

**REGION OF QUEENS MUNICIPALITY
REGULAR COUNCIL
TUESDAY, MARCH 27, 2018
9:00 a.m.**

PRESENT: Mayor David Dagley, Chair
Councillor Kevin Muise
Councillor Heather Kelly
Councillor Brian Fralic
Councillor Jack Fancy
Councillor Gilbert Johnson
Councillor Raymond Fiske
Chris McNeill, CAO
Christine Watson, Recording / Management Secretary

REGRETS: Deputy Mayor Susan MacLeod

1.0 CALL TO ORDER:

Mayor Dagley called the meeting to order at 9:00 a.m.

2.0 CHANGES / APPROVAL OF AGENDA

It was moved by Councillor Fiske and seconded by Councillor Kelly that the Agenda be approved with the following amendments:

**Add: 10.2 Water Service Interruption
11.1 General Insurance
13.4 Purchase/Sale Agreement Extension Request
15.3 Affordable Housing – Councillor Jack Fancy**

MOTION CARRIED unanimously.

3.0 PRESENTATION

3.1 South Shore Housing Action Coalition – Nancy Green

Mayor Dagley welcomed Nancy Green, South Shore Housing Action Coalition, to present to Council (copy of presentation attached to original set of Minutes).

Some highlights included:

- Reviewed the population and age distribution for Queens County from 2006 to 2016.
- Reviewed the low income measure, after tax (a fixed percentage (50%) of median adjusted household income, where “adjusted” indicates that household needs are taken into account. For 2016 it was 24.5%, up from 23.6% in 2011.
- Reviewed the number of households between 2006 and 2016. Queens has a total of 4,740; households are increasing, but shrinking in size.
- Reviewed households by housing tenure from 2006 to 2016. In Queens, 81.1% of residents own their home, 19% rent and 21.7% live in subsidized housing.
- Reviewed Before and After Tax Median Income for 2016, which has increased by \$2,615, or 5.8% since 2011. Income for the median household is \$47,680, \$36,736 for a lone parent and \$23,970 for a one-person home.
- Explained the meaning of “Core Housing Need” – A household is a core housing need if it’s housing does not meet one or more of the adequacy, suitability or affordability standards, and it would have to spend 30% or more of its before-tax income to access acceptable local housing.
- Explained what affordable housing costs would be for Queens, if based on the 30% of before-tax income measure of core housing need; \$1,192 for all households, \$918.40 for a lone-parent and \$599.48 for a one-person home.
- Explained the housing stock by year of construction prior to 1960 to 2016.

- Reviewed the comparison of Queens' rental and ownership costs to other municipalities, as well as median household incomes.
- Reviewed the comparison of Queens' affordable housing to other municipalities.
- Reviewed the core housing needs across Lunenburg and Queens Counties.

For further information, see www.sshac.ca.

Mayor Dagley thanked Ms. Green for her presentation.

4.0 TABLING OF PETITIONS:

There were no petitions to come before this meeting.

5.0 PUBLIC QUESTION / COMMENT SESSION:

Leon Robertson, 45 College Street, Liverpool – Mr. Robertson enquired if assisted living would be a topic of discussion at the Queens Care Society meeting coming up in April. He further enquired if the rezoning of the fish plant included an expansion.

Kim Williams, Barss Street – Ms. Williams enquired about a ramp access to Oscars on Main Street, giving background to the situation, and asked if consideration would be given to revisiting the business to work on a solution.

6.0 APPROVAL OF MINUTES:

6.1 Council Minutes – March 13, 2018

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

THAT the minutes of the Regular Council meeting held March 13, 2018 be approved as circulated.

MOTION CARRIED unanimously.

7.0 DANGEROUS OR UNSIGHTLY PREMISES:

There were no items to come before this meeting.

8.0 ECONOMIC DEVELOPMENT:

There were no items to come before this meeting.

9.0 CORPORATE SERVICES:

9.1 Agreement with Queens County Museum

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

THAT the Council of Region of Queens Municipality approve entering into the draft agreement with Queens County Museum for the display of sports exhibits at Queens Place Emera Centre;

AND THAT the Mayor and Chief Administrative Officer be authorized to execute the agreement on Council's behalf.

Chris McNeill, CAO, stated as a follow-up from the Committee of the Whole meeting on March 20, 2018, the addition of a reporting clause, as recommended, was added under Section 8.

MOTION CARRIED unanimously.

10.0 ENGINEERING AND WORKS:

10.1 Heavy Equipment Rental Tender – Queens Contractors Only

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

THAT the Council of the Region of Queens Municipality give acceptance to the Heavy Equipment Rental Tender for the 2018/2019 fiscal year, as submitted, for various pieces of equipment;

AND THAT the rental of equipment is based on the Rental Schedule as attached.

Brad Rowter, Director of Engineering, stated the tender for heavy equipment rental is done on an annual basis and takes effect April 1, 2018. Prices are similar to last year, with a slight increase in hauling gravels which was included in the Tender at a rate of \$4.85 (plus HST) per metric tonne from the Middlewood quarry to Liverpool, Brooklyn and Milton and \$6.90 (plus HST) per metric tonne from the Middlewood quarry to the Queens Landfill. Rentals are based upon the lowest bid submitted in consideration of availability of equipment, analysis and comparison of equipment specification details. If for some reason a particular piece of equipment is not available, the firm with the next lowest tender will be contacted and given the work.

MOTION CARRIED unanimously.

10.2 Water Interruption

Mr. Rowter provided background and an update to the water interruption on Monday, March 26, 2018 stating the pipe line of the main transmission broke at the shut off valve at the water treatment facility in Liverpool at 8:30 a.m. The pipe gallery filled quickly with water directly from the reservoir which flooded pumps and electronic instrumentation with approximately 9 feet of water. The water was shut off at the plant which effected water to Liverpool and Brooklyn. Work continued throughout the day to dewater the area and to assemble some couplings and repairs. Repairs were completed and once the system was tested, the plant restarted at 3:30 p.m.

With the instrumentation being under water, the automation ability was lost. The instrumentation, as well as flowmeters, analyzers, etc. will need to be replaced. Additional piping repairs will also be necessary.

11.0 FINANCE:

11.1 General Insurance and Risk Management Services

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

THAT the Council of the Region of Queens Municipality award the 2018 RFP for General Insurance and Risk Management Services to Aon Risk Solutions for the year April 1, 2018 to March 31, 2019, with the option to renew for additional years based on satisfaction with pricing and service among other things.

Jennifer Keating-Hubley, Director of Finance, stated with the increases to insurance costs, a Request for Proposal for general insurance and risk management coverage was issued to three proponents directly; Aon Risk Solutions, Arthur J. Gallagher Insurance and Risk Solutions and BFL Canada Risk and Solutions, and was also placed on the RQM website. The RFP closed on March 8, 2018 with the three proposals received.

All three proponents were very comparative, with Aon as the lowest bidder with an annual quote of \$103,429.

MOTION CARRIED unanimously.

12.0 RECREATION AND COMMUNITY FACILITIES:

12.1 Tournament/Special Events Assistance Program

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

THAT the Council of Region of Queens Municipality give pre-budget approval for a Tournament/Special Events Grant of \$500.00 to the Liverpool Lady Cougars to host the 2018 'Hot on the Ice' Women's Hockey Tournament.

AND THAT it is to be funded from the Community Grants and Programs budget line of the Recreation and Healthy Communities Department.

Meaghan Roberts, Director of Recreation and Healthy Communities, stated a request for funding was received from the Liverpool Lady Cougars to assist with the "Hot on the Ice" Women's Hockey Tournament being held May 11 – 13, 2018 at QPEC. The request fits the criteria of the grant program.

MOTION CARRIED unanimously.

12.2 Sport Travel Assistance Program

It was moved by Councillor Fralic and seconded by Councillor Fiske:

THAT the Council of the Region of Queens Municipality give pre-budget approve for a Sport Travel Assistance Grant of \$150.00 to Makayla Harnish to participate, as part of Team Ladouceur of the Lakeshore Curling Club, in the U18 Canadian Curling Championships being held in Saint Andrews, N.B.

AND THAT it is to be funded from the Community Grants and Programs budget line of the Recreation and Healthy Communities Department.

Ms. Roberts stated an application was received from Makayla Harnish, a local athlete who is part of Team Ladouceur of the Lakeshore Curling Club in Sackville, Nova Scotia, to participate in the Under 18 Canadian Curling Championships, April 9 – 14, 2018 in Saint Andrews, New Brunswick. The request fits the criteria of the grant program.

MOTION CARRIED unanimously.

13.0 PLANNING

13.1 Rezoning Request – 17 School Street in Milton

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

THAT the Council of the Region of Queens Municipality give notice of its intention to rezone a portion of PID # 70162201 from Institutional (I1) to Multiple Unit Residential (R3);

AND THAT a Public Hearing be held on April 24, 2018 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS at 8:45 a.m.

Mike MacLeod, Planner, stated that RQM received a proposal to rezone a portion of the property located at 17 School Street, Milton, from Institutional (I1) to Multiple Unit Residential (R3). The property is the former Milton Centennial School and is presently the home of the Prince of Wales Masonic Lodge.

Under the current zoning, three residential units are permitted, and these units are presently under construction. The intent of the owner is to have up to 9 units to meet the residential housing needs. In order to permit this request, an amendment to the Land Use Bylaw is required.

It was moved by Councillor Fralic and seconded by Councillor Kelly:

THAT the time of the Public Hearing to be held on April 24, 2018 be 6:00 p.m. rather than the scheduled time of 8:45 a.m.

AMENDMENT CARRIED unanimously.

MOTION AS AMENDED CARRIED unanimously and reads as follows:

THAT the Council of the Region of Queens Municipality give notice of its intention to rezone a portion of PID # 70162201 from Institutional (I1) to Multiple Unit Residential (R3);

AND THAT a Public Hearing be held on April 24, 2018 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS at 6:00 p.m.

13.2 Rezoning Request – 38 Bristol Avenue in Liverpool

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

THAT the Council of the Region of Queens Municipality give notice of its intention to rezone PID # 70026844 and a portion of PID # 70026786 from Restricted Residential (R1) to Fishing and Marine (M3);

AND THAT a Public Hearing be held on April 24, 2018 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS at 8:45 a.m.;

AND THAT prior to the Public Hearing, representatives of Mersey Seafoods consult with adjacent property owners to discuss proposal;

AND THAT prior to the Public Hearing, Mersey Seafoods provide a landscaping plan for Council's review and approval.

Mr. MacLeod stated that RQM has received an application to rezone properties located at 38 Bristol Avenue in Liverpool from Restricted Residential (R1) to Fishing and Marine (M3). The properties are adjacent to what is currently being used by Mersey Seafoods Limited as a parking area. The owners of Mersey Seafoods Limited are trying to redevelop their property with the intent to construct a new and modern processing facility and office.

It was moved by Councillor Fralic and seconded by Councillor Fiske:

THAT the inclusion of Mersey Seafoods providing a landscaping plan for review and approval be removed from the recommendation.

Councillor Fralic offered his opinion that with the proposed facility would be visually acceptable and additional landscaping would not be necessary.

AMENDMENT CARRIED with 5 in favour and 2 against.

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

THAT the time of the Public Hearing to be held on April 24, 2018 be 6:00 p.m. rather than the scheduled time of 8:45 a.m.

AMENDMENT CARRIED unanimously.

MOTION AS AMENDED CARRIED unanimously and reads as follows:

THAT the Council of the Region of Queens Municipality give notice of its intention to rezone PID # 70026844 and a portion of PID # 70026786 from Restricted Residential (R1) to Fishing and Marine (M3);

AND THAT a Public Hearing be held on April 24, 2018 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS at 6:00 p.m.;

AND THAT prior to the Public Hearing, representatives of Mersey Seafoods consult with adjacent property owners to discuss proposal.

13.3 Region of Queens Municipality Municipal Planning Strategy and Land Use Bylaw Review

Mr. MacLeod stated the Municipal Planning Strategy and Land Use Bylaw were adopted by Council in 2009 and that the Strategy contains policy requiring that the Planning Documents be reviewed at least every 8 years. There have been a lot of changes within the Region, some of which include age demographics, closure of major employers and climate change impacts.

With current staffing resources with the Planning Department, there is a need to contract out the work to a consulting firm. The project is anticipated to take place over approximately an 18 month period.

It is the intention to engage with the public, business owners, major institutions, agencies and other community groups to reflect community values.

Five principles have been identified as a foundation for the project:

1. Building sustainable communities where residents can live, work, learn, shop and have access to a variety of recreational opportunities.
2. Balance the desires, needs and unique qualities of communities within the Region.
3. Growth of population and economy.
4. Preservation and enhancement of community character, natural assets and environment.
5. Public engagement throughout the planning process.

Consensus of Council was given to move forward with the process.

13.4 Purchase & Sale Agreement Extension

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

THAT the Council of Region of Queens Municipality approve an extension to the Purchase and Sale Agreement with Gregory Thomas and / or Assignee signed on December 11, 2017, for a vacant lot on Payzant Street, Liverpool, to May 31, 2018;

AND THAT the Mayor and Chief Administrative Officer be authorized to execute the agreement on Council's behalf.

Mr. MacLeod stated a request was received from the buyer for property on Payzant Street, formerly the Gorham School, for an extension to the closing date for the Purchase and Sale Agreement. The closing date of the Agreement entered into in December 2017 was to be February 8, 2018. On January 23, 2018 an extension was granted to March 29, 2018 to allow the buyers' time to complete their due diligence.

Chris McNeill, CAO, stated there are presently no future uses for the property if the extension is not granted. A meeting will be arranged with the proponent as soon as possible with the Mayor, CAO and the Planner to discuss and finalize any remaining issues.

MOTION CARRIED with 5 in favour and 2 against.

14.0 REPORTS

There were no items to come before this meeting.

15.0 OTHER:

15.1 Fire Department and Medical First Responder Annual Registration

It was moved by Councillor Fiske and seconded by Councillor Johnson:

THAT Council of the Region of Queens Municipality approves the 2018-2019 fire department and medical first responder registrations effective April 1, 2018, for Greenfield and District Fire Department, Liverpool Fire Fighters Association, Mill Village and District Fire Department, North Queens Fire Association, Port Medway Fire Department, and West Queens Medical First Responder Society, according to the service levels for each department included on their 2018-2019 Application for Registration.

Mr. McNeill stated the fire department and medical first responder registrations are completed on an annual basis which ensures boundaries and the levels of services provided by each district continue to be up-to-date.

MOTION CARRIED unanimously.

15.2 South Shore – HRM Regional Meeting

The UNSM South Shore HRM Regional meeting is scheduled to be held in Bridgewater on Monday, April 23, 2018.

Councillor Fiske, Councillor Johnson, Councillor Fancy, and Mayor Dagley have requested to attend this meeting.

15.3 Affordable Housing – Councillor Jack Fancy

Councillor Fancy provided information on an Affordable Housing meeting he attended in Antigonish on March 24, 2018.

Some highlights included:

- A lot of buildings are not just for seniors and discussions were held on the need for a central area,
- Co-op housing,
- Discussion on what is considered “affordable”,
- Transportation,
- Dalhousie paper on Minimum Standards for Renters,
- Having information gathered to bring to next UNSM meeting.

16.0 IN-CAMERA ITEMS

It was moved by Councillor Fancy and seconded by Councillor Muise that the proceedings go In-Camera at 11:17 a.m. to discuss the following:

16.1 Contract Negotiations

MOTION CARRIED unanimously.

Mayor Dagley announced a recess for 10 minutes at 11:17 a.m.

It was moved by Councillor Fiske and seconded by Councillor Fralic that the proceedings exit the In-Camera session at 12:00 Noon.

16.1 Contract Negotiations

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

THAT the Council of Region of Queens Municipality give notice to South Shore Regional Enterprise Network (REN) that it intends to withdraw from the South Shore REN effective March 31, 2019, pursuant to Section 14.1 of the Regional Enterprise Network Intermunicipal Agreement entered into on August 20, 2014.

MOTION CARRIED unanimously.

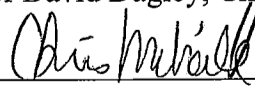
17.0 ADJOURNMENT

It was moved by Councillor Fancy and seconded by Councillor Fralic that the meeting be adjourned at 12:03 p.m.

MOTION CARRIED unanimously.



Mayor David Dagley, Chair

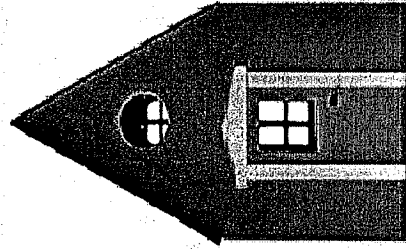


Chris McNeill, CAO



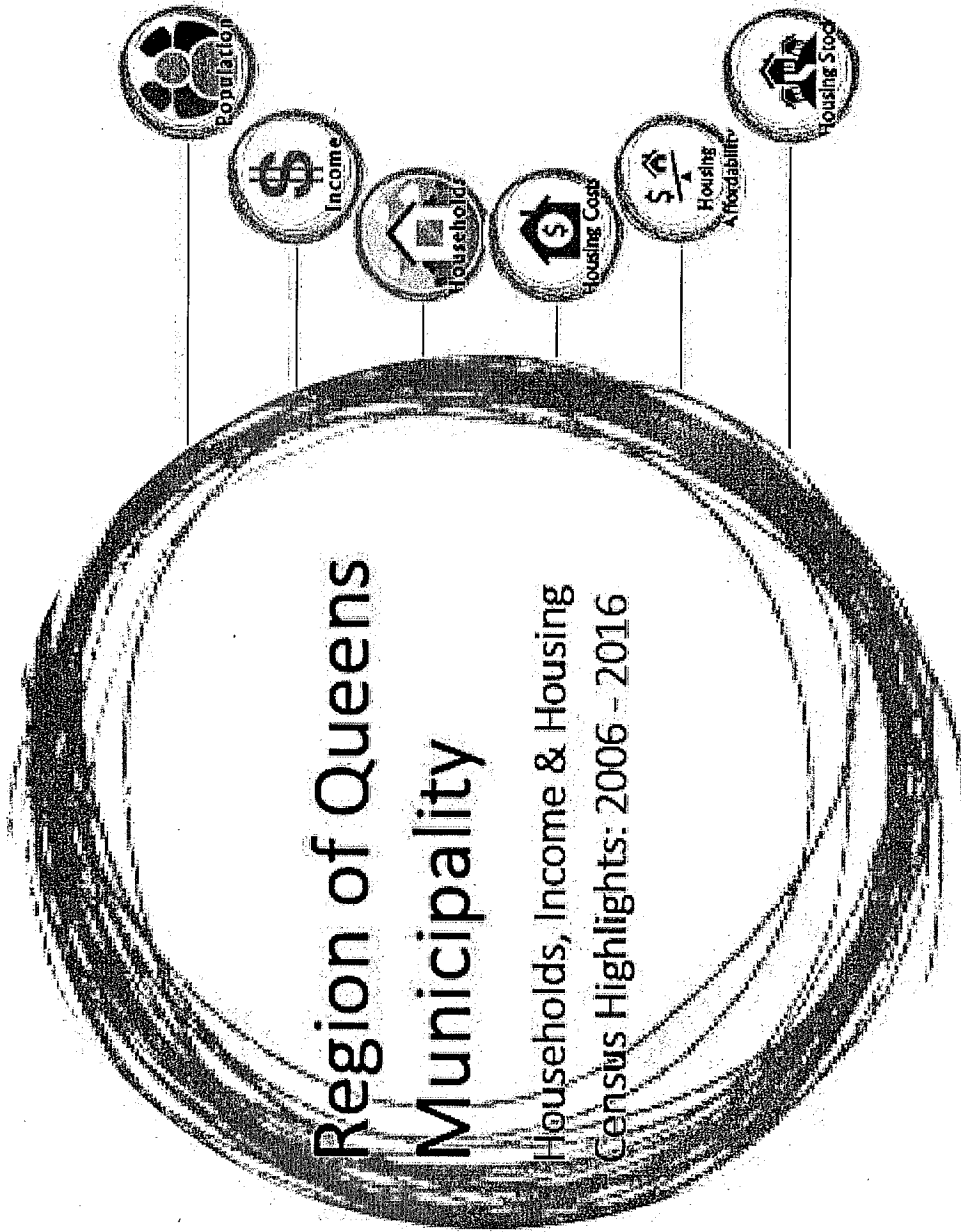
Christine Watson, Recording / Management Secretary

Date Approved: April 10, 2018

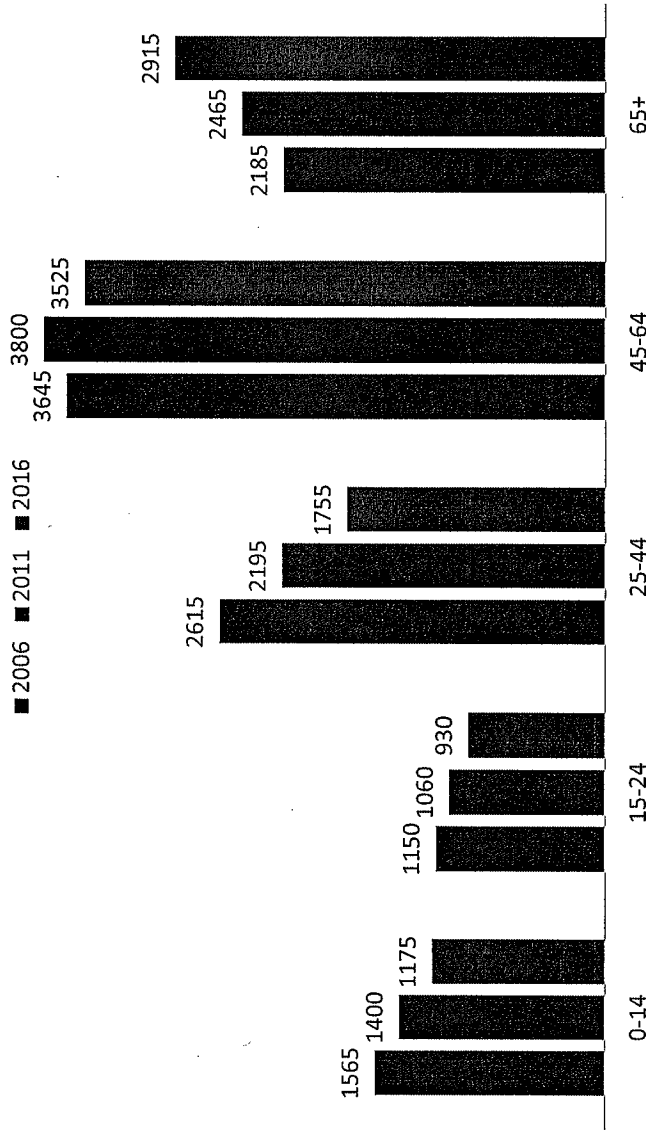


April 2018

SOUTH SHORE HOUSING ACTION COALITION



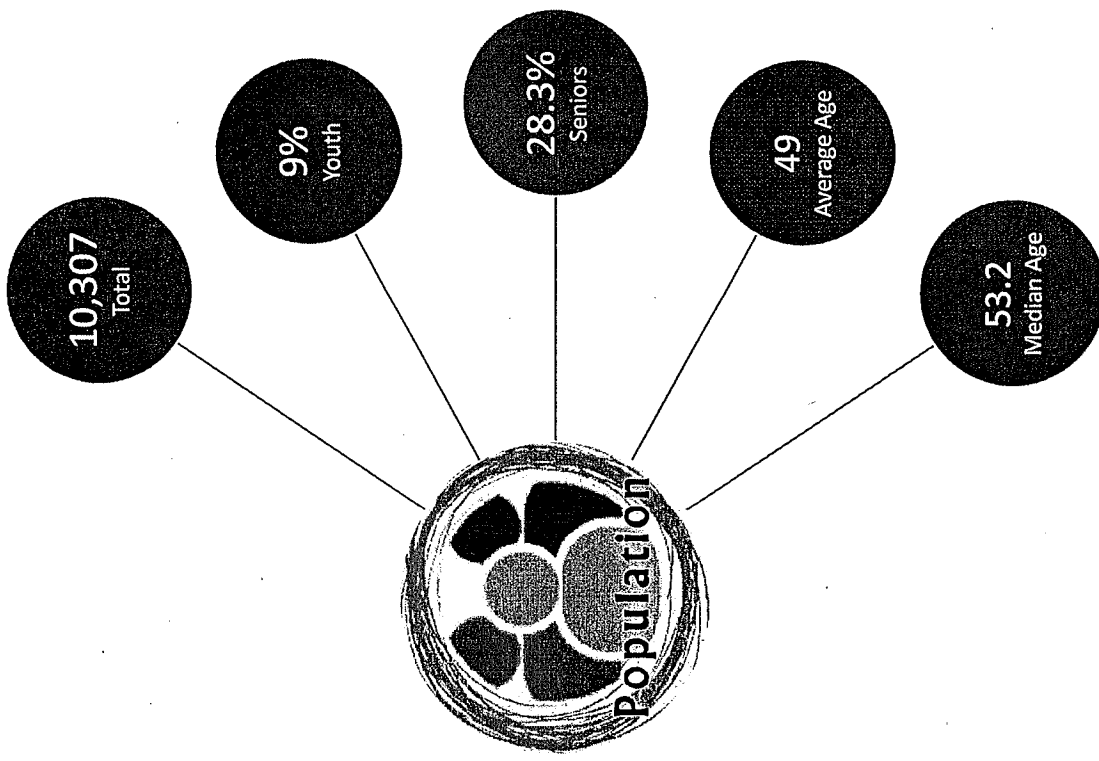
Age Distribution of Population: 2006, 2011, 2016



From 2006 to 2016

Population decreased by 870, a 7.8% drop

Median age increased by 6.9 years

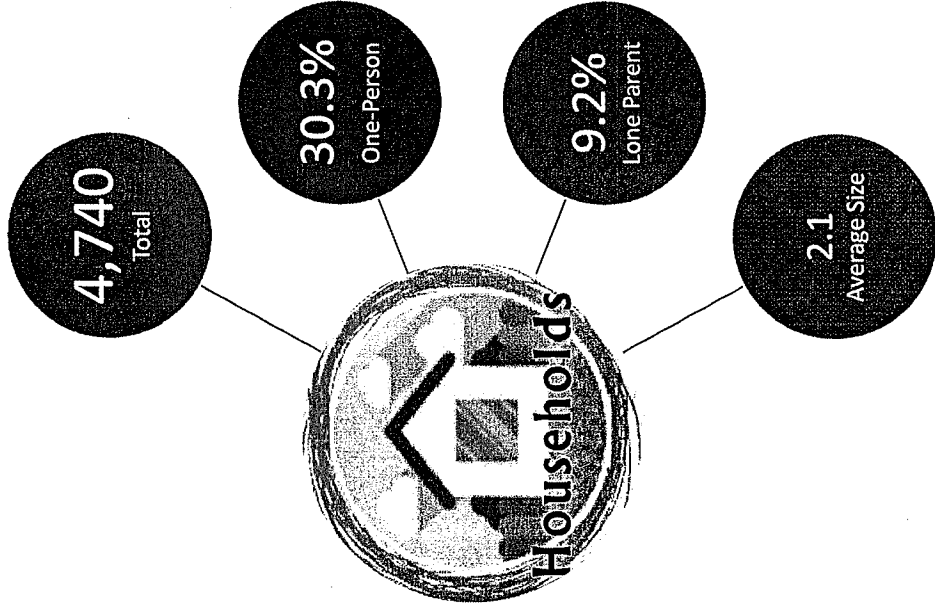


Low Income Measure, After Tax

- most commonly used low income measure
- a fixed percentage (50%) of median adjusted household income, where "adjusted" indicates that household needs are taken into account
- reflects the fact that a household's needs increase as the number of members increases
- truest picture of the income households

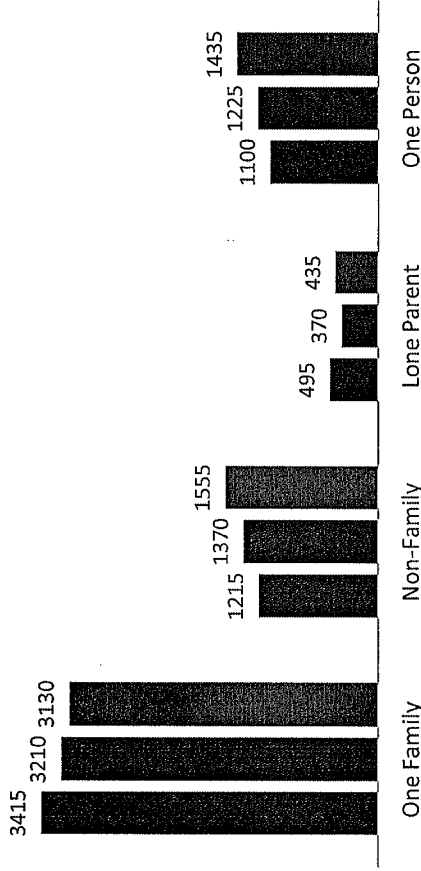
24.5%
(2016)

In 2011 it was 23.6%



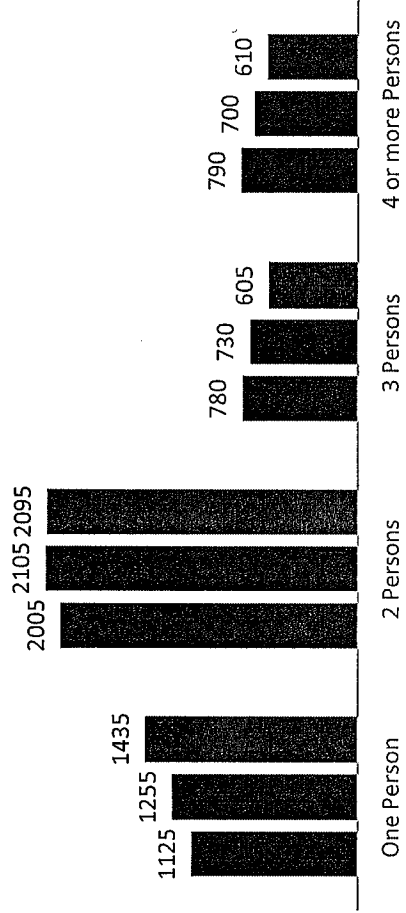
Household Type

■ 2006 ■ 2011 ■ 2016



Household Size

■ 2006 ■ 2011 ■ 2016

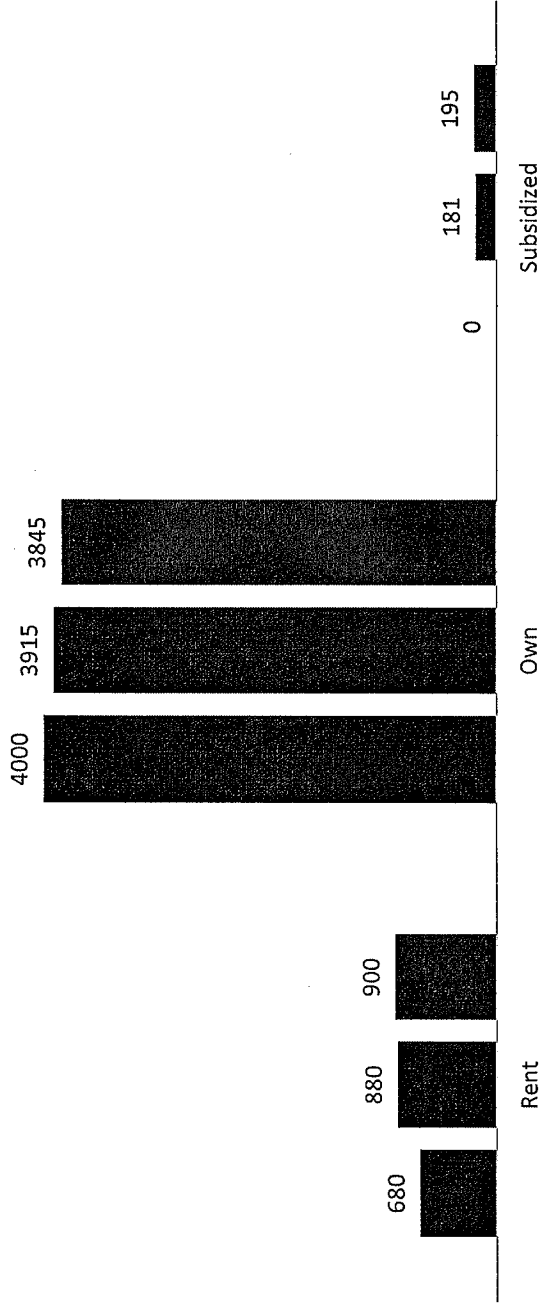


Between 2006 and 2016:

- The number of households is increasing, but the size is shrinking

Households by Housing Tenure

■ 2006 ■ 2011 ■ 2016

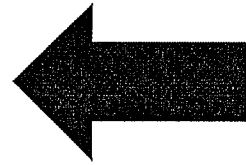
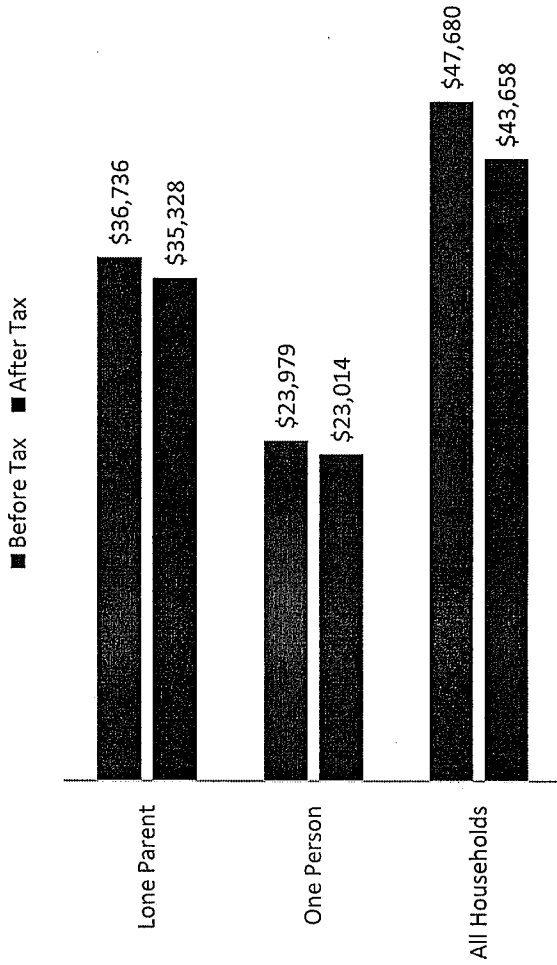


19% Rent

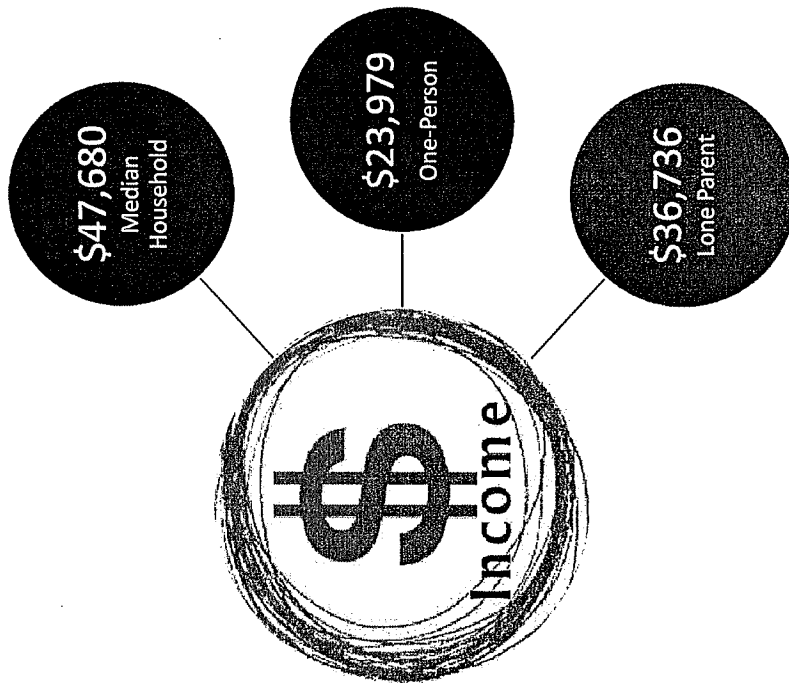
81.1% Own

21.7% Subsidized Housing

Before- and After-Tax Median Incomes 2016

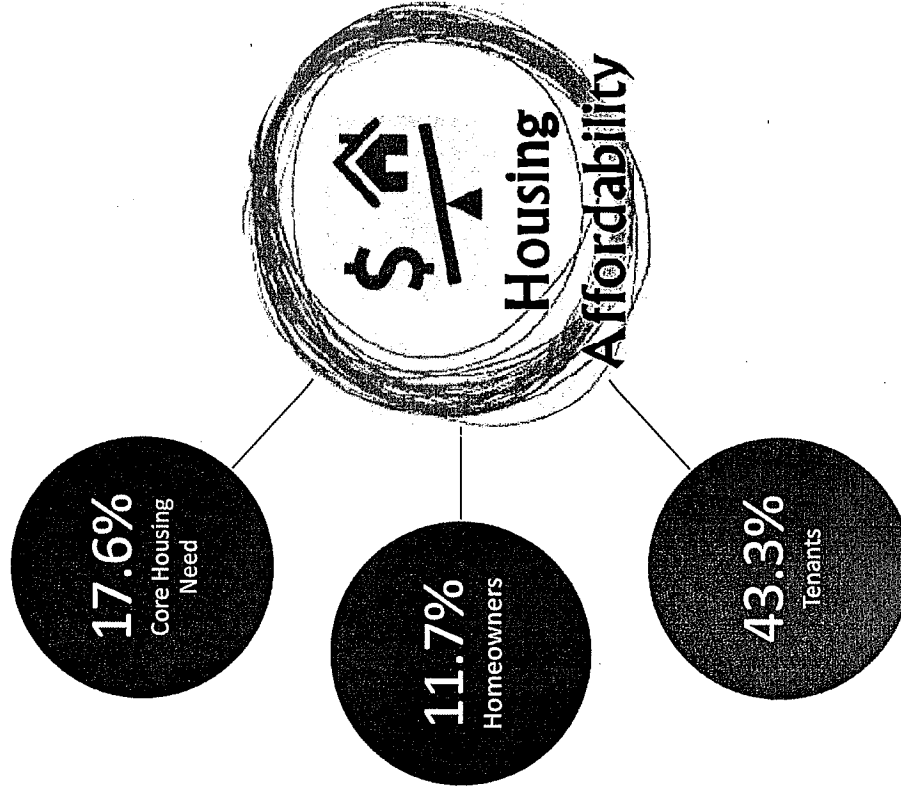


The median household income has increased by \$2,615, or 5.8% since 2011



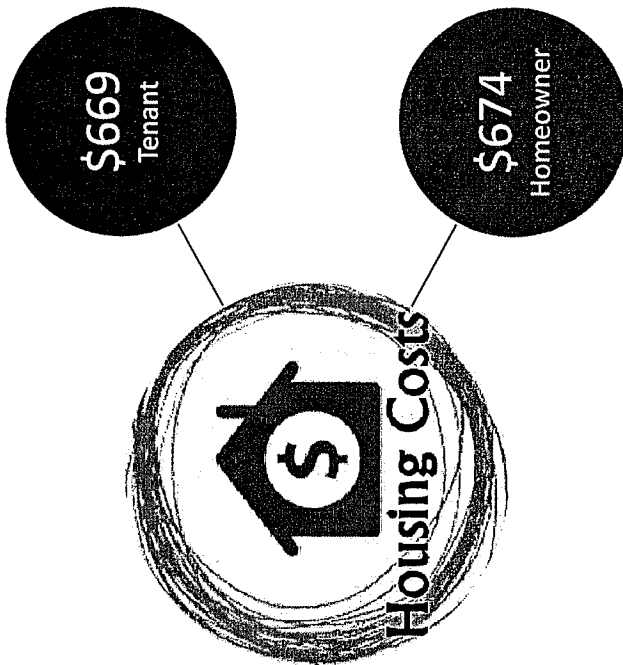
Core Housing Need:

- A household is in core housing need if its housing does not meet one or more of the adequacy, suitability or affordability standards, and it would have to spend 30% or more of its before-tax income to access acceptable local housing.

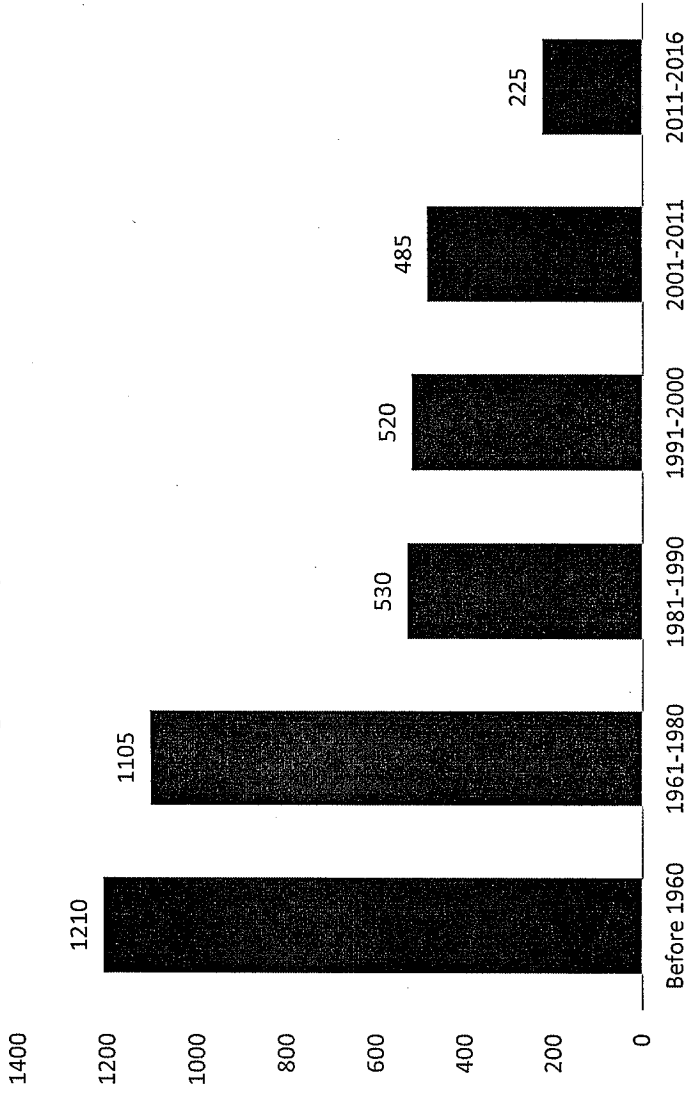


Affordable?

- Based on the 30% of before-tax income measure of core housing need AND median income of households for Region of Queens:
 - All Households: \$1,192
 - Lone-Parent: \$918.40
 - One-Person: \$599.48



Housing Stock by Year of Construction



56.8%
Of housing stock was built before 1980

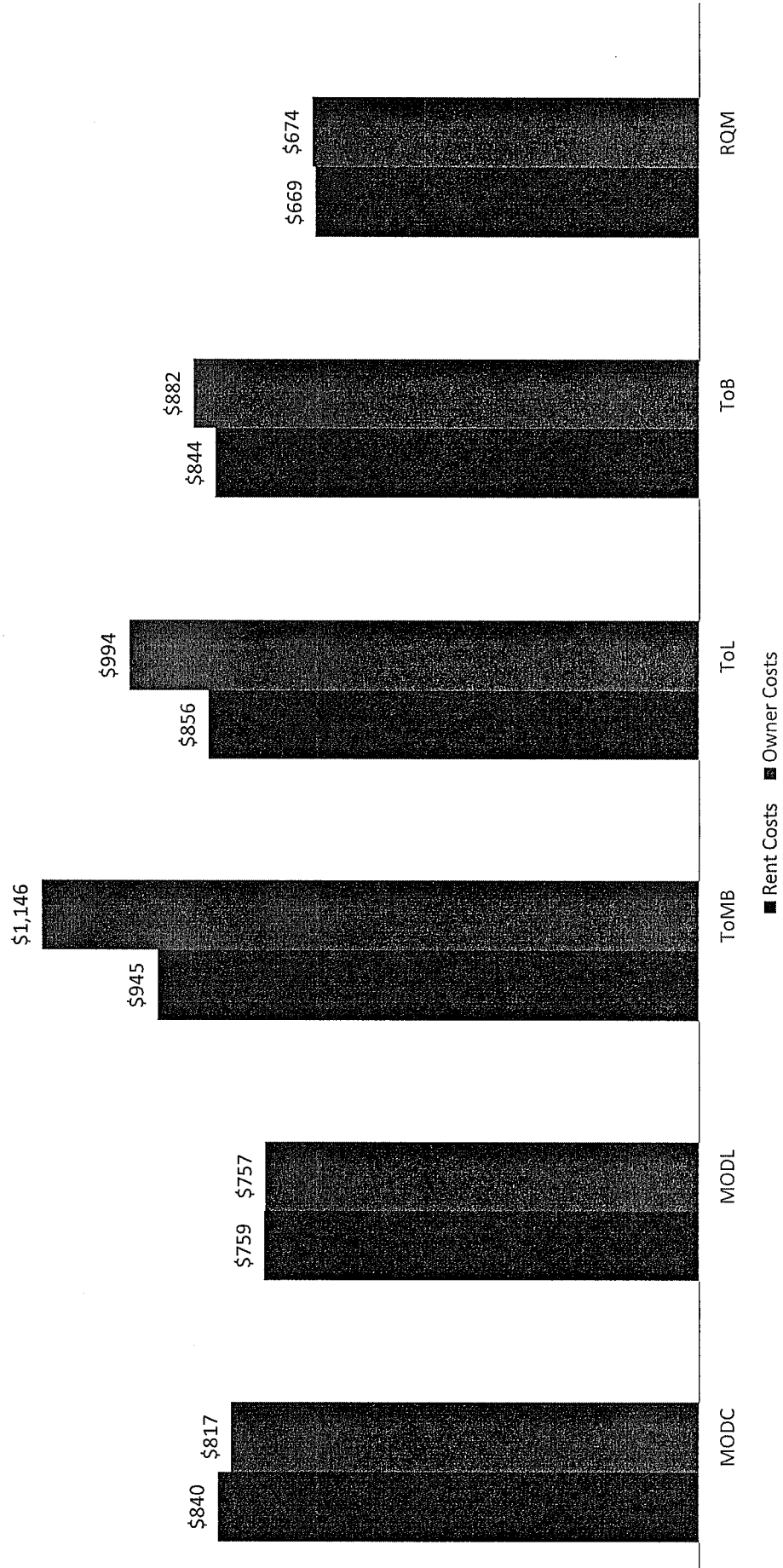
\$178,858
Average value

\$170,056
Median value

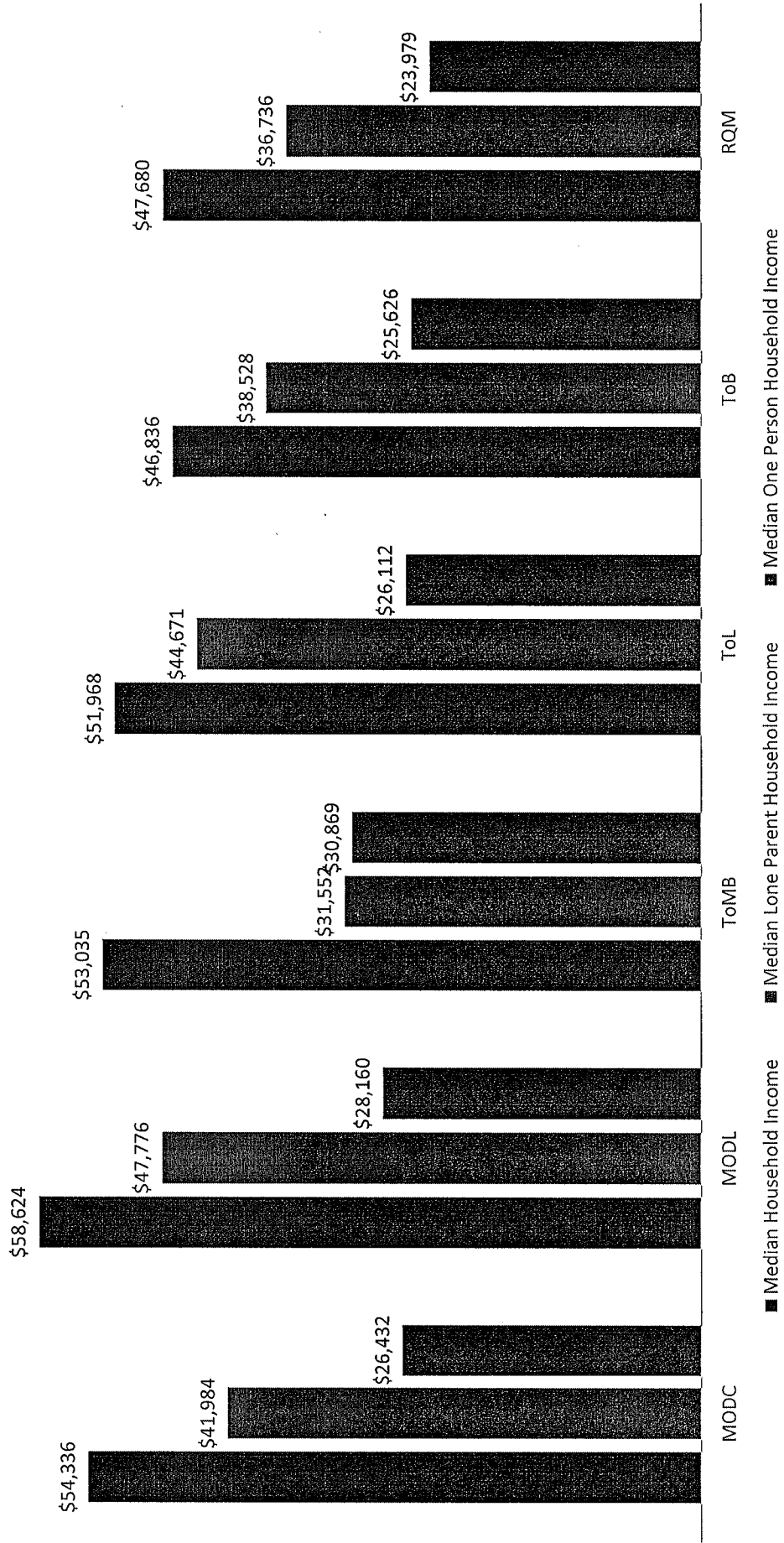
7.1%
Require Major Repair



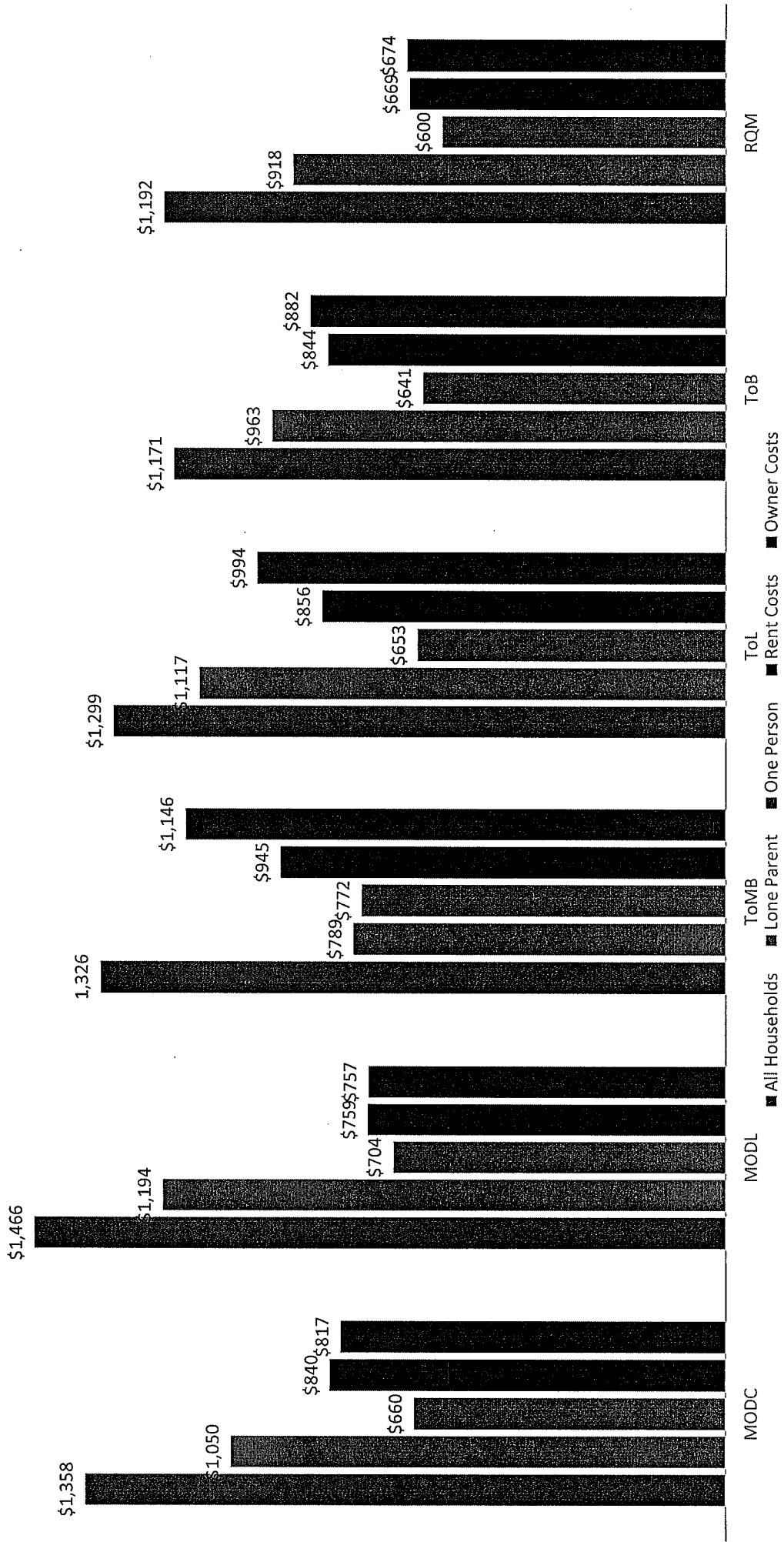
Rental and Ownership Costs Across Lunenburg and Queens Counties



Median Household Incomes Across Lunenburg and Queens Counties



What is Affordable for Housing Across Lunenburg and Queens Counties?



Core Housing Need Across Lunenburg and Queens Counties

