

Region of Queens Municipality Regular Council

Tuesday, July 8th, 2025

9:00 a.m.

YouTube: <https://www.youtube.com/watch?v=VxiZpXbc1Jg>

Minutes

Present:

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

Staff:

Willa Thorpe, Chief Administrative Officer
Kate Wong, Administrative Assistant
Heather Cook, Communications Officer
Steve Whynacht, Manager of IT
Mike MacLeod, Director of Land Use

Regrets:

Mayor Scott Christian

1.0 Call to Order and Land Acknowledgement

Acting Mayor Charlton called the meeting to order at 9:00 a.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 Councillor Carver, seconded by Councillor Jenkins:

THAT the Council of the Region of Queens Municipality approved the agenda for the July 8th, 2025 Regular Council meeting, as amended to move Item 10.1 – Site Plan Appeal – Waterloo Street, Liverpool, to immediately follow the Public Comments section.

MOTION CARRIED.

3.0 Declaration of Conflict of Interests

There were no declarations of conflict of interest.

4.0 Approval of Minutes

4.1 June 24th 2025, Regular Council Meeting Minutes

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

THAT the minutes of the Regular Council meeting held June 24th, 2025 be approved as presented.

MOTION CARRIED.

5.0 Public Comment

Mabel Wazenski, Liverpool, expressed concern about not receiving a response from the Department of Infrastructure despite multiple requests for a callback regarding signage on her property.

10.1 Site Plan Appeal – Waterloo Street, Liverpool

Thomas Bjerke spoke regarding the letter of appeal he submitted, and expressed his opposition to the proposed 10-unit development. He cited concerns about building scale, insufficient notice of the proposed development, small size of site plans in the letter sent to neighbouring property owners, health and safety issues related to garbage placement, parking limitations, and potential impacts on property values. He also questioned whether the project aligns with zoning regulations and highlighted the short appeal period.

Jordan Rogers, Engineering Project Manager with the Housing Trust of Nova Scotia, stated that the development on Waterloo Street is intended to house healthcare workers, and represents 10 of the 116 modular housing units that Housing Trust nova Scotia is committed to build specifically for healthcare workers. He noted that the project complies with municipal standards, includes a mix of one- and two-bedroom units, and that the organization manages over 300 units province-wide. The Housing Trust of Nova Scotia employs staff to continuously care for properties upkeep. This site plan approval meets Region of Queens Municipality's Land Use Bylaw and engineering requirements. He confirmed the garbage area and parking meet requirements and said the suggestion to relocate the garbage area would be considered.

Moved by Councillor Amirault, seconded by Councillor Jenkins:

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.

MOTION CARRIED.

The meeting was recessed at 9:43am, and was called back to order at 9:50am

6.0 Delegations and Presentations

6.1 – Main and Market Traffic Study – CBCL

David Copp and Mark MacDonald from CBCL presented a traffic review of the three-way stop at Market and Main Street. The study found the intersection operates efficiently, with no significant queuing or speeding. While no major issues were identified, some pedestrian concerns were raised about visibility. Adjacent parking and excessive signage were noted as potential distractions.

Future traffic projections, including impacts from a proposed residential development, show that the intersection will continue to function through 2035 without the need for traffic signals. Minor improvements, such as combining westbound lanes and reviewing nearby parking and signage, were recommended to enhance safety and visibility.

6.2 – Forest Management Proposal - Freeman's Lumber

Marcus Zwicker, COO, Carley Archibald, Stewardship Forester, and Craig Hartlen, Forest Technician, from Freeman Lumber presented a proposal to partner with the Region of Queens Municipality on sustainable forest management.

Freeman Lumber, Nova Scotia's largest and oldest family-owned sawmill, employs over 190 people and contributes significantly to the Region economy. The company practices third-party certified sustainable forestry under the Sustainable Forestry Initiative (SFI), ensuring environmental protection, climate resilience, and biodiversity. The proposed partnership would manage approximately 1,700 hectares of municipal forest with long-term planning that balances ecological, social, and economic objectives. Benefits include fire and pest mitigation, improved public access for recreation and emergency services, upgraded forest infrastructure, and carbon sequestration. Sustainable harvesting would be carried out annually, with revenue opportunities for the Municipality and a commitment by Freeman Lumber to contribute \$2 per tonne harvested to a local community fund.

Freeman Lumber emphasized transparency, compliance with environmental standards, employment of local contractors, and extended an invitation to Council to tour their facilities.

The meeting was recessed at 11:05am, and was called back to order at 11:16am

7.0 Correspondence

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

Moved by Councillor Amirault, seconded by Councillor Carver:

THAT the Council of Region of Queens Municipality receives the letter “Shaping the Future: Policing in Nova Scotia” from the Attorney General and Minister of Justice for information.

MOTION CARRIED.

8.0 Committee Reports

There were no committee reports to come before Council.

9.0 Unfinished Business

10.0 New Business

10.2 Proposed Amendment to Land Use Bylaw, Main Street

Moved by Councillor Wentzell, seconded by Councillor Jenkins:

THAT the 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.

MOTION CARRIED

10.3 Server Room Air Conditioning

Moved by Councillor Amirault, seconded by Councillor Jenkins:

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 accumulated surplus.

MOTION CARRIED.

10.4 Provincial Volunteer Awards - Volunteer of the Year

Moved by Councillor Wentzell, seconded by Councillor Carver:

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

MOTION CARRIED.

11.0 Mayor's Report

No Mayor's Report was presented at this meeting.

12.0 Business from Members of Council

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

The report was included for information purposes.

13.0 Closed Session

At 11:50 a.m., it was moved by Councillor Carver and seconded by Councillor Amirault that Council move to the Closed Session of the agenda to discuss three items:

13.1 Contract Negotiation

13.2 Contract Negotiation

13.3 Personnel Matters

MOTION CARRIED.

At 12:41 p.m., it was moved by Councillor Roy and seconded by Councillor Jenkins that Council return to the Open Session of the agenda.

MOTION CARRIED.

14.0 Adjournment

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A motion to adjourn the meeting at 12:24 p.m. was moved by Councillor Jenkins and seconded by Councillor Amirault.

MOTION CARRIED.



Mayor Scott Christian, Chair

Maddie Charlton, Deputy Mayor



Heather Cook, Acting Municipal Clerk



Kate Wong, Recording Secretary

Date Approved: Aug 12 / 2025