Queens Coast
SEEK NATURE'S REWARDS

Region of Queens Municipality Regular Council
Tuesday, May 24, 2022 6:00 p.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 6:00 p.m.

2.0 Changes / Approval of Agenda

Add: Item 3.2 – Mersey River Wind – Renewable to Retail

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

MOTION CARRIED unanimously.

3.0 Presentations

3.1 Queens Community Health Board – Child Poverty Advocacy

Mayor Norman welcomed Barbara Ross and Jackie Leonard, Queens Community Health Board to Council (copy of presentation attached to original set of Minutes).

Some highlights included:

- Nova Scotia has the highest rate of child poverty in the Atlantic Provinces, 3rd highest rate in Canada
- 1 in 4 children in Queens County live in poverty, going to bed cold and hungry and going to school without breakfast or lunch, missing out on recreational and social activities
- Municipalities can play a roll affecting policy at the Provincial and Federal levels of government
- Steps to affect awareness and end child poverty in our communities could be:
    - Educate how serious child poverty is
    - Mirror other Municipality's programs
    - Collaborate with local organizations
    - Child Poverty Advocate
    - Access to Funding
    - Affordable Transportation

- Accessible Childcare
- Baby Box/Book Bag Program
- Food Box
- Support Programs
- Recreational Passes
- Dental Care Credits
- Excess Food Access Programs

Mayor Norman thanked Ms. Ross and Leonard for their presentation, and noted that while at present the municipality doesn't have the capacity to dedicate a staff person to this very important issue, the municipality is willing to collaborate and support efforts and programs.

3.2 Mersey River Wind – Renewable to Retail

Mayor Norman welcomed Dan Roscoe and Mitch Underhay, Roswall Development Inc. to Council (copy of presentation attached to original set of Minutes).

Some highlights included:

- Roswall Development Inc. will be holding a public meeting – open house Wednesday, May 25th at 6 pm in Milton regarding the Mersey River Wind project.
- The Mersey River Wind project will be located on a large tract of Crown land west of Milton, approximately 20,000 acres that has been extensively logged with regenerating forests and solid access roads, and proximity to an NSPI transmission station. The site is approximately 2 kms from the nearest permanent resident.
- The project will see the first chance for Nova Scotians to purchase electricity through a Renewable to Retail program with 100% local, zero emission electricity, at low, predictable energy costs.
- Provides opportunities for economic development to retailers that desire clean energy to locate in Nova Scotia.
- The Mersey River Wind project is the next generation of turbines. Each turbine on the site will have 4.5 Megawatt capacity, with an 150 m rotor diameter.
- The construction period for the wind project requires a good road network and laydown areas. During construction approximately 100 temporary jobs will be created. Construction will take place over two phases. Phase 1 will see 8 turbines installed at the most eastern end of the site, with Phase 2 seeing the remaining 25 turbines installed. The construction period will take place over 3 years, with completion projected in 2024.
- Licensing for the project is in place, work to secure permitting at the municipal level (development agreement) is under way; currently permission is being sought from the Crown to enter into a development agreement with the municipality. Community outreach is being conducted in advance of a formal application for development. Provincial approvals are required and an

environmental study is being conducted by Strum Consulting at present. Federal permits are required under NavCan, and have been approved.

- Community benefits to be seen from the project include the creation of an annual Community Dividend to create an endowment fund to directly support community initiatives; priority access to Renewable to Retail clean energy rates for nearby residents and businesses; and creation of a not-for-profit energy rate to provide additional savings to important community services.

Mayor Norman thanked Mr. Roscoe and Underhay for their presentation, and noted that we look forward to the day when another electricity option is available to residents of Queens County and Nova Scotia.

4.0 Tabling of Petitions

There were no petitions to come before this meeting.

5.0 Public Question / Comment Session

There were no members of the public at the meeting.

6.0 Approval of Minutes

6.1 Regular Council – May 10, 2022

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

THAT the minutes of the Regular Council meeting held May 10, 2022 be approved as circulated.

MOTION CARRIED unanimously.

6.2 Public Hearing – May 17, 2022

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

THAT the minutes of the Public Hearing meeting held May 17, 2022 be approved as circulated.

MOTION CARRIED. 7 in favour, 1 against.

7.0 Recommendations

7.1 Administrative Policy 23 – Respecting Regular Meetings of Council

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

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

Mr. Levy, Municipal Clerk, noted that the primary changes in the revised policy are the removal of the second Council meeting in both July and August; and the North Queens dedicated evening Council meeting moved to the second Council meeting in June.

Mayor Norman noted that there can still be an emergency or special meeting of Council should there be a need.

MOTION CARRIED unanimously.

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

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

THAT 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.

MOTION CARRIED unanimously.

7.3 2010 CAT 826H Landfill Compactor Re-build

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

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.

Mayor Norman noted that this was a budgeted item for 2022-2023.

Adam Grant, Director of Engineering and Public Works noted that staff have been working with Toromont CAT towards the replacement of this machine. Under the current market conditions the replacement cost of the machine is extreme, therefore they strong recommended that the machine undergo a certified powertrain rebuild. There are facilities in Nova Scotia that have done these types of rebuilds multiple times with great success and cost savings. The rebuild will also require the replacement of the wheels which have significant wear. The rebuild will extend the warranty for 6000 hours or 60 months, and is expected to extend the lifespan of the machine for 8 to 10 years.

MOTION CARRIED unanimously.

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

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

THAT the 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.

Mike MacLeod, Director of Planning and Development noted that this process began over 3 years ago. Detailed public engagement has been conducted. Our consultants, Upland held significant stakeholder engagement meetings during the process, and several draft documents have been prepared. The first reading was in February of this year and since then three public hearings have been held.

Councillor Fancy noted that it has been a long process and that he is not yet ready to approve a second reading at this time.

Councillors Charlton, Gidney, Brown, and Amirault agreed that there are still some issues that require attention but that they feel those issues can be addressed on an individual basis and that it is a living document, where changes can be made as needed.

Mayor Norman turned the chair over to Councillor Fancy.

Mayor Norman feels that this document protects rural values in our communities, that it is a living document and things can be adjusted and reviewed as needed. Development permit applications are currently in limbo for several residents and businesses waiting for the document to be approved.

MOTION CARRIED. 6 in favour, 2 against.

7.5 2022 Tracked Excavator Purchase

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

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.

Adam Grant, Director of Engineering and Public Works noted that this is a budgeted item for 2022-2023. Three Nova Scotia based firms were invited to bid, with submissions received from two of the firms. Lowest bid was received from Wilson Equipment, and is a direct replace for a 31 year old piece of equipment, with over 20,000 hours.

MOTION CARRIED unanimously.

7.6 Road Naming – Lavender Cove Road

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

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

MOTION CARRIED unanimously.

7.7 Valuation Allowance for Fiscal 2021-2022

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

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

Joanne Veinotte, Director of Corporate Services, noted that last year there were some issues with the valuation allowance as there was some subjectivity. As a result, a new policy was developed last fall to rectify the subjectivity.

MOTION CARRIED unanimously.

8.0 Discussions

8.1 Liverpool Business Development Centre HVAC Investigation

Joanne Veinotte, Director of Corporate Services, reviewed two scenarios detailing the financial implications of continuing to act as Landlord and operate the Liverpool Business Development Centre. One scenario with the current leases continuing and the other scenario where the current leases are discontinued.

Discussion ensued regarding other options, such as holding off on other projects and reallocating funds, what the impact would be on the tax rate for the scenarios provided in the discussion report, what would happen if no repairs were made at this time and if the system failed before replacement/repair was completed.

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

THAT staff prepare a discussion report detailing other possible options that are available.

MOTION CARRIED. 6 in favour, 2 against.

9.0 In-Camera Items

It was moved by Councillor Gidney and seconded by Councillor Hawkes that the proceedings go In-Camera at 8:08 p.m. to discuss the following:

9.1 Sale of Municipal Property
9.2 Personnel
9.3 Lease of Municipal Property

MOTION CARRIED unanimously.

Mayor Norman announced a 10 minute break at 8:08 p.m.

It was moved by Councillor Charlton and seconded by Councillor Gidney that the proceedings exit In-Camera at 9:57 p.m.

MOTION CARRIED unanimously.

10.0 Adjournment

The meeting adjourned at 9:58 p.m.

Darlene Norman

Mayor Darlene Norman, Chair

Chris McNeill

Chris McNeill, CAO

Christine Watson

Dana Henley, Community Development Coordinator

Date Approved: June 14, 2022