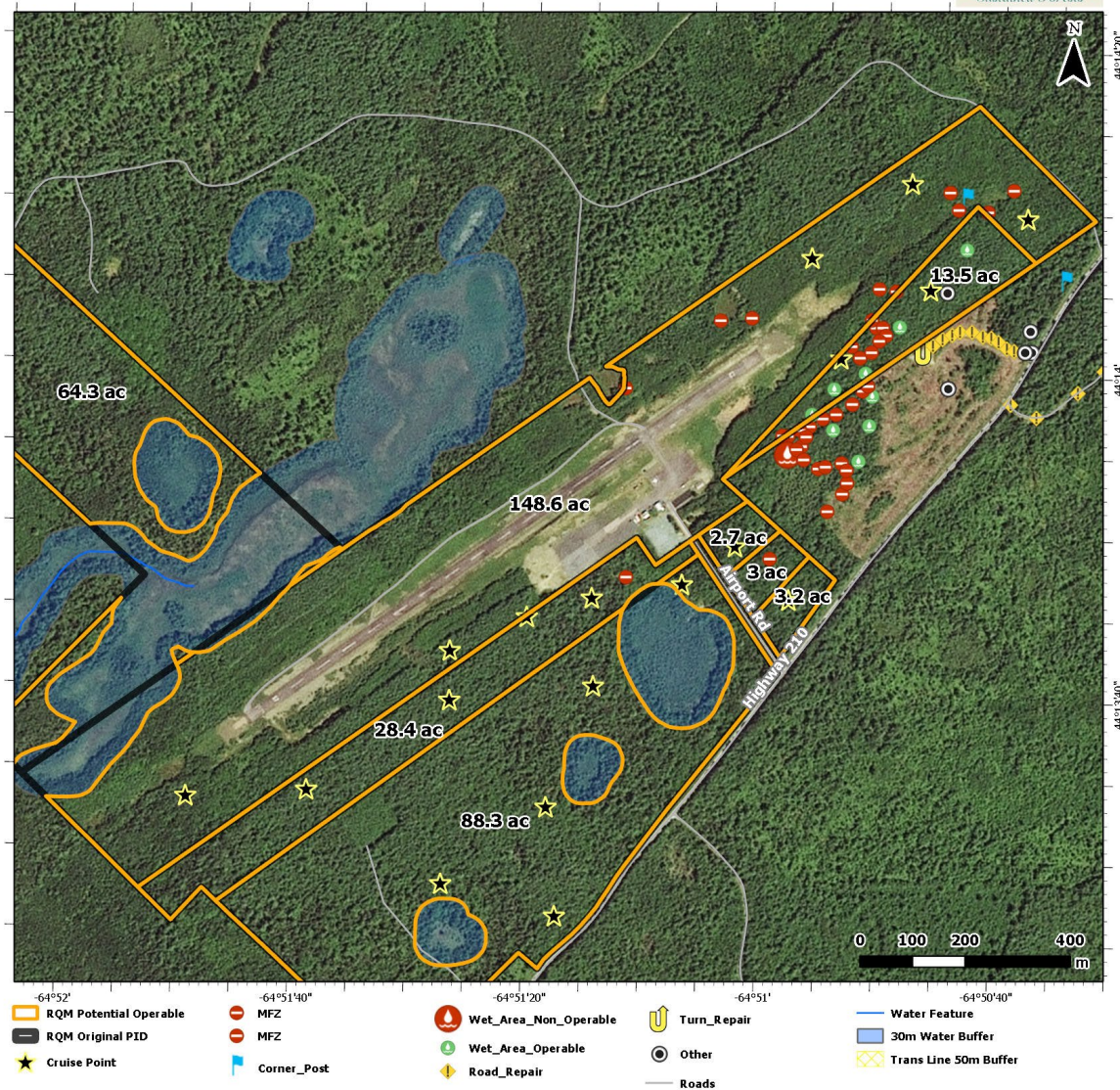


# Year 1 – Regional Airport

Region of Queens Municipality Series | PID: 70110903

Map Scale - 1:10,000

FREEMAN  
Sustainable Forestry



**Forest type:** Spruce - Pine Softwood

**Total area:** 115 hectares (284 acres)

**Harvest treatment:** Shelterwood

- Partial harvesting of overmature trees
- Create a diverse, uneven-aged forest
- Promote natural spruce/pine regeneration

## Notes:

- Opportunity for public display of sustainable forest management practices
- Revenue could support maintenance of the South Shore Regional Airport



# Year 1 - Regional Airport

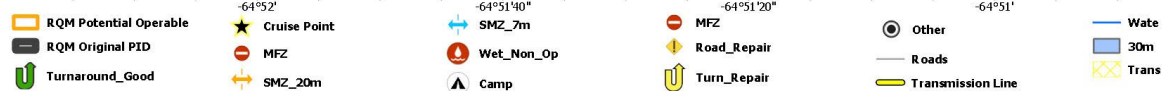
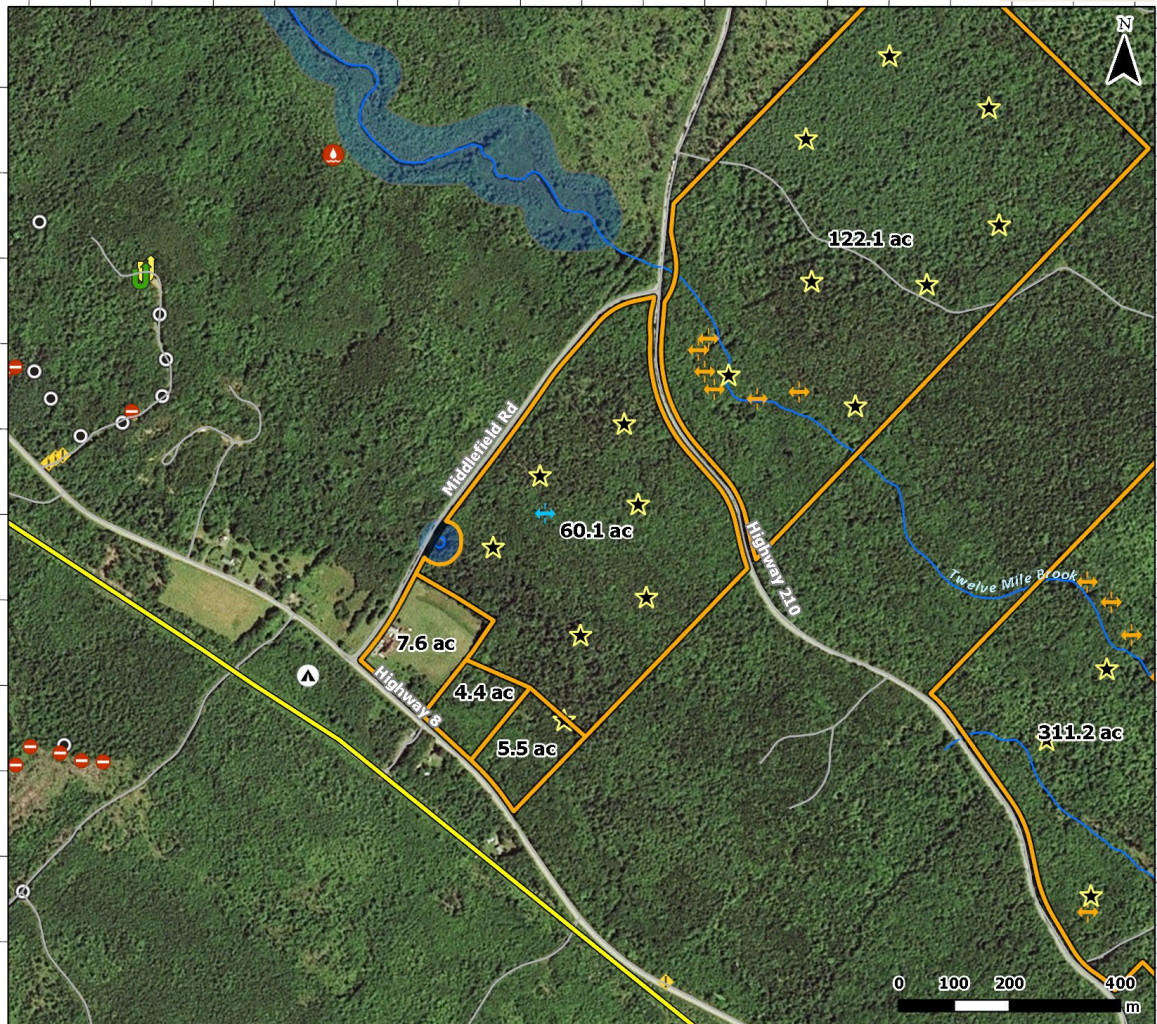




# Year 2 – Middlefield Road

Region of Queens Municipality Series | PID: 70110796

Map Scale - 1:10,000



**Forest type:** Spruce - Hemlock Mixedwood

**Total area:** 74 hectares (182 acres)

**Harvest treatment:** Spruce – Fir Removal

- Harvest mature trees
- Maintain healthy biodiversity
- Protect advanced regeneration

## Notes:

- Protect wet areas to reduce risk of siltation and rutting
- Brush and upgrade road for recreational use



# Year 2 – Middlefield Road



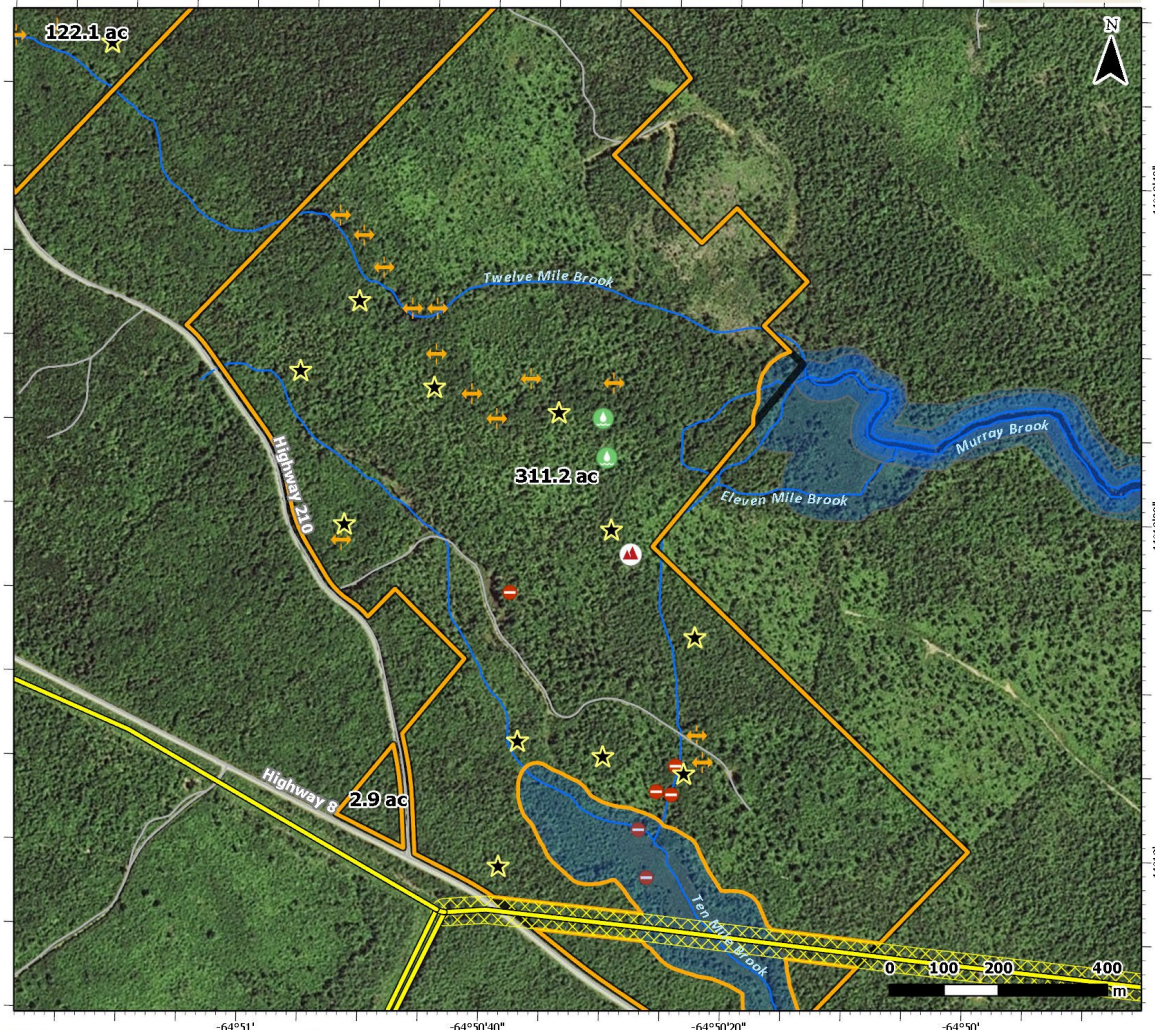


# Year 3 – Highway 210

Region of Queens Municipality Series | PID: 70110861

Map Scale - 1:10,000

FREEMAN  
MUNICIPALITY



**Forest type:** Hemlock Mixedwood

**Total area:** 126 hectares (311 acres)

**Harvest Treatment:** Selection/Thinning

- Remove trees with high fire risk
- Target overmature/declining trees
- Protect advanced regeneration

**Notes:**

- Hemlocks infested with Hemlock Wooly Adelgid (HWA)



# Year 3 – Highway 210

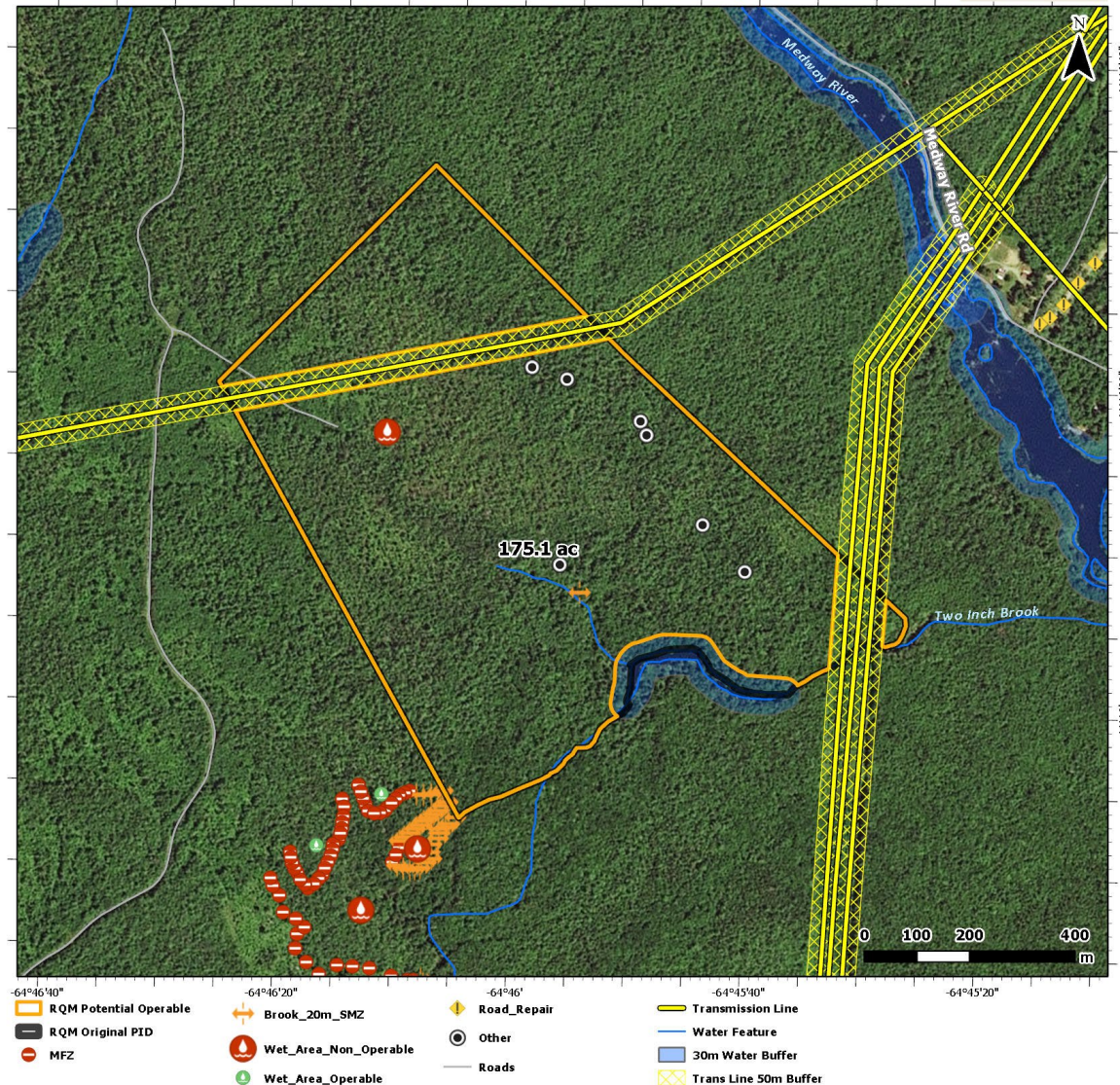




# Year 4 – Medway River

Region of Queens Municipality Series | PID: 70115613

Map Scale - 1:10,000 **FREEMAN**  
Municipal Forestry



**Forest type:** Spruce – Pine Mixedwood

**Treatment area:** 71 hectares (175 acres)

**Harvest treatment:** Patch Selection

- Creates a diverse, uneven-aged forest

**Notes:**

- Will require 5km access road upgrade that can be used for recreation and emergency access

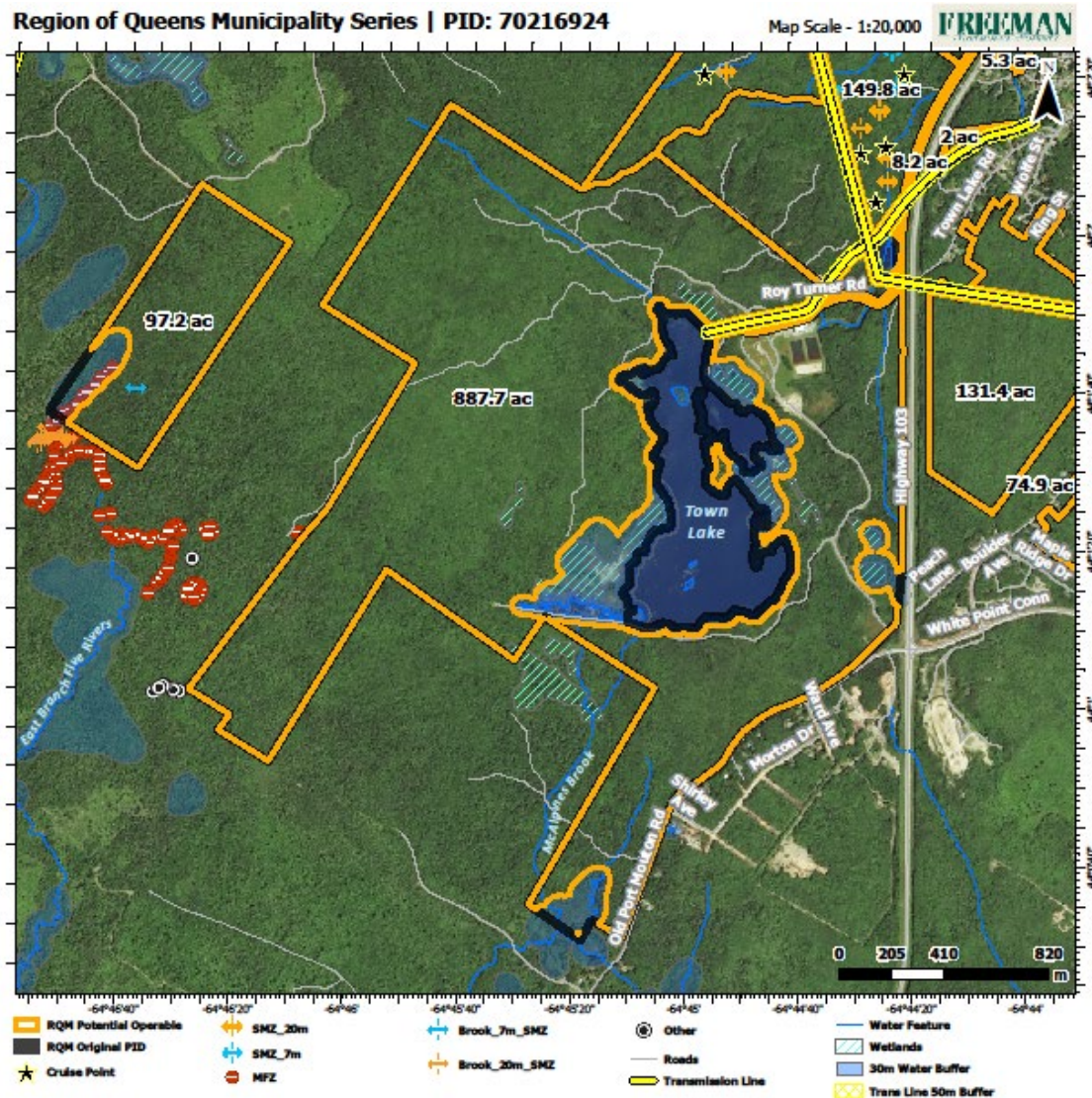


# Year 4 – Medway River





# Watershed Management



**Forest type:** Maple – Birch - Poplar Hardwood

**Goal:** Deliver improved drinking water quality and quantity, and mitigate fire risk in municipal watershed

- Currently an unmanaged, immature forest
- Aim to transition into climate-resilient tolerant hardwood forest

**Area has a history of fire and associated risks**

- Use learnings from HRM's watershed management in Pockwock Watershed
- Opportunities for research

# Watershed Management



# The opportunity



The Region of Queens is in **unique position** to set an example of how to manage municipal forest lands

- 2,100 hectares (5,200 acres) of land
- 1,700 hectares (4,200 acres) is **forest** (80%)
- 1,500 hectares (3,700 acres) is **working forest** (70%)

Managing your forest provides a wide range of **benefits**

- **Ecological** – Climate resilience, carbon sequestration, and fire mitigation. Opportunity to identify long-term conservation areas (OECMs)
- **Social** – Increase access to forest for public safety and recreation. Opportunity to develop public trails/parks
- **Economic** – Stable, long-term annual income based on sustainable harvest levels

# Our proposal



## **A management strategy that meets the Region of Queens' social, ecological and economic objectives**

- Proactively mitigate fire, windthrow and water quality risk through responsible harvesting
- Build and maintain forest infrastructure (roads, bridges) to improve access to forest for public recreation (hiking, hunting, ATVs) and emergency services (fire suppression)
- Invest in silviculture to sequester carbon and mitigate impacts of climate change
- Provide long-term forest management planning, modelling and SFI-Certification
- Grow and sustain the rural economy of the Region of Queens by employing local contractors and contributing to community fund

## **Management agreement updated annually to include:**

- Work plans reviewed and submitted for upcoming year
- Timber pricing based on publicly available audited stumpage rates via Department of Natural Resources
- Road construction and silviculture funded by Freeman Lumber
- Shapefiles, maps and other applicable info submitted annually to the Region of Queens

# Summary

- We will manage your land openly and transparently to deliver the maximum possible social, ecological, and economic value.
- Forestry is a sustainable sector and your forests, if managed responsibly, can increase in value while providing steady income and capturing CO<sub>2</sub>.
- We have the best team, the best practices and the best facility in Nova Scotia to deliver the best value.
- We are confident our plan will uphold the Region of Queens' safety and environmental standards and protect your reputation.
- **We'd like to invite you for a woodlands and mill tour!**

**It is smart business for the Region of Queens to partner with Freeman Lumber!**





NOVA SCOTIA  
**Attorney General**  
**Justice**  
Office of the Minister

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PO Box 7, Halifax, Nova Scotia, Canada B3J 1T0 • Telephone 902 424-4044 • [JustMin@novascotia.ca](mailto:JustMin@novascotia.ca)

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June 25, 2025

Via email: [schristian@regionofqueens.com](mailto:schristian@regionofqueens.com)

Dear Mayor Scott Christian,

Today marks a pivotal moment for the future of policing in Nova Scotia. Following an extensive and inclusive process that began in September 2023, the Government of Nova Scotia is releasing the outcomes of the Comprehensive Policing Review (the “Review”). I write to you in your role as Mayor of Region of Queens Municipality to share details of the Review, including the Report from Deloitte and Government’s response entitled, Shaping the Future: Policing in Nova Scotia, [here](#).

This Review represents one of the most significant evaluations of our policing system in recent history, and I want to express my deepest gratitude to the more than 6,900 Nova Scotians who participated directly, as well as the hundreds of police officers, municipal leaders, and system partners who generously contributed their time, insights, and lived experiences.

As you know, in Nova Scotia, the responsibility for policing is shared. Municipalities are responsible for funding and maintaining an adequate, efficient and effective police service within their jurisdiction, including staffing, equipment and facilities. The Province is responsible for setting policing standards and oversight.

The result of the Review is clear and compelling: the status quo is not an option. Citizens have a right to feel safe in their communities and they are demanding more. They are right: under-resourcing and inconsistent policing levels across the Province cannot continue.

We are committed to working collaboratively with municipalities to build a stronger system of public safety where every Nova Scotian—regardless of where they live—has access to high-quality, modern policing services.

Deloitte has recommended a path forward that will ensure policing in Nova Scotia is consistent, responsive, community-focused and equipped to meet evolving needs. Based on extensive research and analysis, Deloitte recommends the implementation of foundational changes and the expansion of the provincial police, being the RCMP. Deloitte didn’t take this process lightly and their detailed report lays out the reasons for their recommendations. All Nova Scotians

deserve to have safe communities, supported by visible officers who can respond promptly and effectively to the full spectrum of public safety issues.

The province intends to adopt six foundational recommendations that will serve as the cornerstone of a renewed policing model in Nova Scotia. We will be taking immediate actions to address each one and we will increase our investment in provincial systems to support these changes, as well as make the necessary changes to the Nova Scotia *Police Act*.

The foundational changes are:

1. **Unified Records Management System:** A single, province-wide records management system for all police agencies to improve data sharing, coordination, and oversight, and to support evidence-based decision-making.
2. **Enhanced Police Resourcing:** Ensuring that police services across the province are adequately resourced to increase visibility, responsiveness, and meaningful engagement with the communities they serve.
3. **Layered Policing Model:** Introducing deployment of Community Safety Officers and Special Constables allowing for more effective responses to a range of public safety needs, while enabling sworn officers to focus on core policing duties.
4. **Establishment of Community Safety Boards:** Providing civilian oversight and governance across the full spectrum of public safety services, including law enforcement, Community Safety Officers and Special Constables, enhancing transparency, accountability and community trust.
5. **Provincial Policing Standards:** Augmenting existing standards and introducing new ones to ensure consistent, high-quality service delivery across Nova Scotia. New standards will also include training requirements for all officers in cultural competency and the experiences of vulnerable populations.
6. **A New Billing Framework:** We will implement a revised billing framework for municipalities served by the RCMP, promoting financial sustainability, transparency, and enabling reinvestment into local, community-driven safety initiatives for municipalities policed by the RCMP.

Deloitte has also recommended an expansion of the provincial police service. We know that there are many communities in which the RCMP detachment is under-resourced. A plan to appropriately resource detachments will be supported by the establishment of a new billing framework and working collaboratively with 'H' Division and municipalities to assess current need.

This vision of policing in Nova Scotia will require both provincial and municipal action. We are committed to working collaboratively with the RCMP and municipalities to build a stronger system of public safety where every Nova Scotian—regardless of where they live—has access to high-quality, modern policing services.

This summer, I will be meeting with you to discuss your municipality's role in policing and how we can work together to align with the new provincial framework. These conversations will help us chart a path that reflects local needs and realities without compromising public safety. I look forward to these conversations and to building a stronger, safer Nova Scotia together.

Thank you for your continued leadership and dedication to public safety.

With respect and appreciation,

A handwritten signature in blue ink, appearing to read 'BD', with a long horizontal flourish extending to the right.

Becky Druhan  
Attorney General and Minister of Justice

cc. Dan McDougall, Chief Administrative Officer

## Region of Queens Municipality Staff Report

**To:** Mayor and Council  
**From:** Mike MacLeod, Director of Land Use  
**Date:** July 8, 2025  
**Re:** Site Plan Appeal – Waterloo Street, Liverpool

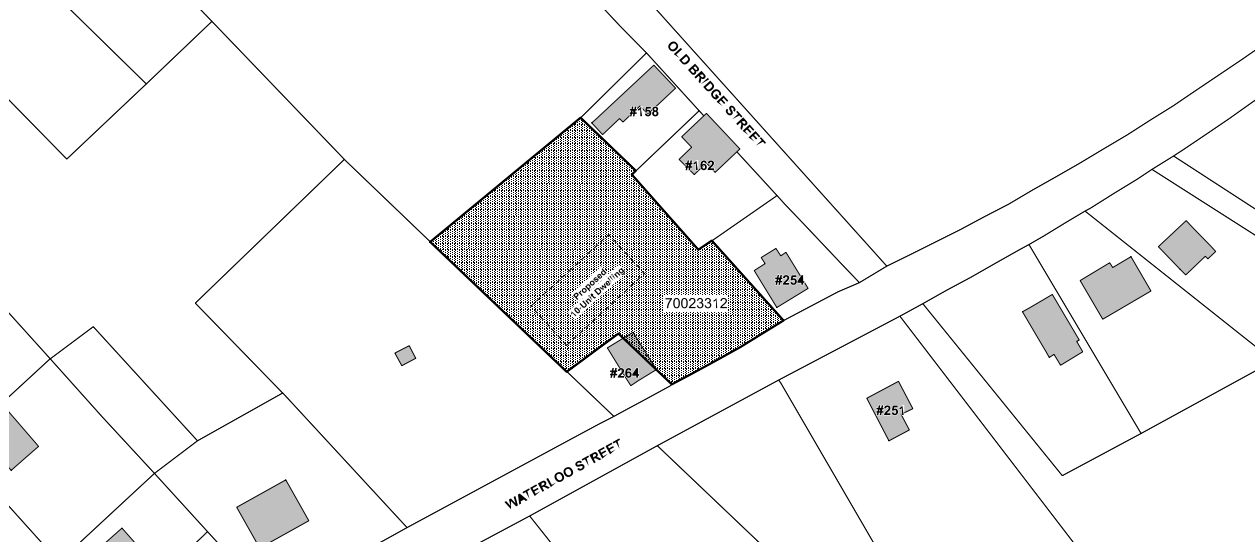
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### Background

The Region of Queens Municipality has received an appeal respecting the approval of a site plan for construction of a multiple unit dwelling on a property on Waterloo Street in Liverpool.

### Details

The Land Use Department has received an application to construct a 10-unit apartment building on property located on Waterloo Street in Liverpool and identified as PID # 70023312.



The property is zoned as *Multiple-unit Residential (RM)* under the Municipality's Land Use Bylaw, which allows for this use through a site plan approval process.

This is a development approval process in which applicants must meet an additional set of criteria, as identified in the Land Use Bylaw. Unlike standard development permitting, these criteria are not necessarily numerical in nature, and can involve a negotiation between the applicant and the Development Officer to determine compliance with these criteria. This tool is useful for approvals that might require an additional level of oversight or flexibility to reduce impacts on the neighbourhood. The site plan criteria for this use is attached as Appendix A.

Municipal staff reviewed the application and were satisfied that the proposal met the requirements of the Land Use Bylaw and the site plan was approved. A copy of the site plan is attached as Appendix B.

The Municipal Government Act (MGA) establishes the process for site plan approval (Section 232), part of which is notification of surrounding property owners and setting out the right to appeal the approval to Council. Notification was sent out to all property owners within 30 meters of PID 70023312. Within the 14-day appeal period, the municipality received one formal appeal of the proposed development. A copy of the appeal is attached as Appendix C.

As set out in the MGA, upon hearing an appeal, Council can make any decision that the Development Officer could have made respecting the site plan application.

### **Recommendation Options**

1. THAT Council of Region of Queens Municipality uphold the decision of the Development Officer to issue site plan approval for development of a 10-unit apartment on property identified as PID# 70023312.

Or

2. THAT Council of Region of Queens Municipality overturn the decision of the Development Officer and deny the site plan approval for development of a 10-unit apartment on property identified as PID# 70023312;

#### 17.4 Grouped Dwellings, Multi-unit Dwellings, Nursing Homes, and Residential Care Facilities

- 17.4.1 Where a zone permits grouped dwellings, multi-unit dwellings, nursing homes, or residential care facilities by site plan approval, the Development Officer shall approve a site plan agreement where the requirements of this Land Use Bylaw and the following matters have been addressed:
- (a) Design
    - (i) Blank walls shall not be permitted at grade along any street frontage.
    - (ii) Except for those located below a height of 1.8 metres, decks shall not be permitted within 10 metres of any lot line adjacent to a single-unit dwelling, duplex dwelling, or semi-detached dwelling existing at the time of site plan approval application.
  - (b) Servicing and Utilities
    - (i) All utility equipment shall be enclosed within a building or screened from the street. Utility equipment includes, but is not limited to, utility boxes, meters, and air compressors.
    - (ii) Enclosed facilities for solid waste shall be provided for the use of residents. These facilities shall accommodate the number of waste stream collection types (e.g. garbage, compost, recycling) provided in the municipality at the time of permitting. These may be provided as a central collection point or, where appropriate, individual facilities for each dwelling unit. Adequate access shall be provided to the solid waste collection facilities.
  - (c) Landscaping
    - (i) Areas not used for structures, solid waste handling, automobile parking and circulation, or pedestrian walkways shall be landscaped. Such landscaping shall consist of a combination of sod, decorative native grasses, trees, shrubs, flowers, mulch, fountains, ponds, and/or decorative pavers.
  - (d) Pedestrian and Active Transportation Connections
    - (i) The primary entrance(s) of all dwelling units shall be connected to the nearest street right-of-way and to any adjacent active transportation route identified in a municipal active transportation plan by means of a barrier-free (accessible) pedestrian walkway at least 1.5 metres in width and paved with asphalt, concrete, bricks, or interlocking pavers.
  - (e) Lighting
    - (i) All exterior lighting shall be of a full cutoff type and shall not emit light above the horizontal.



Application for Site Plan Approval

Applicant - Owner: Scott Wellard - Housing Trust of Nova Scotia

Mailing Address: \_\_\_\_\_

Telephone: Home: \_\_\_\_\_ Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email Address: \_\_\_\_\_

Location of Proposed Development: Block R1 Old Bridge St, Liverpool

PID Number: 70023312

Zoning: RM - Multiple Unit Residential Zone

Type of Development Proposed: Multi-unit Residential Building - 10 Units

Site Plan Attached:

Fee Attached (\$25.00):

**\*Please Note that any application submitted without a site plan or application fee will be considered incomplete.**

I hereby make application to Region of Queens Municipality for site plan approval and certify that the information contained in this application are true and made in good faith and that I agree to carry out all of the terms of the approved site plan, as required under Section 232 of the Municipal Government Act. I hereby acknowledge that I am the owner of the above property or am otherwise acting as the owner's agent, authorized thereupon in writing.

Scott Wellard  
Scott Wellard (Apr 17, 2025 14:32 EDT)  
Signature of Applicant

APPROVED BY - DEVELOPMENT OFFICER

17/04/25  
Date  
May 16 /25  
DATE

Submitted on  
May 2 /25.

CONDITIONS:

Housing Trust of Nova Scotia

PID 70023312

### **Site Plan Approval Rationale**

#### Design

- Preliminary elevations included with site plan; subject to change.
- There are no decks included in this application.

#### Servicing and Utilities

- Utility equipment to be contained within 2nd floor mechanical room, or exterior screened from street as required.
- Solid waste facilities as shown in site plan to conform to 17.4.1(b)(ii).

#### Landscaping

- Landscaped areas as indicated on site plan to conform to 17.4.1(c)(i).

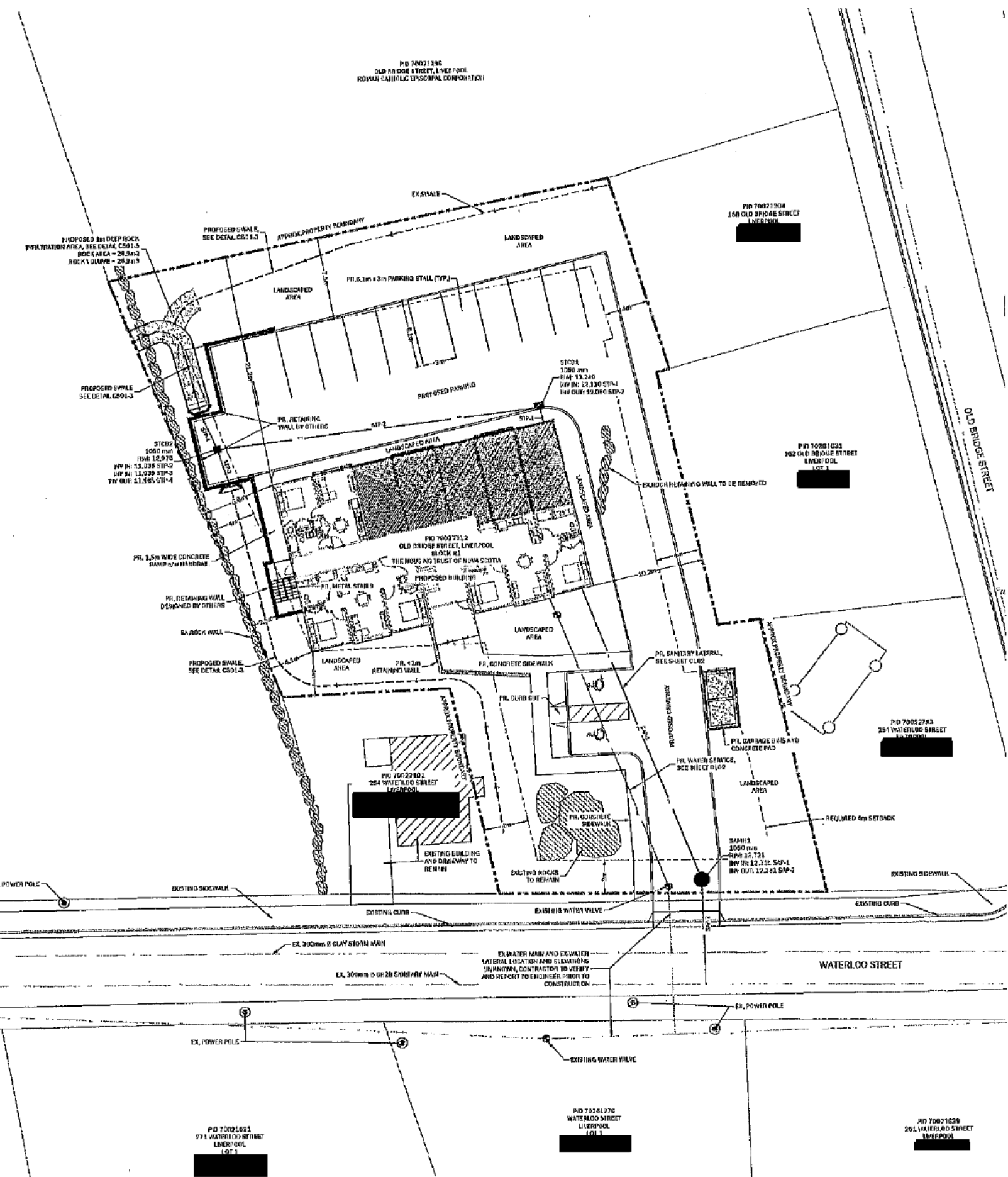
#### Pedestrian and Active Transportation Connections

- Shown in site plan and shall conform to 17.4.1(d)(i).

#### Lighting

- Exterior lighting at main and side entry not shown in site plan, shall conform to 17.4.1(e)(i).

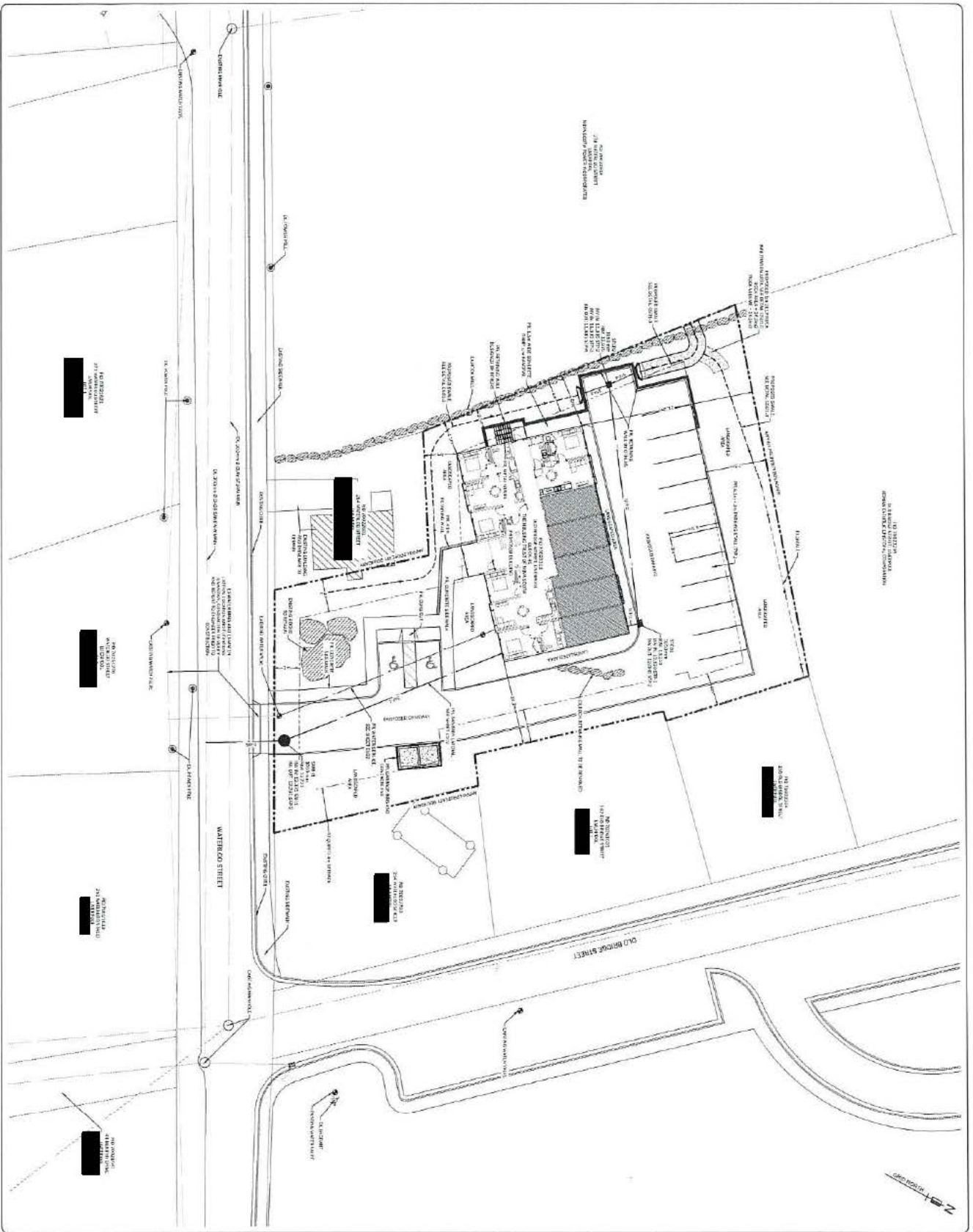
PD 70021388  
OLD BRIDGE STREET LIVERPOOL  
ROMAN CATHOLIC EPISCOPAL CORPORATION



PD 70021621  
271 WATERLOO STREET  
LIVERPOOL  
LOT 1

PD 70021876  
WATERLOO STREET  
LIVERPOOL  
LOT 1

PD 70021639  
261 WATERLOO STREET  
LIVERPOOL



- NOTES:**
1. ALL NOTES REFER TO SECTION, UNLESS OTHERWISE SPECIFIED.
  2. EXISTING SURVEY DATA SHOWN HAS BEEN PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
  3. EXISTING UTILITIES SHOWN ARE FOR INFORMATION ONLY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
  4. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
  5. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  6. ALL NOTES REFER TO THE SHEET NUMBER AND SECTION NUMBER.

NO.	DESCRIPTION	DATE	BY	CHKD.
1	DESIGN	10/15/2024	J. SMITH	M. JONES
2	REVISION	10/20/2024	J. SMITH	M. JONES
3	REVISION	10/25/2024	J. SMITH	M. JONES
4	REVISION	11/01/2024	J. SMITH	M. JONES
5	REVISION	11/05/2024	J. SMITH	M. JONES

**ABLE**  
ENGINEERING LAND SURVEYING

Professional Engineer Seal for James A. Smith, License No. 100000000, State of North Carolina.

**SITE PLAN**

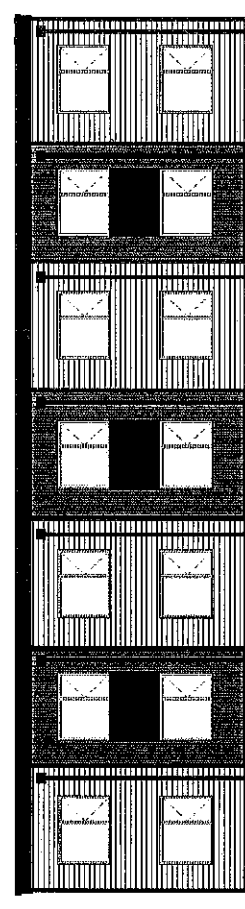
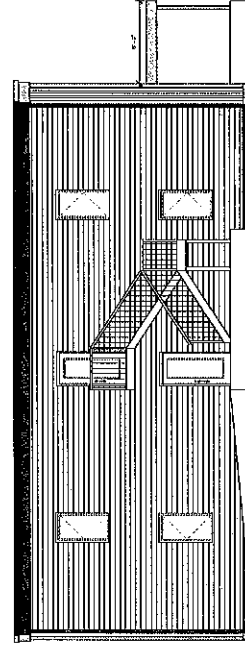
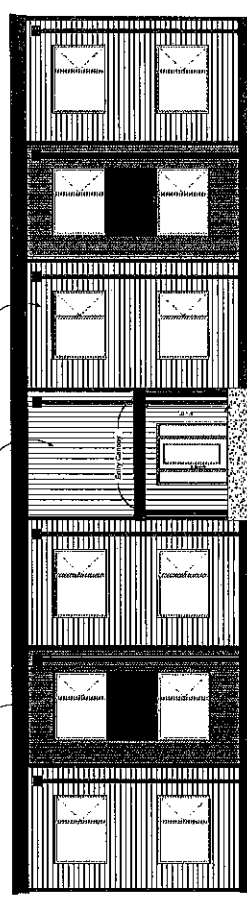
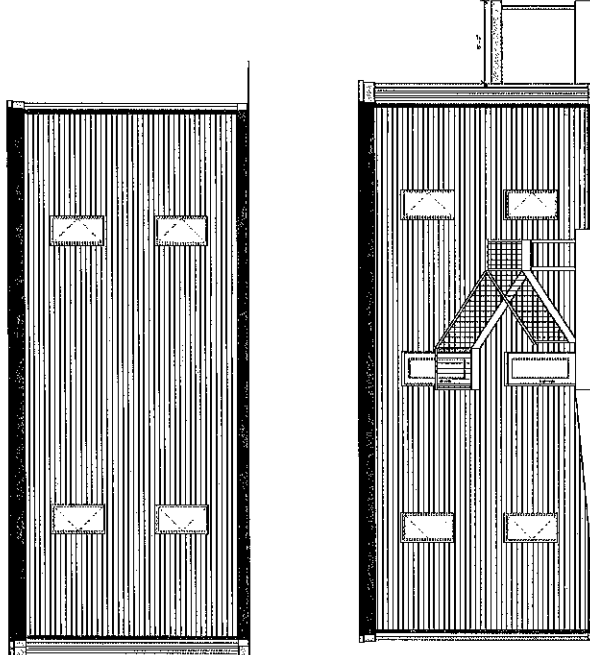
**BLOCK R1, HTNS DEVELOPMENT**  
OLD BRIDGE STREET, LENOIR COUNTY, NC  
P.O. BOX 1000000

SCALE: 1" = 40'

DATE: 11/15/2024

PROJECT NO.: C-100

DATE	11/15/2024
PROJECT NO.	C-100
SCALE	1" = 40'



I (WE) APPROVE THIS PLAN FOR CONSTRUCTION:

CLIENT:

RETAILER:  
SUPREME HOMES - COMMERCIAL

BUYER:  
A.T.I.

CLIENT:

QUOTEY/CLIENT NAME(S):  
NSHT - LIVERPOOL (19 UNITS)

INT-CENT DRAWINGS:  
PRODUCTION DRAWINGS

RETAILER:

PRELIMINARY DRAWINGS:  
OLIVIER MOREAU GALLANT

PARTITIONS DRAWINGS:

SIZE:

8858 S.F.

DATE OF FIRST DRAWINGS:

2025/02/26

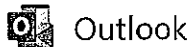
SIGNATURE DATE:

CRAF

3/32" = 1'-0" (11x17 FORMAT)

ELEVATIONS





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Formal Appeal of PD70023312

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From thomasbjerke ·  
Date Thu 2025-06-12 2:31 PM  
To Mike MacLeod <mmacleod@regionofqueens.com>

CAUTION: This email originates from outside the organization. Do not open attachments or click links unless you are sure this email comes from a known sender and you know the content is safe

Dear Mr. Macleod

Thank you for getting back to us regarding our concerns about the proposed development. We would like to formally appeal the above proposal of the development as referenced above.

After reading your letter dated May 26th to all property owners impacted by this development, it appears that this development project has issues that will negatively impact our quality of living here at 254 Waterloo street as per our previous email. Some, but not all, of our concerns without doing more research are:

Who will be reside in these 10 units?

How many occupants can be expected to reside here?

Who qualifies for this type of housing?

Who and how will this property be maintained? le: lawn/ landscaping, loose garbage etc.

Will this be monitored effectively so that we do not have detritus or broken down vehicles around?

Are pets allowed? If so what types are allowed.

The location of the garbage storage area. Which will directly impact our backyard living area and bedroom windows in regards to odor. Approximately 15 feet from our fence. This will attract rodents even more than what it is now which becomes a health concern.

There has been no proposal of a privacy fencing towards the back yards of the existing 4 houses. This both for security and privacy purposes.

Street lighting and lighting of building is a concern with light pollution into our collective yards.

Increase in traffic and noise from the incoming residence will impact the quality of living for our four residences.

Will there be blasting in order to deal with the bedrock for utilities/foundation of building? The concern is about the effect it will have on our foundations.

The concern about our property values being negatively impacted is also key in this appeal.

We feel this needs to be addressed with a greater concern for the families quality of life that have lived here for years.

There is a lot of people being crammed into what essentially is a house lot, which never has been a house lot only a backyard to the existing neighbours house which will change the whole essence of the neighborhood.

It is obvious that more investigation and attention needs to be given to this project by the residents of this neighborhood.

Especially where it impacts the properties values and how the existing residents use and enjoy their properties on a daily basis.

Any change that impact these properties in a negative way such as resale must be attended to. We would like to request to review the original drawings for this project and have someone knowledgeable available to explain the drawings if need be.

We will be looking into existing projects also under the Housing authority umbrella to see how well these are being maintained and managed in order for us to see if these projects are in good standing as "good neighbour's " .

Leanne and Thomas Bjerke have permission from Reg and Phyllis Coolen to act as primary contacts regarding all communications for this appeal.

Please use the following information for primary contact

(902)

--

Liverpool,

Reg and Phyllis Coolen, Property owners,  
Leanne and Thomas Bjerke, permanent residents of 254 Waterloo Street.

Thank you for your time and consideration.

Leanne and Thomas Bjerke

Sent from my Bell Samsung device over Canada's largest network.

## **Region of Queens Municipality Staff Report**

**To:** Mayor and Council

**From:** Mike MacLeod, Director of Land Use

**Date:** July 8, 2025

**Re:** Residential Dwelling Units as a Main Use in the Downtown Commercial (CD) Zone

---


### **Background**

Region of Queens Municipality has received a request to make amendments to its Municipal Planning Strategy and Land Use Bylaw, which seeks to allow for new multiple-unit residential dwellings as the primary or sole use within the Downtown Commercial (CD) Zone. A copy of the application is attached as Appendix A.

There is a recognized need for new residential dwelling units in Queens County, including downtown Liverpool. In trying to attract new business and industry to the area and grow our communities, the need for residential dwelling units will place increasing pressure on the existing housing market.

### **Details**

Economic times have changed and there has been a development shift over the last few decades, which has seen commercial development moving away from downtown core areas to the outskirts of a town or city (ie. big box development). This trend holds true for the Region's largest commercial core area; downtown Liverpool. Our relatively small population and competition with larger urban centres can often make it challenging to attract new commercial development to the downtown area. As a result, many community "main Streets" are seeing increased vacancies in commercial space in these areas, Liverpool included.




With this in mind, a question that gets raised frequently is can this vacant commercial space be better utilized under other types of uses, including full residential development? This is an issue that previous council's have wrestled with over the years. In 2003, Council for the Town of Liverpool entertained a similar planning amendment request from a property owner in Liverpool's downtown commercial core area. During the discussion / consultation process for this amendment application, several key considerations were identified:

- Parking -
  - Under the Municipality's Land Use Bylaw, there are no requirements for parking for new development in the Downtown Commercial (C1) Zone. Parking provisions for this zone has been removed previously, as it was felt that new commercial development was inhibited because there was no room to accommodate parking.
  - Parking for commercial businesses, for the most part, is in a constant state of motion.
  - Residential dwelling units, on the other hand, will require dedicated spaces. If these parking spaces cannot be provided on-site, where will they be accommodated.
- Reduction in properties available for new commercial development -
  - If an existing commercial property is converted to a residential use, it will most likely remain residential.
- Planning amendments would not only apply to a specific property, but to all properties within the Zone.

Council, at that time, was open to new residential dwelling units in the Downtown Commercial zone, but were hesitant to opening up the zone to residential uses as-of-right. Council instead opted to amend Liverpool's planning documents to allow new residential dwelling units through a development agreement process and subject to additional development criteria. This provision was incorporated into the Regional Municipal Planning Strategy and Land Use Bylaw that was adopted in 2009.

In July of 2023, Council completed a formal review and adopted a new Municipal Planning Strategy and Land Use Bylaw. Through the review process, revitalization of downtown Liverpool as a commercial core area was identified



as an issue of importance. The provision to allow new residential dwelling units through a development agreement process was not included in the revised planning documents.

The current Municipal Planning Strategy sets out that:

### **5.1.1** *Downtown Commercial Zone*

*Downtowns were long the heart of many communities in Queens. Many of them developed during a time before the automobile, modern financial instruments, and modern construction methods and, as a result, feature smaller buildings, packed closely together and located close to the street.*

*Along with the growth of commercial plazas, shopping centres, and large-format retail came a decline in downtowns. However, recent decades have seen somewhat of a renaissance in these areas; the smaller commercial spaces are a good fit for independent businesses and the fine-grained streetscapes are attractive to people looking for slower-paced shopping experiences.*

*Downtown Liverpool features the largest and most complete “main street” in Queens, appropriately located on Main Street and its side streets. It is defined by a mix of both older Victorian and Georgian buildings and modern buildings.*

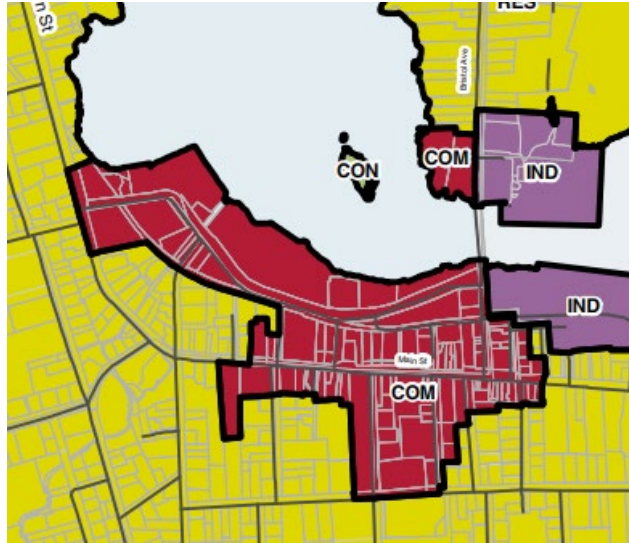
*Other downtowns in Queens do not feature the same critical mass and density of commercial buildings, having lost them to redevelopment over the years or never developing them in the first place. However, Council is supportive of establishing a denser commercial core within Caledonia, Milton, and Brooklyn; if demand warranted such an approach in the future, Council could consider applying the Downtown Commercial Zone to these communities.*

**Policy 5-20:** *Council shall establish the Downtown Commercial Zone in the Land Use Bylaw. This zone is intended to enable and promote fine-grained, walkable downtown areas reflective of a traditional “main street”.*

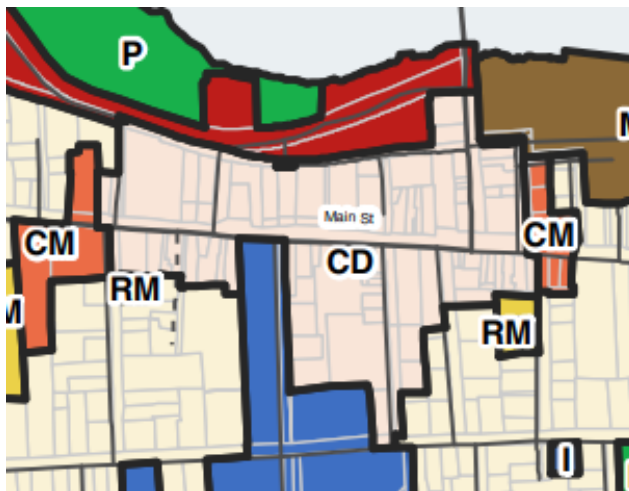
**Policy 5-21:** *The Downtown Commercial Zone shall permit a range of commercial and community uses of a scale and type appropriate to a downtown context. Automobile-related uses shall be prohibited, with the exception of parking lots designed to minimize their impact on the pedestrian*

experience. **Residential uses shall be permitted, but shall only be located in buildings with commercial uses and shall be secondary to the commercial storefront.**

The intent of policy 5-21 is to maintain the commercial nature of this commercially designated area.



Future Land Use Map



Zoning Map

In accordance with Policy 5-21, the Land Use Bylaw sets out that dwelling units can be considered in commercial buildings through a site plan approval process (Section 17.2 of the LUB). Site plan approval is a development approval

process in which applicants must meet an additional set of criteria set out in the Land Use Bylaw. This tool is useful for approvals that might require an additional level of oversight or flexibility in the ways impacts on neighbours are reduced, but that do not necessarily need to go through the complex and time consuming process required for a development agreement.

The criteria for site plan approval for Dwellings in Commercial Buildings includes the following:

*Where a zone permits dwellings in commercial buildings by site plan approval, the Development Officer shall approve a site plan agreement where the requirements of this Land Use Bylaw and the following matters have been addressed:*

*(a) Use Allocation*

- I. Dwellings located on the ground floor shall not exceed a total of 50 percent of the ground floor area.*
- II. Dwellings located on the ground floor shall be located to the rear of the commercial use(s).*
- III. On corner lots, ground floor commercial use(s) shall wrap around the corner from the front lot line along the flankage lot line to a minimum distance of 5 metres or 50 percent of the building depth, whichever is less.*
- IV. In buildings constructed after May 24, 2022, ground-floor residential uses shall have a floor-to-floor height of no less than 4 metres.*

*(b) Access*

- I. Entrance(s) to residential uses shall be separate from the entrances for other uses.*
- II. Residential entrances shall not exceed a width of 2 metres on the front façade.*

In order to consider a proposal for new multiple-unit residential dwellings as the primary or sole use (no commercial use) within the Downtown Commercial (CD) Zone, amendments to both the Municipal Planning Strategy and Land Use Bylaw would be required.

**Options for Consideration -**

1. Allow new multiple unit residential dwellings as a permitted main use in the Downtown Commercial (CD) Zone –

- Rewrite existing policy in the Municipal Planning Strategy to allow for multiple unit residential dwellings as a permitted main use in the CD Zone. Amend the Land Use Bylaw to reflect policy changes.
2. Allow new multiple unit residential dwellings in the Downtown Commercial (CD) Zone through development agreement -
    - Rewrite existing policy in the Municipal Planning Strategy to allow for new residential dwelling units in the CD Zone by development agreement. Amend the Land Use Bylaw to reflect policy changes.
  3. Maintain status quo.
    - Deny the application.

**Potential Recommendation Options:**

1. THAT Council of the Region of Queens Municipality give notice of its intention to amend the Municipal Planning Strategy and Land Use Bylaw to allow new multiple unit residential dwellings as a permitted main use in the Downtown Commercial (CD) Zone.


Or

2. THAT Council of the Region of Queens Municipality give notice of its intention to amend the Municipal Planning Strategy and Land Use Bylaw to allow new multiple unit residential dwellings as a permitted main use in the Downtown Commercial (CD) Zone through development agreement;

AND THAT Council of the Region of Queens Municipality give notice of its intention to enter into a development agreement with SDL Investments Limited to allow for a 16-unit multiple unit dwelling on property located at 194 Main Street in Liverpool and identified as PID# 70026364;

AND THAT a Public Hearing be held on August 12, 2025 in the Council Chambers of the Municipal Administration Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m.

Or

- 
3. THAT Council of the Region of Queens Municipality maintain status quo and deny the application to amend the Municipal Planning Strategy and Land Use Bylaw to allow new multiple unit residential dwellings as a permitted main use in the Downtown Commercial (CD) Zone.

The Planning Advisory Committee met on May 5, 2025 to review the application. The Committee engaged in considerable discussion on what it would mean for the Downtown Commercial (CD) Zone to open it up to strictly residential uses. The general feeling was that there are benefits of incorporating residential development in commercial areas, creating vibrant and sustainable communities that can encourage economic growth. Committee also discussed potential implications of reducing available space for commercial development in the future. It was felt that opening up the CD Zone to residential development as-of-right was not in the best interest of the community and that if Council was to permit this use, controls would need to be established. The Committee requested that draft amendments for considering multi unit dwellings in the CD Zone by development agreement be prepared, prior to making a recommendation to Council.

Draft amendments to the Municipal Planning Strategy and Land Use Bylaw were prepared and presented to Committee at a meeting held on May 15, 2025. A copy of the amendments is attached as Appendix B. A draft development agreement is attached as Appendix C. Following considerable discussion on potential benefits and challenges of stand-alone residential uses in the Downtown Commercial area, PAC was still not comfortable with moving forward with a recommendation to Council. The Committee requested that Staff seek input from the business community and the general public to better inform their decision making process.

UPLAND Planning and Design Studio was hired to carryout this engagement process. Drop-in information sessions were hosted on June 17<sup>th</sup>, 2025 and June 19<sup>th</sup>, 2025 at Queens Place Emera Centre to present options and gather input. An online feedback form / survey was also prepared. A copy of UPLANDS Engagement Summary is attached as Appendix D.



## **Applicable Legislation**

Municipal Government Act and Region of Queens Municipality Municipal Planning Strategy and Land Use Bylaw.

# Appendix A

## Item 10.2 - Appendix A

February 25, 2025

Region of Queens Municipality

Liverpool, NS

Mike:

Please see attached our application to amend the Region's Planning Documents for the renovation of 194 Main Street, Liverpool.

The existing structure will be fully renovated to include up to 16 residential units, covered parking for all tenants and guests and approximately 20 storage units to be made available to the tenants.

To date we have completed a Phase 1 environmental assessment with no identified issues.

The attached plan is not yet fully designed but provides you and your team a rendering of our intended use of the property. Our goal is to complete renovations of the building by early next year.

I look forward to addressing any questions from you or your team and would be happy to meet with the PAC and/or Council to present the project and answer any questions.

Sincerely,

Eric Fry

President, SDL Investments Limited



For Internal Use Only
Acceptance Date: _____
Processing Date: _____

**Region of Queens Municipality**  
**Planning Amendment and Development Agreement Application**



**1. Application Type:**

- Land Use Bylaw Amendment
- Development Agreement

**2. Property Information:**

Civic address of subject property – 194 Main St, Liverpool NS  
Property Identification Number (PID) – 70026364  
Present use of subject property – Commercial - vacant  
Proposed Use of subject property – Residential  
Existing Lot Size - 16,302 sq'  
Existing Lot Frontage - 61.5 ft on Main, 64.5 ft on Water

**3. Property Owner Information:**

Name – SDL Invesments Limited  
Applicant is :  
 Owner  
 Agent of Owner  
Civic Address - \_\_\_\_\_  
Mailing Address (If different from Civic Address) - \_\_\_\_\_  
Telephone Number - \_\_\_\_\_  
Email Address - \_\_\_\_\_

**4. Zoning Information:**

Existing Zoning - CD

Proposed Zoning - Residential

**5. Property Servicing Information:**

Water Services –

Municipal System -  Existing  Proposed

Drilled Well -  Existing  Proposed

Dug Well -  Existing  Proposed

Other - \_\_\_\_\_

Sewer Services –

Municipal System -  Existing  Proposed

On-site System -  Existing  Proposed

Other - \_\_\_\_\_

Access –

Public Road -  Existing  Proposed

Private Road -  Existing  Proposed

Other - \_\_\_\_\_

**6. Declaration:**

Registered Owner of Property (Please print)

I / We Eric Fry, President of SDL Investments Limited do solemnly declare that I / We are the current registered owner(s) of the property described in this application. I / We have examined the contents of this application and certify that the information submitted is accurate.

Registered Owner SDL Investments Limited

Signature Eric Fry

Date Feb 25, 2025

Registered Owner (if more than one) \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Authorization of Registered Owner (Please print)

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

Notes:

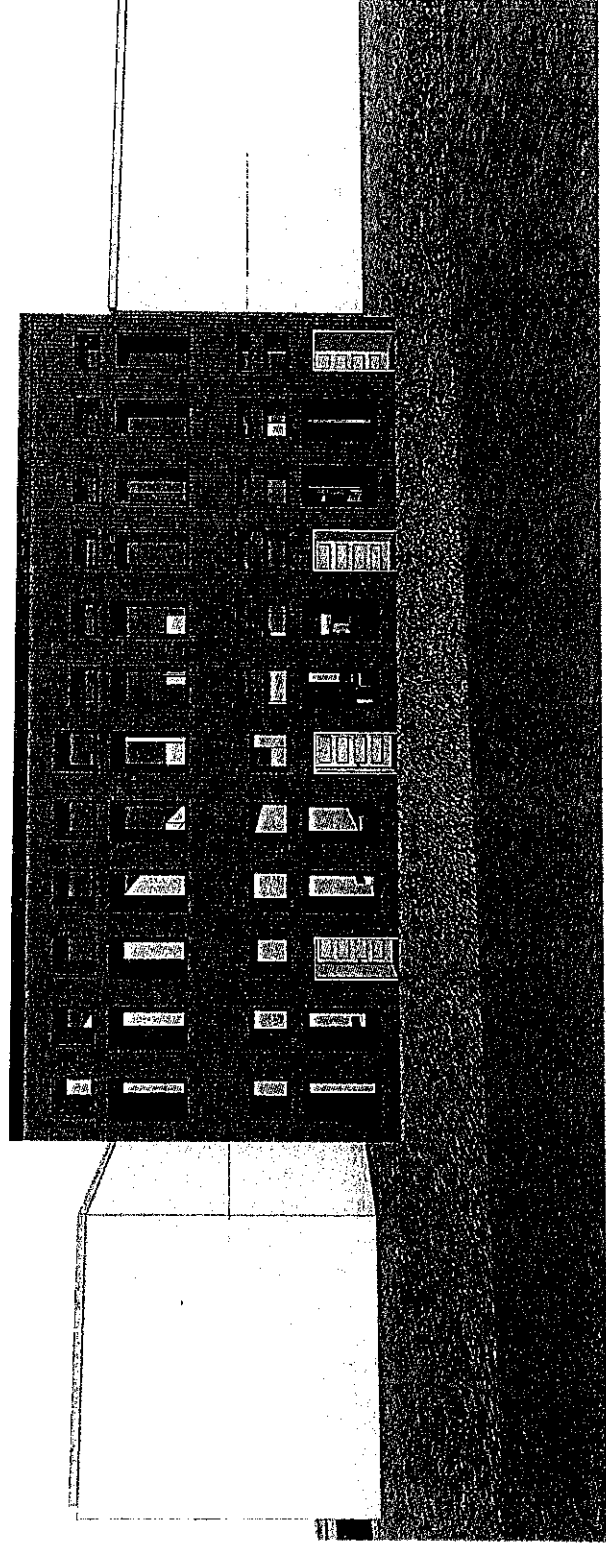
1. The requirements of a Land Use Bylaw amendment or development agreement application are established by the Planning Department of the Region of Queens Municipality. An application approval process will not commence until a completed application and advertising deposit are received.
2. Please make cheques payable to the Region of Queens Municipality. Following completion of the amendment process, the unused balance will be returned to the applicant. However, should the deposit be insufficient to cover the cost of advertising, the applicant will be responsible for the difference.
3. It is recommended that an applicant have a pre-consultation meeting with staff of the Planning Department prior to submitting this application.



**T.A. SCOTT**  
ARCHITECTURE + DESIGN  
DRAWING INSPIRATION

Project Number	24-078
Date	2025.02.11
A-000	
1. PRODUCT DRAWING	
2025.02.11	

# 194 MAIN STREET. LIVERPOOL



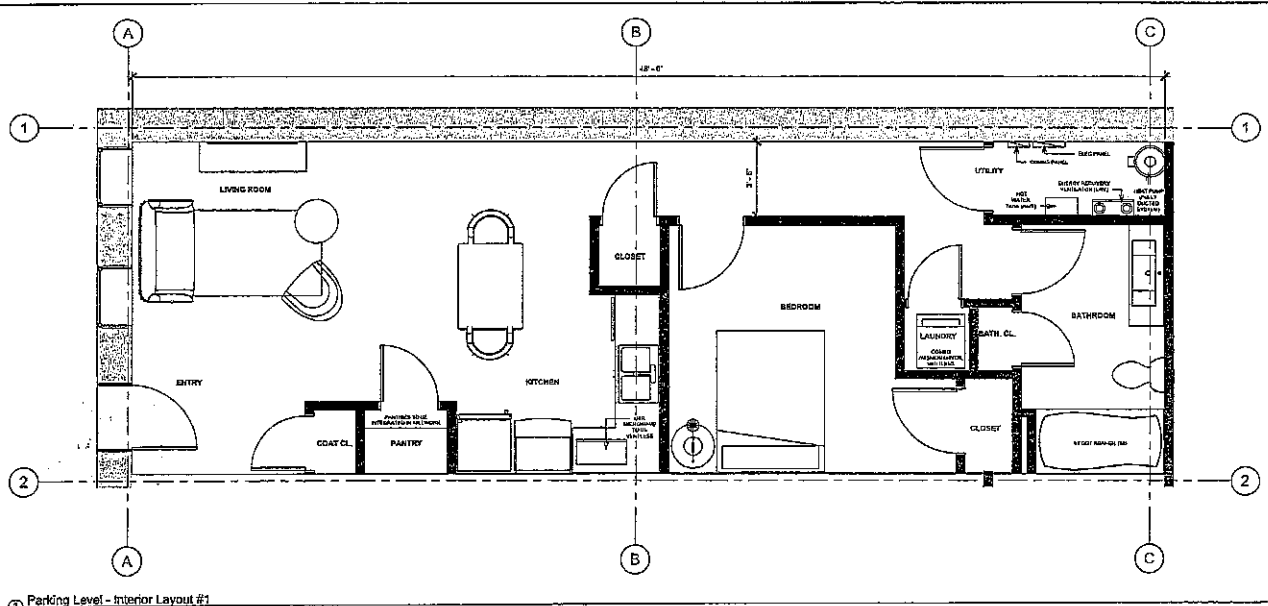




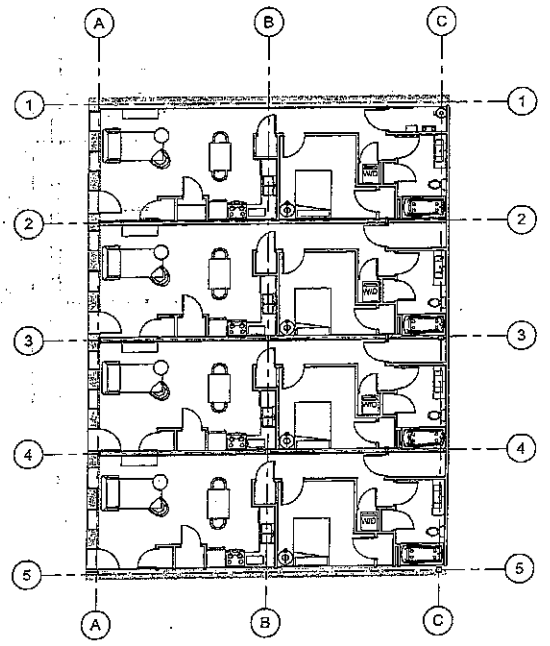




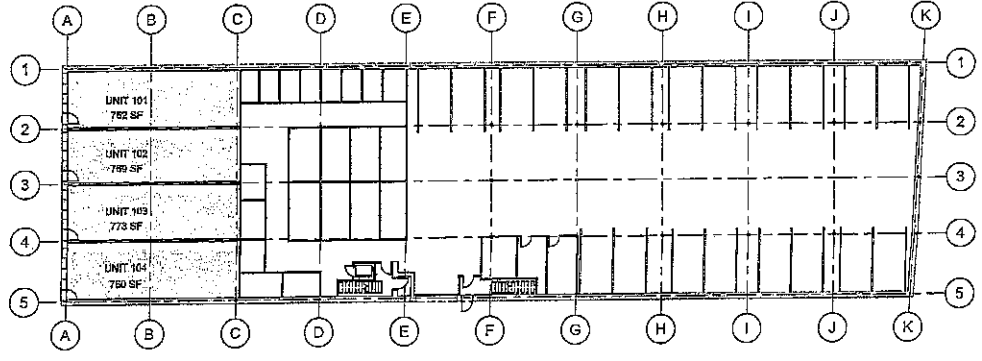
**T.A. SCOTT**  
 ARCHITECTURE + DESIGN  
 DRAWING INSPIRATION



① Parking Level - Interior Layout #1  
 $3/8" = 1'-0"$



② Parking Level - Interior (units)  
 $1/8" = 1'-0"$

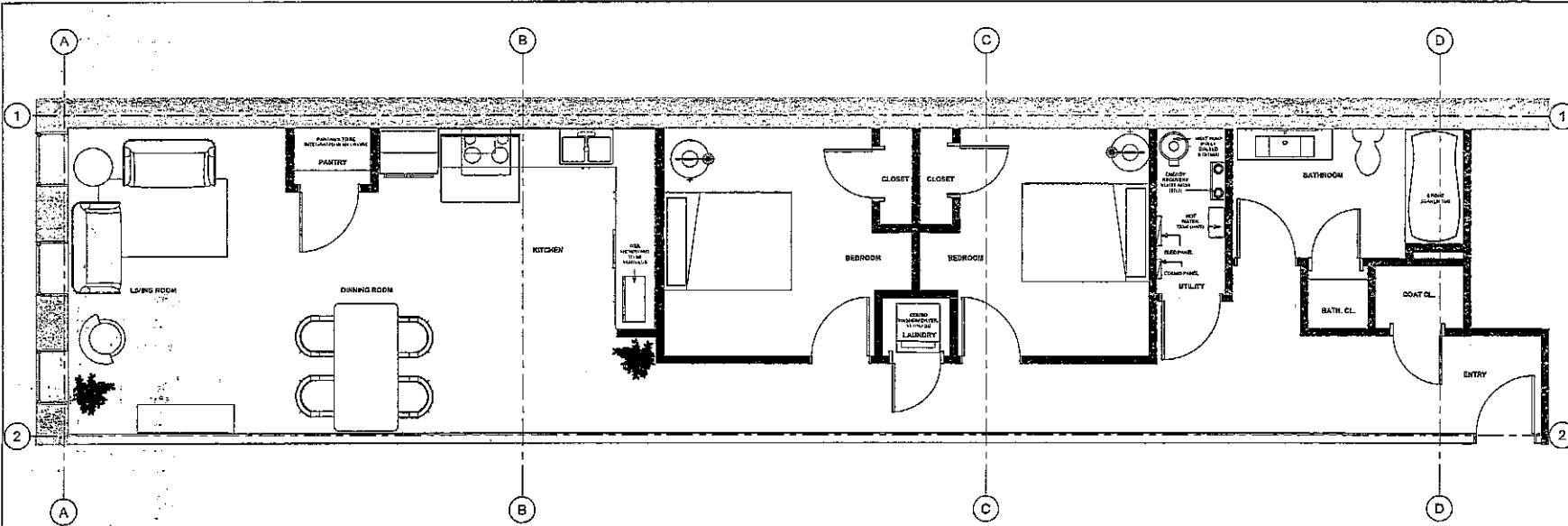


③ PARKING LEVEL  
 $1/16" = 1'-0"$

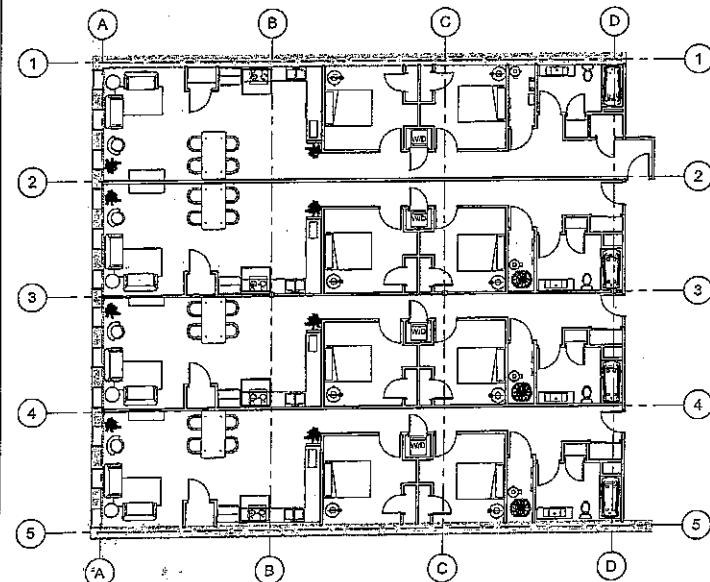
No.	Description	Date
Issue Schedule		
Revision Schedule		
No.	Description	Date
<b>194 MAIN STREET. LIVERPOOL</b>		
<b>Floor Plans - Parking - Interior Layout</b>		
Project Number	24-079	
Date	2025.02.11	
Drawn By	M.BEAULIEU	
Checked By	TAS	
<b>A-102</b>		
Scale	As indicated	



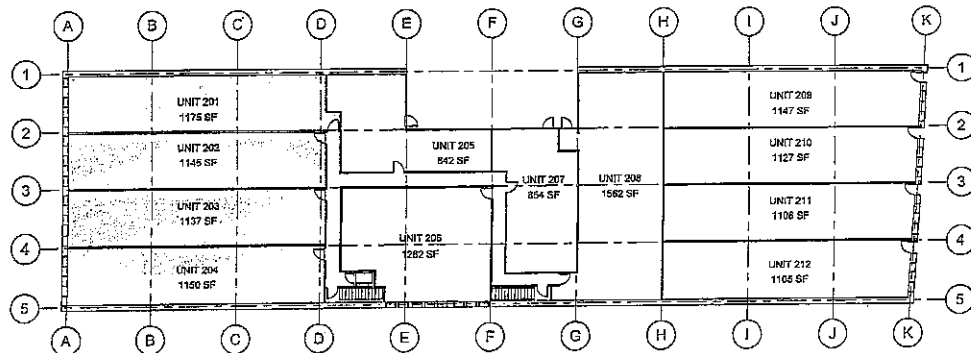
**T.A. SCOTT**  
ARCHITECTURE + DESIGN  
DRAWING INSPIRATION



① Level 1 - Interior Layout #1  
3/8" = 1'-0"



② Level 1 - Interior Layout #1 (units)  
1/8" = 1'-0"



③ AREA (201,202,203,204)  
1/16" = 1'-0"

No.	Description	Date
Issue Schedule		

No.	Description	Date
Revision Schedule		

194 MAIN STREET.  
LIVERPOOL

Floor Plan -  
Ground - Interior  
Layout #1

Project Number 24-079  
Date 2025.02.11  
Drawn By M.BEAULIEU  
Checked By TAS

**A-103**

Scale As indicated



## Multi-Unit Dwellings as Primary Use in Downtown Commercial (CD) Zone Potential Amendments – Development Agreement Option –



### Municipal Planning Strategy:

- ⇒ Incorporating a new paragraph in Section 5.3.2 Downtown Commercial Zone (page 5-8), which reads as follows:

*Council recognizes the important role that downtowns play in the economic sustainability of Queens. While at the same time, they are also cognizant of the fact that residential uses in commercial downtown areas can be crucial for creating vibrant, dynamic spaces that foster a sense of community and encourage economic growth. By integrating housing with commercial and cultural spaces, downtown areas become more livable, offering a balance between work and leisure. Residents in these areas support local businesses and provide a steady customer base. Overall, the inclusion of residential spaces in commercial zones promotes urban sustainability, enhances quality of life, and stimulates both social and economic interactions.*

*Council feels that new multi-unit residential dwellings, whether associated with a permitted commercial use or a stand-alone residential development, may be compatible in certain commercial locations. However, Council also feels that this type of development should be regulated, so as to not adversely affect the surrounding commercial uses.*

- ⇒ Removing the last sentence in Policy 5-21 (page 5-8), which reads:

*Residential uses shall be permitted, but shall only be located in buildings with commercial uses and shall be secondary to the commercial storefront.*

- ⇒ Incorporating a new policy statement following Policy 5-21 (page 5-8), which reads as follows:

**Policy 5-21-1:** *Council shall consider proposals for new multiple-unit dwellings, which are not associated with a permitted commercial use, in the Downtown Commercial (CD) Zone by development agreement, shall have regard to the following:*

- a. *the policies of Section 6.4;*
- b. *the suitability of other sites zoned for the proposed residential use;*
- c. *that the proposed lot is large enough to accommodate a minimum of 1.25 off-street parking spaces for each dwelling unit in the building;*
- d. *the glare from the lighting of proposed parking areas be directed away from abutting properties;*
- e. *that any proposed outdoor storage and / or garbage areas are screened from view; and*

- f. the exterior design of new residential buildings in the Downtown Commercial (CD) Zone shall be compatible with those of surrounding commercial buildings.

Land Use Bylaw:

⇒ Rewrite Section 11.2.1(c) iv. (page 11-4) to read:

*iv. Multi-unit Dwellings – MPS Policy 5-21-1 and Policy 5-35*

⇒ Amend chart *Residential Uses in Urban Serviced Commercial Zones* (page 11-5) to reflect Multi-unit Dwelling in the CD Zone by development agreement.

	CD	CG	CM	CL	SPECIAL REQ's
Accessory Dwelling	-	-	P	-	S7.1
Bed and Breakfast	P	P	P	-	
Boarding House –					
5 or fewer sleeping units	-	-	P	-	
More than 5 sleeping units	-	-	DA	-	
Converted Dwelling -					
5 or fewer dwelling units	-	-	P	-	S7.5
Duplex Dwelling	-	-	P	-	
Dwellings in Commercial Buildings	S	S	-	P	
Grouped Dwellings	-	-	DA	P	
Home-based Business – Level 1	P	P	P	P	S7.9
Mobile Home	-	-	P	-	S11.1.1(f) & (g)
Multi-unit Dwelling	<b>DA</b>	-	DA	S	
Nursing Home	S	S	S	S	
Row House Dwelling	-	-	-	P	
Semi-detached Dwelling	-	-	P	-	
Short-term Rental	-	-	P	-	S7.14
Single-unit Dwelling	-	-	P	-	
Small Options Home	-	-	P	-	
Triplex Dwelling	-	-	P	-	

P = permitted | S = site plan approval | DA = development agreement

**THIS AGREEMENT** made this            day of            , A.D., 2025.

**BETWEEN:**

, hereinafter referred to as the "Developer"

**OF THE ONE PART**

-and-

**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 Policy \_\_\_\_\_ of the Region of Queens Municipality Municipal Planning Strategy, so that the Developers 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 for purposes other than those described in this Agreement;
3. **THAT** the proposed uses of the Lands, which are permitted under this Development Agreement are the following:
  - a) Multi-unit Dwelling;
  - b) Downtown Commercial (CD) Zone Permitted Uses
4. **THAT** the Developer shall provide 1.25 off-street parking space for each residential dwelling unit in the building;

5. **THAT** the proposed parking area shall be maintained with a stable surface, that is treated to prevent the raising of dust or loose particles;
6. **THAT** any lighting for proposed parking area shall be directed away from abutting properties;
7. **THAT** any proposed outdoor storage and garbage areas be screened from view;
8. **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.
9. **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;
10. **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;
11. **THAT** amendments which shall be considered substantial are any affecting the following:
  - (a) An increase in the number of residential units in the building.
  - (b)
12. **THAT** any amendment whether substantial or otherwise must be approved by both parties in writing;
13. **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;
14. **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;

15. **THAT** this Agreement is not assignable without the written consent of the Region;
16. **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.

**PROVINCE OF NOVA SCOTIA  
COUNTY OF QUEENS**

ON this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the subscriber personally came and appeared \_\_\_\_\_ a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that \_\_\_\_\_ signed, sealed and delivered the same in his/her presence.

\_\_\_\_\_  
A Commissioner of the Supreme Court of Nova Scotia

**PROVINCE OF NOVA SCOTIA  
COUNTY OF QUEENS**

ON this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the subscriber personally came and appeared \_\_\_\_\_ 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, Scott Christian and Willa Thorpe, signed, sealed and delivered the same in his/her presence.

\_\_\_\_\_  
A Commissioner of the Supreme Court of Nova Scotia

# Queen's Downtown Commercial Zone Proposed Amendments **ENGAGEMENT SUMMARY**

June 2025



## PROJECT INTRODUCTION

In June 2025, the Region of Queens Municipality engaged UPLAND Planning + Design Studio to undertake a voluntary public engagement process to better understand the community's perspectives on residential land uses in the Downtown Commercial (CD) Zone. This was triggered by a development application that would require amendments to the municipal planning documents. The goal of the engagement is to help inform the decision-making process for Planning Advisory Committee's recommendation to Council.

## DEVELOPMENT SUMMARY







In 2025, SDL Investments Limited submitted an application to amend the Region of Queens Municipality's Municipal Planning Strategy and Land Use Bylaw. These amendments, if passed, would allow for new multiple-unit residential dwellings as a main (or standalone) use within the Downtown Commercial (CD) Zone. While the application would impact all development in the CD Zone moving forward, it was initiated to accommodate a proposed renovation at 194 Main Street in Liverpool. Here, the applicant seeks to renovate the existing structure to create a multiple unit residential dwelling with 16 units, featuring covered parking on the lot.

## BACKGROUND

Currently, within the Downtown Commercial (CD) Zone, residential uses are permitted, but only when they are located in buildings with commercial uses and are secondary to the commercial storefronts. This prohibits any standalone residential uses within the zone.

## OPTIONS

There are three options that Planning Advisory Committee can consider to address the proposed amendments to the planning documents, each with its own set of implications. They are:

- **1 Allow new multiple unit residential dwellings as a permitted standalone use in the Downtown Commercial (CD) Zone.**  
 Amend the Municipal Planning Strategy and Land Use Bylaw to allow for multiple unit residential dwellings as a permitted main use in the CD Zone.
- **2 Allow Council to consider new multiple unit residential dwellings in the Downtown Commercial (CD) Zone through development agreement.**  
 Amend the Municipal Planning Strategy and Land Use Bylaw to allow for multiple unit residential dwelling units in the CD Zone by development agreement.
- **3 Deny the request and maintain current regulations.**  
 Make no changes to the Municipal Planning Strategy and Land Use Bylaw

## WHAT WE DID

For this project, we undertook three methods for the engagement:



### Business Engagement Session

June 17<sup>th</sup>, 5-8pm in the Community Room at Queen's Place Emera Centre



This session had 9 attendees, including 1 member of the media, 2 members of the Planning Advisory Committee and 1 member of Council.



### Public Engagement Session

June 19<sup>th</sup>, 5-8pm in the Community Room at Queen's Place Emera Centre



This session had 4 attendees, including 2 members of the Planning Advisory Committee.



### Online Feedback Form

Open from June 12<sup>th</sup>- 24<sup>th</sup>



We had 30 submissions from business owners and residents.

## WHO WE HEARD FROM

In another part of the Region of Queens Municipality

47.2%  
(n=17)

### Place of Residence

In Liverpool  
52.8%  
(n=19)

Business owner in the CD Zone  
13.3% (n=4)

Business owner outside of the CD Zone  
20% (n=6)

### Business Community

Not a business owner  
66.7%  
(n=20)

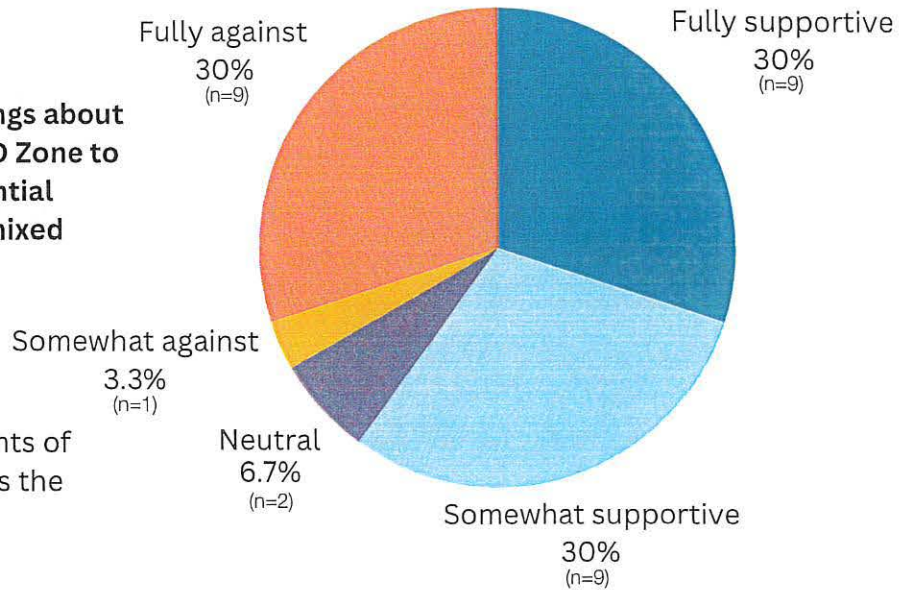
It is important to note that the data gathered is limited by the response rate and does not portray a representative sampling of the population.

## WHAT WE HEARD

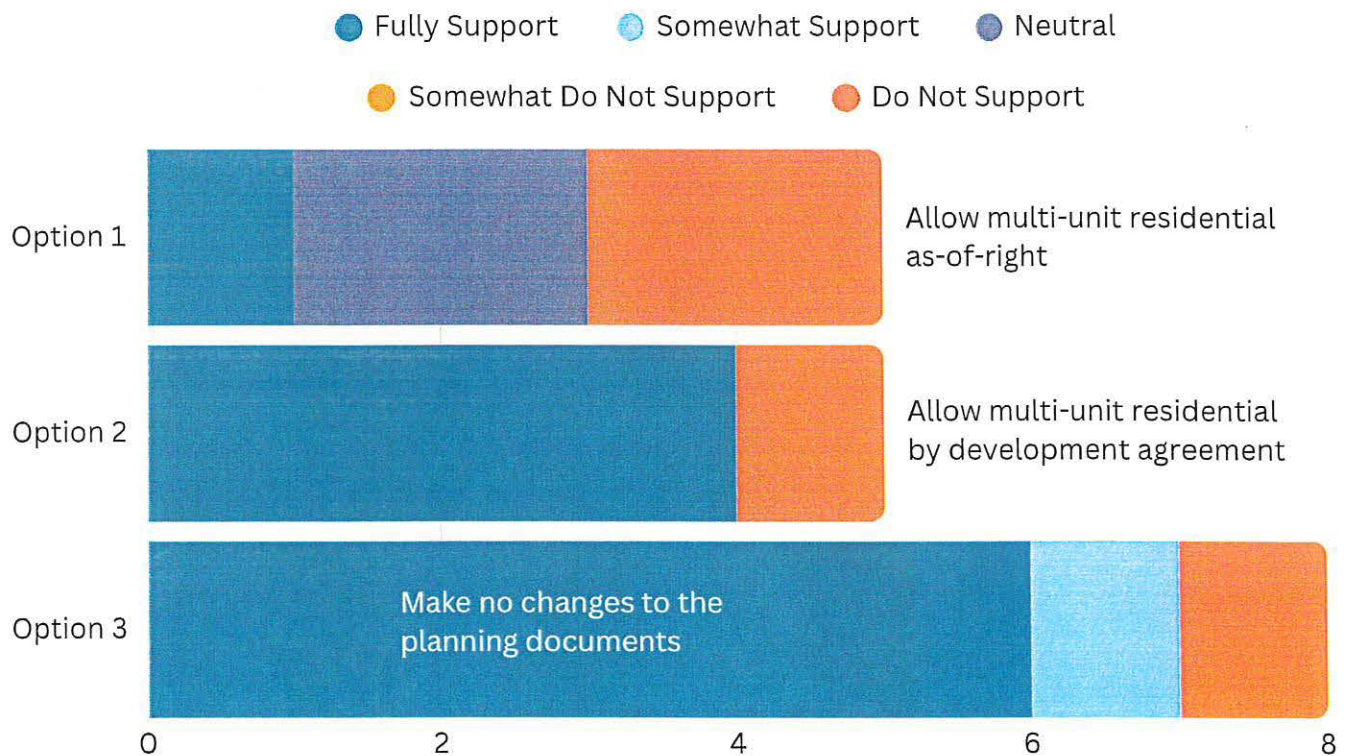
We heard a mix of feedback from residents and business owners about the proposed amendments to the CD Zone. Generally, respondents want to see housing in Liverpool, but some are concerned with the impact that the amendments could have on the commercial character of the downtown.

**When asked what their general feelings about the proposed amendments to the CD Zone to permit standalone multi-unit residential development, respondents shared mixed perspectives. (See figure right)**

Respondents qualified their sentiments of support by citing the housing crisis as the primary reason for their response.



**When asked about their support for the three proposed options, a more nuanced perspective emerged (See figure below).**





## PERSPECTIVES FROM THE BUSINESS COMMUNITY

Business owners in the community, both those who operate businesses within the Downtown Commercial Zone and those who operate them outside the area, were in agreement that Option 1 (permitting standalone multi-unit residential development as-of-right) was not the right course of action. They cited concerns about eroding the commercial area and losing its character over time.

Half of the business owners we heard from were supportive of Option 2 (permitting standalone multi-unit residential uses via development agreement), with the caveat that developments meet rigid criteria to ensure they fit within the wider context of the downtown. There were some fears that this option could set a precedent and unwittingly erode the commercial character of the area.

40% of the business owners were supportive of Option 3, saying that the current rules are in place for a reason and the existing regulations are appropriate.

## KEY THEMES



**Desire for a Comprehensive, Strategic Downtown Plan:** Many expressed concerns about decisions being made ad hoc, without a broader plan for the future of Main Street or downtown Liverpool. There is a desire to see a plan that is community-driven, rather than developer-led.



**Conflicting Priorities - Downtown Housing vs. Commercial Use:** There is a strong divide between those who believe housing should be permitted downtown and those who want to preserve Main Street as a commercial/retail zone. Some feel that this proposal could help to address housing shortages, while others fear that the loss of retail undermines tourism and local identity. Accessibility was also cited as a concern and consideration.



**Housing Crisis & Affordability (Urgent, but Complex):** There is clear recognition of a housing crisis, but skepticism about whether proposed units will be truly affordable or serve the local population. It was also highlighted that there are many other areas just outside of the Downtown Commercial Zone that would be more suitable for this kind of development and that housing should be directed to those areas.



**Loss of Community Character & Economic Identity:** Many residents worry that residential development will erode the soul of downtown Liverpool as a vibrant, walkable, tourist-friendly destination, and stifle its potential for the future. There was some acknowledgment that the area is currently in need of investment, but that it would be short-sighted to make changes that would impact its long-term viability as an economic centre.



**Process Transparency & Public Engagement:** There was some frustration about the lack of communication about this proposal. Some were critical of the promotion of the public engagement and felt that more should have been done to inform residents.

## **Region of Queens Municipality Staff Report**

**To:** Council  
**From:** Steve Whynacht  
It Manager  
**Date:** July 8 2025  
**Re:** Server Room Air Conditioning

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### **Background**

The air conditioning unit in the server room is no longer operational due to its age, and replacement parts are unavailable. Maintaining an appropriate temperature in the server room is critical to prevent overheating of computer equipment, which could lead to operational disruptions and costly repairs. A quote has been obtained for the replacement of the air conditioning unit, including necessary electrical upgrades to switch from 120V to 220V, at a cost of \$4,700.00 plus HST.

### **Details**

The proposed replacement addresses the urgent need to ensure the server room remains adequately cooled. The quoted cost of \$4,700.00 plus HST covers the supply and installation of a new air conditioning unit and the required electrical modifications. This expenditure is deemed necessary to safeguard municipal IT infrastructure and ensure continuity of operations.

## Applicable Legislation

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

### Authorized municipal expenditures

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

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

**(5)** In the event of ambiguity in whether or not the municipality has the authority under this or any other Act to spend money or to take any other action, the ambiguity may be resolved so as to include, rather than exclude, powers the municipality had on the day before this Section came into force.

## Budget Impacts

This report seeks approval to expend \$4,700.00 plus HST from the accumulated surplus, to cover the cost of replacing the server room air conditioning unit and associated electrical upgrades. The expenditure aligns with the municipality's responsibility to maintain critical infrastructure.

## Recommendation

**THAT** the Council of Region of Queens Municipality approve the expenditure of \$4,700.00 plus HST for the replacement of the server room air conditioning unit, including electrical upgrades from 120V to 220V, to be funded from the municipality's operating budget or capital budget as appropriate.

## Communications

The relevant municipal departments will be notified of Council's decision following the meeting. The expenditure will be documented in accordance with municipal financial reporting requirements.

## **Region of Queens Municipality Staff Report**

**To:** Council

**From:** Heather Cook, Acting Clerk and Communications Officer

**Date:** July 8, 2025

**Re:** Provincial Volunteer Awards Ceremony | Volunteer of the Year

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### **Background**

Since the start of the annual provincial Volunteer Awards Ceremony in the early 1970s, municipalities across Nova Scotia have been asked to select a representative of the volunteers in their communities as that municipality's Volunteer of the Year, and the volunteers of the year were recognized by the province at the Provincial Volunteer Awards ceremony.

Approximately 70 volunteers from across Nova Scotia are honoured each year and will receive the once-in-a-lifetime honour of the Provincial Volunteer Award.

Over the years, Council has selected the Region of Queens Volunteers of The Year in a variety of ways, most recently selecting from the previous year's nominations to the Ripple Effect Volunteer Recognition Initiative, a program in which members of the public recognize the volunteer efforts of others throughout the year. In 2025, the Region of Queens received one nomination for the Ripple Effect.



## Details

The 2025 Provincial Volunteer Awards will be held on Monday, September 29. Jean Robinson was recognized as a Ripple Effect nominee; the nomination outlined her remarkable and diverse volunteer resume. Jean has served as Chair of the Liverpool International Theatre Festival, as a Community Theatre Producer for both the Aster Theatre Society and Winds of Change Dramatic Society, on the executive committee of the Queens County Girls Choir, as Chairperson of Queens County Seafest, on various committees, boards, and advisory councils including for South Queens Junior High School, Dr. John C. Wickwire Academy, and as a member of the Region of Queens Physical Activity Strategy Working Group. In January 2025, she was awarded the King Charles III Coronation Medal for 'services to the arts'.

## Applicable Legislation

## Budget Impacts

The 2025 – 2026 Operating Budget includes transportation and tickets for up to two members of Council to attend the ceremony.

## Recommendation

**THAT** the Council of Region of Queens Municipality select Jean Robinson as the Region of Queens Municipality's 2025 Volunteer of the Year.

## Communications

Once approved, a media release will be distributed, and posted online on the municipality's website and Facebook page.

## **Mayor Scott Christian's sessions attended and key takeaways:**

### Apply an Equity Lens to Municipal Decisions

- We are doing better than many Canadian municipalities on the EDI file.
- One major challenge in application of an equity lens is barriers to effectively engaging equity-deserving populations in consultations to guide the decision-making process for policies/programs that are designed to support those groups.
  - o Barriers that often lead to certain populations not actively participating in the engagement/consultation process can be systemic, structural, financial, trust, trauma-related
  - o Create ways of amplifying those voices is to meet people where they are, utilize spaces where those communities already congregate, do it in ways that align to the groups ways of knowing and being.

### Equipping Municipal Leaders to Combat Misinformation

- Mis-information and dis-information are two different things (one is unknowingly spread inaccurate info while the other is deliberate/intentional) – it is important to understand which is which and to craft a response/intervention based on that understanding.
- Education is effective to combat mis-information but could potentially embolden the spread of dis-information
- Social media is a game changer – as elected officials we need to be mindful of the time and space that we allow social media to occupy in our lives.

### FCM Regional Caucus – Atlantic Provinces

- Updates from regional reps. on FCM governance priorities – representatives for Atlantic Canada were acclaimed – no vote held.

### Political Keynotes

- National Chief Cindy Woodhouse
  - o Emphasis on the importance of, and opportunity in working effectively alongside FNMI leaders in your community – we need to engage the Native Council and Waoqapa'q First Nation
- MP Elizabeth May (Green)
- PM Mark Carney (Lib)
  - o The Prime Minister was non-committal on the what the shape of financial instruments to get funding to Municipalities will look like under his government. He did talk about further strengthening the housing accelerated fund (we need to take advantage) and working through the provinces to “Build Canada Strong” so we’ll need to continue to engage with the province to get our fair share of Federal funding.
- MP Gord John (NDP)
- MP Melissa Lantsman

### Destination Canada – Destination Development Toolkit for rural and remote/northern communities to diversify their economy

- Rural communities can benefit economically and culturally from becoming a travel destination, but we need to be mindful of unintended impacts / secondary consequences and take strides to mitigate against foreseeable impacts on the natural environment, public safety, resident wellbeing.
- We should take advantage of this resource, online toolkit: <https://admin.destinationcanada.com/sites/default/files/2025-06/DC-Toolkit-Rural-EN.pdf>
- Destination Canada also has a powerful set of data visualization dashboards (Canadian Tourism Data Collective) that should inform our work and help to measure progress toward growth of our tourism economy: <https://www.tourismdatacollective.ca/>

### Ottawa's New Zoning Bylaw

- I left this session feeling like our Municipal Planning Strategy and Land-use bylaws aren't so bad, after looking at the mess they have in Ottawa!
- Much of the densification strategy utilized in growth areas in Ottawa are based on transit corridors, so they have huge amount of wastewater/water infrastructure expansion to accommodate new growth (sound familiar)?

### Five steps to increase housing stock in your municipality (Pivot Housing Solutions)

- Mylene Vincent is with Pivot Housing Solutions – they're based in Moncton and do some really interesting work with Municipalities to help create an environment for housing stock increase.
  - o As we embark upon our Community Wellness and Economic Development Strategies (both of which will have housing elements) we may consider drawing in expertise like Mylene possesses.

### Leveraging Partnerships: how the right partners can help you meet financial, housing and climate goals

- Keep an open mind about what private, public and non-profit partners can contribute as it relates to building climate-resilient housing stock
- There's no sense in building new housing that is in the wrong place or built in the wrong way considering climate change patterns (rising sea levels, more intense weather events, flood and fire risks etc.)

## **Councillor Wentzell's sessions attended and key takeaways:**

### Ottawa's Digital Twin and Flood Mitigation

- Using drones/technology to digitally map out storm/waste waterflow – would be valuable for Queens for emergency preparation/ management.
- Consideration – very costly to implement, we could enquire with other Municipal units and community orgs (like Ground Search and Rescue).

### FCM Regional Caucus – Atlantic Provinces

- Updates from regional reps. on FCM governance priorities – representatives for Atlantic Canada were acclaimed – no vote held.

### Political Keynotes

- National Chief Cindy Woodhouse
- PM Mark Carney (Lib)
- MP Gord John (NDP)
- MP Melissa Lantsman

### Destination Canada – Destination Development Toolkit for rural and remote/northern communities to diversify their economy

- <https://admin.destinationcanada.com/sites/default/files/2025-06/DC-Toolkit-Rural-EN.pdf>

### Protect your Community: Discover Solutions for Flood and Wildfire Resilience in Your Municipality

- We need to take urgent action to create a climate resilient community – threats of floods and wildfires are very real for Queens County, and we're not well prepared / protected for these threats.

### FCM Climate Caucus

- Mayors of Banff, Montreal and former Mayor of Toronto each provided presentations.
- Good opportunity to meet caucus members in-person and build rapport (as we usually meet online).
- Emphasis on wildfire response – comparing federal/provincial response in Northern Manitoba versus Jasper in previous fire seasons.
- No more evidence is needed – we need to take climate change seriously or risk our communities / our residents' lives.

### Amplifying Voices of our community in a crowded media landscape

- Minimal application to our setting.

## **Overall Impressions**

- We did not take advantage of all that we could have because the mobile app and registration processes used for some of the conference components were confusing. Now that I've attended one, I would know better how to sign up in advance for certain components that book up quick and how to navigate the offerings to get the best bang for buck.
- While some sessions were very interesting, some where not all that applicable to our context/setting. As with many conferences some of the best value was in knowledge exchange, informal conversations and networking with others – as a Novice Mayor and first-time elected official these opportunities are invaluable for me to learn how others conduct themselves/do their business and represent their municipalities.