

**Region of Queens Municipality Regular Council
Tuesday, March 28, 2023 6:58 p.m.**

Minutes

Present: Mayor Darlene Norman, Chair
Deputy Mayor Jack Fancy
Councillor David Brown
Councillor Maddie Charlton
Councillor Ralph Gidney
Councillor Vicki Amirault
Councillor Kevin Muise
Mike MacLeod, Director of Planning & Development
Eric Levy, Municipal Clerk
Christine Watson, Admin. Assistant – Planning & Development

Regrets: Councillor Carl Hawkes

1.0 Call to Order

Mayor Norman called the meeting to order at 6:58 p.m.

2.0 Changes / Approval of Agenda

Mayor Norman added Item 9.1 – Personnel.

Councillor Muise added Item 9.2 – Personnel.

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

MOTION CARRIED unanimously.

3.0 Presentation

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

David Huskins, 160 Waterloo Street – Mr. Huskins enquired why the town well has been shut down often. Adam Grant, Director of Engineering & Public Works, stated the well is a registered water supply and is regularly microbiology tested. Any tainted samples, which could come from a lab error, sample error, etc., requires the well to close as a caution until a series of negative tests are achieved.

6.0 Approval of Minutes

6.1 Regular Council – March 14, 2023

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

THAT the minutes of the Regular Council meeting held March 14, 2023 be approved as circulated.

MOTION CARRIED unanimously.

7.0 Recommendations

7.1 Bylaw No. 4 – A Bylaw Respecting Emergency Management, second reading

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

THAT Council of Region of Queens Municipality give second reading to Bylaw No. 4 – A Bylaw Respecting Emergency Management.

Eric Levy, Municipal Clerk and Diversity Coordinator, stated the first reading was held February 28, 2023. As per the required procedure, it was advertised in a newspaper. The document was reviewed at the Emergency Management Planning Committee meeting and no feedback was received.

MOTION CARRIED unanimously.

7.2 Development Agreement – Beach Meadows Beach Road, Beach Meadows

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

THAT Council of Region of Queens Municipality adopt an administrative policy respecting entering into a development agreement with Albert and Paula Doucet to allow for a three (3) unit fixed-roof overnight accommodation on property identified as PID #70260948.

Councillor Gidney Declared a Conflict of Interest at 7:02 p.m.

Councillor Brown stated he respects the owner and developer's wish to keep the land the way it is. When adding short term rentals it changes the fabric of the community. Although owners have the best intentions, those renting do not have the same ones, and are hard to control. The Region needs more long term rentals and less short term.

Councillor Amirault enquired if the issues about the wetland area were discussed at PAC. Mike MacLeod, Director of Planning & Development, stated engineers were on site and took the wetlands into account. Department of Environment follows regulations on water courses, which is their jurisdiction.

Deputy Mayor Fancy enquired to the reasoning behind the consideration for 3 short term rentals. Mr. MacLeod stated the applicant is seeking the potential for 3 short term rentals as was indicated at the Hearing. They do not know if they want to do long term rentals or short term, or a combination of both. The regulations allow for the maximum of one short term rental per property. However, the Bylaw of the Planning Strategy does contain provision for Council to consider changes through a rezoning process or through a Development Agreement. When the Planning Advisory Committee met and discussed the proposal, the Development Agreement was the best option as it allows a greater degree of control over that particular use and limits the use of the property.

Deputy Mayor Fancy stated short term rentals are a concern for the community and believes it should stay as is.

Councillor Charlton stated as noted earlier, the owners have the flexibility to do both, as was the process for the apartments in Hunts Point. When they were built, they were going to be entirely short term rentals, and then decided they wanted to do long term.

Councillor Charlton talked about how Al Doucet spoke on the doctors coming here for less than 30 days so when looking at this proposal, look at someone who is having difficulty in finding them places to stay. The province has identified short term rental as anything under 28 days and they have to register with the Tourism Act. Mr. MacLeod stated our Bylaw does not identify particular length of stays on short term rentals so we would refer to Provincial definitions.

She further stated she sits on the Planning Advisory Committee along with Councillor Brown and Councillor Hawkes. The flexibility for short term was supported. In response to the wetlands concern raised by Councillor Amirault, the developers have exceeded all the required regulations. If they wanted to build what they've proposed today, they would get their permits and build it. As it stands today, that parcel of land could have business such as a Day Care center or an art gallery.

Deputy Mayor Fancy took the Chair at 7:11 p.m.

Mayor Norman stated she respects the present owners, however, has lived in communities which were cottage country residential areas that had short term rentals. Residents from South West Port Mouton are now surrounded by short term rentals. And it is disruptive to the social fabric of the community.

Three buildings are permitted but the rules were designed for Hamlets and Cores for a reason. We designed them for places where we want to see short term rentals and increased commercial activity and the area in question is not part of that core, it is residential and should remain as residential.

Mayor Norman resumed the Chair at 7:13 p.m.

Deputy Mayor Fancy stated there are accommodations for doctors on the 3rd floor at the hospital where doctors can stay while on call.

He voiced his concern around short term rentals and what it would do to the community.

MOTION DEFEATED with 2 in favour and 4 against.

7.3 Insurance and Risk Management Services

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

THAT Council of Region of Queens Municipality contract the Municipality's full Insurance and Risk Management Services with AON Reed Stenhouse Inc. for the fiscal year from April 1, 2023 to March 31, 2024 with an option to renew for each of four subsequent years.

Deputy Mayor Fancy took the Chair at 7:15 p.m.

Mayor Norman requested an amendment to the recommendation.

It was moved by Mayor Norman and seconded by Councillor Gidney:

FURTHERMORE, Council of Region of Queens Municipality agrees to fund any differences between the \$5,000 - \$25,000 deductible should there be a claim on the policy.

Mayor Norman stated she wanted to add this as a decision was reached to approve this insurance on the understanding that we would fund the difference of the claims.

AMENDMENT CARRIED unanimously.

AMENDED MOTION CARRIED unanimously.

7.4 Administrative Policy 9 – Property Tax Exemptions

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

THAT Council of the Region of Queens Municipality adopt Administrative Policy 9 respecting Tax Exemptions.

Mallory Plummer, Manager of Finance, stated last year the Region offered a \$300 tax exemption, but this year, the Region will offer a tiered system based on 2022 income levels.

MOTION CARRIED unanimously.

7.5 Solid Waste Management Facility – Tipping Fees

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

THAT Council of the Region of Queens Municipality approve the proposed tipping fee schedule for Residual Municipal Solid Waste, Sorted Construction and Demolition Material, Mixed Construction & Demolition Material, Blue Bag Recyclables, Organics, Metal and Contaminated Soil.

Ms. Plummer stated the proposed increase of 2.08% is reflected in the 2023/2024 tipping fee schedule and is calculated based on a rolling ten-year average for all solid waste streams.

MOTION CARRIED unanimously.

7.6 Agreement with South Shore Flying Club

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

THAT Council of Region of Queens Municipality enter into the proposed lease agreement with South Shore Flying Club for their continued use of South Shore Regional Airport.

MOTION CARRIED unanimously.

8.0 Discussions

8.1 Council Implementation Report

There were no issues raised from this report.

8.2 NSFM Spring Conference and FCM Annual Conference Attendance

Councillor Charlton, Councillor Brown and Mayor Norman wish to attend the Nova Scotia Federation of Municipalities Spring Conference which will be held May 3 – 5, 2023 in Digby.

No Councillors wish to attend the Federation of Canadian Municipalities Annual Conference to be held May 25 – 28, in Toronto. Councillor Charlton suggested the budget be adjusted to reflect this decision.

8.3 Pool Discussion

Deputy Mayor Fancy noted the Council Implementation Report stated In Progress for the pool recommendations and enquired what progress has been made. Mr. Grant stated no effort has been made to date as no information has been provided to him.

Deputy Mayor Fancy stated the Pool Committee had requested a project manager be recruited. He suggested we move forward and a design be brought forward incorporating the library. He enquired if the project manager for the library could be the project manager for the two projects. It needs to be determined if and how both projects will fit and if either needs to be modified. Councillors Brown and Charlton agreed.

Councillor Amirault enquired if the Pool Committee, Project Manager and the Library Steering Committee could meet to see if this is possible. Andrew Amos, project manager, in the Library Committee meeting stated he would be available to answer any questions. Mayor Norman stated if negotiations are to be made with the project manager who is hired by Region of Queens, those negotiations are

not made between the committees. The Director of Engineering oversees capital construction.

Councillor Amirault stated the intention is not necessarily negotiating, but would be a way to have questions answered from both committees. Mayor Norman stated she could not answer as it is unclear exactly what Council's jurisdiction is.

Councillor Charlton stated the majority of council would like to pursue looking at both projects at the same time. Staff could investigate and advise if it is possible to go that route. Mayor Norman stated Mr. Amos was hired to do a project and there would be cost implications if asking him to undertake more. There would need to be input from the Director of Engineering & Public Works and the Director of Recreation & Healthy Communities, as they will be responsible for running these infrastructures. She asked Mr. Grant how to best move forward.

Mr. Grant stated each committee needs to establish a scope of their project. Mr. Amos is probably comfortable working on both projects. It would make sense to work on both projects simultaneously.

Mayor Norman enquired what point should a project manager be hired for the pool. Mr. Grant stated once the scope of the project, detailing specific parameters, have been identified.

He further stated the two committees should bring their completed scopes for the projects to staff. Staff would then refine the scope and the project team would proceed. Deputy Mayor Fancy stated the pool committee's scope is ready and enquired what the next steps are. Mr. Grant stated it should be brought forward to the CAO in a letter form from the committee with documents to support what the project is going to be and include the specific site location.

9.0 In-Camera Items

It was moved by Councillor Charlton and seconded by Councillor Gidney that the proceedings go In-Camera at 7:55 p.m. to discuss the following:

9.1 Personnel

9.2 Personnel

MOTION CARRIED unanimously.

It was moved by Councillor Gidney and seconded by Councillor Amirault that the proceedings exit In-Camera at 8:37 p.m.

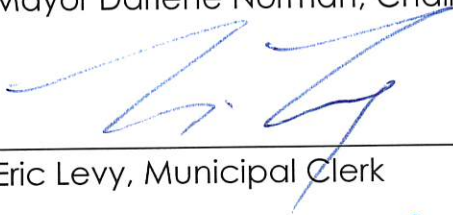
MOTION CARRIED unanimously.

10.0 Adjournment

The meeting adjourned at 8:37 p.m.



Mayor Darlene Norman, Chair



Eric Levy, Municipal Clerk



Christine Watson, Administrative Assistant – Planning & Development

Date Approved: April 11, 2023