

Region of Queens Municipality Regular Council

Tuesday, May 24, 2022

6:00 p.m.

Agenda

1.0 Call to Order

2.0 Changes / Approval of Agenda

3.0 Presentations

3.1 Queens Community Health Board – Child Poverty Advocacy

4.0 Tabling of Petitions

5.0 Public Question / Comment Session

6.0 Approval of Minutes

6.1 Regular Council – May 10, 2022

6.2 Public Hearing – May 17, 2022

7.0 Recommendations

7.1 Administrative Policy 23 – Respecting Regular Meetings of Council

7.2 Privateer Farmers' Market – Request for Waiver of Policy 58:
Consumption of Alcohol on Municipal Properties

7.3 2010 CAT 826H Landfill Compactor Re-build

7.4 Municipal Planning Strategy and Land Use Bylaw – 2nd Reading

7.5 2022 Tracked Excavator Purchase

7.6 Road Naming – Lavender Cove Road

7.7 Valuation Allowance for Fiscal 2021-2022

8.0 Discussions

8.1 Liverpool Business Development Centre – HVAC Investigation

9.0 In-Camera Items

9.1 Sale of Municipal Property

9.2 Personnel

9.3 Lease of Municipal Property

10.0 Adjournment

THE END OF CHILD POVERTY STARTS LOCALLY



BEHIND THE NUMBERS ARE REAL CHILDREN

- Child poverty has been reduced by 0.1% in NS in 30 years – uptake in food banks has increased by 29%
- NS has the highest rate of child poverty in the Atlantic provinces – 3rd highest rate in Canada
- Child poverty rate for lone parent families in NS – 51.7%. NS has the lowest welfare income in Canada for single parent families
- Child poverty in rate by census division – 29.3% (Table 1 – Census division in Queens)
- More than 1:4 of our children living in Queens County lives in poverty.
- In a school class of 30 children that is **7** children going to bed cold and hungry, going to school without breakfast or lunch, missing out on recreational and social activities and living on the margins.

IT STARTS IN PREGNANCY

- Children do some of their most important development in the first five years of their life.
- **100%** of families relying on government support as only source of income live in deep poverty
- Lack of basic nutritious diet throughout perinatal and early infancy significantly impacts childhood development
- Highest rate of poverty is in children under the age of 6
- Missing basic pre-school developmental milestones
- EDI assessment categories:
 1. Physical health & well being
 2. Social competence
 3. Emotional maturity
 4. Language & cognitive development
 5. Communication skills & general knowledge
- Children in Queens county **lowest** region on the scale of children on track to meet all 5 assessment categories



CHILD POVERTY FORUM 2019

- QCHB Partnered with Lunenburg Community Health Board, Child and Youth network and 50 stakeholders
- Organised around the Early Development Instrument Data (EDI)
- First voices from people disproportionately affected by poverty living in Queens County
- Forum byline - "*broken promises – let's not allow another generation to suffer*"



AND THEN THERE WAS COVID

- Children's Rights have been violated (Children First Canada)
- While schools were closed children were adversely affected mentally, physically and emotionally
- The impacts will only deepen existing disparities in income, social supports, and access to healthcare
- The cost of living rising exponentially leaves children vulnerable to food insecurity
- Depth of poverty for single parent and diverse families have become more visible

WE ARE STILL WAITING

- 25 years ago all the parties in the house of commons pledged to end child poverty by 2000 – twenty two years later we are still waiting
- Children are exposed to the hardships of poverty in every corner of the county, dispelling the myth that more affluent neighbourhoods are immune to the problem; they're not.
- No mention of Child Poverty in the Federal or Provincial Budget
- Child health is a also a community issue - Let's fill in the gaps



CHALLENGES TO ENGAGEMENT

- Hidden poverty – where/who are they? Affects urban and rural families
- Stigma & embarrassment
- Fear of contact with child protection services
- Fear of being judged
- Lack of information – what services and where?
- Access to services/lack of transport
- Sustainability

WHERE DO WE GO FROM HERE?

- Need a clearer picture of child poverty in our community - what are local programs and services currently doing to minimise the direct harms caused by poverty.
- Educate Regional Counsellors with regards to the EDI Data and the Poverty Report Card - what it means and how it impacts children living in Queens County
- Explore what other municipalities are doing (e.g. Lunenburg County)
- Collaborate with local organisations to provide creative and effective solutions – what about the Business Community?
- **What are we going to do today?**

LOCAL SOLUTIONS FOR A PROVINCIAL PROBLEM

- Child Poverty Advocate (Peer Worker with a lived experience)
- Access funding opportunities (including Wellness Funds)
- Affordable/free transport (Bus subsidy)
- Free/accessible childcare
- Baby Box/Book Bag
- Fresh food boxes
- Peer support program (sharing lived experience)
- Dental care credits
- Recreation pass (unlimited access)
- Explore distribution of (excess) food from hotels and restaurants



EARLY DEVELOPMENT INSTRUMENT
a population-based measure for communities

Summary Report

Primary Students in the
province of Nova Scotia

Nova Scotia

School year 2019/2020

*A snapshot of children's
developmental health at school entry*





EARLY DEVELOPMENT INSTRUMENT
a population-based measure for communities

Contents

Questionnaire Information	1
EDI Outcomes	2
Subdomain Profiles	5
Contextual Factors	9
Special Needs Report	11
Glossary	14

About the EDI

A teacher-completed instrument called the Early Development Instrument (EDI) was developed at the Offord Centre for Child Studies at McMaster University to measure children's ability to meet age-appropriate developmental expectations at school entry. The EDI focuses on the overall outcomes for children as a health-relevant, measurable concept that has long-term consequences for individuals and populations. The data derived from the collection of the EDI facilitate and encourage community, provincial, national, and international monitoring of the developmental health of our young learners.

Data collection across Canada shows that in most jurisdictions 25% or more of children entering Primary are vulnerable in at least one aspect of their development. Further research linking EDI findings to later educational data demonstrate that, on average, Primary vulnerability predicts ongoing vulnerability in the school system. Numerous studies have shown that early vulnerability predicts a child's lifelong health, learning, and behaviour.

The EDI is designed to be a tool to increase the mobilization of communities and policy makers in order to have a positive impact on children's development in their local areas. Understanding the state of children's development at the population level, that is for all children, is foundational to mobilizing stakeholders towards change.

This report is complimented by the Interpretation Guide, which provides in depth information regarding the history of the EDI, development of scores, and working with data. Please be sure to refer to this Guide for assistance.



Thanks to all of our partners for their hard work and commitment to the EDI. A very special thanks to all of the teachers who have committed their time and energy to filling out EDI questionnaires over the years. Without you, none of this would have been possible.



* Questionnaires are excluded if they have incomplete data in specific variables. This includes students who have been in class less than one month, the special needs question is left blank, and questionnaires missing more than 25% of responses to core questions.

**Questionnaires valid for analysis count omits excluded questionnaires and students with special needs

***Questionnaires valid for analysis for students with special needs count omits excluded questionnaires and students without a designation of special needs

Questionnaire Information

The table below describes the number of EDI questionnaires completed, the number of questionnaires which did not meet the criteria for analysis (excluded) for both the entire population (report pages 1-10) and for the special needs report (pages 11-13). Because of the unique challenges associated with helping children with special needs, a special needs report is provided to address the unique needs individually.

	Students without Special Needs	Students with Special Needs
Completed EDI Questionnaires	8125	643
Excluded EDI Questionnaires*	233 (2.9%)	19 (3.0%)
Questionnaires Valid for Analysis (VFA** & VFA-SN***)	7892 (97.1%)	624 (97.0%)

Descriptive characteristics of the Nova Scotia 2019/2020 cohort (N=7892)

	Number	%
Sex		
Girl	3961	50.2%
Boy	3931	49.8%
Missing	0	0.0%
Language Status		
ESL	378	4.8%
FSL	385	4.9%
No ESL/FSL	7128	90.3%
Missing	1	0.0%
French Immersion		
French Immersion	1287	16.3%
Non-French Immersion	6604	83.7%
Missing	1	0.0%
Age		
Average Age	5.7	-

These are some examples of the contextual variables that may influence EDI scores. Communities are encouraged to explore other contextual factors that may help them better interpret EDI results.

On average, older children have better EDI scores than younger children.



Distribution of Scores

Data from the baseline EDI collection have been used to create cut-off scores that divide children's scores into three categories. A site's baseline collection is its first full implementation. Comparing collections to the baseline allows us to determine whether children's developmental outcomes are getting better or worse.

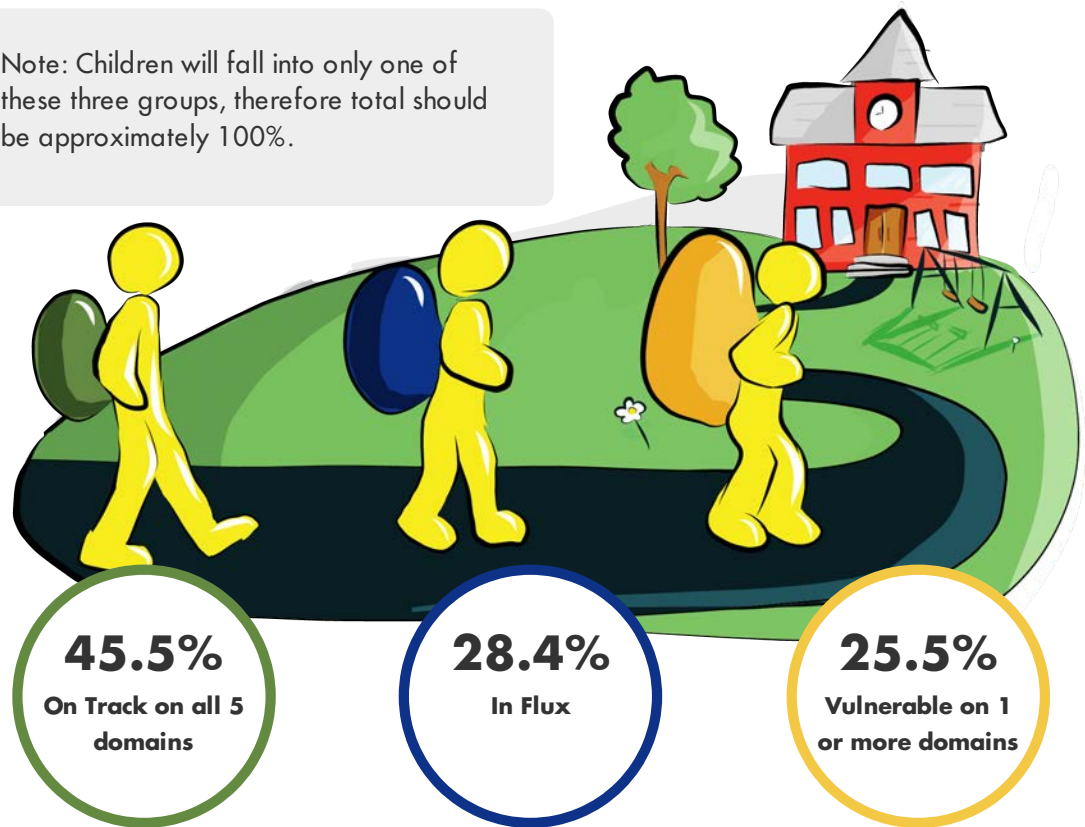


EDI Outcomes

The EDI measures children's ability to meet age-appropriate developmental expectations across five domains: Physical Health and Well-being, Social Competence, Emotional Maturity, Language and Cognitive Development, and Communication Skills and General Knowledge. Please see the glossary at the end of this report, as well as the Interpretation Guide on the EDI website for more detailed information about the domains.

The groups below are based on the distribution of scores, however they do not represent a total overall of each category of the distribution.

Note: Children will fall into only one of these three groups, therefore total should be approximately 100%.



Children with scores above the 25th percentile cut-off on all five domains. These children are considered to be developing well in all areas of development health for their age.

These children are not vulnerable on any of the domains, however they are not on track on all five domains. This group of children falls above the 10th percentile on all 5 domains, but below the 25th percentile on at least one domain. These children may need more support or may catch up with their peers. (These children are not all in the at risk category, they may fall into the at risk category on some domains, but on track in others).

Children with scores below the 10th percentile cut-off on any of the five domains. Being vulnerable means that children are at an increased risk of difficulties and, without additional support, may continue to experience challenges.



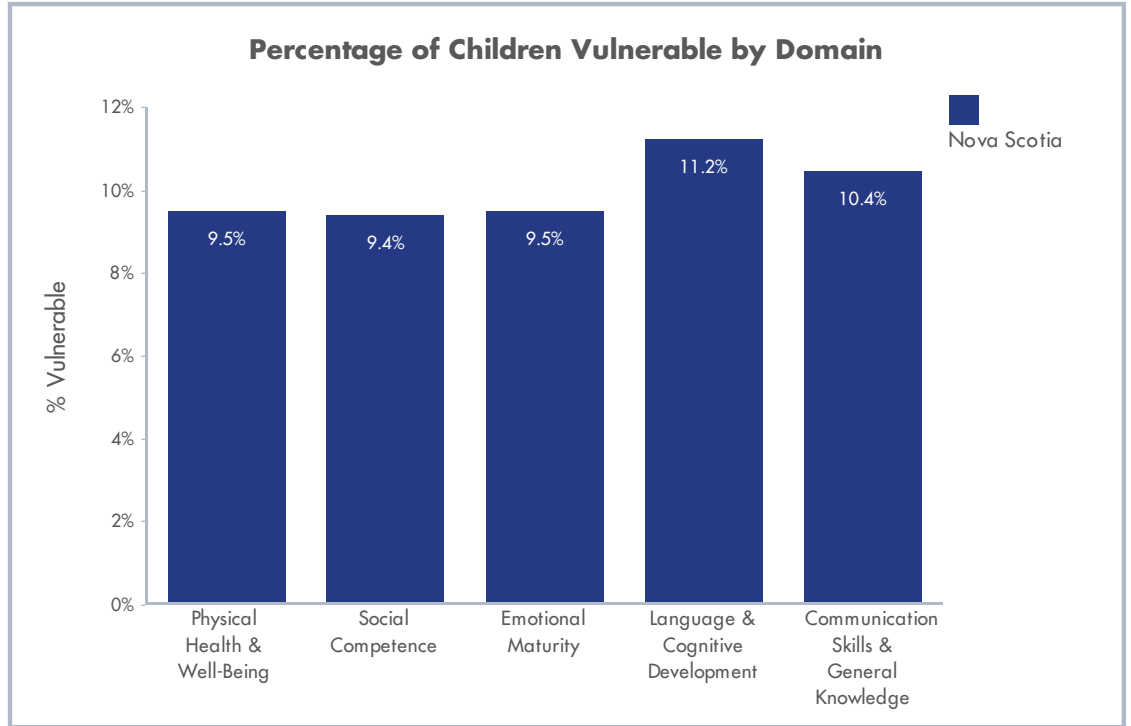


The EDI uses the 10th percentile for vulnerability because it captures all the children who are struggling, even those whose struggles may not be apparent.

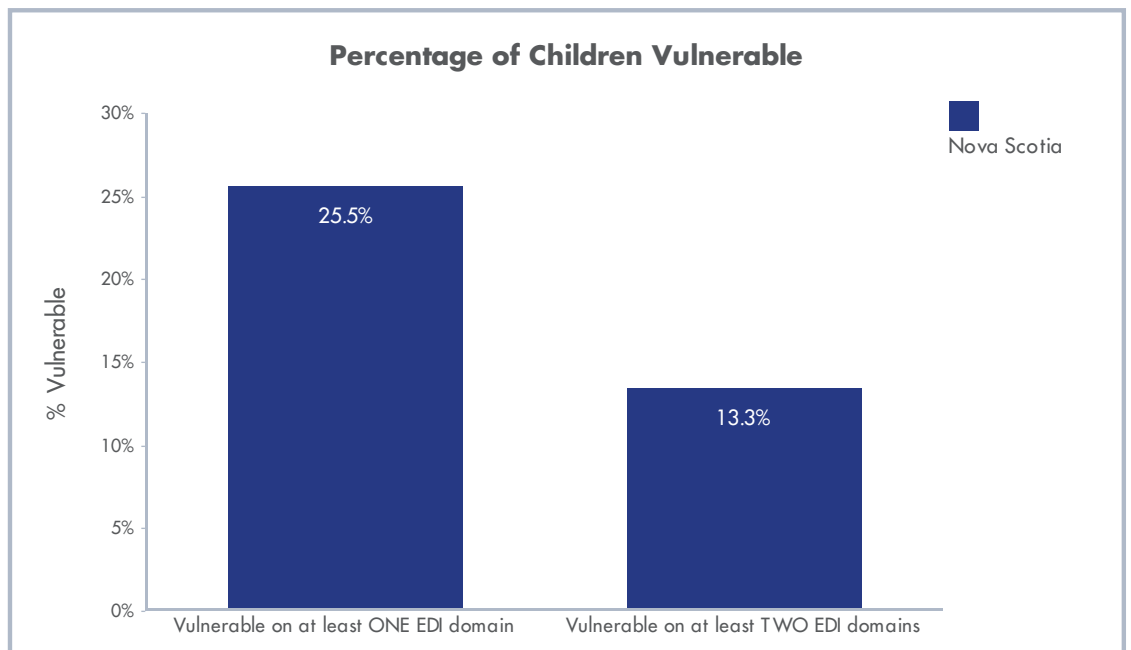


Vulnerable Children

"Vulnerable" describes the children who score below the 10th percentile cut-off of the Nova Scotia Baseline population on any of the five domains. Higher vulnerability indicates that a greater percentage of children are struggling.



The graph below illustrates Nova Scotia 2019/2020 results for the percentage of children vulnerable on at least one and at least two domains.





EDI research across Canada shows that vulnerability at school entry is associated with poorer scores on provincial standardized tests in Grades 3 and 4. Research also shows an association between vulnerability and the likelihood of having some form of Special Needs status by Grade 9.

(Brown & Parekh, 2010; Calman & Crawford, 2013; D'Angiulli, Warburton, Dahinten, & Hertzman, 2009)

Distribution of EDI Scores

The graphs below illustrate the percentage of Nova Scotia children who fall in the Vulnerable, At Risk, and On Track categories for each domain.

Nova Scotia (n = 7892)

Physical Health & Well-Being (n = 7856)



Social Competence (n = 7892)



Emotional Maturity (n = 7855)



Language & Cognitive Development (n = 7867)



Communication Skills & General Knowledge (n = 7888)



Vulnerable

Children with scores below the 10th percentile

At Risk

Children with scores between the 10th and 25th percentiles

On Track

Children with scores above the 25th percentile

Note: Distributions may not equal 100% due to missing values in a domain





Exploring subdomains is an important step in determining the areas of development that are influencing vulnerability rates in various domains. Subdomains in which a large percentage of children are doing poorly can be used to inform the action needed to address children's weaknesses.

Subdomain Profiles

Each of the five domains is divided into subdomains, except for Communication Skills and General Knowledge. The subdomains were originally identified using factor analysis. The table below shows the breakdown of subdomains for each domain.

Physical Health & Well-being	Social Competence	Emotional Maturity	Language & Cognitive Development	Communication Skills & General Knowledge
Physical readiness for school day	Overall social competence	Prosocial & helping behaviour	Basic literacy	Communication skills & general knowledge
Physical independence	Responsibility & respect	Anxious & fearful behaviour	Interest in literacy/numeracy & memory	
Gross & fine motor skills	Approaches to learning	Aggressive behaviour	Advanced literacy	
	Readiness to explore new things	Hyperactivity & inattention	Basic numeracy	

Scores for domains and subdomains on the EDI vary from 0 to 10. Some subdomains represent skills that a child in Primary, based on his or her developmental age, is expected to have mastered already. Other subdomains represent areas of development that are still emerging.

Based on skills and abilities that each subdomain represents, groups of scores were identified representing children who met:

- All/almost all of the developmental expectations
- Some of the developmental expectations
- Few/none of the developmental expectations

In contrast to the "on track", "at risk", and "vulnerable" groups identified for domains in the EDI Descriptive Report, which are based on the distribution of scores in the province/territory or in Canada, the subdomain categories are distribution-free.

The following section outlines the percentage of your children who are meeting all/almost all, some, or few/none of the developmental expectations for each subdomain. An investigation of percentages of children who fall into the "few/none" category will identify areas of the greatest weakness in the population.



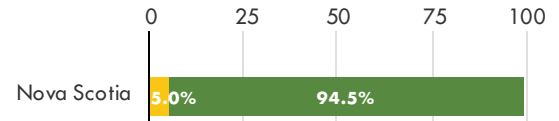


■ Few/None ■ Some ■ All/Almost All

Physical Health & Well-being

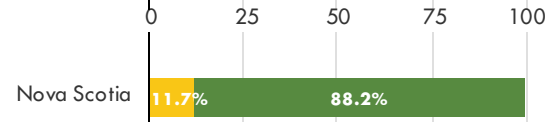
Physical readiness for school day

Children who never or almost never experienced being dressed inappropriately for school activities, coming to school tired, late or hungry.



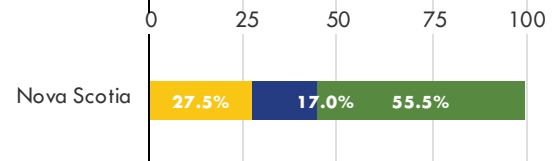
Physical independence

Children who are independent in looking after their needs, have an established hand preference, are well coordinated, and do not suck a thumb/finger.



Gross & fine motor skills

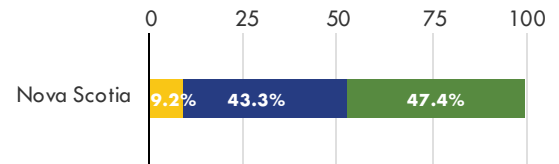
Children who have an excellent ability to physically tackle the school day and have excellent or good Gross & fine motor skills.



Social Competence

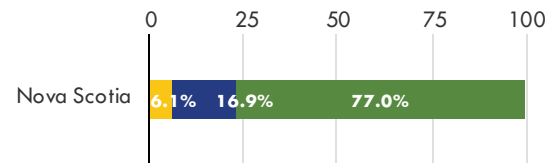
Overall social competence

Children with excellent or good overall social development, very good ability to get along with other children and play with various children, usually cooperative and self-confident.



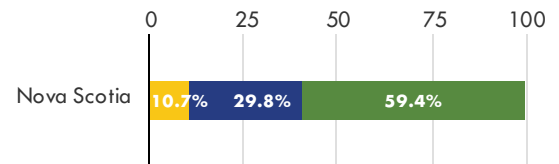
Responsibility and respect

Children who always or most of the time show respect for others, and other's property, follow rules and take care of materials, accept responsibility for actions, and show self-control.



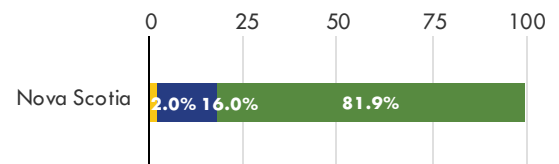
Approaches to learning

Children who always or most of the time work neatly, independently, and solve problems, follow instructions and class routines, easily adjust to changes.



Readiness to explore new things

Children who are curious about the surrounding world, and are eager to explore new books, toys and games.





“Children grow according to the qualities of stimulation, support, and nurturance they get on a moment to moment basis throughout their waking hours.”

– Dr. Clyde Hertzman

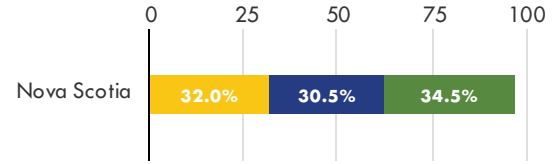


Emotional Maturity

■ Few/None ■ Some ■ All/Almost All

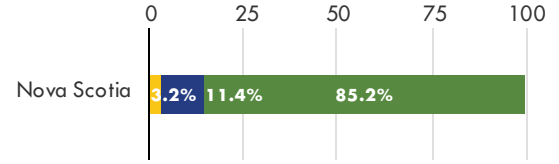
Prosocial and helping behaviour

Children who often show most of the helping behaviours: helping someone hurt, sick or upset, offering to help spontaneously, invite bystanders to join in.



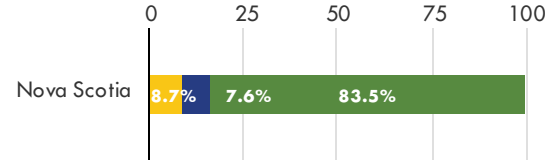
Anxious and fearful behaviour

Children who rarely or never show most of the anxious behaviours; they are happy and able to enjoy school, and are comfortable being left at school by caregivers.



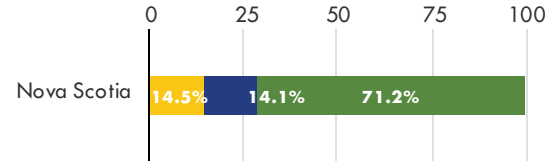
Aggressive behaviour

Children who rarely or never show most of the aggressive behaviours; they do not use aggression as a means of solving a conflict, do not have temper tantrums, and are not mean to others.



Hyperactivity & inattention

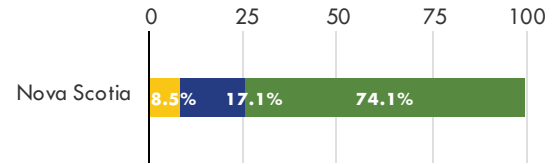
Children who never show most of the hyperactive behaviours; they are able to concentrate, settle in to chosen activities, wait their turn, and most of the time think before doing something.



Language & Cognitive Development

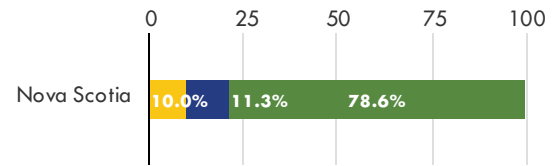
Basic literacy

Children who have all the basic literacy skills: know how to handle a book, can identify some letters and attach sounds to some letters, show awareness of rhyming words, know the writing directions, and are able to write their own name.



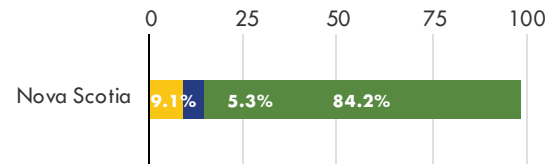
Interest in literacy / numeracy and memory

Children who show an interest in books and reading, math and numbers, and have no difficulty with remembering things.



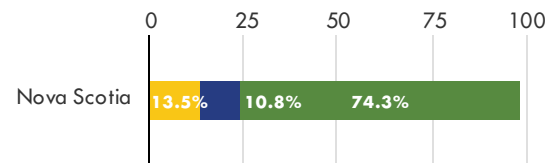
Advanced literacy

Children who have at least half of the advanced literacy skills: reading simple, complex words or sentences, writing voluntarily, writing simple words or sentences.



Basic numeracy

Children who have all the basic numeracy skills: can count to 20 and recognize shapes and numbers, compare numbers, sort and classify, use one-to-one correspondence, and understand simple time concepts.

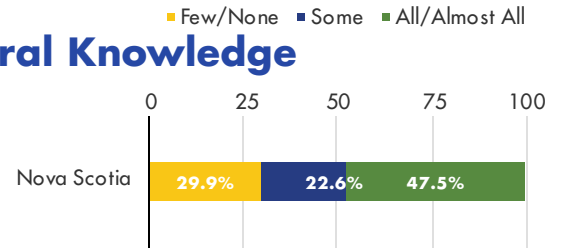




Communication Skills & General Knowledge

Communication Skills & General Knowledge

Children who have excellent or very good communication skills; can communicate easily and effectively, can participate in story-telling or imaginative play, articulates clearly, show adequate general knowledge, and are proficient in their native language.



Special Concerns

Minimum: 0

Maximum: 11

- physical disability
- visual impairment
- hearing impairment
- speech impairment
- learning disability
- emotional problem
- behavioural problem
- home environment/problems at home
- chronic medical/health problems
- unaddressed dental needs
- other

Special Skills:

Minimum: 0

Maximum: 7

- Demonstrates special numeracy skills or talents
- Demonstrates special literacy skills or talents
- Demonstrates special skills or talents in art
- Demonstrates special skills or talents in music
- Demonstrates special skills or talents in athletics/dance
- Demonstrates special skills or talents in problem solving in a creative way
- Demonstrates special skills or talents in other areas

Section D – Special Concerns

Note: the following chart ONLY includes children who do not have Special Needs.

Special Concerns	11.4% 903 Yes	Yes, Observed		Yes, Parent Info/Diagnosis		Yes, Both	
		Number	%	Number	%	Number	%
Physical Disability		10	0.1%	4	0.1%	6	0.1%
Visual Impairment		9	0.1%	9	0.1%	10	0.1%
Hearing Impairment		13	0.2%	14	0.2%	6	0.1%
Speech Impairment		206	2.6%	44	0.6%	102	1.3%
Learning Disability		108	1.4%	8	0.1%	10	0.1%
Emotional Problem		172	2.2%	5	0.1%	35	0.4%
Behavioural Problem		256	3.2%	13	0.2%	51	0.6%
Home Environment / Problems at Home		134	1.7%	19	0.2%	31	0.4%
Chronic Medical / Health Problems		13	0.2%	16	0.2%	11	0.1%
Unaddressed Dental Needs		15	0.2%	2	0.0%	0	0.0%
Other		123	1.6%	14	0.2%	24	0.3%

	Yes		No		Missing	
	Number	%	Number	%	Number	%
Child Receiving School Based Support	933	11.8%	6937	87.9%	22	0.3%
Child Currently Receiving Further Assessment	281	3.6%	7505	95.1%	106	1.3%
Child Currently on Wait List to Receive Further Assessment	243	3.1%	7520	95.3%	129	1.6%
Child Needs Further Assessment	833	10.6%	6878	87.2%	181	2.3%

Children with 1+ Special Skills

17.1%

Children with 1+ Special Concerns

11.5%



Early Intervention Programs

Includes: speech/language therapy, a parent who attended a parenting program, a School's Cool program, etc., or if child has had similar in-home services



Recognizing the contextual factors in your community, like a child's experiences before school entry, may help explain EDI vulnerability. In addition to the variables on the EDI, all communities are encouraged to explore locally relevant factors that may affect children's development.

Section E – Additional Questions

Received services from: NSECDIS

2.3% **80.0%** **17.7%**
179 **6316** **1397**
Yes *No* *Missing*

Received services from: EIBI

0.6% **82.6%** **16.8%**
45 **6520** **1327**
Yes *No* *Missing*

Received services from: Nova Scotia Hearing and Speech

13.2% **68.6%** **18.2%**
1038 **5415** **1439**
Yes *No* *Missing*

Received services from: other intervention program

2.0% **75.7%** **22.3%**
158 **5977** **1757**
Yes *No* *Missing*

Attended the Pre-Primary Program

31.2% **53.3%** **15.6%**
2459 **4203** **1230**
Yes *No* *Missing*

Attended/was cared for by: Centre-based child care (licensed)

22.9% **14.2%** **33.5%** **29.4%**
1809 **1123** **2643** **2317**
Full-time *Part-time* *No* *Missing*

Attended/was cared for by: Family home daycare

6.2% **6.5%** **56.1%** **31.2%**
488 **511** **4431** **2462**
Full-time *Part-time* *No* *Missing*

Attended/was cared for by: Non-parent/guardian in/outside home

9.9% **14.6%** **43.7%** **31.8%**
784 **1152** **3450** **2506**
Full-time *Part-time* *No* *Missing*





Special Needs Report

The rate of special needs amongst Primary children in the EDI Normative II sample is 3.8%. This is comparable to the rate of 4.2% of children ages 5 to 9 with disabilities found on the 2006 Statistics Canada Participation and Activity Limitation Survey.

(Janus, Hughes, & Duku, 2010; Statistics Canada, 2008).



Under the definition of special needs is a broad range of disorders affecting behaviour, communication, as well as physical or intellectual development. Children with special needs often contend with multiple problems, which require tailor-made, flexible support. These children may also have above average abilities in certain areas, adding to the complexity of providing appropriate support to help them reach their optimal development.

Because of the unique challenges associated with helping children with special needs, the following report is provided so not to lose the individuality of the results of these children. The more specific needs of this group must be addressed individually. Providing the following Special Needs Report allows for the school boards and communities to focus on these children’s needs and to plan better for future years.

Children with Special Needs: General Guidelines

Yes - Child has already been identified through the individual program planning process as needing support in addition to those typically provided by the classroom teacher.

Child requires special assistance in the classroom

- Cognitive impairments
- Emotional/behavioural disorders
- Learning disabilities
- Physical disabilities and/or health impairment
- Speech impairment and/or communication disorders
- Sensory impairments: vision, hearing
- Multiple disabilities

Children with Special Needs: General Guidelines

No - Gifted or talented children

Children only suspected to be suffering from a disabling condition, or having a condition not severe enough to be classified as “special needs”

Descriptive characteristics of the Nova Scotia 2019/2020 Special Needs cohort (N=624)

	Number	%
Sex		
Girl	213	34.1%
Boy	411	65.9%
Missing	0	0.0%
Language Status		
ESL	24	3.8%
FSL	30	4.8%
No ESL/FSL	570	91.3%
Missing	0	0.0%
French Immersion		
French Immersion	50	8.0%
Non-French Immersion	574	92.0%
Missing	0	0.0%
Age		
Average Age	5.9	-

It is important to remember that children with special needs do not constitute a uniform group, and much can be learned by examining EDI scores across categories of impairment.



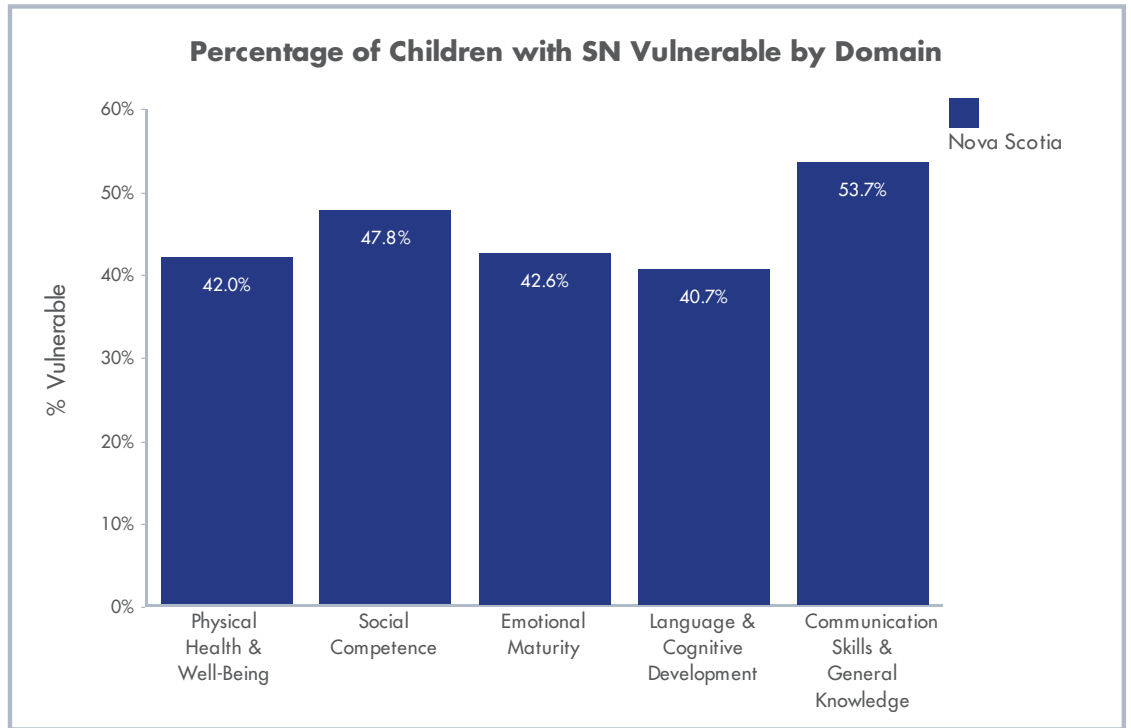
"In a civic community, all children deserve the right of full participation in community life. Adults must take responsibility for more than their own children."

- Dr. Dan Offord

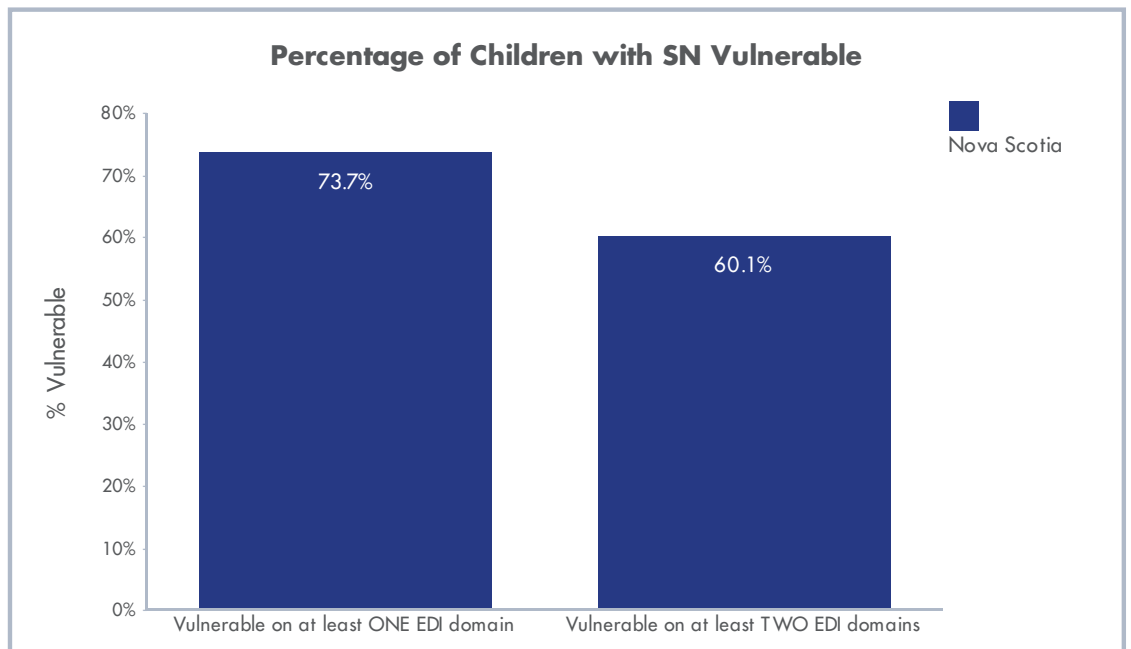


Vulnerable Children

"Vulnerable" describes the children who score below the 10th percentile cut-off of the Nova Scotia Baseline population. Higher vulnerability indicates that a greater percentage of children are struggling.



The graph below illustrates Nova Scotia 2019/2020 results for the percentage of children with special needs vulnerable on at least one and at least two domains.



Special Concerns

Minimum: 0

Maximum: 11

- physical disability
- visual impairment
- hearing impairment
- speech impairment
- learning disability
- emotional problem
- behavioural problem
- home environment/problems at home
- chronic medical/health problems
- unaddressed dental needs
- other

Special Skills:

Minimum: 0

Maximum: 7

- Demonstrates special numeracy skills or talents
- Demonstrates special literacy skills or talents
- Demonstrates special skills or talents in art
- Demonstrates special skills or talents in music
- Demonstrates special skills or talents in athletics/dance
- Demonstrates special skills or talents in problem solving in a creative way
- Demonstrates special skills or talents in other areas

Section D – Special Concerns

Note: the following chart ONLY includes children who have Special Needs.

Special Concerns	78.7% 491 Yes		Yes, Observed		Yes, Parent Info/Diagnosis		Yes, Both	
	Number	%	Number	%	Number	%	Number	%
Physical Disability	15	2.4%	23	3.7%	35	5.6%		
Visual Impairment	10	1.6%	18	2.9%	17	2.7%		
Hearing Impairment	8	1.3%	16	2.6%	8	1.3%		
Speech Impairment	83	13.3%	43	6.9%	108	17.3%		
Learning Disability	64	10.3%	31	5.0%	48	7.7%		
Emotional Problem	81	13.0%	19	3.0%	40	6.4%		
Behavioural Problem	122	19.6%	25	4.0%	65	10.4%		
Home Environment / Problems at Home	43	6.9%	18	2.9%	12	1.9%		
Chronic Medical / Health Problems	19	3.0%	25	4.0%	24	3.8%		
Unaddressed Dental Needs	5	0.8%	8	1.3%	0	0.0%		
Other	43	6.9%	38	6.1%	49	7.9%		

	Yes		No		Missing	
	Number	%	Number	%	Number	%
Child Receiving School Based Support	482	77.2%	142	22.8%	0	0.0%
Child Currently Receiving Further Assessment	199	31.9%	379	60.7%	46	7.4%
Child Currently on Wait List to Receive Further Assessment	125	20.0%	432	69.2%	67	10.7%
Child Needs Further Assessment	248	39.7%	326	52.2%	50	8.0%

Children with 1+ Special Skills

16.0%

Children with 1+ Special Concerns

76.8%



Glossary

Developmental health: The full range of developmental outcomes, including physical and mental health, behavioural adjustment, literacy, mathematics achievement, and more.

Special Needs: Child has already been identified through the individual program planning process as needing support in addition to those typically provided by the classroom teacher.

On track: The total group of children with scores above the 25th percentile of the distribution.

At risk: The total group of children with scores between the 10th and 25th percentiles of the distribution.

Vulnerable: The total group of children with scores below the 10th percentile cut-off of the distribution.

Domains: The EDI measures children's developmental health across five domains:

- 1. Physical Health & Well-Being** - 13 questions
Children are healthy, independent, and rested each day.
- 2. Social Competence** - 26 questions
Children play and get along with others, share, and show self-confidence.
- 3. Emotional Maturity** - 30 questions
Children can concentrate on tasks, help others, show patience, and are not often aggressive or angry.
- 4. Language & Cognitive Development** - 26 questions
Children are interested in reading and writing, can count, and recognize numbers and shapes.
- 5. Communication Skills & General Knowledge** - 8 questions
Children can tell a story and communicate with adults and other children.

Subdomains: Each of the five EDI domains is comprised of subdomains that measure a more specific area of development. There are 16 subdomains in total. Children are rated as 'meeting few/no developmental expectations', 'meeting some developmental expectations', and 'meeting all/almost all developmental expectations' on each subdomain.

Nova Scotia Baseline: The first full provincial collection in Nova Scotia from 2013. Used as a reference for all subsequent EDI collections in Nova Scotia. Vulnerability is based on cut-offs from this population.

Mean: The average of a set of numbers.

Missing: Question not answered by teachers.

Tuesday, May 10, 2022 9:00 a.m.

Minutes

Present: Mayor Darlene Norman, Chair
Deputy Mayor Kevin Muise
Councillor David Brown
Councillor Vicki Amirault
Councillor Maddie Charlton
Councillor Ralph Gidney
Councillor Jack Fancy
Councillor Carl Hawkes
Chris McNeill, CAO
Dana Henley, Community Development Coordinator

1.0 Call to Order

Mayor Norman called the meeting to order at 9:01 a.m.

2.0 Changes / Approval of Agenda

Add: Item 6.10 – Tree Request

Add: Item 7.4 – Pool Discussion

It was moved by Councillor Gidney and seconded by Councillor Charlton 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

Leon Robertson, 45 College Street, Liverpool – Mr. Robertson enquired under Item 7.2 HVAC System, if the building is fully leased at present. Mayor Norman noted that it is.

Mr. Robertson also enquired where the repair cost of \$1.3-1.5 million would come from; if it would be a capital expense or operational. Mayor Norman stated that it is unbudgeted, and that there is no decision at this point in time, and that when the decision is made it would be determined where the expense would be funded.

Deborah Herman-Spartinelli, 7438 Highway 3, Summerville - Now that the letter has been received from the donor on the pool, she requested that the Terms of Reference be put on the agenda for the next Council meeting.

5.0 Approval of Minutes

5.1 Regular Council – April 26, 2022

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

THAT the minutes of the Regular Council meeting held April 26, 2022 be approved as circulated.

MOTION CARRIED with 7 in favour and 1 against.

6.0 Recommendations

6.1 Victoria Order of Nurses Flag Request

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

THAT Council of Region of Queens Municipality approve the application made by Victoria Order of Nurses to have the VON flag flown on the Special Purpose flagpole located in front of the Town Hall Arts and Cultural Centre, Liverpool during the dates outlined in the attached application.

Councillor Gidney questioned if the VON flag been flown before. Eric Levy, Municipal Clerk and Diversity Coordinator, stated that the VON flag has been flown in the past and that this application is seeking to see the VON flag flown during VON week for the next five years.

MOTION CARRIED unanimously.

6.2 Position Name Change – Hillsvie Acres

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

THAT Council of Region of Queens Municipality approve a change in job title for the support position at Hillsvie Acres from Administrative Assistant to Administrative and HR Assistant.

Joanne Veinotte, Director of Corporate Services, stated that this position at present is a one to two day per week position, and that with an increase to the volume of administrative workload and reporting requirements for Hillsvie due to the COVID-19 pandemic, the position is now being funded by the Province of Nova Scotia at 80% to assist in the provision of administrative support including confidential HR matters, that staff require to ensure that the facility runs smoothly.

MOTION CARRIED unanimously.

6.3 Streetlight – Highway 3, Broad River

It was moved by Deputy Mayor Muise and seconded by Councillor Gidney:

THAT the Council of Region of Queens Municipality approve the installation of a new streetlight by the community postal boxes on Highway 3 in Broad River.

Deputy Mayor Muise clarified that while the request for the light does not meet the spacing criteria, when you look along Highway 3 there are no poles along that part of the highway. It is very dark in that area, and feels very strongly that a light should be placed there.

MOTION CARRIED unanimously.

6.4 Streetlight – East Side Port L'Hebert Road, East Port L'Hebert

It was moved by Deputy Mayor Muise and seconded by Councillor Fancy:

THAT the Council of Region of Queens Municipality approve the installation of a new streetlight in front of #94 East Side Port L'Hebert Road in East Port L'Hebert.

Mike MacLeod, Director of Planning & Development, stated that while this request does not meet policy criteria for spacing, there is a safety concern, as there is a blind hill in the area and it is very dark as well.

MOTION CARRIED unanimously.

6.5 Quit Claim Deed – Greenfield Community Resource Centre Society

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

THAT Region of Queens Municipality agrees to grant a Quit Claim Deed to Greenfield Community Resource Centre Society for any interest that the Municipality may have in properties identified as PID# 70183959 and 70277231;

AND THAT all costs incurred in this transaction be borne by Greenfield Community Resource Centre Society.

Mike MacLeod, Director of Planning & Development, stated there are two parcels of land located behind the Greenfield School, and adjacent to the Greenfield Fire Hall that this request deals with. It is the intent of the Society to use the property for community outdoor space. Property Online shows title as Greenfield School, Section 16; however under the Education Act of Nova Scotia that was dissolved and the property held in

trust by that School Section may have been transferred to the Municipality. Staff were unable to confirm that any such conveyance took place. By granting a quit claim deed, the Region is not granting title to the property, but rather releasing any interest in the property that the Region may have.

MOTION CARRIED unanimously.

6.6 Community Investment Fund

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

That the Council of Region of Queens Municipality provide grant funding to Queens County Fair Association in the amount up to \$25,575.00 from the 2022-2023 Community Investment Fund.

Meaghan Roberts, Director of Recreation and Healthy Communities, stated that an application had been received by Queens County Fair Association under the new capital fund, to construct a new building for accessible washrooms.

MOTION CARRIED unanimously.

6.7 Policy 18 - Investments

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

THAT Council of Region of Queens Municipality approve Policy 18 respecting Investments and authorize staff to forward the policy to Minister of Municipal Affairs and Housing for approval.

Councillor Gidney called a point of order. Before a policy is passed, amended or repealed the council shall give at least seven days' notice to all council members. Chris McNeill, CAO stated the policy was sent out two week ago via email to all Councillors.

Joanne Veinotte, Director of Corporate Services, stated this policy was approved by Council approximately a year ago, and was forwarded to the province for approval. Department of Municipal Affairs had requested a few changes; removing the reference to FRAM (Financial Reporting and Accounting Manual) and replaced it with a reference from the Municipal Government Act.

MOTION CARRIED with 7 in favour and 1 against.

6.8 Tender Submissions for Universally-Designed Playpark Rubber Surfacing

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

THAT the Council of Region of Queens Municipality authorize staff to negotiate final agreement for supply and install of rubber surfacing for the Universally-Designed Playpark with ARP for \$103,600 plus HST.

Elise Johnston, Accessibility and Inclusion Coordinator, stated that a tender was issued for the installation of rubber surfacing under the play structure equipment and swings, in the high impact absorption areas. Two submissions were received, with products that met the specifications as detailed in the tender document. The recommended submission came in at a lower cost with a longer warranty period.

MOTION CARRIED unanimously.

6.9 Appointment to Diversity and Inclusion Action Team

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

THAT Council of the Region of Queens Municipality appoint Melissa Labrador to the Diversity and Inclusion Action Team.

MOTION CARRIED unanimously.

6.10 Tree Request

Mayor Norman noted that this request came in after the agenda deadline, after a sudden passing and sudden funeral. A request was made to place a memorial tree where childhood friends gathered in the Milton Blacksmith Shop area.

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

THAT Council of Region of Queens Municipality agree to accept a donation from Eleanor Legge of a lilac tree;

AND THAT the planting location be in a mutually agreeable location at Milton Blacksmith Shop grounds with the future maintenance being the responsibility of the Municipality.

MOTION CARRIED unanimously.

7.0 Discussions

7.1 Road Naming – Lavender Cove Road

Mayor Norman noted that the road has had a little white sign for years that said Lavender Cove Road.

Mike MacLeod, Director of Planning and Development, stated that an application was received to name an existing driveway to a road. Naming of roads require a signed petition with 70% of abutting land owners agreeing to the name. The original request had two names; Rivercrest Way or Riverside Court, and those petitions received less than the required 70% support. A new petition was submitted with the name Lavender Cove Road, and 80% support was received from the abutting land owners for the name of Lavender Cove Road.

It was moved by Councillor Brown and seconded by Deputy Mayor Muise:

THAT Council of Region of Queens Municipality forward the matter regarding the naming of an existing driveway off Highway 3 in Port Mouton Lavender Cove Road to the next regularly held Council meeting, scheduled for May 24, 2022 for a recommendation.

MOTION CARRIED unanimously.

7.2 Liverpool Business Development Centre HVAC Investigation

Mayor Norman reviewed that Council had a lengthy discussion on this matter at the April 26, 2022 Council meeting, where Council agreed that further investigation into the expression of interest to purchase the Liverpool Business Development Centre was warranted. Correspondence was forwarded to all of Council regarding this, and the party is not interested in purchasing the building.

Discussion ensued regarding how this expense could be funded, should Council decide to complete the repairs rather than place the building for sale, life expectancy of the building, future maintenance, responsibility to tenants and terms of current leases, the employment potential by retaining ownership of the building, and the timeline for completing the repairs.

Joanne Veinotte, Director of Corporate Services, suggested that staff could prepare a report for Council with options for funding the repairs, options for selling the building and timelines. Council agreed.

Adam Grant, Director of Engineering and Public Works, suggested that staff contact the larger tenant regarding the potential of dividing their

current space into different zones, so that the design work could continue in the meantime while discussions are taking place. Council agreed.

7.3 Administrative Policy 23 – Respecting Regular Meetings of Council

Mayor Norman stated current policy sets out the days and times that Council meets each month. Staff are requesting direction from Council if they wish to amend the schedule of Council meetings in the summer months permanently by amending Policy 23, to avoid having to discuss this matter each spring and also to consider how to deal with holding an evening summer meeting in North Queens area.

Discussion ensued regarding potential scheduling scenarios. Eric Levy, Municipal Clerk and Diversity Coordinator was requested to enquire with North Queens School if there would be a scheduling conflict with school activities on the fourth Tuesday of June; namely prom and graduation ceremonies, and if there were no conflicts to bring a recommendation back to the next regularly scheduled Council meeting on May 24, 2022.

Mayor Norman announced a 10 minute break at 10:23 a.m.

7.4 Pool Discussion

Councillor Fancy reviewed that a large donation has been offered for the construction of a new pool. Two Council meetings ago the development of a Terms of Reference document was discussed, and that a letter of offer was required from the donors stating any terms that the donation was contingent upon. Clarification was provided by Chris McNeill, CAO that it wouldn't be appropriate for staff to bring forward a recommendation for a community group steering committee for a facility that RQM was going to own and operate.

Mayor Norman advised that she received a letter from the potential donor, that was addressed to her, which came from the potential donor's lawyer with the terms and conditions of the offer. Mayor Norman participated in a zoom call with the potential donors, at which time both parties agreed that they wished to revise, with the guidance of their lawyer, the terms and conditions of the donation. It is anticipated that the revised offer will be received in time for discussion at the next regularly scheduled Council meeting, as a confidential item.

Discussion ensued regarding a steering committee and staff capacity to carry out a pool project. Mayor Norman asked for Council's patience in receiving of the donation offer and terms and conditions therein for discussion at a future meeting.

8.0 In-Camera Items

It was moved by Councillor Gidney and seconded by Councillor Amirault that the proceedings go In-Camera at 10:50 a.m. to discuss the following:

- 8.1 Contract Negotiations
- 8.2 Personnel

MOTION CARRIED unanimously.

Mayor Norman announced a 5 minute break at 10:50 a.m.

It was moved by Councillor Gidney and seconded by Councillor Amirault that the proceedings exit In-Camera at 1:06 p.m.

MOTION CARRIED unanimously.

9.0 Adjournment

The meeting adjourned at 1:07 p.m.

Mayor Darlene Norman, Chair

Chris McNeill, CAO

Dana Henley, Community Development Coordinator

Date Approved: _____

**Region of Queens Municipality Public Hearing to
adopt a revised Municipal Planning Strategy and
Land Use Bylaw**

6.2

Tuesday, May 17, 2022

Liverpool Fire Hall, 520 Main Street, Liverpool

6:30 p.m.

Minutes

Members of Council: Mayor Darlene Norman, Chair
Councillor Ralph Gidney
Councillor Maddie Charlton
Councillor Vicki Amirault
Councillor Jack Fancy
Councillor David Brown
Councillor Carl Hawkes
Deputy Mayor Kevin Muise (7:10 p.m.)

Members of Staff: Chris McNeill, CAO
Mike MacLeod, Director of Planning & Development
Heather Cook, Communications & Engagement Coord. t

UPLAND Planning + Design: Ian Watson

Members of the Public: 31

Call to Order

Mayor Norman called the Public Hearing to order at 6:30 p.m.

A. Remarks

Mayor Norman noted that this was the third public hearing related to the proposed new Municipal Planning Strategy and Land Use Bylaw with two meetings previously held. Since the initial two meetings, many comments were received and resulted in Council recommending changes to the draft documents. She noted that it is impossible to satisfy the wishes of everyone however; the documents are not written in stone and can be changed over time.

B. UPLAND Planning + Design Overview

Ian Watson, UPLAND Planning + Design, indicated that he has been working over the last 3.5 years on these documents. The current documents were first adopted in 2009 and are required to have a regularly scheduled review every 10 years. He noted that this review is about updating policies and simplifying language.

Mr. Watson outlined the formative engagement that took place to date beginning with a pop-up event at Queens County Fair, then 7 community meetings, stakeholder calls, then followed by the production of a series of discussion papers. From this work, further meetings were held with Planning Advisory Committee (PAC) and they went through several preliminary draft documents. This was followed by another series of 7 community meetings and then forwarded back to PAC for approval of a final draft for first reading.

The changes made between first reading and today include updating to the document format, inclusion of backyard fowl and rabbits without a permit increased from 5 to 10, and clarity around enclosures. Household livestock still requires a permit.

Other changes include that more than 2 RV's on a property is considered a campground, clarity provided around watercourse setbacks, signage restrictions on fonts removed, and changes to two Western Head property zonings.

Mayor Darlene Norman stated the purpose of the Public Hearing is to provide any interested person an opportunity to present an oral or written presentation to Council of Region of Queens Municipality with regard to its intention to adopt a revised Municipal Planning Strategy and Land Use Bylaw.

Mayor Norman reviewed the procedures for the Hearing which were provided on the agenda.

C. Public Comments

1. Raymond Wolfe, 110 Milford Street, Milton – Mr. Wolfe questioned if Milton is still considered urban? He stated that it is only urban so everyone's taxes will go up.
2. Dirk van Loon, 339 Sandy Bay Road, East Port l'Hebert – Mr. van Loon noted that he has lived here for 50 years and wants to garden and have a small farm. The rules and regulations make it difficult to do so. He stated that the bylaws would be more acceptable if they were better written. He feels that anyone with money and a good lawyer could do anything they want and wants Council to allow more livestock.
3. Rob Roulston, 471 West Street, Milton – Mr. Roulston shared that he is a specialist in geology and follows river setbacks closely. He indicated that the role of "qualified person" is not defined, and there should be more individual assessments as rivers are variable. Each application should be assessed on its own and the land use rules should be guidelines and not be prescriptive or black and white. He noted that variations need to be embedded in the documents.
4. Wayne Chandler, 62 Gardner Road, Brooklyn – Mr. Chandler used to have pigs, chickens, and wine in his backyard in a community of 45,000 where he grew up. He feels big corporations can do what they want and he can't. He suggested getting rid of these rules and be neighbourly.

5. Rhonda Collins, 245 Highway 8, Milton – Ms. Collins stated if she wanted to live in an urban area she would move to the city, and Milton shouldn't be urban. She feels processing plants are being destroyed, and we need more sustainability here. She feels all of these rules need to be reversed.
6. Debbie J. Wamboldt, Glenwood Street, Milton – Ms. Wamboldt stated that she doesn't always understand what she reads and feels she was treated poorly by the Mayor. Her feelings are valid and we will not be powerless come election time.
7. Richard Wolfe, 4235 Highway 210, Buckfield – Mr. Wolfe questioned what Council was doing with his taxes and what right they have to tell him what to do with his own land.
8. Frank Babin, 39 Old Ice Road, Mersey Point – Mr. Babin sees a whole change of lifestyle with these changes as he use to have ducks, geese and rabbits. He is worried that these regulations are going to move us back. He asked Council to let people have hobby farms and they shouldn't be told what animals they can have.
9. Richard Wolfe, 4235 Highway 210, Buckfield – Mr. Wolfe stated with the mill in Greenfield that they can't leave their windows open and they have to put up with noise during all hours.
10. Jane Nicholson, 8474 Highway 8, South Brookfield – Ms. Nicholson shared that she owns 110 acres and understands why we need planning, despite not being from Nova Scotia. She suggested we don't have a need for a development permit and they are only \$10 and not worth the effort for the time it takes. She noted that Section 5.8 has a list of permitted uses however; she feels there should be a list of uses not permitted instead.

Deputy Mayor Muise arrived at 7:10 p.m.

She feels the way it is written, she would need a permit for a doghouse. The rules need to have flexibility.

11. Ria Neish, 8144 Highway 8, South Brookfield – Ms. Neish shared that she didn't know she needed a development permit for her own 300 acre property. She shouldn't have to ask permission to have 10 chickens on 300 acres.

D. Closing Remarks

Mayor Norman noted that the land use bylaw does not trigger tax increases and all properties, except those in Liverpool and Brooklyn, have the same tax rate. She further shared that this has been a difficult process and the rules have been in existence since 2009. The County doesn't go around and shut down people's use of their lands ad hoc. In 2006, people outside Liverpool, Brooklyn and Milton wanted land use bylaws.

E. Adjournment

Mayor Norman declared the Public Hearing adjourned at 7:20 p.m.

Mayor Darlene Norman, Chair

Chris McNeill, CAO

Date Approved: _____

Region of Queens Municipality Staff Report

7.1

To: Council

From: Eric Levy, Municipal Clerk and Diversity Coordinator

Date: May 24, 2022

Re: Policy 23 Respecting Regular Meetings of Council

Background

On May 10, 2022 Council discussed Policy 23 respecting Regular Meetings of Council. At this meeting, Council requested that staff prepare an amended policy for the next meeting.

Details

Staff have prepared an updated draft policy with two main changes:

- Second Council meeting in July and August have been removed.
- North Queens dedicated evening Council meeting has been moved to June.

There is no conflict with this date with North Queens High School events on this date in 2022.

Applicable Legislation

Section 47(1) of the Municipal Government Act (MGA) authorize Council to make decisions in the exercise of its powers and duties by resolution, by policy or by by-law.



Budget Impacts

There are no expected financial impacts with this proposed change in policy.

Recommendation

THAT Council of Region of Queens Municipality approve revised Policy 23 Respecting Regular Meetings of Council.

Communications

Regular promotion of Council meetings will continue to take place throughout the year with special emphasis on evening meetings in various communities.



Region of Queens Municipality

Administrative Policy

23 – Respecting Regular Meetings of Council

Policy Statement

It shall be the policy of Region of Queens Municipality to have a consistent, predetermined schedule for Regular Council Meetings.

Policy Objectives

1. To maintain a consistent schedule for Council Meetings
2. To have a schedule of meetings in Queens County communities to encourage resident engagement

Policy Details

3. Council of Region of Queens Municipality shall hold a bi-monthly council meeting on the second Tuesday of each month in the Council Chamber of the Municipal Administration Building, 249 White Point Road, Liverpool beginning at 9:00 a.m.
4. Council of Region of Queens Municipality shall hold a bi-monthly council meeting on the fourth Tuesday of each month in Council Chamber of the Municipal Administration Building, 249 White Point Road, Liverpool, beginning at 6:00 p.m. except for meetings which shall be held in the following locations:
 - a. April – West Queens
 - b. June – North Queens
 - c. October – East Queens
 - d. January – South Queens
5. Notwithstanding Section 4, no council meetings shall be held on the fourth Tuesdays of July and August.
6. When a meeting date falls on a holiday, the meeting shall be held on the next business day.
7. In cases when there is a health and safety concern related to holding a meeting outside of the Council Chamber, Council may hold those meetings in the Council Chamber. If feasible, the non-Council Chamber meeting will be rescheduled to another time within the current fiscal year.



8. In cases when there is a health and safety concern related to holding a meeting in-person, or a quorum is not expected to be present, the Mayor, in consultation with Council and Chief Administrative Officer, may cancel a council meeting or hold said meeting electronically. If a meeting is cancelled, it shall not be rescheduled and agenda items will carry over to the next scheduled meeting.

This is to certify that Policy 23 was passed by Council on the Region of Queens Municipality at a duly constituted meeting of said Council held on ___th day of _____, 2022.

Signed by the Mayor and Municipal Clerk this ___th day of _____, 2022

Mayor

Municipal Clerk

ADMINISTRATIVE POLICY NO. 23
RESPECTING REGULAR MEETINGS OF COUNCIL

Council of Region of Queens Municipality under authority of Section 23(1)(a) of the Municipal Government Act of Nova Scotia hereby adopts the following as an Administrative Policy effective January 1, 2021:

DEFINITIONS

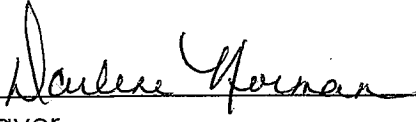
1. Words in this administrative policy shall have their normal dictionary and contextual meanings.

REGULAR MEETINGS


2. Council of Region of Queens Municipality shall hold a monthly council meeting on the second Tuesday of each month in the Council Chamber of the Municipal Administration Building, 249 White Point Road, Liverpool, beginning at 9:00 a.m.
3. Council of Region of Queens Municipality shall hold a monthly council meeting on the fourth Tuesday of each month in the Council Chamber of the Municipal Administration Building, 249 White Point Road, Liverpool, beginning at 6:00 p.m., excepting that the below meetings shall be held in the following locations:
 - a. April - West Queens
 - b. July - North Queens
 - c. October - East Queens
 - d. January - South Queens
4. When a meeting date falls on a holiday, then the meeting shall be held on the next business day.
5. In cases where it is unsafe to do so because of health or safety reasons, Council may at its sole discretion hold such non-Council Chamber meetings in the Council Chamber.

THIS IS TO CERTIFY THAT this Administrative Policy was passed by the Council of the Region of Queens Municipality at a duly constituted meeting of said Council held on the 8th day of December, 2020.

SIGNED by the Mayor and Deputy Clerk this 15th day of December, 2020.



Mayor



Deputy Clerk

Region of Queens Municipality Staff Report

7.2

To: Council

From: Dana Henley, Community Development Coordinator

Date: May 24, 2022

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

Background

Privateer Farmers' Market attracts vendors of all types including locally made arts, crafts and wares. The Market wishes vendors to have the ability to sell alcoholic beverages; however they are prohibited under Operational Policy 58 – Consumption of Alcohol on Municipal Property. Privateer Farmers' Market is requesting that this policy be waived to allow liquor to be sold, given, or consumed at the market from licensed liquor distributors, as has been granted in the past.

Details

Privateer Farmers' Market is held in Centennial Park, on the Liverpool Waterfront, adjacent to the Liverpool Visitor Information Centre. This is the eighth season for the market and they have requested and been granted a waiver of Policy 58, seven out of eight seasons. The waiver was not sought during the 2020 season. The waiver is being sought for Saturdays, from May 21 to October 8, 2022 inclusive.



Applicable Legislation

Operational Policy #58 – Consumption of Alcohol on Municipally Owned Properties.

Budget Impacts

There would be no budget implications resulting from the approval of this request.

Recommendation

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 June 4 to December 31, 2022.

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.

Communications

The applicant will be notified of a decision following Council.

Privateer Farmers' Market
Ashley-Rose Goodwin

May 13th, 2022

To The Municipal Council of Queens County, Nova Scotia:

On behalf of the Privateer Farmers' Market Co-operative, I request a waiver of policy 58 restricting the sale of alcohol for the market season of 2022/2023 at Centennial Park, Liverpool Waterfront, and Main Street Liverpool any date as approved. The waiver request would include all Saturdays from May 21st, 2022- to December 31st, 2022. This waiver allows us to draw various local distillers, breweries, and vineyards to our market, including Ironworks Distillery, Hell Bay Brewery, Petite Riviere, and Wayfarers' Ale, this coming season.

Thank you for your consideration in enhancing our market.

All the best,
Ashley- Rose Goodwin
Privateer Market Manager

Region of Queens Municipality Staff Report

7.3

To: Council

From: Adam Grant, Director of Engineering and Public Works

Date: May 24, 2022

Re: 2010 CAT 826H Landfill Compactor Re-build

Background

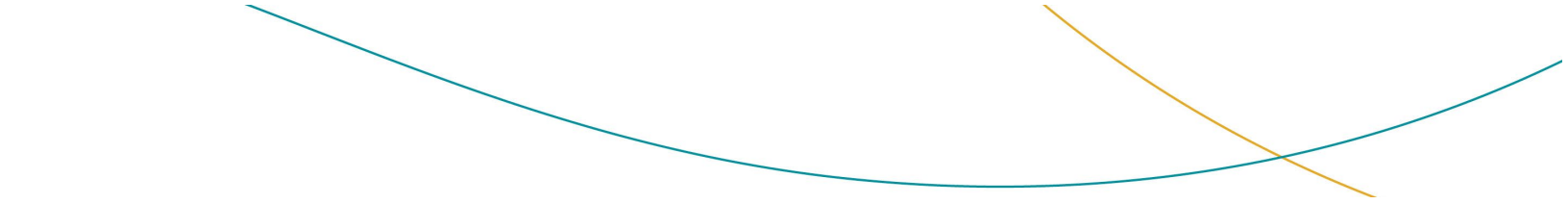
Queens Solid Waste Management Facility requires use of a landfill compactor at its 2nd generation landfill site. The compactor is an essential piece of equipment that spreads residual waste as it is received and also shreds and compacts with its wheels. The current machine has been in service since 2010 and as discussed during budget deliberations is in need of repair work due to use.

Details

Staff have been working with Toromont Cat (Maritimes) to develop a scope of work for the rebuild of the compactor. This work includes a Caterpillar Certified Powertrain Program rebuild which includes reconstruction to original manufacturing specifications of items including:

- Engine
- Transmission
- Torque converter
- Drive lines, differential, drive axles, etc.
- Radiators and coolers

This will allow a new warranty to be offered on the powertrain for 60 months or 6000 hours.



Following budget approval, staff engaged Toromont CAT to undertake a technical assessment (TA2) of the machine on site. This assessment identified several other repairs that are necessary while also identifying work that was originally in the budgetary scope that is now not required. At the time of budget it was anticipated work would cost \$527,000 + HST. With the change in the market due to the significant price increase of metal, the change in scope work is now estimated to be closer to \$545,308 + HST. During the TA2 it was discovered that the wheels are severely worn and in immediate need of replacement. The cost of refurbished wheels is \$142,865.25 + HST for a total rebuild cost estimate of \$688,173 + HST. The direct replacement cost of this machine by contrast is more than \$1.4 million currently.

The rebuild is currently scheduled to begin on July 11, 2022 contingent on a signed contract returned prior to May 27, 2022. The next available time slot is expected to be spring 2023.

Applicable Legislation

Section 47 (5) of the *Municipal Government Act* sets out that council may make and carry out a contract, perform an act, do anything or provide a service for which the municipality or the council is authorized by an Act of the Legislature to spend or borrow money.

Budget Impacts

The rebuild of this machine is budgeted through the Landfill Equipment Reserve and was originally budgeted to cost \$550,000. The new price is \$688,173 plus HST and there are sufficient funds in this reserve to cover the revised cost.

Recommendation

THAT the Council of Region of Queens Municipality approve the rebuild of the 2010 CAT 826H Landfill Compactor at a cost of \$688,173 + HST, with the cost being funded through a withdrawal from the Landfill Equipment Reserve.

Communications

Toromont CAT (Maritimes) will be advised following approval from Council.

Region of Queens Municipality Staff Report

7.4

To: Council

From: Mike MacLeod, Director of Planning and Development

Date: May 24, 2022

Re: Municipal Planning Strategy and Land Use Bylaw – 2nd Reading


Background

The Region of Queens Municipality Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) were adopted by Council on July 20, 2009. These planning documents apply to all lands within the boundary of the Municipality. The Municipal Government Act sets out that Council shall include policy within the municipal planning strategy on how it intends to review MPS and LUB. With this in mind, the MPS sets out that:

In addition to employing specific implementation measures, it shall be the intention of Council to monitor current development trends and issues in order to respond to unpredicted or unanticipated changes. Changes could come as a result of new technology and/or changes in community attitudes. In practice and according with Section 214 (2) of the Municipal Government Act, Council has determined that the Strategy should be reviewed at least every eight (8) years.

Policy 12.1.4

It shall be the intention of Council to review this MPS when the Minister of Service Nova Scotia & Municipal Relations considers it necessary; or when Council considers it necessary; but in any case it shall be reviewed not later than eight (8) years from the coming into force of the Strategy or from the date of the last review.



Much has changed within the Municipality since the adoption of the Regional Planning Documents in 2009. For example, local residents are getting older, indicating a need for the Region to become more age friendly, and to pursue efforts to retain and / or attract youth and young families. In addition, with the closure of several major employers, employment and economic growth are required. With the increasing frequency, intensity and duration of climate change impacts of sea level rise and storm surges, the Region additionally requires enhanced coastal areas planning policy attention to manage threats to land uses adjacent to the ocean.


Details

Municipal Staff and the Region's Planning Advisory Committee have worked closely with our consultants UPLAND Planning and Design Studio over the past 3 years on the preparation of a revised MPS and LUB which will guide, influence and manage positive change and development within the Region over the next ten + years.

The revised Municipal Planning Strategy and Land Use Bylaw build upon the existing vision, goals and objectives under the current MPS and aligns this with the current priorities of Council to move toward attainment of its community vision and to guide the delivery of municipal programs and services throughout the Region.

The MPS / LUB Review has been undertaken within broader strategic objectives established by Council for the Region of Queens Municipality. While it is recognized that community planning needs, issues and areas of focus will vary from one community to another, the Review process focused on the following policy areas:

- Achieving a balance of economic, environmental and social sustainability;
- Encouraging local employment and business growth and expansion;
- Achieving economic development through community planning;
- Pursuing housing innovation, affordability, diversity, choice and density;
- Enhancing neighbourhood character and appeal of residential areas;
- Tourism development partnerships and marketing of the Region;

- 
- Recreation, active mobility, healthy community and open space planning;
 - Social policy, arts, culture and heritage considerations;
 - Provision of responsive and affordable community facilities and services;
 - Cost effectiveness in local transportation and municipal infrastructure; and,
 - Overall emphasis on public safety and the livability of residents of Queens.

The planning review has been carried out through a number of key processes, which included the following:

- A comprehensive stakeholder engagement process which included:
 - Open house meetings at various locations throughout Queens;
 - Key stakeholder engagement sessions;
 - Municipal staff consultation sessions;
 - Survey;
 - Preparation of a detailed report on “What We Heard”.
- Preparation of six “Analysis and Discussion Papers” on the current state of the Municipality in the areas of:
 - Population and demographics,
 - Environment,
 - Residential development,
 - Economy,
 - Infrastructure, and
 - General policy.
- Preparation of a Policy Direction Paper which is intended to serve as a policy framework in drafting the new MPS and LUB.
- Preparation of 1st draft of the new MPS and LUB.
- Community engagement sessions hosted throughout Queens to receive feedback on the draft documents.
- Preparation of a summary report on feedback received during community engagement.
- Preparation of final draft of planning documents.



The draft Municipal Planning Strategy and Land Use Bylaw were brought forward to Council for first reading on February 22, 2022.

Section 205 (3) of the Municipal Government Act sets out that Council shall:
Before planning documents are read for a second time the council shall hold a public hearing.

Public Hearings were scheduled and carried out on March 22, 2022 (in-person) and on March 23, 2022 (virtual via Zoom) to provide opportunity for the public to make their opinions known respecting Council's intention to adopt a revised MPS and LUB.

Council discussed the public hearings and the input received at its regular meeting held on April 12, 2022. At that meeting Council recommended a number of changes to the draft planning documents. As a result of these amendments, a third public hearing was scheduled and held on May 17, 2022 to receive additional input from the public.

Applicable Legislation

Municipal Government Act, being Chapter 18 of the Acts of 1998.

Recommendation

That Council of Region of Queens Municipality give second reading to a revised Municipal Planning Strategy and Land Use Bylaw;

And That the documents be forwarded to Nova Scotia Municipal Affairs and Housing for Ministerial approval.

Region of Queens Municipality Staff Report

7.5

To: Council

From: Adam Grant, Director of Engineering and Public Works

Date: May 24, 2022

Re: 2022 Tracked Excavator Purchase

Background

Region of Queens Engineering and Public Works Department makes use of various tracked excavators to maintain existing infrastructure, solid waste operations, installation of new infrastructure and facilities. A 1991 Caterpillar 215 Excavator has reached the end of its useful life for the EPW department and a replacement is required.

Details

Staff worked diligently to outline a list of criteria for a new machine including operating weight, engine power rating, compatibility with existing attachments and other relevant parameters.

An RFP was issued to three Nova Scotia based equipment providers with a proven history of providing quality equipment, parts and service to the province. The evaluation of the proposals received involved the purchase price of the machine, extend warranty, trade in allowance, delivery date as well as compliance with requested specifications. The following summarizes the purchase price of the machine and attachments, purchase of extended warranty and trade in allowance.



Quote:	Toromont CAT	\$326,805.00 + HST
	Wilson Equipment	\$310,000.00 + HST
	Brandt Tractor	No submission

Applicable Legislation

Section 47 (5) of the *Municipal Government Act* sets out that council may make and carry out a contract, perform an act, do anything or provide a service for which the municipality or the council is authorized by an Act of the Legislature to spend or borrow money.

Budget Impacts

The purchase of a 2022 Komatsu PC238USLC-11 is included in the approved 2022-2023 capital budget. The quoted priced is within the budgeted amount so no additional funding will be required.

Recommendation

THAT the Council of Region of Queens Municipality approve the purchase of a 2022 Komatsu PC238USLC-11 Excavator with extended warranty and trade in of a 1991 Caterpillar 215 excavator at a price of \$310,000+HST, to be funded from the Equipment Reserve.

Communications

Wilson Equipment will be advised following approval from Council.

Region of Queens Municipality

7.6

Staff Report

To: Council

From: Mike MacLeod, Director of Planning and Development

Date: May 24, 2022

Re: Road Naming – Lavender Cove Road

Background

A request has been submitted to the Planning and Development Department, which would see the naming of an existing driveway off Highway 3 in Port Mouton. There are currently two residences accessed by the existing driveway with more expected in the near future. The first road name choice being “Rivercrest Way” followed by “Riverside Court”.

The Region's Policy respecting Naming and Renaming of Roads sets out that:

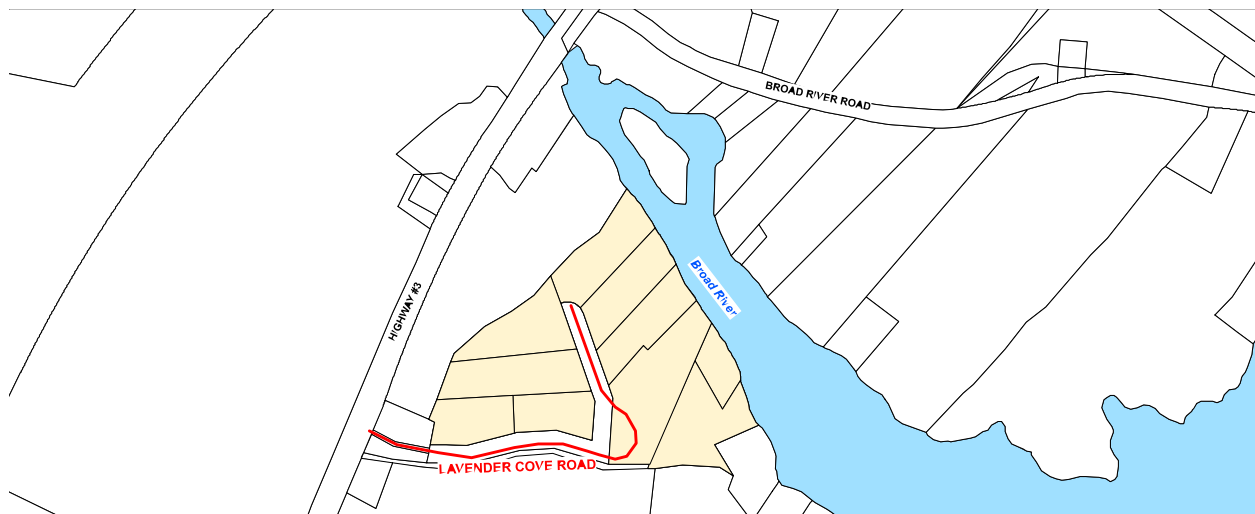
At the request for a road (private or public) name change or the naming of an unnamed road, a petition (Schedule “A”) must be submitted by the owner of the road. However, if no specific owner can be determined, a petition signed by seventy percent (70%) of the persons that own land abutting the road may be submitted. This includes owners of both developed and vacant land on the road.

Staff mailed out the petition to all the land owners abutting the road, resulting in less than the required 70% of property owners signing.

A new petition was submitted with “Lavender Cove Road” being the first choice for a road name. The new petition sets out that this name has been used informally for 30 years. Staff reached out to original petitioner and he was in agreement with the road name Lavender Cove Road. The new petition

was mailed out to all the abutting land owners, resulting in 80% owners in agreement with Lavender Cove Road.

Lavender Cove Road is acceptable to the Planning Department, as no same or similarly named road exists in Queens County. Refer to map below. This new road will be classified as a private road.



Applicable Legislation

Region of Queens Municipality *Policy Number 6 – Naming and Renaming of Roads*.

Budget Impacts

Costs to purchase and install the signage is approximately \$200, which is provided for in the 2021/ 2022 Planning budget.

Recommendation

THAT Council of Region of Queens Municipality approve the naming of an existing driveway off Highway 3 in Port Mouton as Lavender Cove Road.

Communication

The applicant and all abutting property owners will be advised of Council's decision.

SCHEDULE "A"

PETITION

We, the undersigned property owners in the Region of Queens Municipality realizing the importance of the necessity of having a Civic Addressing System, request that the road along which our properties lie become officially recognized as:

First Choice Name: Lavender Cove Road

Second Choice Name: Rivercrest Way

Third Choice Name: Riverside Court

Further contact may be made to:

Name:

MARILYN Kellough

Address: (Civic and Mailing)

5 ... NS

Telephone:

100 000 4010

ASSESSED OWNER	CIVIC NO.	MAILING ADDRESS

Myles Harlow

From: Eric Fry
Sent: Tuesday, April 5, 2022 2:49 PM
To: Myles Harlow
Subject: Re: Private Road Naming - Port Mouton Subdivision

CAUTION: This email originates from outside the organization. Do not open attachments or click links unless you are sure this email comes from a known sender and you know the content is safe

* Hi Myles. Yes let's go with Lavender Cove Road. Thanks

Eric Fry

Book a conversation here -

Sent from my iPhone

Myles Harlow

From: Nick Opthof
Sent: Tuesday, April 5, 2022 8:10 PM
To: Myles Harlow
Subject: Re: Road name proposal
Attachments: image001.jpg; Policy 6 - Naming and Renaming of Roads (Lavender Cove Road).pdf; Melanie Quinzio & Nicholas Opthof.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Myles,

My apologies for not responding sooner. I completed the form a while back and I must not have mailed it out.

* I am in agreement with the Lavender Cove Road name. Please let me know if you need something more formal than this e mail

Thanks,

Nick Opthof
Sent from my iPhone

Myles Harlow

From: Jonathan Mitchell
Sent: Tuesday, April 5, 2022 6:56 PM
To: Myles Harlow
Cc:
Subject: Re: Rivercrest Way
Attachments: Policy 6 - Naming and Renaming of Roads (Lavender Cove Road).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originates from outside the organization. Do not open attachments or click links unless you are sure this email comes from a known sender and you know the content is safe

* No problem. We are in agreeance

Sent from my iPhone

Myles Harlow

From: Jennifer Mullane
Sent: Tuesday, April 5, 2022 6:03 PM
To: Myles Harlow
Subject: Re: Road name proposal
Attachments: Policy 6 - Naming and Renaming of Roads (Lavender Cove Road).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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* We are fine with either..

Sent from my iPhone

Region of Queens Municipality Staff Report

7.7

To: Council

From: Joanne Veinotte, CPA, CGA
Director of Corporate Services

Date: May 24, 2022

Re: Approval of Valuation Allowance for Fiscal 2021/2022

Background

On November 23, 2021 Council adopted Valuation Policy 92 as recommended by the Audit and Internal Control Committee on November 8, 2021.

Details

Public Sector Accounting Standard 3510 dictates that Taxes Receivable must have its own Valuation Allowance.

Using the methodology outlined in Policy 92, the Valuation Allowance for Fiscal 21/22 was calculated.

At the May 9, 2022 meeting of the Audit and Internal Control Committee, the Valuation Allowance and corresponding uncollectible taxes expense were reviewed and a recommendation to Council was made that the Valuation Allowance for 2021-2022 fiscal year be accepted as presented.

Applicable Legislation

Per the *Municipal Government Act* Section 38:

“The Treasurer shall promptly advise the council of

(a) all moneys due to the municipality that the treasurer considers cannot reasonably be collected after pursuing all reasonable avenues of collection; and

(b) the reasons for the belief that such moneys cannot be collected, and the council may write off the amounts determined to be uncollectible.”

It is the value of these uncollectible accounts that make up the Valuation Allowance.

Budget Impacts

The annual adjustment made to the Valuation Allowance is recorded as an expenditure on the Statement of Operations. It is the difference between the balance prior year and current year and budgeted for annually. Properties that are subsequently included in a tax sale where outstanding taxes and interest are recouped, are removed from the Allowance at that time and the corresponding recovery is recorded as revenue from tax sale.

For the fiscal year ended March 31, 2022 the Valuation Allowance has a proposed value of \$161,313.84 (prior year \$260,018.78); uncollectible taxes expenditure \$79,742.48 (budget \$110,000), and unbudgeted tax recovery of \$162,645.

Recommendation

THAT Council of Region of Queens Municipality authorize a Valuation Allowance for Taxes Receivable of \$161,313.84 for the fiscal year 2021-2022.

Region of Queens Municipality Staff Report

8.1

To: Council

From: Joanne Veinotte

Date: May 24, 2022

Re: Liverpool Business Development Center

Background: At the Council meeting of May 10, 2022 staff was requested to prepare a report detailing the financial implications of continuing to act as Landlord and operate the LBDC.

Details:

The Liverpool Business Development Center was built in 2002 and has operated as a call center on and off since its construction. Current tenants in the building are Belliveau Veinotte (Public Accountants) and Global Empire Corporation (Call Center).

Belliveau Veinotte:

- occupy approximately 4800 square feet of the building
- lease term is four year expiring June 2025
- lease term can be terminated at any time after June 2023 with six months notice
- landlord responsible for all taxes, utility fees, building maintenance and infrastructure and grounds
- right to renew exists with the new rate per square foot being negotiated as part of the renewal
- rental is \$38,448 annually

Global Empire

- occupy approximately 25,000 square feet of the building
- lease term is five years, expiring February 2027
- tenant has the right to sublet space with the landlord's written permission,
- landlord responsible for all taxes, utility fees, building maintenance and infrastructure and grounds
- right to renew exists with the new rate per square foot being negotiated as part of the renewal
- bankruptcy clause in lease provides landlord with three months rent only,
- landlord has right to terminate under specific circumstances
- option to lease BVC space should it be vacated
- option to purchase the building should the landlord receive a bona fide offer within the first two years of the lease term
- rental is \$187,824 annually

Operating Costs:

- property taxes \$102,000 annually once property is reassessed as occupied commercial,
- insurance \$5000 annually,
- operating costs \$120,000 estimate annually, may increase once Call Center is fully operational with increased heating and cooling costs, includes power, alarm, routine building and sprinkler system maintenance,
- staff resources for maintenance, snow removal and grounds keeping \$10,000 annually

Additional Costs in fiscal 22/23:

- balance of leasing commission \$97,678
- design work on HVAC repair \$85,000

Reserve balance:

- \$275,710 less design and remaining commission leaves a balance of \$93,000

HVAC investment:

- estimated cost \$2,000,000
- design work expected to take three months – June to August
- anticipated completion date of project is fall 2023

Financing options:

Long Term Borrowing – Equipment investment must be repaid over 10 years. Principal payments of \$200,000 per year on the operating statement. Debenture can be secured once project is complete in fall 2023, interest payments in fall 2024 and principal payments will start in spring 2025. Short term borrowing will be required to finance the project while in progress.

Reserve - Reserve balance of \$93,000 will be used and the accumulated surplus in the special operating reserve is currently \$3,992,000.

Financing with this reserve will utilize 50% of the entire unrestricted surplus of the special operating reserve.

Split approach 50/50 Long Term Debt and Reserve. We are financing with reserve funds NOT borrowing from reserve funds.

Schedules are provided illustrating the financial impacts of both options with and without renewals of current leases. Please note the assumptions made in the calculation of each scenario.

Other Considerations;

LDBC requires considerable investment in infrastructure over the next three years: roof replacement \$250,000, parking lot maintenance \$20,000-\$30,000 annually, exterior painting \$200,000, generator replacement \$500,000.

Future Funding Commitments:

Waterloo Project - municipality expects to invest \$800,000 in project

Contaminated Sites - cost to be determined

Equipment - \$1,100,000 fiscal 22/23

Call Center Analysis

Leases not renewed

Finance 50% with LONG Term Debt

		22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
Rental Revenue:	GE	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824								
	BVI	\$ 38,448	\$ 38,448	\$ 38,448	\$ 9,612									
		<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 197,436</u>	<u>\$ 187,824</u>								
Operating	Operating	\$ 120,000	\$ 124,800	\$ 129,792	\$ 121,485	\$ 101,076	\$ 105,119	\$ 109,324	\$ 113,697	\$ 118,244	\$ 122,974	\$ 127,893	\$ 133,009	\$ 138,329
	Property taxes	\$ 102,000	\$ 104,040	\$ 106,121	\$ 108,243	\$ 110,408	\$ 112,616	\$ 114,869	\$ 117,166	\$ 119,509	\$ 121,899	\$ 124,337	\$ 126,824	\$ 129,361
	Internal Resources	\$ 10,000	\$ 10,400	\$ 10,816	\$ 11,249	\$ 11,699	\$ 12,167	\$ 12,653	\$ 13,159	\$ 13,686	\$ 14,233	\$ 14,802	\$ 15,395	\$ 16,010
	Insurance	\$ 5,500	\$ 5,720	\$ 5,949	\$ 6,187	\$ 6,434	\$ 6,692	\$ 6,959	\$ 7,238	\$ 7,527	\$ 7,828	\$ 8,141	\$ 8,467	\$ 8,806
	Interest		\$ 20,000	\$ 21,559	\$ 22,127	\$ 20,162	\$ 18,169	\$ 16,084	\$ 13,909	\$ 11,620	\$ 9,199	\$ 6,664	\$ 3,916	\$ 1,231
	Principal				\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
		<u>\$ 237,500</u>	<u>\$ 264,960</u>	<u>\$ 274,237</u>	<u>\$ 369,291</u>	<u>\$ 349,779</u>	<u>\$ 354,762</u>	<u>\$ 359,888</u>	<u>\$ 365,168</u>	<u>\$ 370,586</u>	<u>\$ 376,134</u>	<u>\$ 381,838</u>	<u>\$ 387,611</u>	<u>\$ 393,737</u>
	NET	\$ (11,228)	\$ (38,688)	\$ (47,965)	\$ (171,855)	\$ (161,955)	\$ (354,762)	\$ (359,888)	\$ (365,168)	\$ (370,586)	\$ (376,134)	\$ (381,838)	\$ (387,611)	\$ (393,737)

Leases not renewed

Finance 100% with Long Term Debt

		22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
Rental Revenue:	GE	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824								
	BVI	\$ 38,448	\$ 38,448	\$ 38,448	\$ 9,612									
		<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 197,436</u>	<u>\$ 187,824</u>								
Operating	Operating	\$ 120,000	\$ 124,800	\$ 129,792	\$ 121,485	\$ 101,076	\$ 105,119	\$ 109,324	\$ 113,697	\$ 118,244	\$ 122,974	\$ 127,893	\$ 133,009	\$ 138,329
	Property taxes	\$ 102,000	\$ 104,040	\$ 106,121	\$ 108,243	\$ 110,408	\$ 112,616	\$ 114,869	\$ 117,166	\$ 119,509	\$ 121,899	\$ 124,337	\$ 126,824	\$ 129,361
	Internal Resources	\$ 10,000	\$ 10,400	\$ 10,816	\$ 11,249	\$ 11,699	\$ 12,167	\$ 12,653	\$ 13,159	\$ 13,686	\$ 14,233	\$ 14,802	\$ 15,395	\$ 16,010
	Insurance	\$ 5,500	\$ 5,720	\$ 5,949	\$ 6,187	\$ 6,434	\$ 6,692	\$ 6,959	\$ 7,238	\$ 7,527	\$ 7,828	\$ 8,141	\$ 8,467	\$ 8,806
	Interest		\$ 20,000	\$ 33,118	\$ 44,254	\$ 40,324	\$ 36,337	\$ 32,167	\$ 27,818	\$ 23,240	\$ 18,398	\$ 13,328	\$ 7,833	\$ 2,463
	Principal				\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
		<u>\$ 237,500</u>	<u>\$ 264,960</u>	<u>\$ 285,796</u>	<u>\$ 491,418</u>	<u>\$ 469,941</u>	<u>\$ 472,930</u>	<u>\$ 475,972</u>	<u>\$ 479,077</u>	<u>\$ 482,206</u>	<u>\$ 485,333</u>	<u>\$ 488,502</u>	<u>\$ 491,527</u>	<u>\$ 494,969</u>
	NET	\$ (11,228)	\$ (38,688)	\$ (59,524)	\$ (293,982)	\$ (282,117)	\$ (472,930)	\$ (475,972)	\$ (479,077)	\$ (482,206)	\$ (485,333)	\$ (488,502)	\$ (491,527)	\$ (494,969)

Assumptions:

BVI do not renew lease

GE do not renew lease

4% increase in costs annually

NSP is conservative as history was not occupied

20% reduction in operating if not leased

Debenture rate 1 - 1.3%

Call Center Analysis

Finance 50% with LONG Term Debt

		22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
Rental Revenue:	GE	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824
	BVI	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448
		<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>
Operating	Operating	\$ 120,000	\$ 124,800	\$ 129,792	\$ 134,984	\$ 140,383	\$ 145,998	\$ 151,838	\$ 157,912	\$ 164,228	\$ 170,797	\$ 177,629	\$ 184,734	\$ 192,124
	Property taxes	\$ 102,000	\$ 104,040	\$ 106,121	\$ 108,243	\$ 110,408	\$ 112,616	\$ 114,869	\$ 117,166	\$ 119,509	\$ 121,899	\$ 124,337	\$ 126,824	\$ 129,361
	Internal Resources	\$ 10,000	\$ 10,400	\$ 10,816	\$ 11,249	\$ 11,699	\$ 12,167	\$ 12,653	\$ 13,159	\$ 13,686	\$ 14,233	\$ 14,802	\$ 15,395	\$ 16,010
	Insurance	\$ 5,500	\$ 5,720	\$ 5,949	\$ 6,187	\$ 6,434	\$ 6,692	\$ 6,959	\$ 7,238	\$ 7,527	\$ 7,828	\$ 8,141	\$ 8,467	\$ 8,806
	Interest		\$ 20,000	\$ 21,559	\$ 22,127	\$ 20,162	\$ 18,169	\$ 16,084	\$ 13,909	\$ 11,620	\$ 9,199	\$ 6,664	\$ 3,916	\$ 1,231
	Principal				\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
		<u>\$ 237,500</u>	<u>\$ 264,960</u>	<u>\$ 274,237</u>	<u>\$ 382,789</u>	<u>\$ 389,086</u>	<u>\$ 395,641</u>	<u>\$ 402,403</u>	<u>\$ 409,384</u>	<u>\$ 416,570</u>	<u>\$ 423,957</u>	<u>\$ 431,575</u>	<u>\$ 439,337</u>	<u>\$ 447,532</u>
	NET	\$ (11,228)	\$ (38,688)	\$ (47,965)	\$ (156,517)	\$ (162,814)	\$ (169,369)	\$ (176,131)	\$ (183,112)	\$ (190,298)	\$ (197,685)	\$ (205,303)	\$ (213,065)	\$ (221,260)

Finance 100% with Long Term Debt

		22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
Rental Revenue:	GE	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824	\$ 187,824
	BVI	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448	\$ 38,448
		<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>	<u>\$ 226,272</u>
Operating	Operating	\$ 120,000	\$ 124,800	\$ 129,792	\$ 134,984	\$ 140,383	\$ 145,998	\$ 151,838	\$ 157,912	\$ 164,228	\$ 170,797	\$ 177,629	\$ 184,734	\$ 192,124
	Property taxes	\$ 102,000	\$ 104,040	\$ 106,121	\$ 108,243	\$ 110,408	\$ 112,616	\$ 114,869	\$ 117,166	\$ 119,509	\$ 121,899	\$ 124,337	\$ 126,824	\$ 129,361
	Internal Resources	\$ 10,000	\$ 10,400	\$ 10,816	\$ 11,249	\$ 11,699	\$ 12,167	\$ 12,653	\$ 13,159	\$ 13,686	\$ 14,233	\$ 14,802	\$ 15,395	\$ 16,010
	Insurance	\$ 5,500	\$ 5,720	\$ 5,949	\$ 6,187	\$ 6,434	\$ 6,692	\$ 6,959	\$ 7,238	\$ 7,527	\$ 7,828	\$ 8,141	\$ 8,467	\$ 8,806
	Interest		\$ 20,000	\$ 33,118	\$ 44,254	\$ 40,324	\$ 36,337	\$ 32,167	\$ 27,818	\$ 23,240	\$ 18,398	\$ 13,328	\$ 7,833	\$ 2,463
	Principal				\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
		<u>\$ 237,500</u>	<u>\$ 264,960</u>	<u>\$ 285,796</u>	<u>\$ 504,916</u>	<u>\$ 509,248</u>	<u>\$ 513,810</u>	<u>\$ 518,486</u>	<u>\$ 523,293</u>	<u>\$ 528,190</u>	<u>\$ 533,156</u>	<u>\$ 538,239</u>	<u>\$ 543,253</u>	<u>\$ 548,763</u>
	NET	\$ (11,228)	\$ (38,688)	\$ (59,524)	\$ (278,644)	\$ (282,976)	\$ (287,538)	\$ (292,214)	\$ (297,021)	\$ (301,918)	\$ (306,884)	\$ (311,967)	\$ (316,981)	\$ (322,491)

Assumptions:

4% increase in operating costs annually

2% increase in property taxes

NSP is conservative as history was not occupied

Debenture rate 1 - 1.3%