

**Region of Queens Municipality Regular Council
Tuesday, October 11, 2022, 9:35 a.m.**

Minutes

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

1.0 Call to Order

Mayor Norman called the meeting to order at 9:35 a.m.

2.0 Changes / Approval of Agenda

Add Item 8.3 – Develop a Policy for Traffic Studies by Developers when Development Occurs – Councillor Charlton

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

MOTION CARRIED unanimously.

3.0 Presentations

There were no presentations to come before this meeting.

4.0 Tabling of Petitions

There were no petitions to come before this meeting.

5.0 Public Question / Comment Session

Leon Robertson, College Street, Liverpool – Mr. Robertson enquired under Item 7.2 Electoral Boundary if Option 2, with 7 Councillors, is the same number of Councillors as we currently have. Mayor Norman stated yes.

6.0 Approval of Minutes

6.1 Regular Council – September 27, 2022

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

THAT the minutes of the Regular Council meeting held September 27, 2022 be approved as circulated.

MOTION CARRIED unanimously.

7.0 Recommendations

7.1 Policy 95 – Trucking of Bulk Salt Tender

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

THAT Council of Region of Queens Municipality approve that Tender PW02-2022/2023 – Trucking of Bulk Salt be awarded to Van Dyk Excavation & Truckin' for the tendered price of \$49.95 per metric tonne, plus HST for the 2022/2023 winter season.

Adam Grant, Director of Engineering & Public Works, stated in conversations with other regions they are seeing the same increases, approximately 20%, due to the cost of fuel.

MOTION CARRIED unanimously.

7.2 2024 Municipal Electoral Boundary Public Consultation

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

THAT Council of Region of Queens Municipality authorize staff to prepare and submit Council's preferred recommendation of Option 2 for the Municipality's electoral boundaries for the 2024 municipal election.

Mayor Norman stated the Province requires municipalities to do boundary reviews. The first discussions were held in February. Councillors tasked staff to look at having 6, 7 or 8 councillors representing districts. Option 2 was modified to distribute the boundaries to having 2 councillors representing the Liverpool area, which is a more balanced representation of Queens.

Councillor Charlton enquired if there would be issues with the variances of the boundaries being more than the +/- 10% allowed. Mayor Norman stated allowances for great variances are allowed with a valid argument for the increase.

Chris McNeill, CAO, stated Council deliberates on the system of governance they want. As stated, we have discussed 6, 7 or 8 council members plus a Mayor. Our responsibility is to present to the UARB which option we recommend. They will then have a public hearing, most likely in Council Chambers, and will be advertised a month in advance. The public will have the opportunity to provide input either in person or written submissions. The UARB will then make a decision based on all evidence presented. They could pick the option 2 as presented or any of the others deliberated or their own hybrid. They could come back and ask that we realign some boundaries. The UARB has full control.

Councillor Amirault enquired if the decision will be made during the hearing. Mr. McNeill stated the decision will be made within 60 days following the hearing.

Councillor Fancy noted that during previous discussions on boundaries he did not agree with removing Bristol from his riding.

MOTION CARRIED with 7 in favour and 1 against.

- 7.3 South Queens Chamber of Commerce for Waiver of Policy 58 – Consumption of Alcohol on Municipal Property

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

THAT the Council of Region of Queens Municipality agree to waive Policy 58 – Consumption of Alcohol on Municipally Owned Properties at the request of South Queens Chamber of Commerce at Main Street, Liverpool between Market Street and 255 Main Street, on October 13, 2022.

AND THAT the applicant be required to submit proof of insurance in no less than \$2,000,000.00 per occurrence with the Region of Queens Municipality as additional insured, and copy of the in effect liquor license(s) from the Province of Nova Scotia to the Region, and that all municipal, provincial, and federal laws be strictly adhered to.

Dana Henley, Community Development Coordinator, stated the Chamber of Commerce have provided one liquor license for this market and are trying to arrange insurance.

MOTION CARRIED unanimously.

- 7.4 Review of Engineering and Public Works Job Descriptions

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

THAT Council of Region of Queens Municipality approve the Assistant Director of Engineering and Public Works job description.

MOTION CARRIED unanimously.

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

THAT Council of Region of Queens Municipality approve the Capital Works Supervisor job description.

MOTION CARRIED unanimously.

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

THAT Council of Region of Queens Municipality approve the Director of Engineering and Public Works job description.

MOTION CARRIED unanimously.

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

THAT Council of Region of Queens Municipality approve the Grounds Supervisor job description.

MOTION CARRIED unanimously.

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

THAT Council of Region of Queens Municipality approve the Groundskeeper job description.

MOTION CARRIED unanimously.

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

THAT Council of Region of Queens Municipality approve the Operations Manager job description.

MOTION CARRIED unanimously.

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

THAT Council of Region of Queens Municipality approve the Operations Operator job description.

MOTION CARRIED unanimously.

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

THAT Council of Region of Queens Municipality approve the Public Works & Solid Waste Facility Supervisor job description.

MOTION CARRIED unanimously.

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

THAT Council of Region of Queens Municipality approve the Utility Supervisor job description.

MOTION CARRIED unanimously.

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

THAT Council of Region of Queens Municipality approve the Solid Waste Clerk & Safety Officer job description.

MOTION CARRIED unanimously.

7.5 Community Investment Fund 2022-2023

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

THAT the Council of Region of Queens Municipality provide grant funding to Greenfield Community Park Society in the amount up to \$9,406.25 from the 2022-2023 Community Investment Fund.

Ms. Henley stated the Greenfield Community Park Society submitted an application from the Community Investment Fund to develop a three acre piece of property behind the Greenfield Recreation Centre and Greenfield School. As part of Phase 1, they intend to construct a walking trail around the property and levelling off another part.

MOTION CARRIED unanimously.

7.6 Development Agreement to allow for the Establishment of an Automobile Repair Shop

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

THAT Council of Region of Queens Municipality adopt an administrative policy respecting entering into a development agreement which would allow for the establishment of an automobile repair shop on properties identified as PID #70071782, 70261383 and 70071816 and located at 16 Edward Street in Milton.

MOTION CARRIED unanimously.

- 7.7 Amendments to Municipal Planning Strategy and Land Use Bylaw for Future Land Designation to Serviced Residential (RES) and change Zoning to Multiple Unit Residential (RM)

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

THAT Council of Region of Queens Municipality give second reading to bylaws respecting amendments to the Municipal Planning Strategy and Land Use Bylaw, which see a change to the future land use designation of PID #'s 70077698, 70077722 and 70077680 to Serviced Residential (RES) and a change to the zoning of PID #'s 70077698, 70077722 and 70077680 to Multiple Unit Residential (RM).

Councillor Fancy stated this proposed development started as an unsolicited proposal, which the Region can investigate as it follows the policy. He would like this policy changed as he does agree with the process.

As previously mentioned, there are concerns with the fire department having access to the dry hydrant. He stated that Deputy Mayor Muise, Councillor Gidney and he met with the fire chiefs on this issue. They made a recommendation that the dry hydrant be moved to Tupper Park which would provide the space for multiple trucks and provide a space for practices to take place.

He stated he had brought his safety concerns to the MLA's office. There was discussion about moving the crosswalk to a different location in Milton, but was told there wasn't a line of sight to move it.

He stated without a verbal commitment from Council that the issues around the fire hydrant and safety issues would be dealt with prior to development, he would be voting against the motion. Mayor Norman stated that is not how things are conducted and no verbal commitment could be made until these issues go through discussions with Emergency Services and the fire departments. Without reports from the RCMP and Department of Transportation that there are safety issues, it is impossible for us, as Councillors, to verbally commit to do a traffic study.

Councillor Fancy further stated he didn't press further on the speeding issues on Bristol with the proposed development, but will for the Milton development.

Councillor Charlton stated she would like to see some form of a policy going forward as it would give the public more background on any concerns and how they are being dealt with.

She further stated she spoke to the MLA on her concerns in her area, and a traffic study was initiated but the study didn't result in what she hoped to see changed, but it was completed.

She enquired, if a traffic study has been done in the Milton area. Mayor Norman stated not that she is aware of. She indicated she had no issue signing a letter to MLA to initiate a traffic study as in her option, whether this development goes up or not, there is an issue there.

Councillor Gidney noted the speed limit is 50 km with no passing in the Milton area. The issue is with people not respecting the limits.

Deputy Mayor Muise commented on the meeting held with the fire chiefs on the dry hydrant and noted there may be a problem with the trucks being able to fit in the area. They did look at Tupper Park which could fit 2 – 3 trucks at a time.

Deputy Mayor Muise took the Chair at 10:20 a.m.

Mayor Norman stated this area at one time had a shoe factory, a Masonic Hall, a hardware store, and the canoe and camera club in addition to a couple other buildings on the property. There was no view of the river.

The falls are manmade and were installed by Nova Scotia Power Inc. They are not a set of falls that canoes race over; it is a rolling set of falls that are dangerous. We have no guarantee that they will keep them there.

The traffic issues are everywhere. They require RCMP to perhaps set up speed indicators.

The future land use designation for that land is Urban Commercial and would allow automobile body shops, convenience stores, farm markets, liquor establishments, arenas, medical clinics, private clubs, duplex dwellings, multi-unit dwellings, etc.

She commented that she understood people's desire not to have change, but spoke to several people from the area that would not come to the meeting today and speak of being in favour because they did not want to be ostracized by their community in their support of this. Some residents are looking forward to the day that they can sell their home and remain in the community.

Within Milton we have a Blacksmith Shop, Tupper Park and we have Pine Grove Park. The boat launch will still be accessible and the dry hydrant will be accessible.

She further stated that she met with Eric Fry who enquired of urban property available for development, and she suggested this property which could be readily serviced. Unlike many people's opinion, we do not have urban available serviced land for development. She believes there are more people who support this project and will look forward to increase housing.

Several weeks ago she met with the Province on affordable housing and to relay our thoughts. They indicated that in order to achieve affordable housing, with rent of approximately \$700, has to be provincially subsidized. A developer cannot build and rent for anything less in today's market. We have asked our provincial government for subsidized housing. We also need housing of all calibers; single family residential homes, and apartments for people who do not want to have the upkeep of property.

MOTION CARRIED with 6 in favour and 2 against.

Mayor Norman resumed the Chair.

7.8 Election of Deputy Mayor

Councillor Gidney nominated Councillor Fancy for Deputy Mayor

Councillor Hawkes nominated Councillor Brown for Deputy Mayor.

A secret ballot was held.

Mayor Norman announced a 5 minute break at 10:30 a.m.

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

THAT the Council of Region of Queens Municipality approve selection of Councillor Fancy as Deputy Mayor for a two-year term to begin on November 1, 2022 and expire October 31, 2024.

MOTION CARRIED unanimously.

8.0 Discussions

8.1 Lost at Sea Memorial Request

Mayor Norman stated the Queens Historical Society's made a presentation to Council and requested to place a Lost at Sea Memorial in Fort Point Lighthouse Park.

Staff looked at the space but any location would need to be investigated as there are underground infrastructure that may need to be relocated. If possible, try not to eliminate any trees.

The Diversity and Inclusion Action Team has reviewed the request and suggested additional wording on the monument to acknowledge those lost at sea prior to 1759. They also suggested consulting with Acadian First Nations and Native Council of Nova Scotia for appropriate wording.

Should the Queens County Historical Society no longer exist, the Queens County Museum will update and maintain the data base.

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

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

MOTION CARRIED unanimously.

8.2 Yarmouth to Maine Ferry

Mayor Norman stated a letter has been received from Mayor Pam Mood, Yarmouth, requesting municipalities support them by submitting a letter to the Premier respecting the importance of an International Link to the United States for Nova Scotia.

Councillor Fancy asked Mr. McNeill for his opinion. Mr. McNeill stated any increase in traffic to Queens County or western Nova Scotia is positive for businesses and our community. We have highways throughout Nova Scotia which are funded, this would be the same, but on water as they are essentially highways.

Councillors agreed for Mayor Norman to submit a letter of support.

Councillor Charlton enquired if the Director of Economic Development could distribute to the business directory list. Mayor Norman stated yes.

8.3 Development of Policy – Traffic Studies by Developer when Development Occurs – Councillor Charlton

Councillor Charlton stated she is looking for options for Council to consider and what other municipalities do for development. In speaking with the Mayor from Bridgewater, provisions of traffic studies are included for new development.

It would be a good step and be proactive and our residents would be fully aware if there are any issues that could be looked at.

In reference to Bristol development, there weren't many people here concerned about the development itself, they were concerned about the traffic. Now would be the time to look at this to be proactive.

Mayor Norman asked for clarification on which types of developments that would be included i.e. specific units such as development of a pool or library, public development, private development, or any type of development.

She further enquired if it only be within the streets of Liverpool that we own, e.g. the issue around the Garika Park, we own the land but don't have an impact on the road.

Councillor Charlton stated it would look different depending on locations, i.e. on provincial roads as it is unclear what we can or cannot do on roads that are not ours. She asked that there be further discussion on the issue with more context around what other municipalities do.

Councillor Amirault agreed that this was a good idea and to look at Queens County as a whole.

Councillor Brown stated he was concerned as we have no control over provincial roads and if we put traffic studies in place as part of the development process, it may be adding a layer that may deter developers.

Mr. McNeill stated based on discussions, research will be done over the next couple of months and brought back to Council as a discussion item.

9.0 In-Camera Items

It was moved by Councillor Charlton and seconded by Councillor Hawkes that the proceedings go In-Camera at 10:58 a.m. to discuss the following:

- 9.1 Acquisition of Municipal Property
- 9.2 Acquisition of Municipal Property
- 9.3 Contract Negotiations
- 9.4 Acquisition of Municipal Property
- 9.5 Contract Negotiations

MOTION CARRIED unanimously.

Mayor Norman announced a 5 minute break at 10:58 a.m.

It was moved by Councillor Gidney and seconded by Councillor Amirault that the proceedings exit In-Camera at 12:10 p.m.

MOTION CARRIED unanimously.

10.0 Adjournment

The meeting adjourned at 12:10 p.m.



Mayor Darlene Norman, Chair



Eric Levy, Municipal Clerk



Christine Watson, Administrative Assistant – Planning & Development

Date Approved: Oct. 25 / 22