

**Region of Queens Municipality Regular Council  
Tuesday, November 14, 2023 9:00 a.m.**

**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  
Cody Joudry, CAO  
Dan McDougall, CAO Assistant  
Christine Watson, Admin. Assistant – Planning & Development

Regrets: Councillor Carl Hawkes

**1.0 Call to Order**

Mayor Norman called the meeting to order at 9:00 a.m.

Mayor Norman introduced and welcomed Cody Joudry, new CAO.

**2.0 Changes / Approval of Agenda**

Item 7.2 Solid Waste Tipping Fee Waiving is moved under Discussions

Item 7.7 South Queens Wastewater Treatment Facility UV System Update is moved under Discussions

The remaining Recommendations will be renumbered accordingly.

Remove Item 8.1 Quarter Two Financial Statements.

Add Item 8.2 Speeding/Safety – Councillor Charlton under Discussions.

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

Mayor Norman stated two petitions were received and were included with the Agenda package for information.

### **5.0 Public Question / Comment Session**

Brian Muldoon, 980 Brooklyn Shore Road, Beach Meadows – Mr. Muldoon stated he is the founder and president of Protect Liverpool Bay. He stated he is aware that RQM submitted an application to be an intervenor at the Aquaculture Review Board hearing that begins February 5, 2024. He thanked Council for applying and reminded residents that it's been 5 years since Protect Liverpool Bay formed. If approved, the application will see 1.98 million fin fish in Liverpool Bay.

He further stated that the voices of the community need be heard as the majority do not want the proposed expansion to go forward. We need a strong and clear message that this is not the future for Queens County and not our legacy.

This will be an industrial fish feed lot. Department of Fisheries & Oceans informed that with the expansion it will minimize the width of Liverpool Bay by half.

He hopes for a positive vote. Mayor Norman clarified there will no vote on this today. She stated she asked Council for the ability to apply for intervenor status and if it was granted, there will be a need to consider the cost and process, which are normally discussed In Camera before coming back to open Council.

## **6.0 Approval of Minutes**

### 6.1 Regular Council – October 24, 2023

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

**THAT the minutes of the Regular Council meeting held October 24, 2023 be approved as circulated.**

**MOTION CARRIED unanimously.**

## **7.0 Recommendations**

### 7.1 Planning Advisory Committee Appointments

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

**THAT Zenia Horton – District 2, Mary White – District 4, and Pamela Brennan – District 6, each be reappointed to the Planning Advisory Committee for a term to expire on October 31, 2025.**

**MOTION CARRIED unanimously.**

### 7.2 Grouped Dwellings in Summerville Centre by Development Agreement

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

**THAT Council of Region of Queens Municipality maintain status quo respecting the use of PID #70057799, located at 7371 Highway 3 in Summerville Centre, and to not proceed with application to enter into a development agreement with 3328333 Nova Scotia Limited to allow for grouped dwellings, consisting of seven (7) units on the subject property.**

Mike MacLeod, Director of Planning & Development, stated an application was received to enter into a development agreement

that would allow for the establishment of grouped dwellings on a property located at 7371 Highway 3 in Summerville Centre.

The property is zoned as Coastal Rural (R6) under the Land Use Bylaw (LUB). There is an existing two (2) unit short term rental located on the property and it is the intent of the owner that this use remain. The intent of the proposed development is to construct an additional five (5) long term rental units on the subject property.

Grouped Dwellings is a use that is not permitted as a right in the R6 Zone. Council has made provision in the Municipal Planning Strategy (MPS) to establish policies which states that Council shall consider proposals for grouped dwellings in the Coastal Rural (R6) Zone by development agreement under Policy 5-51.

As with all development agreements, the MPS has also established criteria which Council takes into consideration when evaluating development agreement proposals. This policy is 6-21 and has been included in the staff report.

PID #70057799 lot area is approximately 26,500 square feet with approximately 200 feet of frontage on Highway 3. It is primarily rural in nature with scattered low density residential development and some fixed roof overnight accommodations. Highway 3 is provincially owned and maintained public road. There are no municipal services in the vicinity and development would require on-site services.

Options to consider:

1. Maintain status quo (deny development agreement request); or
2. Enter into a development agreement with 3328333 Nova Scotia Limited to allow for grouped dwellings, consisting of seven (7) rental units, on property identified as PID #70057799 and located on Highway 3 in Summerville Centre.

The Planning Advisory Committee (PAC) met on November 6, 2023 and discussed the application. They noted that there is no other higher density residential developments nearby and felt this development could have a negative impact on the surrounding residential homes. The Committee did not feel that the size of the property was suitable to accommodate 5 additional units plus the two existing units. They recommended maintaining status quo, thereby denying the request.

Deputy Mayor Fancy asked if the proposed buildings could be built if the setbacks could be met or if the area is too confined. Director

MacLeod stated it is in close proximity to abutting residential units and although the property is undersized development would need to meet the setback requirements.

Councillor Charlton stated there could be two additional units built on the property by going through the building permit process, for a total of 4 units.

Councillor Muise asked how many square feet would be required to allow an additional 5 units on the property. Director MacLeod stated so long as they can meet the existing lot setbacks for that zone, they can if Council agrees.

Mayor Norman asked if it was not an existing undersized lot, how much area would be required for the 5 buildings. Director MacLeod stated the Land Use Bylaws sets out 40,000 sq./ft. as the minimum lot size under the subdivision process.

**MOTION CARRIED with 6 in favour and 1 against.**

### 7.3 Police Advisory Board Members

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

**THAT Council of Region of Queens Municipality approve the following public member committee appointments:**

**Donald Kimball, North Queens, for a term expiring October 31, 2025**

**Elaina Gaetan, South Queens, for a term expiring October 31, 2026**

Angela Green, Administrative Assistant – Administration, stated Council passed a motion on July 11, 2023 to strike an Ad Hoc Nomination Committee comprised of council members appointed to the Policy Advisory Board.

The function of the Committee was to conduct interviews and make recommendations for the newly appointed Police Advisory Board members from both North and South Queens.

Following advertising and collecting applications, on November 2, 2023 the Ad Hoc Committee held interviews with all four applicants and from those interviews the two members were selected.

Councillor Brown noted Andrew Francis is also part of the Ad Hoc Committee representing the Indigenous community.

**MOTION CARRIED unanimously.**

- 7.4 Diversity and Inclusion Action Team: Confirm TOR Changes, Reinstate 8 Members, Approve 1 New Member

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

**THAT Council of Region of Queens Municipality appoint Tammy Conway-Denning of Western Head to the Diversity and Inclusion Action Team.**

**AND THAT Council approves the reinstatement of Lynda Earle, Paul Woods, Shaninne Corkum, Rebecca Smart, Paula Barry-Mercer, Rigel Jones, Dotse Dunyo and Melissa Labrador to the Diversity and Inclusion Action Team.**

Elise Johnston, Accessibility and Inclusion Coordinator, stated a new resident submitted an application for the Diversity and Inclusion Action Team and was accepted by the existing team.

There is currently one seat open on the Committee.

**MOTION CARRIED unanimously.**

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

**THAT Council approves the Terms of Reference for the Diversity and Inclusion Action Team as edited.**

Coordinator Johnston stated that due to internal staffing changes, some language on role titles in the Terms of Reference needed updating.

**MOTION CARRIED unanimously.**

7.5 South Queens Outdoor Pool Project

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

**THAT Council of Region of Queens Municipality direct the Pool Committee and Municipal staff to proceed with the next steps in the South Queens Outdoor Pool Project, including; development of estimated operating budget including expenses and revenue; development of financial plan including possible funding models and grant opportunities for the current capital cost deficit; development of construction procurement options; and obtain further Project Management services.**

**AND THAT Council of Region of Queens Municipality authorize the Director of Recreation & Healthy Communities to be included as a member of the Region of Queens Pool Committee.**

Meaghan Roberts, Director of Recreation & Healthy Communities, stated a Pool Committee was directed to be developed and they have been reporting and providing recommendations as per their mandate.

On February 14, 2023 four recommendations were brought forward and approved by Council for the placement of the new pool, the size, ability to assist with grants and design features.

At the March 28, 2023 Council meeting, there was discussion on the possibility of combining the library and pool project. This was evaluated and it was determined at a meeting on May 23, 2023 to move forward with only the pool project.

There were several meetings with staff members, Council, the Pool Committee and private donors to look at the design and what possible features could be included as well as working our Project Manager.

We have received endorsement from the Pool Committee by way of their letter endorsing the current design, features, and location, which was included with the report.

In our approved budget for 2023-2024, there is a \$2 million in long-term borrowing and \$3 million in private funding. The project with the current design is estimated to cost \$7,149,885 + HST.

Deputy Mayor Fancy stated with the collaboration of everyone we have designed a pool that will be functional for years to come. He noted with the donation of \$3 Million that we would not be where we are with the project without it.

Councillor Brown stated there is a need to have this pool as it will help bring professionals to the area. Although recreation centers do not make money, they help make the community grow.

Councillor Charlton noted with the closure of the Milton Pool it was felt throughout the community and is looking forward for the project to proceed.

Councillor Amirault stated the pool will be heated and will extend the season. There is a hope to hold swim meets. There is an inclusion of a grassy seating area in the design.

Deputy Mayor Fancy stated the Milton pool is old and we need to proceed. The Pool Committee have agreed to assist with grant writing.

Mayor Norman stated prior to approving the build of the pool, it is important that everything is clear. The recommendation today is just seeking further information on the development of the pool.

**MOTION CARRIED unanimously.**



7.6 Community Investment Fund 2023-2024 – Hunts Point Community Hall Association

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

**THAT Council of Region of Queens Municipality provide grant funding to the Hunts Point Community Hall Association in the amount of \$6,139.05 from the 2023-2024 Community Investment Fund.**

Stephanie Serada, Community Development Coordinator, stated an application through the Capital Investment Fund from Hunts Point Community Hall Association for the replacement of the roof for their facility. All required documentation was provided and meets with policy criteria.

**MOTION CARRIED unanimously.**

## **8.0 Discussions**

8.1 Town Hall Arts and Cultural Center HVAC Study

Adam Grant, Director of Engineering and Public Works, stated in February and March 2023, we discussed HVAC options for the Town Hall and Astor Theatre and Dumac Energy Ltd. was hired to undertake an assessment. Their report is received and they have proposed a packaged system that will serve the theatre area with four ERV systems. Staff are looking for direction to proceed with the design.

Dan McDougall, CAO Assistant, stated it is important before Council makes a decision, that staff work collaboratively with the Astor Theatre Society so that the solution is supported both by parties.

Mayor Norman noted that the report from Dumac was shared with the Astor Society and comments were received, and asked if they were favourable comments. Director Grant stated the Astor Society also had an engineer undertake a similar assessment for their grant approval, and they came back with feedback and comments that

were not adversarial or in conflict with our plans, but that we work together for an agreeable outcome.

Mayor Norman further stated we budgeted \$1.5 million for the installation of the HVAC system, and asked if this is a suitable amount. Director Grant stated at this point it is, but it would depend on the scope of the project. If the scope of the project grows beyond HVAC work and adding additional dressing room spaces, etc. it could be higher.

Councillor Charlton stated further collaboration may be needed with the Society over the concern for the acoustics in the building and noise concerns where the HVAC would be located. The Astor Society are currently waiting for confirmation on a grant they've submitted for \$2 - \$3 Million for several upgrades, i.e. expanding the stage. She suggested that all interested parties get together and discuss before proceeding.

Director Grant stated Dumac was hired to look for solutions for that facility and they have an extensive experience in dealing with performing arts. The intention is not to go to design and let them have free reign, but we will set a list of objectives for the facility that is agreeable for performing arts and the Astor's request. The intent is to work collaboratively so that the outcome works for everyone.

Council agreed to have staff move forward with Director Grant and Cody Joudry, CAO, meeting with the Astor Society to finalize plans and bring options back at the next Council meeting.

## 8.2 Solid Waste Tipping Fee Waiving

Joanne Veinotte, Director of Corporate Services, stated property located at 156 Wolfe Street in Liverpool is registered to Edith Baker who passed away in November 2001, leaving no will. Since that time, Marnie and Allan Hatt, 152 Wolfe Street have been looking after the property including paying the property taxes since 2002. Marnie Hatt is Edith Baker's daughter.

The dwelling on the property has fallen into disrepair and must be demolished for public safety reasons. With the assistance of Angela Green, Administrative Assistant, Mr. and Mrs. Hatt submitted a letter requesting that council waive the tipping fees for the demolition materials.

She noted they are not able to be in attendance today.

They have advised they have adequate funds to provide for demolition, site cleanup and transportation to the Solid Waste Facility.

Council agreed to waive the tipping fees. A recommendation will be brought forward at next Council meeting for this request.

### 8.3 South Queens Wastewater Treatment Facility UV System Upgrade

Adam Grant, Director of Engineering & Public Works, stated the disinfection of wastewater prior to disposal is completed with ultraviolet disinfection. The current system is old and replacement parts have been discontinued.

An RFP was issued in October and closed November 3, 2023 with one proposal received. The allowance for this replacement component was \$215,000 +HST.

The entire project is included in this year's capital budget at an estimated cost of \$360,000 + HST.

The system is operating and in compliance. The problem is there are no parts available.

Director Grant further stated the issue with the number of tenders received may have been the information provided in the RFP.

Council agreed for staff to reword and reissue the RFP. Once completed, recommendations will be brought before Council.

#### 8.4 Speed and Safety – Councillor Maddie Charlton

Councillor Charlton asked to have this item on the agenda as a follow-up to the petitions received.

She stated complaints of speeding and safety issues in her district are often raised. The decrease in the speed limit to 40 from 50 can be sought through the Traffic Authority and may require a traffic study. There is a need to prioritize safety in communities and can be discussed during budget deliberations.

Mayor Norman explained the necessary steps in the decrease of speed limits stating the Traffic Authority begins the process and the traffic study needs to illustrate an 85% acceptance. The RQM can look at installing 4-way stops as it does not require the provincial approval and would be a minimal cost.

Councillors Muise and Brown, and Deputy Mayor Fancy stated they are also hearing concerns over speeding and safety in their districts as well.

Councillor Muise indicated he would like to see the RCMP have more radar checks in his area which may help raise awareness.

Councillor Brown stated these issues could be raised with the Police Advisory Board. He further asked to have contact made with the RCMP Staff Sgt. with these concerns and have more of a presence, especially in school zones. Mayor Norman said she would make contact with the Staff Sgt. with this request.

Mayor Norman stated in preparation for budget research into how other municipalities handle reduction in speed limits should be investigated.

### 9.0 In-Camera Items

**It was moved by Councillor Gidney and seconded by Councillor Amirault that the proceedings go In-Camera at 10:32 a.m. to discuss the following:**

9.1 Contract Negotiations

9.2 Contract Negotiations

**MOTION CARRIED unanimously.**

**Mayor Norman announced a 10 minute break at 10:32 a.m.**

**It was moved by Councillor Gidney and seconded by Councillor Amirault that the proceedings exit In-Camera at 11:55 a.m.**

**MOTION CARRIED unanimously.**

## **10.0 Adjournment**

The meeting adjourned at 11:55 a.m.

  
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Mayor Darlene Norman, Chair

  
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Cody Joudry, CAO

  
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Christine Watson, Administrative Assistant – Planning & Development

Date Approved: November 28, 2023