

**Region of Queens Municipality Regular Council  
Tuesday, May 11, 2021, 9:00 a.m. via Zoom**

**Minutes**

Present: Mayor Darlene Norman, Chair  
Deputy Mayor Kevin Muise  
Councillor Maddie Charlton  
Councillor Vicki Amirault  
Councillor Jack Fancy  
Councillor David Brown  
Councillor Carl Hawkes  
Chris McNeill, CAO  
Christine Watson, Admin. Assistant – Planning & Development

Regrets: Councillor Ralph Gidney

**1.0 Call to Order**

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

**2.0 Changes / Approval of Agenda**

**It was moved by Councillor Brown and seconded by Councillor Amirault 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**

Leon Robertson, College Street, Liverpool – Mr. Robertson noted the increase in the proposed deed transfer tax under Item 9.1 would generate approximately \$200,000 in revenue or more. He enquired if other municipal units charge a deed transfer tax fee. Mayor Norman stated across the

province the fees vary from 0 to 1.5%, which is the maximum amount allowed.

Mr. Robertson further enquired under Item 12.1, if the curling event is cancelled, does RQM still pay out the grant requested? Mayor Norman stated no.

## **6.0 Approval of Minutes**

### **6.1 Regular Council – April 27, 2021**

**It was moved by Councillor Hawkes and seconded by Councillor Charlton:**

**THAT under Section 13.1 Queens Municipal Accessibility Plan 2021-2030, dates be inserted into the first paragraph and read: The draft plan due date was to be submitted by April 2021 but the province extended it to April 2022. Our Accessibility Coordinator, Elise Johnston, along with her committee completed the draft plan on schedule by April 2021.**

**AMENDMENT CARRIED unanimously.**

**It was moved by Councillor Charlton and seconded by Councillor Amirault:**

**THAT the minutes of the Regular Council meeting held April 27, 2021 be approved as amended.**

**MOTION CARRIED unanimously.**

## **7.0 Finance**

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 Bylaw No. 18 Respecting Deed Transfer Tax**

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

**THAT Council of Region of Queens Municipality give second reading to Bylaw No. 18 Respecting Deed Transfer Tax.**

Chris McNeill, CAO, stated all our bylaws are required to go through a first reading and a second reading, in between time there is a time for advertising in a local newspaper and public comment. This bylaw went through the first reading a month ago so now it is before Council for the second and final reading. Once approved, it will be advertised that it is passed with an in effect date of June 1, 2021. No comments were received either for or opposed to the proposed bylaw.

**MOTION CARRIED unanimously.**

## **10.0 Engineering & Public Works**

There were no items to come before this meeting.

## **11.0 Dangerous or Unsightly Premises**

There were no items to come before this meeting.

## **12.0 Recreation & Healthy Communities**

### **12.1 Community Investment Fund 2021-2022**

**It was moved by Deputy Mayor Muise and seconded by Councillor Hawkes:**

**THAT the Council of Region of Queens Municipality provide grant funding to Liverpool Championship Host Society in the amount of \$25,000 from the 2021-2022 Community Investment Fund.**

**AND THAT the funding be released in the following payment schedule:**

**50% upon signed facility contract with Queens Place Emera Centre;**

**35% September 15, 2021; and**

**15% be held back until a completed Community Investment Fund Final Report is received, as per Policy 11 – Community Investment Fund.**

Dana Henley, Community Development Coordinator, stated an application was received from the Liverpool Championship Host Society and all criteria was met as per policy.

If the event does not happen because of Covid, the funding will be returned.

**MOTION CARRIED unanimously.**

## **13.0 Planning**

### **13.1 Self-Storage – 85 Hillside Road by Development Agreement**

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

**THAT Council of Region of Queens Municipality give notice of its intention to amend an existing development agreement with Wa-Su-Wek Ltd., dated October 29, 1999, to allow for a self-storage business on property identified as PID #70218896 and located at 85 Hillside Road in Brooklyn;**

**AND THAT a Public Hearing be held on June 8, 2021 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS at 9:00 a.m. In the event that Public Health directives prohibit an in-person hearing, arrangements will be made to host the public hearing through an authorized on-line platform.**

Mike MacLeod, Director of Planning & Development, provided background stating an application to enter into a development agreement for a self-storage business on property located at 85 Hillside Road in Brooklyn was received.

In January, Council approved amending the Municipal Planning Strategy (MPS) and Land Use Bylaw which would enable Council to consider such uses by development agreement. The property is zoned as General Residential (R2) under the Land Use Bylaw. The property owners currently operate a small manufacturing business that produces small Christmas tree rings and novelty items. This use was permitted through a previous development agreement with RQM in 1999. The self-storage business is not a permitted use within the General Residential (R2) zone. With the new policy in the Planning Strategy, Council has the ability to consider amendments to the current development agreement to allow for the self-storage use. The MPS does contain policy that includes items Council must take into consideration when entering into a development agreement or amending the existing one. Those items are included under Policy 12.6.1 of the MPS.

The existing Development Agreement from 1999 does contain a provision whereby Council can consider amendments to the current Development Agreement. The property is located at 85 Hillside Road in Brooklyn and is in a primarily low-density residential development area. The lot size is approximately 1 acre with a building of 4,900 square feet.

As indicated, the current development agreement allows Council to consider amendments. We have supporting policy to allow Council to move forward with such a request. Two potential options:

1. Maintain status quo (deny development agreement request), or
2. Amend current agreement to include the establishment of a self-storage business.

Staff have reviewed the application and feel that sufficient requirements can be incorporated into a development agreement to minimize the impact on the surrounding residential neighbourhood. As well, the Planning Advisory Committee met on May 3, 2021 and are supportive of moving forward with the application to amend the Development Agreement.

Shannon Jollimore, Wa-Su-Wek, stated they were looking forward to moving ahead with this project.

In response to Councillor Brown's enquiry if the self-storage would be totally enclosed, Shannon Jollimore stated yes it would be.

**MOTION CARRIED unanimously.**

## **14.0 Reports**

### 14.1 Appointment to Diversity and Inclusion Action Team

**It was moved by Councillor Brown and seconded by Councillor Hawkes:**

**THAT Council of the Region of Queens Municipality appoint Rebecca Smart to the Diversity and Inclusion Action Team for a term to expire on October 31, 2022.**

Eric Levy, Diversity and Inclusion Coordinator, stated the Diversity and Action Inclusion Team had a vacancy, which was advertised with a deadline of April 30, 2021. One application was received. The applicant works in our education system and has extensive experience working on diversity and inclusion initiatives.

**MOTION CARRIED unanimously.**

## **15.0 In-Camera Items**

**It was moved by Councillor Charlton and seconded by Councillor Amirault that the proceedings go In-Camera at 9:17 a.m. to discuss the following:**

- 15.1 Lease of Municipal Property
- 15.2 Lease of Municipal Property

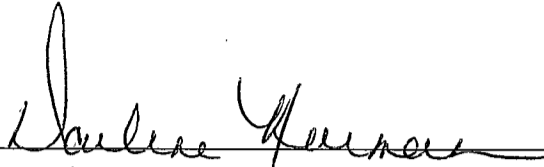
**MOTION CARRIED unanimously.**

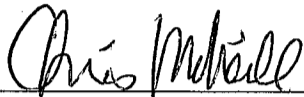
**It was moved by Councillor Charlton and seconded by Councillor Brown that the proceedings exit In-Camera at 10:19 a.m.**

**MOTION CARRIED unanimously.**

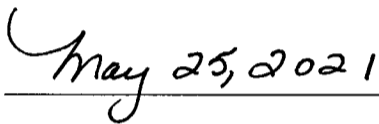
## 16.0 Adjournment

The meeting adjourned at 10:19 a.m.

  
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Mayor Darlene Norman, Chair

  
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Chris McNeill, CAO

  
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Christine Watson, Administrative Assistant – Planning & Development

Date Approved:   
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