

**REGION OF QUEENS MUNICIPALITY
REGULAR COUNCIL
TUESDAY, JULY 9, 2019
MASONIC HALL, CALEDONIA
7:00 P.M.**

PRESENT: Mayor David Dagley, Chair
Deputy Mayor Heather Kelly
Councillor Brian Fralic
Councillor Susan MacLeod
Councillor Jack Fancy
Councillor Raymond Fiske
Councillor Gilbert Johnson
Chris McNeill, CAO
Christine Watson, Administrative Assistant – Planning & Development

REGRETS: Councillor Kevin Muise

1.0 CALL TO ORDER:

Mayor Dagley called the meeting to order at 7:00 p.m. and introduced Council and staff.

2.0 CHANGES / APPROVAL OF AGENDA

It was moved by Councillor Fralic and seconded by Councillor Fiske that the Agenda be approved as presented.

MOTION CARRIED unanimously.

3.0 PRESENTATIONS

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:

Eugene Penny – Mr. Penny commented on the North Queens Heritage Society's application through the Community Investment Fund being denied due to their finance statement showing a healthy bank account, whereas that money was to be used to pay previous months' bills and repairs. He suggested there may have been a lack of communication and perhaps next year the application could be reviewed differently.

Craig Sawyer – Mr. Sawyer commented he is the neighbor of a developer who recently developed a property on Labelle Road in which there are presently 6 to 7 trailers installed on a lot approximately 1 ½ acres. He stated there is an increase in noise, traffic and generator use. He questioned the Land Use Bylaw. He further stated this may cause appeals for tax assessments.

Mayor Dagley stated his concerns would be provided to the Director of Planning.

Erin Conrad – Ms. Conrad stated she has a cottage at 493 Labelle and is upset and disappointed by the newly developed property in the area and are now dealing with the addition of the residents as well as the addition of boats to the cove. She questioned the Land Use Bylaw. Mayor Dagley explained that RQM has hired a consultant, Upland, who are now in the process of reviewing the Municipal Planning Strategy and Land Use Bylaw and these kinds of concerns would be taken into consideration through the amendment and review process.

Cindy Stafford – Ms. Stafford stated she too owns property in Labelle and commented on the development of a campground. She quoted sections from the Land Use Bylaw. She encouraged all to speak to their Councillors to make this kind of development unacceptable.

Dan Stevens – Mr. Stevens enquired if RQM is currently following the existing Land Use Bylaw from 2009, although it is in the process of being reviewed and updated. Mayor Dagley confirmed.

6.0 APPROVAL OF MINUTES:

6.1 Council Minutes – June 25, 2019

It was moved by Councillor Johnson and seconded by Deputy Mayor Kelly:

THAT the minutes of the Regular Council meeting held June 25, 2019 be approved as circulated.

MOTION CARRIED unanimously.

6.2 Public Hearing – June 25, 2019

It was moved by Councillor Fiske and seconded by Deputy Mayor Kelly:

THAT the minutes of the Public Hearing meeting held June 25, 2019 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

There were no items to come before this meeting.

10.0 ENGINEERING & WORKS

10.1 Maintenance of South Queens Sewer Treatment Facility

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

THAT the Council of Region of Queens Municipality authorize the required maintenance to the South Queens Sewer Treatment Plant at an estimated cost of \$150,000;

AND THAT the final cost be funded from the Sewer Operating Reserve.

In response to Councillor Fancy and Councillor Johnson's enquiries as to why RQM is dredging the primary cell now and the confusion over maximum of years on the life span of the facility, Chris McNeill, CAO, explained the wastewater treatment facility was built in 2001 at a cost of \$2.9 Million. The typical lifespan prior to dredging is considered to be 25 – 30 years. With the recent odor issue, RQM have flushed some of the lines, installed filters on some manholes, consulted with wetland experts and sewer treatment plant experts. This recommendation is the next stage in the process.

Councillor MacLeod enquired if the wastewater treatment system will be able to accommodate the addition of Waterloo Street once work has been completed in that area. Mayor Dagley stated the system is currently running at below 50% of its design capacity and explained the cell system at the site.

Mr. McNeill stated the company intends to begin the process next week and will require placing a small barge in the cell and extracting the sludge into cylindrical tubes. This process will take approximately 2 weeks, is self-contained and therefore, there should be no odor.

MOTION CARRIED unanimously.

11.0 FINANCE

There were no items to come before this meeting.

12.0 RECREATION AND COMMUNITY FACILITIES

12.1 Request for Beach Volleyball Court in Caledonia

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

THAT Council of Region of Queens Municipality authorize an estimated expenditure of \$7,388 plus HST for the construction of a beach volleyball court at 9708 Highway 8, Caledonia;

AND THAT this expenditure be funded from Gas Tax Fund.

Meaghan Roberts, Director of Recreation and Healthy Communities, stated this is a great project with volleyball becoming popular again. Following discussions with the Director of Engineering and Works, arrangements for construction will be determined.

MOTION CARRIED unanimously.

13.0 PLANNING

13.1 Municipal Planning Strategy Land Use Bylaw Consultation Report

Mr. McNeill stated RQM hired Upland, planning consultants, to review of the Municipal Planning Strategy and Land Use Bylaw (copy of report attached to original set of Minutes). They have held seven public meetings, one of which was held in North Queens. There have also been on-line surveys to gather input from businesses and residents.

Some highlights included:

- Primary concern identified is the coastline, waterways and recreation,
- Housing – the need for affordable housing, seniors housing, types of housing and the need for RQM to work with developers,
- Employment and commercial development,
- Marketing – how RQM promotes itself and how it represents to residents and well as visitors to the area
- Information on the age demographics of residents who participated in the surveys,
- Challenges residents earmarked – in order of priority
 - Businesses and Stores
 - Healthcare
 - Roads
 - Tax Rate
 - Employment
 - Recreation Facilities
 - Cost of Housing
 - Schools
- Lifestyle Satisfaction – 7 different needs highlighted, the highest being a place to retire
- Regulations – land use zoning and development regulations – make sure they reflect the wishes of the residents

Upland are also in communication with m5, the consultants hired to assist RQM in their branding exercise as well with CBCL, who are working with RQM on the flood mitigation study project.

Upland will hold 7 more public meetings as held in the original communities to explain their findings, and once they have compiled all information, a draft of the MPS/LUB will be brought to Council for consideration.

14.0 REPORTS

There were no reports to come before this meeting.

15.0 IN-CAMERA ITEMS

It was moved by Councillor Fralic and seconded by Deputy Mayor Kelly that the proceedings go In-Camera at 7:53 p.m. to discuss the following:

- 15.1 Acquisition of Municipal Property**
- 15.2 Sale of Municipal Property**

MOTION CARRIED unanimously.

Mayor Dagley announced a 10 minute recess at 7:53 p.m.

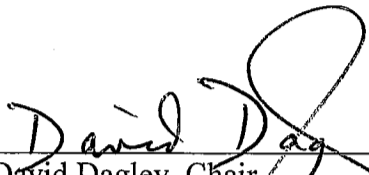
It was moved by Councillor Fiske and seconded by Councillor Johnson that the proceedings exit In-Camera at 8:39 p.m.

MOTION CARRIED unanimously.

16.0 ADJOURNMENT

It was moved by Deputy Mayor Kelly and seconded by Councillor Fralic that the meeting be adjourned at 8:40 p.m.

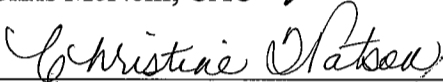
MOTION CARRIED unanimously.



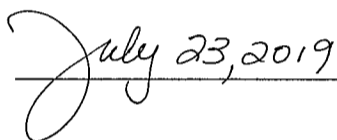
Mayor David Dagley, Chair



Chris McNeill, CAO



Christine Watson, Administrative Assistant – Planning & Development

Date Approved: 

Queens
planning
for the future

HAVE YOUR SAY ON THE FUTURE OF QUEENS!

Queens Planning for the Future is a review of the land use planning policies that will serve our region for the next 10 years. The process is at a midway point, and open for feedback.

DISCUSSION PAPERS & POLICY DIRECTION

- » Learn about current conditions and the trends shaping our communities.
- » Review the proposed direction for the new land use planning policies, and provide your input!

Please visit www.queensplan.com to access the documents and feedback forms, or contact us about obtaining the materials another way. The deadline to provide comments is June 30th.

101-204-6446 | www.queensplan.com
9427 3rd Fl. 4-1455

QUEENS

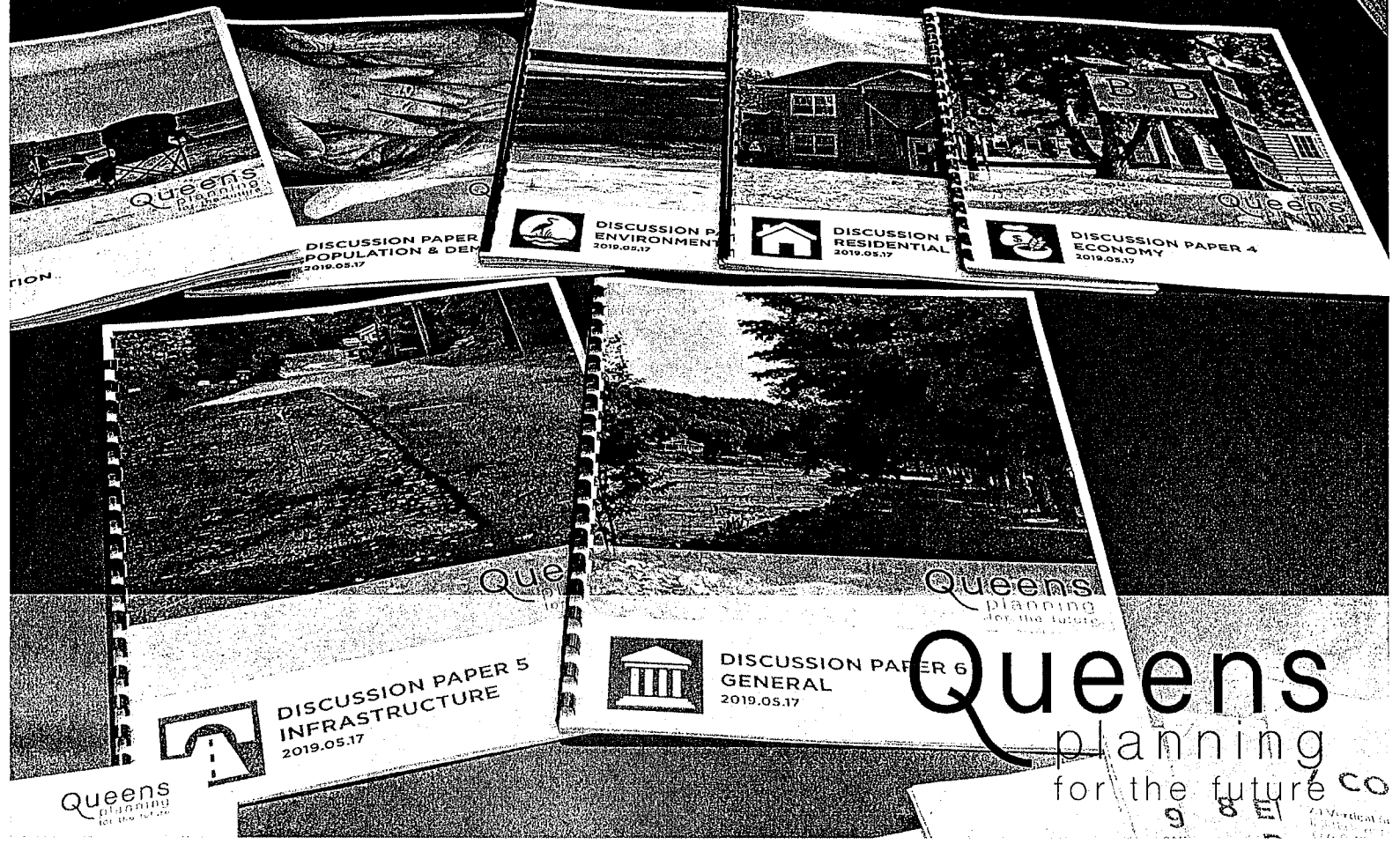
PAPER INSTRUCTIONS

1. Read the paper carefully. The paper contains information about the current conditions and trends in the community, and the proposed direction for the new land use planning policies.

2. Review the proposed direction for the new land use planning policies, and provide your input!

3. Complete the feedback form and return it to the Queens Planning Department.

4. The deadline to provide comments is June 30th.



Queens
planning
for the future

9 8 11 10 CO

INTERIM WHAT WE HEARD REPORT
2019.07.02

Queens

planning
for the future

WHAT WE HEARD REPORT

prepared by

UPLAND

for



Region of Queens Municipality

TABLE OF CONTENTS

1 CONTENTS

1	Introduction	iv
1.1	Consultation Overview	1
1.2	Public Meetings	2
1.3	Stakeholder Meetings	2
1.4	Online Surveys	3
2	Major Themes	4
2.1	Coastlines	5
2.2	Lakes and Rivers	6
2.3	Forests	6
2.4	Recreation and Culture	6
2.5	Infrastructure	7
2.6	Housing	8
2.7	Seniors	9
2.8	Seasonal Residency	9
2.9	Employment	9
2.10	Marketing	10
2.11	Planning	11
3	Survey Summary	12
3.1	Respondent Profile	13
3.2	Assets	14
3.3	Challenges	15
3.4	Lifestyle Satisfaction	16
3.5	Existing Regulations	17

2 INTRODUCTION

2.1 Consultation Overview

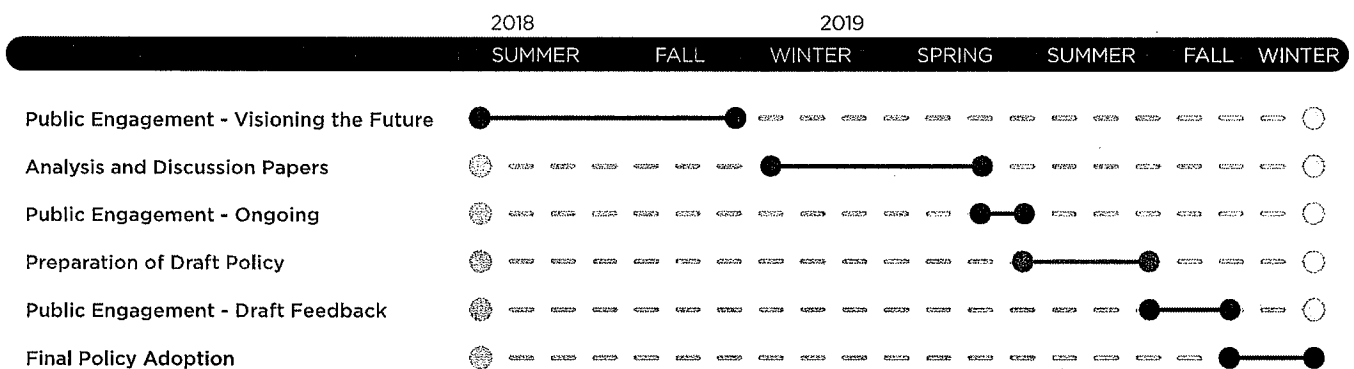
The Region of Queens is in the process of updating its Municipal Planning Strategy and Land Use Bylaw. These documents outline the planning policies and regulations that guide land uses and development in the Region. The Plan also includes a high-level vision of how the community intends to develop over the next 10+ years.

Consultation for this process is being carried out in phases. The objectives of the first phase “Visioning the Future” were to:

- Provide information about land use planning in Queens.
- Gather input from residents, businesses and stakeholder about current experiences, vision for the future, and priority needs and opportunities.

In the fall of 2018 the Region undertook consultation activities to achieve these objectives. This included seven public meetings (one in each district), a series of stakeholder meetings, and two online surveys to gather initial feedback from residents, business owners, and visitors on what they value about Queens, and what they hope to see change. This What We Heard Report provides details of what happened and the key findings from public consultation. These findings are also integrated in the Analysis and Discussion Papers, Policy Directions, and ultimately, the final policies.

The next step for consultation will be gathering feedback on Policy Direction that provides initial options for changes to Municipal Planning Strategy and Land Use Bylaw. This feedback will be incorporated into the draft Plan and Bylaw. Subsequently, a second round of public meetings will be held in fall of 2019 to review the first drafts of the planning documents. Following this, a the final draft will go through the formal approval process, including a Public Hearing at Council.



2.2 Public Meetings

Through September and October 2018, the Region and the project consulting team hosted public meetings in 7 locations throughout Queens:

- Mersy Point - Mersy Point Hall
- Port Mouton - West Queens Recreation Centre
- Beach Meadows Beach - Seaside Centre
- Milton - Milton Hall
- Liverpool - Queens Place
- Greenfield - Fire Hall
- Caledonia - North Queens Business Hub

Each of the meetings started with a presentation on municipal planning and the plan review process. Participants then spent the majority of each meeting in small group discussions about major planning issues relevant to the whole region as well as issues specific to each ward. Approximately 70 people participated in the meetings.



2.3 Stakeholder Meetings

Four thematic stakeholder meetings were held in September and October 2018, focusing on Businesses; Parks and Environment; Development; and Community Wellbeing.

The following stakeholder groups participated in the meetings or in follow-up phone call interviews:

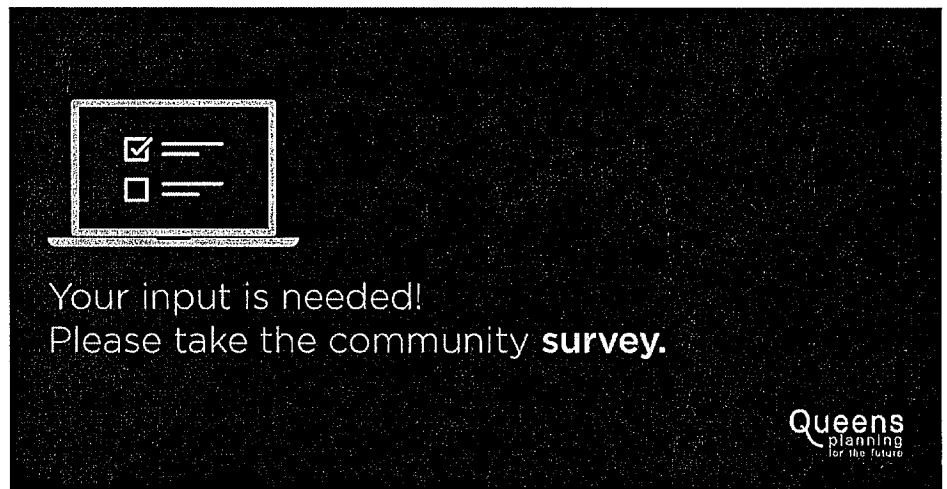
- Kejimikujik National Park
- Medway Community Forest Coop
- Mersey Tobeatic Research Institute
- Southwest Nova Biosphere Reserve
- North Queens Business Hub
- Privateers Farmers Market
- North Queens Board of Trade

- South Queens Chamber of Commerce
- South Shore Tourism Cooperative
- South Shore Opportunities
- Queens Care Society - age friendly communities project
- Housing Nova Scotia
- South Shore Housing Action Coop
- Regional Library
- 6 local contractors/developers

2.4 Online Surveys

Two separate surveys were carried out, a general community survey and a survey for business owners. The general community survey asked respondents a variety of questions including demographic indicators, household size, and questions related to the strengths and challenges of the Region, as well as details specific to Liverpool, coastal areas, and inland areas. Survey questions were also aligned with public meeting questions, to enable combining results across methods.

The business survey asked questions about the nature of the business, experiences interacting with municipal land use regulation, services, infrastructure, and other impressions about operating a business in Queens. This survey resulted in only 29 responses, which is not an adequate sample size to generate reliable quantitative data. Instead, the results of the business survey open ended survey were integrate as part of the overall thematic analysis.



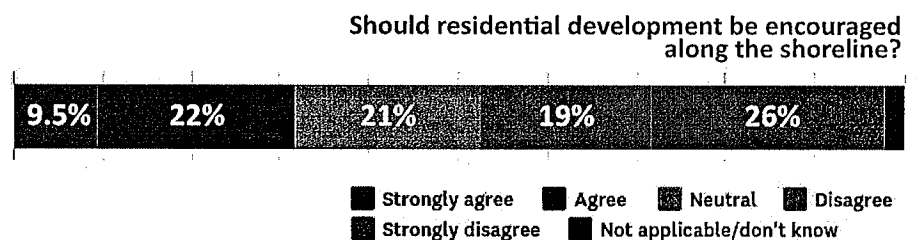
3 MAJOR THEMES

3.1 Coastlines

The shoreline and beaches emerged as the primary identifying feature of Queens among many of the consultation participants. When asked why they call Queens home, the coastline was the most frequently identified reason, with 67% of survey respondents selecting this option. These sacred spaces were identified as the key to economic, environmental, and cultural prosperity in the surrounding communities.

There was a high occurrence of survey respondents who are very concerned (50-60%) or concerned (25-30%) about coastal issues, such as erosion, flooding, sea level rise, water quality, and development. Participants were concerned about impacts of encroaching development and industry, and climate change threats, with damage to infrastructure and loss of habitat frequently mentioned. Other specific concerns for coastlines included protection from overuse of beaches (Carter's Beach particularly), waste and sewage management, and impacts of major aquaculture.

Enforcement of greater setbacks was top of mind on this topic. In the survey results, there was a high degree of disagreement (*i.e.* split opinions) that residential development should be encouraged along the shoreline. Agreement with commercial development follows the same trend, with greater intensity.



3.2 Lakes and Rivers

Consultation participants expressed concerns for freshwater systems that parallel the input on coastlines. Specifically, 56% of survey respondents were “very concerned” about water quality of lakes and rivers in inland areas, and an additional 29% were “concerned”. It was reported that the impacts of development, infill, adjacent agricultural land, and industry have led to issues around stagnant or unclear waters, flooding, and dam failures. The protection of these areas relates to ecological sustainability but also maintaining recreational enjoyment and sense of place. Consultation participants wanted to see setbacks protecting riparian areas and public access.

3.3 Forests

There was overwhelming support among participants for forest protections from improper clear cutting, and the development of best practices which include regular maintenance, reforestation, native species planting, and disease management (including protections for Hemlock trees). Specifically, 55% of survey respondents were “very concerned” about forest health in inland areas; an additional 26% were “concerned”. Park access and maintenance was a key point in discussions, and green belts were recommended by some participants in order to protect forested areas and threatened wildlife such as turtles and bats. The urban tree canopy was also a concern, and the addition of flowering and fruit bearing trees is encouraged.

3.4 Recreation and Culture

The vision of Queens as an entertainment hot spot for Nova Scotia comes from the vast opportunity for recreation and leisure in the region. Ideas for new recreation facilities and programming were endless, including libraries, pools, multi-use buildings, Greenfield Airport events, rock climbing, and escape rooms. A need for innovative and inclusive spaces for all ages, as well as outdoor programming, arts and culture access and affordable / free options was evident. Investment and maintenance of existing amenities was valued, and longer opening seasons is suggested to meet new tourism demands. Most participants emphasized a focus on waterfronts and downtowns, and noted the lacking commercial supply.

3.5 Infrastructure

One of the most frequently mentioned topics throughout the consultation was rural internet. Many participants felt that this is a key piece of infrastructure missing from much of the Region of Queens. It was a particularly serious concern among business owners who rely on internet in their operations, and it was seen as a barrier to entrepreneurship.

Public transit and active transportation routes were highly valued among participants. Trails for recreation and routine transportation were viewed as a significant opportunity. Recent issues with dry wells prompted approximately 45% of survey respondents to report that they are “very concerned” about availability of drinking water. Other built infrastructure identified for improvements included cell service, condition of roads, creation of community wells, and management of downtown parking.

Participants also described gaps in the social infrastructure in Queens. There was concern about access to mental and physical healthcare, seniors’ services, access to education, and physical accessibility. Family resources, affordable food, and justice were also a part of discussions, particularly around Liverpool where concerns about poverty were high on the priority list.

3.6 Housing

Participants made clear the need for affordable housing, as well as good quality housing and its relationship to overall quality of life. It was reported that availability of rental housing is low, in particular rental housing that is suitable and affordable for either a young family, or for a single-person household. It was also identified that housing ownership can be challenging; some prospective first time home buyers experience financing difficulties, and some owners experience hardship paying property taxes, while simultaneously facing low values and sale prices. Anecdotally, issues with homeownership are disproportionately affecting senior women living alone. Other housing issues appeared around Liverpool, including homelessness and couch surfing, deferred home maintenance, and public housing in both disrepair and without adequate social support programs.

Smaller homes including semi-detached houses, smaller lot sizes, townhouses and apartments, were identified as the core need within the housing stock. Participants suggested that energy efficient housing near employment and amenities in a wide range of costs could be made possible through subsidies and development incentives, as well as housing societies for non-market provisions. Support for alternative housing options was evident, with some suggestions including non-profit housing, co-operatives, worker housing, and rent-to-own programs.

Survey respondents indicated types of residential development that should be encouraged in different areas of the region. There was strong agreement that single family dwellings, physically accessible housing and supportive housing should be encouraged in coastal areas. In Liverpool, single family dwellings were not a priority, while supportive housing, affordable rental units and physically accessible housing had the most agreement. Priorities for inland areas were similar to Liverpool but with more agreement for encouraging single family dwellings and less for affordable rental units.

Service-based employers who responded to consultations were unanimous in identifying challenges related to staff housing, particularly for staffing positions that are seasonal in nature.

3.7 Seniors

Participants felt that the aging population of Queens requires varied levels of care, including supports for aging in place and assisted living. Potential for this could include campus-style housing, single story homes, intergenerational housing, accessibility improvements, and transitional housing. Reflecting the aging population, healthcare was identified as a major challenge for many survey respondents, with 70% indicating that they are very concerned about the availability of healthcare in Liverpool. Community clinics and integration of seniors housing into existing communities is key in order to avoid isolation and provide quality care, and is an opportunity that could prove an economic asset for the region.

3.8 Seasonal Residency

Another demographic of interest to participants was the seasonal resident population of Queens. Some participants observe that this population has been increasing, adding great value to the local economy in the summer. This population has very unique needs, and increasingly look to AirBnB and home sharing for accommodations. Encouraging all-season residents, and striving to retain these visitors as they move into retirement could help improve economic and housing opportunities for Queens.

3.9 Employment

Employment and commercial activity was mentioned frequently throughout public consultations. Among survey respondents, 26% felt that meaningful employment is as a challenge of living in Queens. Furthermore, 56.5% identified 'businesses and stores' as a challenge and 67% strongly agreed that future commercial development should be located in downtown Liverpool. Overall support for local businesses is strong, as well as enthusiasm for commercial hubs.

Support for flexible employment and small-scale self employment came up throughout consultations, and valued opportunity industries included small agriculture and alternative crops, horticulture, culture and arts, eco-tourism, and environmental education. Community employment needs included senior care workers and health professionals, trades people, and technical and hospitality jobs. Engagement participants discussed the benefits of attracting industries that match existing needs and workforce skills, as well as working with colleges and universities to provide distance or satellite campus programming or transportation. Another important issue was preparation for economic changes such as the aging population, increasing poverty and unemployment, the rise of online retail, and cannabis legalization.

3.10 Marketing

Retaining and attracting residents through marketing strategies should focus on the sense of place and assets present in Queens. Engagement participants looked to the possibilities of attracting young people and families, encouraging seasonal residents to retire here, and forming an immigration strategy. It was felt by some that the area must value a welcoming attitude and embrace diversity if this was to be successful. A vision of financial and environmental sustainability and health could be crucial to attracting residents new and old. Incentivizing growth and investment can be achieved through tax rates, grow-your-own greenhouse funds, employment opportunities, affordable land, aesthetic improvements, and strong social networks. Business owners feel there is a need for better information and way-finding to help get the word out about businesses.

3.11 Planning

Planning principles discussed throughout consultation centred on reducing red tape and improving communications among both government departments and residents. Logic and consistency of regulations and decision making can be achieved through transparency and evidence-based planning. The connections between issues such as housing, amenities, and transportation should be taken into consideration and plans must be flexible and sustainable in order to prepare successfully for the future. Avoiding unnecessary restructuring and emphasizing education could make the process more navigable for all.

Some place-specific planning approaches and suggestions from the consultation included:

- Bridging the disconnect between North and South Queens
- Minimizing incompatible uses
- Influence over use and management of Crown Land
- Consideration of seasonality
- Introducing development time frames
- Incorporating subdivision bylaws into plan
- Attention to the appeals process
- Clarifying grandfather clause
- Greater facilitation of building process

4 SURVEY SUMMARY

4.1 Respondent Profile

The majority of respondents were between 40 and 64 years of age, and half as many respondents were in the 65-84 age range. Only 29 people under the age of 40 participated in the survey. As a reflection of the age composition, 38% of respondents were retired. Among those who were part of the workforce, most were employed in Liverpool, and half as many were employed outside the Region of Queens.

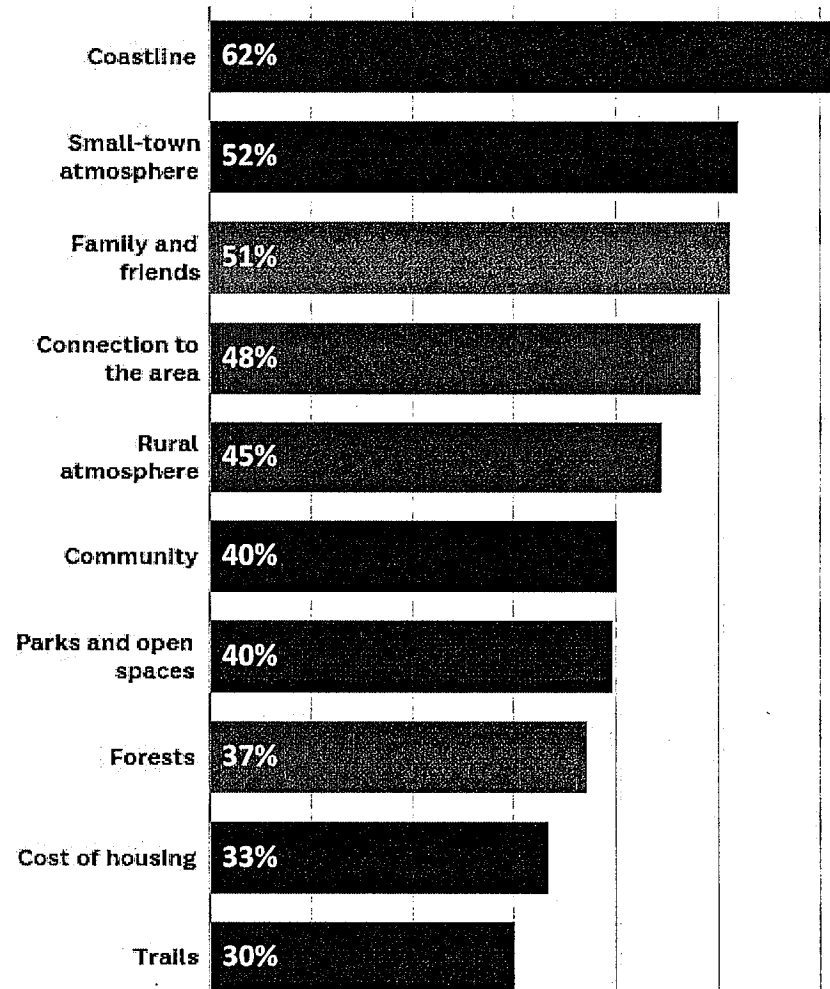
Further reflecting the mid-to senior life stage of most survey respondents, 58% reside in 2-person households, and just 28% of respondents reside in households of 2-people or more, indicating a low response rate among young families with children who are living at home. Survey respondents were overwhelmingly full-time homeowners, and 5% were full-time renters. Seasonal homeowners provided 9% of responses, and non-residents provided 4%. The household income of respondents was fairly evenly distributed, with 10-20% of people falling into each of 5 income brackets, as well as undisclosed.

Liverpool was the home community for 25% of respondents, followed by Milton (10%), Brooklyn (7.5%), Port Mouton (7%), Beach Meadows (5%), and Hunt Point (4.5%). Overall, survey respondents were living in communities dispersed throughout the Region of Queens, with 39% of people living in 30 different home communities. Just 4% of respondents did not live in Queens.

4.2 Assets

There was a wide range of reasons why survey respondents call the Region of Queens home, but overall, it is for 1) the coastline and 2) the people. The top 10 reasons are listed below, with the percentage of respondents who selected it.

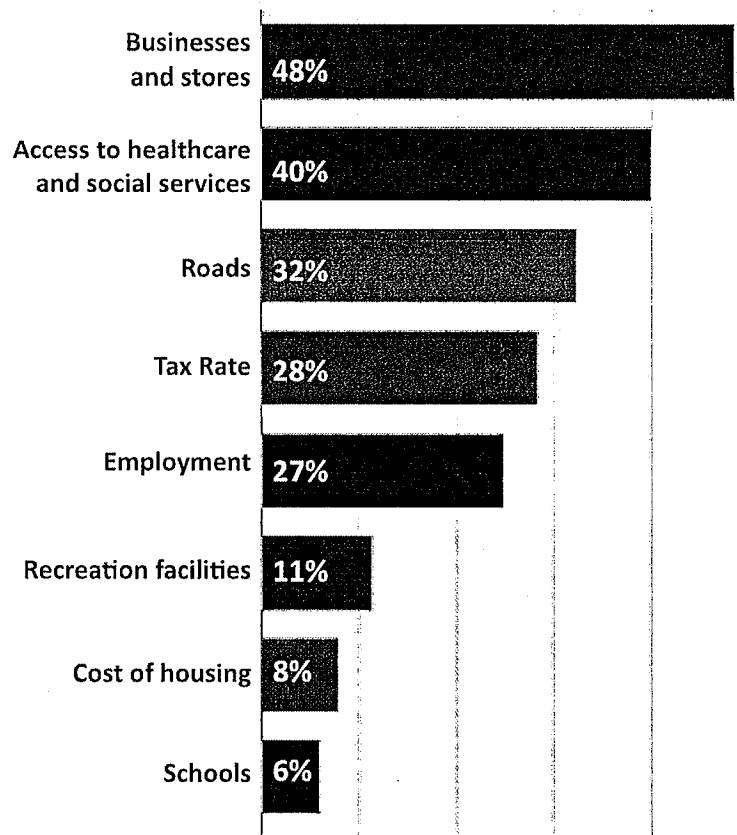
What are your reasons for living in Queens?



4.3 Challenges

Compared to the positive qualities, there was a narrower range of issues that survey respondents find challenging about the Region of Queens. Overall, many of the priority issues and challenges identified by respondents were not related to land use planning specifically. Most of the challenges relate to access to goods and services, as well as economic vitality. The top 8 challenges are listed below, with the percentage of respondents who selected it.

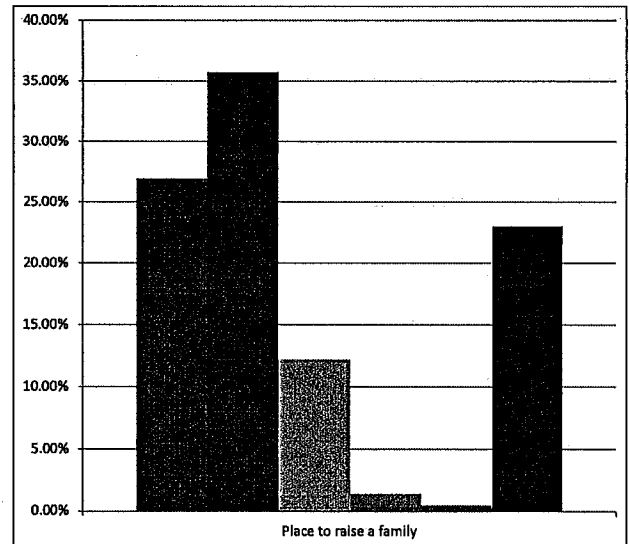
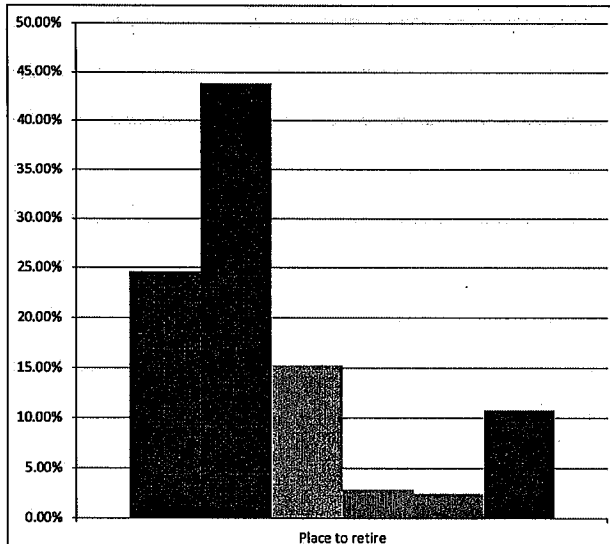
What do you find challenging about living in Queens?



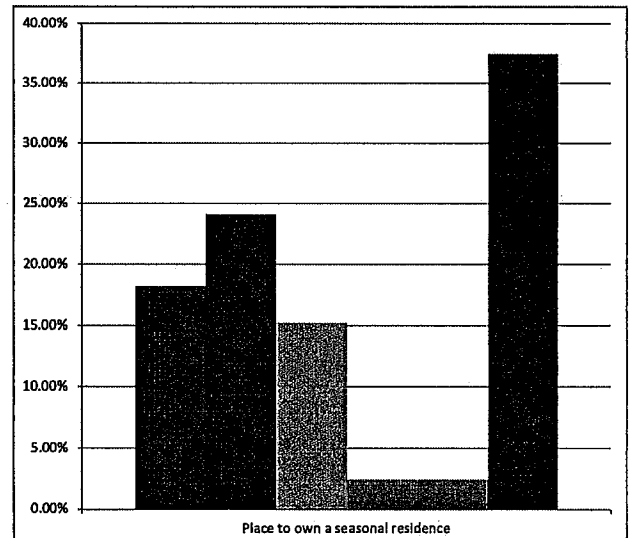
4.4 Lifestyle Satisfaction

Survey respondents were asked about their level of satisfaction with the Region of Queens for 7 different lifestyles. The highest levels of satisfaction were as a place to retire, to raise a family, and to own a seasonal residence. As a place to run a business or own an income property, respondents were more divided in their experiences, but in general levels of satisfaction were moderate. Very few respondents provided an assessment as a place to operate a farm, but among those who did, commercial farming had very low satisfaction, while homesteading or family farming had moderate levels of satisfaction.

How satisfied are you with Queens as a place for the following lifestyles?



- Very satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very dissatisfied
- Not applicable/don't know



4.5 Existing Regulations

In providing an evaluation of existing land use zoning and development regulations, respondents generally did not hold strong opinions, and perspectives were near evenly divided. The most common criticism was that regulations are hard to follow and confusing. There was a slight trend toward agreement that regulations are lacking and allow bad land uses, disagreement that regulations are too restrictive and prevent good land use, and disagreement that regulations are sufficient to protect the existing conditions. There was also slight disagreement that regulations are advantageous and improve quality of life.

Existing regulations are ...

