

**Region of Queens Municipality Regular Council
Tuesday, September 28, 2021, 6:00 p.m.**

Minutes

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

1.0 Call to Order

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

2.0 Changes / Approval of Agenda

Add: 8.9 Provincial Mandate Policies

It was moved by Councillor Charlton and seconded by Councillor Gidney that the Agenda be approved as amended.

MOTION CARRIED unanimously.

3.0 Tabling of Petitions

There were no petitions to come before this meeting.

4.0 Public Question / Comment Session

David Huskins, 160 Church Street – Mr. Huskins enquired if a walkway like the one recently installed at the Beach Meadows Beach could be installed at the beach in Hunts Point. Mayor Norman stated that beach is provincially and privately owned.

5.0 Approval of Minutes

5.1 Regular Council – September 14, 2021

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

THAT the minutes of the Regular Council meeting held September 14, 2021 be approved as circulated.

MOTION CARRIED unanimously.

6.0 Presentations

6.1 Agricultural Sector Review 2021

Richard Lane, Business Development Officer, provided an update on the Agricultural Sector Review 2021- Queens County. Some highlights included:

Farms and Farmland

- Currently 22 registered farms, down from 37 in 2011
- Average size 296 acres, but most common is between 10 - 69 acres
- Farm Registration Program – through Nova Scotia Department of Agriculture (fee application, state what you are doing). Some benefits would include farm-registered plates, untaxed fuel.

Available Agricultural Lands

- Canadian Land Inventory – Defines soil classes. No Class 1 soil in Queens. Classes 2, 3 and 4 are deemed suitable for agriculture.
- Suitable land for agriculture covers less than 1% of Queens County. No Class 2 soils.
- Smallest amount of arable (available for tillage) land in the province.

Farm Revenues, Employment and Economic Impact

- 4% of suitable land is in agriculture production in Queens; Nova Scotia is 13%
- In 2010, farm receipts report \$1.13 Million; 19 out of the 37 farms reported receipts under \$10,000
- In 2013, agriculture accounted for approximately 1.63% of all jobs in the Southern region (800).

Climate Data Study

- In 2011-2015, a climate data study was completed for Southwest Nova Scotia by CBDC's of Yarmouth, Shelburne, Lunenburg/Queens, AGRG and Perennia that involved 74 weather stations.
- Investigated the number of frost-free periods, growing degree-days, winter minimum, solar radiation consistency and precipitation. The winter minimum days was higher in SW Nova than in the Valley region. This was more favourable than previously thought. The Climate Data Study is available on RQM website.

Training, Advice and Funding

- ThinkFarm – website developed by Department of Agriculture
- Nova Scotia Department of Agriculture – Have 5 regional offices
- Perennia Food and Agriculture Inc. – A good place to look at if looking for specific information, i.e. topsoil, market research data
- Nova Scotia Business Inc. – Export and markets
- Community Business Development Corp. – Provides business advice and small loans.
- Farmworks – Information on concerns about Nova Scotia food security

Current Agricultural Enterprises in Queens County

- Based on registered farms in Queens. There are others that grow agriculture output and are not registered, as there are registered farmers that do not produce agriculture output.
- Christmas trees are considered an agriculture enterprise because of their temporary nature whereas forestry is not.

SWOT Analysis

- Strengths
 - Affordable Land
 - Available Land

- Weaknesses
 - Unsuitable Topography
 - Seasonal Climate
 - Aging Infrastructure
 - Aging Demographics
 - Distance to Market Centres

- Opportunities
 - No major Competition Locally
 - Agri-tourism and Experiential
 - Lifestyle

- Threats
 - Global Food Systems
 - Other NS Competitors
 - Home Production

Recommendations

- Annual Agriculture Day and / or promotion video series. The annual day was very popular with a series of speakers and 150 attendees.
- Support and promote agricultural events hosted by others, i.e. open farm day, agricultural conferences
- Evaluate commercial and agricultural property mapping system – rarely listed with realtors.

Mayor Norman thanked Mr. Lane for his presentation and encouraged Council to read the Climate Data Study.

7.0 Recommendations

7.1 Pre-Approved Borrowing - Brooklyn

It was moved by Councillor Charlton and seconded by Councillor Brown:

THAT Council of Region of Queens Municipality approves the Pre Approval Form as attached – File 21/22-01 in the amount of \$507,757 for the Brooklyn Sewer/Water project.

Joanne Veinotte, Director of Corporate Services, stated the request to participate in the fall debenture process was passed by Council in July. This was a budgeted item and will be repaid over a ten-year period.

Due to a recent change in government, the approval of the Temporary Borrowing Resolution is delayed. Council can approve the Pre-approval form and once the Minister has approved the Resolution the issuance of the debenture will proceed.

MOTION CARRIED unanimously.

7.2 Privateer Farmers' Market for Waiver of Policy 58 – Consumption of Alcohol on Municipal Property

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

THAT the Council of Region of Queens Municipality agree to waive Policy 58 – Consumption of Alcohol on Municipally Owned Properties at the request of Privateer Farmers' Market at Centennial Park, Liverpool on Saturdays from October 1 to October 9, 2021.

AND THAT the applicant be required to submit proof of insurance in no less than \$2,000,000 per occurrence with the Region of Queens Municipality as additional insured, and copy of the in effect liquor license from the Province of Nova Scotia to the Region, and that all municipal, provincial, and federal laws be strictly adhered to.

Mayor Norman stated in conversations with Brian Seville, member of the Privateer Farmers' Market, he would like to see the market continue for as long as the weather allows. Councillor Fancy stated that he too has had discussions along the same line.

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

THAT the motion be amended to read Saturdays from October 1, 2021 to end of the 2021 season.

AMENDMENT CARRIED unanimously.

MOTION AS AMENDED CARRIED unanimously and reads as follows:

THAT the Council of Region of Queens Municipality agree to waive Policy 58 – Consumption of Alcohol on Municipally Owned Properties at the request of Privateer Farmers' Market at Centennial Park, Liverpool on Saturdays from October 1, 2021 to end of 2021 season.

AND THAT the applicant be required to submit proof of insurance in no less than \$2,000,000 per occurrence with the Region of Queens Municipality as additional insured, and copy of the in effect liquor license from the Province of Nova Scotia to the Region, and that all municipal, provincial, and federal laws be strictly adhered to.

7.3 Road Naming – Edith's Point Road

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

THAT Council of Region of Queens Municipality approve the naming of an existing driveway off Peters Point Road in South Brookfield as Edith's Point Road.

MOTION CARRIED unanimously.

7.4 Request for Memorial Bench at Privateer Park

It was moved by Councillor Brown and seconded by Councillor Charlton:

THAT the Council of Region of Queens Municipality agree to accept a donation from Jennifer Inglis of a granite memorial bench;

AND THAT the bench be placed in a mutually agreeable location at Privateer park with the future maintenance being the responsibility of the Municipality.

MOTION CARRIED unanimously.

7.5 Queens Accessibility Advisory Committee Application

It was moved by Councillor Gidney and seconded by Councillor Brown:

THAT Council of Region of Queens Municipality appoint Janine Stewart to the Accessibility Advisory Committee.

MOTION CARRIED unanimously.

7.6 Community Investment Fund Application – PAC Autism Nova Scotia Society

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

THAT the Council of Region of Queens Municipality provide grant funding to PAC Autism Nova Scotia Society up to the amount of \$111,773 from the 2021-2022 Community Investment Fund as per their submitted application.

Dana Henley, Community Development Coordinator, stated an application for funding under the Capital Investment Fund was received from PAC Autism Nova Scotia Society.

All required documentation was provided and meets Policy 11 – Community Investment Fund's criteria.

MOTION CARRIED unanimously.

7.7 Community Investment Fund Application – Liverpool Curling Club

It was moved by Councillor Charlton and seconded by Councillor Gidney:

THAT the Council of Region of Queens Municipality provide grant funding to Liverpool Curling Club in the amount of \$9,000 from the 2021-2022 Community Investment Fund as per their submitted application.

Mrs. Henley stated a funding request under the Capital Investment Fund has been received from the Liverpool Curling Club to assist in the purchase of textile lines and circles from one end of a curling sheet to the other.

MOTION CARRIED unanimously.

7.8 Proposed Civic Holiday

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

THAT Council of Region of Queens Municipality give first reading to a Bylaw Respecting a Civic Holiday.

MOTION CARRIED with 7 in favour and 1 against.

8.0 Discussions

8.1 Nova Scotia Federation of Municipalities – Interim Resolutions Report September 8, 2021

1. Removing the CAP on property assessment, while continuing to protect low-income homeowners.

Councillors voiced their concern over this resolution and agreed that they did not agree with removing the CAP.

Councillors further agreed to recommending that this resolution be removed and adding housing for discussion instead.

2. Implementing Extended Producer Responsibility (EPR) for printed-paper and packaging.

Councillors agreed with this resolution; that it would be an opportunity for RQM to get something back out of the program.

3. Addressing inadequacies in funding levels and formulas for Municipal Funding.

No discussion on topic.

4. Enabling Municipal Modernization, including support for new governance and collaboration models.

No discussion on topic.

5. Funding for Roads, including equitable distribution to towns and former towns for shared arterial and collector roads.

Councillors agreed with this resolution.

8.2 Coastal Protection Act: Proposed Regulations

Mayor Norman stated the province passed a Coastal Protection Act. The report circulated contains the proposed regulations. The intent is to have a boundary all around the province 80 – 100 meters from the high tide mark that is called the coastal protection zone. Within the zone, there will be restrictions on attaining building permits.

When submitting a building permit that is within the coastal protection zone, you will be required, with some exceptions, to submit a signed and stamped report from a geoscientist, land

surveyor or engineer that states it meets the minimum elevation height and will be safe from coastal erosion for 80 years.

Infilling will no longer be permitted on submerged coastal lines.

One concern in RQM is the lack of surveyors, engineers and geoscientists required to perform these reports and the costs associated with them as it is estimated that they would need to be onsite for at least one day to gather the required information.

RQM's comments on this issue are due to Department of Environment the end of this month, which has already been extended. They are anticipating the proposed regulations to be approved and in place by next building season. This is a political decision; all three parties from past governments supported these regulations.

Mr. McNeill noted and asked Council to keep in mind that in the Municipal Planning Strategy Land Use Bylaw that will be coming forward for approval that we are encouraging infilling, which is opposite of what these proposed regulations are stating.

Consensus given to Mayor Norman to respond by the deadline outlining our concerns with the proposed regulations:

1. Slow down of the building process.
2. Availability of professionals and the fees associated.
3. Delay in issuance of permits.

8.3 Cost Sharing of J-Class Roads – 2022 – 2023 Fiscal Year

Mayor Norman stated at the last Council meeting a couple Councillors asked to have Oliver Street in Milton and Pleasant Avenue to Shore Road added to the list for repaving at a cost of \$150,000/km.

Councillor Brown stated he was not in favour of paving any, especially since the process may be changing.

Councillor Hawkes agreed with Councillor Brown and further stated these roads are not our roads.

Deputy Mayor Muise and Councillors Amirault and Gidney stated they were not in favour.

Mayor Norman stated she would notify the province that we are not interested in taking part in this program next year.

Chris McNeill, CAO, commented that if each Councillor would like to submit a list of two in their district in the next few weeks. RQM could meet with members of Department of Public Works or Minister and advocate to have them included on their list of roads to repave.

8.4 NSFM 2021 Virtual Conference November 3-4, 2021

Mayor Norman stated that the Nova Scotia Federation of Municipalities conference will be held virtually again this year on November 3 and 4, 2021.

Councillor Charlton stated she took part of the conference held in May and it was very informative. Although held via Zoom, the attendees were broken down into smaller groups that made it easier for attendees to share ideas and make connections. She encouraged others to participate.

Mayor Norman stated that she will be attending and if any other Councillors would like to take part to advise staff so that they can be registered.

8.5 Policy 84 – Flags

Councillor Amirault enquired about the change in location of the special purpose flag pole being at the Town Hall Arts and Cultural

Centre. Mayor Norman stated she has had many requests to have special purposes flags flown at this location, which has more visibility than at the waterfront.

Councillor Gidney asked that when there are no special purposes flags flying to include the statement that the Canadian Flag will be flown. As well, under the standard flags, it should be noted that if there is one flag flying that it should be the Canadian flag.

He further stated he felt that Council should be involved with the decision-making on special purposes flag requests.

It was moved by Councillor Gidney and seconded by Councillor Charlton:

THAT this issue be referred to the next Council meeting for a recommendation.

MOTION CARRIED unanimously.

8.6 Appointment to Audit and Internal Control Committee

Mayor Norman stated there is one vacancy on this committee and two people have submitted applications; Patricia Purcell from Hunts Point who recently retired after 40 years at a trust company and Melissa Thiele from Brooklyn who is working on her CPA designation and is currently a cost accountant.

Councillor Brown stated he felt Ms. Purcell would add value to the committee with investment experience.

Councillor Charlton suggested offering them both seats on the committee as they both would be an asset and whereas it is difficult to find people to sit on committees. Mr. McNeill stated the Terms of Reference would need to be amended to allow this request.

It was moved by Councillor Gidney and seconded by Councillor Brown:

THAT this issue be referred to the next Council meeting for a recommendation.

MOTION CARRIED unanimously.

8.7 Queens Accessibility Advisory Committee Application

Mayor Norman stated that Makenzie Colp has applied to participate on this committee and would be an asset. She had previously applied but due to family issues pulled her application.

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

THAT this issue be referred to the next Council meeting for a recommendation.

MOTION CARRIED unanimously.

8.8 Council Implementation Report

There were no issues to be brought forward from this report.

8.9 Provincial Mandate

Mr. McNeill provided Council an update on the recently announced provincial mandate on Covid policies.

Any members of the public wishing to attend Council meetings will be required to show proof of vaccination effective October 4, 2021.

Any members of the public wishing to attend Queens Place Emera Centre will be required to show proof of vaccination as well. We are presently working on a strategy for entry and are in the hiring process to have people stationed to verify compliance before allowing entry.

9.0 In-Camera Items

It was moved by Councillor Gidney and seconded by Councillor Charlton that the proceedings go In-Camera at 8:50 p.m. to discuss the following:

- 9.1 Potential Litigation
- 9.2 Sale of Municipal Property

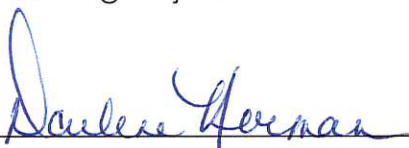
MOTION CARRIED unanimously.

It was moved by Councillor Charlton and seconded by Councillor Gidney that the proceedings exit In-Camera at 9:25 p.m.

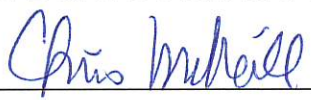
MOTION CARRIED unanimously.

10.0 Adjournment

The meeting adjourned at 9:26 p.m.



Mayor Darlene Norman, Chair



Chris McNeill, CAO



Christine Watson, Administrative Assistant – Planning & Development

Date Approved: October 12, 2021