

**Region of Queens Municipality Regular Council  
Tuesday, June 27, 2023 6:00 p.m.**

**Greenfield Fire Hall, 4960 Medway River Road, Greenfield**

**Minutes**

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

**1.0 Call to Order**

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

**2.0 Changes / Approval of Agenda**

It was moved by Councillor Brown and seconded by Councillor Hawkes that the Agenda be approved as circulated.

**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**

Al Moore, President, Handley's Point Land Owners Association, asked about the Associations' request for road fees to be added to tax bills. Mayor Norman stated this is approximately 70% complete and will be included in next years' budget.

She further stated RQM are working to have this to the Association for their annual meeting in September/October.

## **6.0 Approval of Minutes**

### **6.1 Regular Council – June 13, 2023**

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

**THAT the minutes of the Regular Council meeting held June 13, 2023 be approved as circulated.**

**MOTION CARRIED unanimously.**

## **7.0 Recommendations**

### **7.1 Community Investment Fund – Privateers Days Commission**

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

**THAT Council of the Region of Queens Municipality provide grant funding to Privateer Days Commission in the amount of \$5,260.00 from the 2023-2024 Community Investment Fund.**

Dana Henley, Community Development Coordinator, stated the application from the Privateer Days Commission is for assistance with hosting the 46<sup>th</sup> Annual Privateers Days on June 23 - 25, 2023. The total eligible expenses is \$42,080 and are eligible for 12.5% funding.

**MOTION CARRIED unanimously.**

## 7.2 Selection of Two Representative Volunteers for Provincial Volunteer Awards Ceremony

Mayor Norman stated there were 3 volunteer's names brought forward by Councillors this year as there were none nominated through the Ripple Effect Volunteer Recognition program.

Mayor Norman asked Darrell Dexter, former Premier, from the audience to come forward and draw from the names of the volunteers to attend the Awards Ceremony to be held September 25, 2023. Sylvia Hurley and Amy MacGowan were drawn.

Mayor Norman provided background on the two volunteers.

### **Sylvia Hurley, Liverpool**

Sylvia's volunteer work is outstanding, and she volunteers in a variety of nonprofit organizations throughout Queens County, and as a former Councillor for the Town of Liverpool, she feels a commitment to serving the community. Sylvia is an active volunteer with Queens County Victorian Order of Nurses (VON), including making weekly calls, and organizing orders from residents using the VON Meals on Wheels Frozen Meal program. She also acts in a secretarial role at VON Foot Clinics, greeting clients, doing the paperwork for the program, and making calls. Sylvia is a current member of K-ettes and was a long-time member of the local Kinettes Club prior to that. For Kingo Bingo, she is one of the friendly voices taking calls from winners. She is currently President of Ladies Auxiliary Milton Baptist Church and has been involved in the church for years. Sylvia is a familiar face at local festivals, helping out at the Hank Snow Tribute, and many years ago, at Privateer Days, serving as president of Privateer Days Commission, and Active member of Queens County PC Association. Some of the organizations she has served with in the past include being president of Family and Children Services, serving on the panel for restorative justice program coordinated by Department of Justice, and as a greeter at Queens General Hospital.

### **Amy MacGowan, Beach Meadows**

Amy's connections in our community have led to her being a trusted volunteer who has helped many people through fundraisers she has organized throughout Queens County. She holds "no official titles" on any not for profits however, she always steps up and leads the way with fundraising initiatives in our community whenever people are in need. Each year, Amy organizes benefits for at least two families annually dealing with health concerns or losses due to fire. She also

holds fundraisers to benefit local community organizations and donates profits from portrait sittings (she is a professional photographer) and Santa photos to the organizations; some local organizations she has helped include Seaside Centre, Coastal Queens Community Hostel, and Queens County SPCA. Most years, the fundraising she coordinates totals approximately \$20,000. This year, at the halfway point of the year, she has coordinated fundraising efforts of more than \$35,000. These include two separate fundraisers for local families dealing with diagnoses of cancer, raising over \$27,000 for the families, and she quickly organized the Queens Cares Convoy when the wildfires were out of control in Shelburne and Barrington, raising over \$6,000, with 12 cars and 3 trailers full of food, beverages, clothing, and gift cards to help those fighting fires and those displaced by the fire.

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

**THAT Council of Region of Queens Municipality select Amy MacGowan and Sylvia Hurley as the Region of Queens Municipality's 2023 Volunteers of the Year.**

Councillor Muise enquired if names can be brought forward through the Ripple Effect if they've previously been nominated. Mayor Norman stated that it may be time to review the Ripple Effect program.

**MOTION CARRIED unanimously.**

Deputy Mayor Fancy Declared a Conflict of Interest at 6:15 p.m. while Item 7.3 was being discussed.

7.3 Rezoning – Lawrence Street in Liverpool

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

**THAT Council of Region of Queens Municipality give notice of its intention to amend the Land Use Bylaw to change the zoning of PID#70027982, 70040423, 70017983 and 70028477 to Multiple Unit Residential (RM);**

**AND THAT a public hearing be scheduled for Tuesday, August 8, 2023 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m.**

Mike MacLeod, Director of Planning and Development, stated Council approved entering into a purchase and sale agreement to sell four parcels of Municipal land on Lawrence Street and Amherst Street by private developers to construct multiple unit housing.

The properties are zoned as Lower Density Residential (RL) under the Land Use Bylaw and have a future land use designation of Serviced Residential (RES) under the Municipal Planning Strategy.

The use being proposed, a multiple unit residential housing project, for the properties is not permitted in the RL Zone but the opportunity for consideration of the proposed use would be through amendments to the Land Use Bylaw to change the zoning to Multiple Unit Residential (RM).

Council has established, through policy, a number of evaluation criteria under Policy 6-21 when looking at proposed amendments to the Land Use Bylaw.

The Municipal Planning Strategy identifies a set of sustainable planning values respecting housing. Some include:

- Encourage residential infilling on serviced lands within the Urban Services Areas.
- Encourage an increased supply of rental housing in the Municipality.
- Diversify the available housing stock beyond the traditional dominance of single-detached homes.

Considerations include:

- Total lot area for the four lots is approximately 2.6 acres.
- Proposed 26 unit residential development.
- Significant demand for new residential housing options in Queens.
- Mix of residential densities in immediate area.
- Current zoning is Lower Density Residential (RL).
- Proposed use requires amendments to the LUB to change zoning to Multiple Unit Residential (RM).
- Access to Municipal sewer and water services.
- Lots have frontage on Lawrence Street, Amherst Street and Queens Street Extension, all of which are municipally owned.

Staff have reviewed the application and are of the opinion that the proposed amendments are reasonable and in line with Council's vision, goals and policy respecting residential development.

The Planning Advisory Committee met on June 19, 2023 to review the application and are in favour of rezoning the subject properties from Lower Density Residential (RL) to Multiple Unit Residential (RM). The members of the Committee recognize the importance and need for new residential housing units in the area.

**MOTION CARRIED unanimously.**

Deputy Mayor Fancy returned to the meeting at 6:20 p.m.

## **8.0 Discussions**

### **8.1 Council Implementation Report**

There were no questions or discussions arising from this report.

### **8.2 Waiving Tipping Fee – Fire Damaged Property**

Mayor Norman stated a letter was received requesting the tipping fees to be waived or reduced.

Dan McDougall, Interim CAO, provided examples of how Chester dealt with such requests, i.e. consideration given to loss due to fire and account for in the budget or through unsightly premises. Council would need to decide to waive the fees or waive to a certain amount of tonnes; this property may be 5 tonnes. It would be an unbudgeted expenditure.

Councillors were in favour of waiving the fees, and to consider future requests on a case by case basis.

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

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

**MOTION CARRIED unanimously.**

### 8.3 Establishment of Police Advisory Board

Mr. McDougall stated the Municipality received correspondence from the Nova Scotia Minister of Justice regarding the establishment of a Police Advisory Board for RQM. The Mass Casualty Commission report recommended that all municipalities have police advisory boards.

A Police Advisory Board consists of either 5 or 7 members including Council members (2 or 3 respectively), citizens appointed by Council (2 or 3 respectively) who are not Council members or municipal employees, and a member appointed by the Minister,

The Chief Administrative Officer and the Chief Officer of the RCMP shall receive meeting notices and are entitled to attend meetings.

The Advisory Board must meeting at least every three months; and, the primary functions of the Board are to:

- Determine priorities, objectives, and goals respecting police services in the community.
- Ensure community needs and values are reflected in policing priorities.
- Act as a conduit between the community and the police.

Dan Archibald, S/Sgt. of the Queens District RCMP is aware of this and in in support.

There is an option to establish a Bylaw which identifies additional roles and responsibilities for the Board with the approval from the Minister.

Mr. McDougall stated that the Board's Terms of Reference would be brought forward at next Council meeting and then advertising for Board members would follow.

Councillors agreed to have a 7 member Board with representation from South Queens, North Queens and one from the urban area with a preference given to landowners in Queens.

## 9.0 In-Camera Items

It was moved by Councillor Gidney and seconded by Councillor Brown that the proceedings go In-Camera at 6:40 p.m. to discuss the following:

- 9.1 Sale of Municipal Property
- 9.2 Contract Negotiations

**MOTION CARRIED unanimously.**

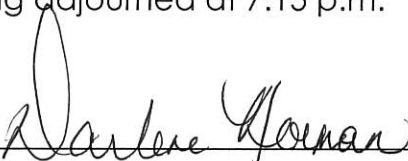
Mayor Norman announced a 10 minute break at 6:40 p.m.

It was moved by Councillor Gidney and seconded by Councillor Charlton that the proceedings exit In-Camera at 7:15 p.m.

**MOTION CARRIED unanimously.**

## 10.0 Adjournment

The meeting adjourned at 7:15 p.m.

  
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Mayor Darlene Norman, Chair

  
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Dan McDougall, Interim CAO

  
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Christine Watson, Administrative Assistant – Planning & Development

Date Approved: July 11, 2023