

**REGION OF QUEENS MUNICIPALITY  
REGULAR COUNCIL  
TUESDAY, JULY 10, 2018  
6:00 p.m.**

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

**1.0 CALL TO ORDER:**

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

**2.0 CHANGES / APPROVAL OF AGENDA**

**It was moved by Councillor Johnson and seconded by Councillor Fiske that the Agenda be approved as amended:**

**Add Item 15.1 – In Camera – Contract Negotiations**

**MOTION CARRIED unanimously.**

**3.0 PRESENTATION**

There were no presentations to come before this meeting.

**4.0 TABLING OF PETITIONS:**

There were no petitions to come before this meeting.

**5.0 PUBLIC QUESTION / COMMENT SESSION:**

No members of the public commented before this meeting.

**6.0 APPROVAL OF MINUTES:**

6.1 Council Minutes – June 26, 2018

**It was moved by Deputy Mayor MacLeod and seconded by Councillor Fiske:**

**THAT the minutes of the Regular Council meeting held June 26, 2018 be approved as circulated.**

**MOTION CARRIED unanimously.**

6.2 Public Hearing Minutes – June 25, 2018

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

**THAT the minutes of the Public Hearing held June 25, 2018 be approved as circulated.**

**MOTION CARRIED unanimously.**

**7.0 DANGEROUS OR UNSIGHTLY PREMISES:**

7.1 28 Hillcrest Avenue, Brooklyn, Queens County, NS

**It was moved by Deputy Mayor MacLeod and seconded by Councillor Fiske:**

**THAT Council of the Region of Queens Municipality declare the property located at 28 Hillcrest Avenue in Brooklyn, Queens County, Nova Scotia as dangerous and unsightly as defined in the *Municipal Government Act of Nova Scotia*;**

**AND THAT Council of the Region of Queens Municipality cause an Order to be served upon the owners of the property requiring that, within thirty (30) days of the date of service of the Order, the following work be carried out:**

- 1. Clean-up of all construction and demolition materials and delivery to RQM Landfill; and**
- 2. Remove or secure long telephone line that could pose as a potential hazard (blowing about).**

**AND THAT, if owners fail 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 owners.**

Kelley-Anne Hurley, Bylaw Enforcement Officer, stated property located at 28 Hillcrest Avenue, Brooklyn, Queens County, NS, PID #70084496 and owned by Steven G. Johnson and Joan Stella Johnson is a standard parcel of land.

It should be noted that Item 2 in the recommendations has been satisfied and is no longer an issue.

Following several formal complaints dating back to 2016, a site inspection revealed a possible structurally unsound dwelling that could pose a threat to public safety and an unsightly property exterior. Nuisance wildlife became an issue also. The property owner worked to clean-up the property; however, full compliance was not received. Further formal complaints were received in October 2017 and more compliance was received from the property owners.

A "Formal Order to Comply" was issued on November 2, 2017 in which the property owners were given 45 days for completion. Some compliance was received before the deadline and a request for an extension was granted.

Another extension to the "Formal Order to Comply" was granted on January 1, 2018 with another deadline of 60 days. A demolition permit was issued on January 2, 2018 for the dangerous dwelling and outbuildings located on the property. On February 1, 2018 all dwellings were demolished without incident and the property leveled as requested. Further extensions were granted, the latest being June 26, 2018.

The completion of clean-up of construction and demolition debris remains.

Ms. Hurley acknowledged that Mr. Steven G. Johnson was present.

Mayor Dagley acknowledged Mr. Johnson and welcomed him to comment.

Mr. Johnson stated the only items left on the property to be removed are shingles and that he only has 6 hours a week to work at completing the Order.

**It was moved by Deputy Mayor MacLeod and seconded by Councillor Fiske:**

**THAT the number of days to carry out the work be changed to 45 from 30.**

**AMENDMENT TO THE MOTION was carried unanimously.**

**It was moved by Deputy Mayor MacLeod and seconded by Councillor Fiske:**

**THAT Item 2 be removed from motion.**

**2<sup>ND</sup> AMENDMENT TO THE MOTION was carried unanimously.**

**AMENDED MOTION carried unanimously and reads as follows:**

**THAT Council of the Region of Queens Municipality declare the property located at 28 Hillcrest Avenue in Brooklyn, Queens County, Nova Scotia as dangerous and unsightly as defined in the *Municipal Government Act of Nova Scotia*;**

**AND THAT Council of the Region of Queens Municipality cause an Order to be served upon the owners of the property requiring that, within forty-five (45) days of the date of service of the Order, the following work be carried out:**

- 1. Clean-up of all construction and demolition materials and delivery to RQM Landfill.**

**AND THAT, if owners fail 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 owners.**

**8.0 ECONOMIC DEVELOPMENT:**

There were no items to come before this meeting.

**9.0 CORPORATE SERVICES:**

There were no items to come before this meeting.

**10.0 ENGINEERING AND WORKS:**

There were no items to come before this meeting.

**11.0 FINANCE:**

There were no items to come before this meeting.

**12.0 RECREATION AND COMMUNITY FACILITIES:**

- 12.1 Lease with ECDIS Intervention Association (ECDIS)**

**It was moved by Councillor Johnson and seconded by Councillor Fralic:**

**THAT the Council of Region of Queens Municipality enter into the proposed lease with Nova Scotia ECDIS Intervention Association effective September 1, 2018;**

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

**MOTION CARRIED unanimously.**

### **13.0 PLANNING**

#### **13.1 West House (Tavern) Heritage Designation**

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

**THAT the Council of the Region of Queens Municipality serve Notice of Recommendation upon the owners of property identified as PID #70017827 and located at 547 Main Street in Liverpool, regarding the registration of the house (known as West's Tavern) in the municipal registry of heritage property;**

**AND THAT the Council of the Region of Queens Municipality shall sit to hear any comments / concerns, regarding the registration, on August 14, 2018 at 9:00 a.m. in the Council Chambers of the Regional Administration Building, 249 White Point Road in Liverpool.**

**MOTION CARRIED unanimously.**

#### **13.2 Court House – Designation as a National Historic Site**

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

**THAT the Council of the Region of Queens Municipality make application to Historic Sites and Monuments Board of Canada to have the Liverpool Court House designated as a property of National Historic Significance.**

The topic of signage for these properties was raised. Mike MacLeod, Director of Planning and Development, stated the Land Use Bylaw determines signage and will investigate.

**MOTION CARRIED unanimously.**

#### **13.3 Fine Levels for Illegal Dumping**

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

**THAT the Council of Region of Queens Municipality request Nova Scotia Department of Justice increase the Out of Court Settlement for disposing or causing or permitting disposal of collectable waste or non-collectable waste at location or in a manner contrary to By-law (Section 50 of By-law #13) to a minimum of \$697.50 for first and subsequent offences.**

**MOTION CARRIED unanimously.**

#### **13.4 Region of Queens Municipality Municipal Planning Strategy and Land Use Bylaw Review – Consultant Selection**

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

**THAT the Council of the Region of Queens Municipality award the contract for consulting services for the Review of the Municipal Planning Strategy and Land Use Bylaw to UPLAND for a total cost of \$138,000.00.**

**AND THAT the Mayor and Chief Administrative Officer be authorized to negotiate an agreement respecting the performance of said consulting services.**

Mr. MacLeod stated the Region adopted the Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) which apply to all lands within the boundary of Queens on July 20, 2009. There have been many changes in the Municipality since this adoption, i.e. age demographics, closure of several major employers and climate change impacts.

The new planning documents intend to address a range of key issues:

- demographic changes, including increasing diversity and an aging population;
- changing service needs and high demand for community amenities with limited municipal resources to respond to the demand;
- planning to meet the needs and challenges of both our urban and rural communities;
- integrating new developments into existing neighbourhoods; and
- providing enhanced and creative ways to connect with residents and other stakeholders, and ensure broader participation.

With the key issues in mind, the project scope has been framed around six guiding principles:

1. Building sustainable communities where residents have varied housing choices, and increased opportunities where to live, work, learn, volunteer, shop and have access to recreational activities.
2. Balancing the desires, needs and unique qualities of our diverse urban and rural communities.
3. Expanding and growing the local population and economy.
4. Preserving and enhancing community character, the natural environment and the Region's sense of place.
5. Responding to climate change.
6. Engaging local residents, business community, community organizations and external agencies and departments throughout the planning process.

Council approved the issuance of a Request for Proposals (RFP) on March 27, 2018 to engage the services on an integrated land use planning and engineering consulting firm with expertise in the area of land use planning to carry out a formal review.

A RFP was issued on May 4, 2018 and submissions were received from seven consulting firms:

- Stantec Consulting Ltd.
- EDM Planning Services
- WSP Canada Inc.
- UPLAND Planning & Design Studio
- Brighter Community Planning & Consulting
- BC2
- LGP Real Estate Strategies

A team consisting of the Planning Advisory Committee and Municipal Staff reviewed the proposals on June 26, 2018 using the following evaluation criteria:

- The demonstrated ability/level of experience of the consultant to provide and fulfill the services defined with the RFP;
- The demonstration of relevant sustainable experience in similar Municipal plan update projects;
- Understanding the work to be carried out;
- The demonstration of creative and value added approaches to community consultation and Planning Review process; and
- The total project cost.

The overall cost of the project ranged from \$138,000 to \$198,587.75. Consideration was also given to total group hours committed to the project which ranged from 850 to 1,760. All the proposals were reasonably well laid out, demonstrating experience, ability, and understanding. The proposal submitted by UPLAND had the best appeal. It had the third highest total project hours (1,254), second highest project hours by firms project manager (500) and the lowest overall project cost at \$138,000.00.

**MOTION CARRIED unanimously.**

**14.0 REPORTS**

14.1 Council Implementation Report – end of June 2018 was included for information purposes.

**15.0 IN-CAMERA ITEMS**

**It was moved by Councillor Fiske and seconded by Councillor Fralic that the proceedings go In-Camera at 6:43 p.m. to discuss the following:**

**15.1 Contract Negotiations**

**MOTION CARRIED unanimously.**

Mayor Dagley announced that council will recess for 5 minutes.


**It was moved by Councillor Fiske and seconded by Deputy Mayor MacLeod that the proceedings exit In-Camera at 7:11 p.m.**

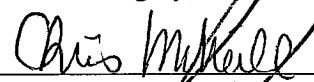
**MOTION CARRIED unanimously.**

**16.0 ADJOURNMENT**

**It was moved by Deputy Mayor MacLeod and seconded by Councillor Fralic that the meeting be adjourned at 7:12 p.m.**

**MOTION CARRIED unanimously.**

  
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Mayor David Dagley, Chair

  
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Chris McNeill, CAO

  
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Christine Watson, Recording / Management Secretary

Date Approved: 