

**Region of Queens Municipality Regular Council  
Tuesday, March 26, 2024  
6:00 p.m.**

**Agenda**

**1.0 Call to Order**

**2.0 Changes / Approval of Agenda**

**3.0 Presentation**

3.1 Queens ATV and Rails to Trails

**4.0 Tabling of Petitions**

**5.0 Public Question / Comment Session**

**6.0 Approval of Minutes**

6.1 Regular Council – March 12, 2024

6.2 Public Hearing – March 12, 2024

6.3 Special Council – March 18, 2024

**7.0 Recommendations**

7.1 Bylaw No. 14 – Tax Exemptions

7.2 Spending Approval

**8.0 Discussions**

8.1 Live Streaming Council Meetings

8.2 Queens Neighbourhood Cooperative Housing – Construction Date Extension

8.3 CIF Update – Queens County Track Society

8.4 Tax Exemption Request

8.5 Budget Meetings

## **9.0 In-Camera Items**

9.1 Labour Relations

## **10.0 Adjournment**

# 'Road Trails Act' & Queens County

QUEENS COUNTY ATV  
ASSOC.



QUEENS RAILS TO TRAILS  
ASSOC.



# Important Updates

- Queens Co. ATV Assoc.
  - Rec'd \$5000 grant of trail work from Off Highway Vehicle Infrastructure Fund (OHVIF) via ATVANS
- QRTA Assoc.
  - awarded 3 year grant valued at \$60 000 to maintain Multi-Use Trails from the Departments of Communities, Culture and Tourism (CCTH) through the Recreation Trail Expansion Program for Shared Strategy for Trails initiative
  - Applied for a grant for work valued at \$26 000
  - Completed \$15 000 repair to Port Mouton Trail
  - Confirmed funding from Federal Disasters Assistance approx. value of \$140 000 from July Rain Fall Event
- Redesignation of Trail (RQM Office to Silver Rock Dr)
  - Letter of support from RQM rec'd September 2023
  - Meeting with DNRR January 2024
  - Confirmation from DNRR that request has moved to legal for on advice on how to proceed March 2024

# 'Road Trails' – A New Way Forward

- Act provides for ways for both provincial and municipal governments to approve 'Road Trails' for OHVs to enhance trail connectivity for all uses and positively impact local economies
- Our Goal: Have a connected route across Queens County to complete our section of the Western Loop of the Great Trail to promote recreation and positive local economic impact
  - Route from Halifax to Yarmouth to Middleton to Bridgewater
- Our Need:
  - Municipal Support for roadways under municipal jurisdiction
  - Municipal Support for updating the status of section of trail to be Multi-Use
  - Municipal Support for changes to roadways under provincial jurisdiction
  - Provincial Support for roadways under provincial jurisdiction
  - Provincial Support for updating the status of section of trail to be Multi-Use

# Road Trails Rules Summary

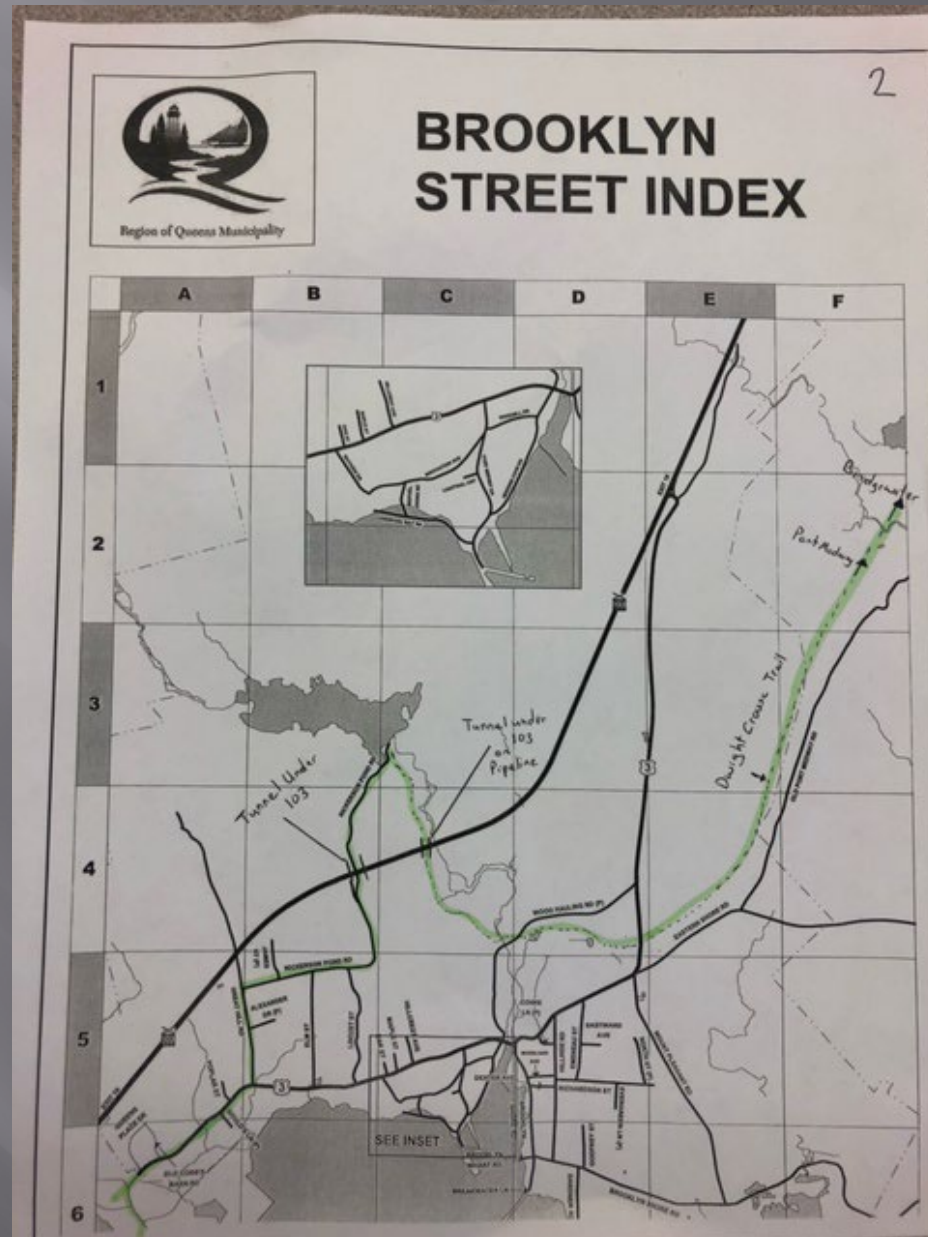
- Must hold valid Driver's License
- Must have Off Highway Vehicle registered
- Must have 3<sup>rd</sup> Party Liability Insurance
- Must have ATV/UTV course
- Must wear approved helmet
- Must wear seatbelt if machine is equipped
- Must have a left-hand side mirror
- Maximum Speed: 25 km/hr
- Must travel with head lamps and rear facing red indicator lights on at all times
- Vehicle CANNOT be operated if noise level is higher than set by manufacturer (can't modify/delete noise dampening or install louder exhaust)
- May only travel 30 minutes after sunset and 30 minutes before sunrise
- Must travel single file

It should be noted that the act extensively covers insurance requirements, policing/enforcement and information on procedures in case of an accident

# 'Road Trail' Proposal

## Provincial Roadways

- Nickerson's Pond Rd to Great Hill Rd to Route 3 Hwy traveling towards Liverpool until reaching Old Cobb's Barn Rd



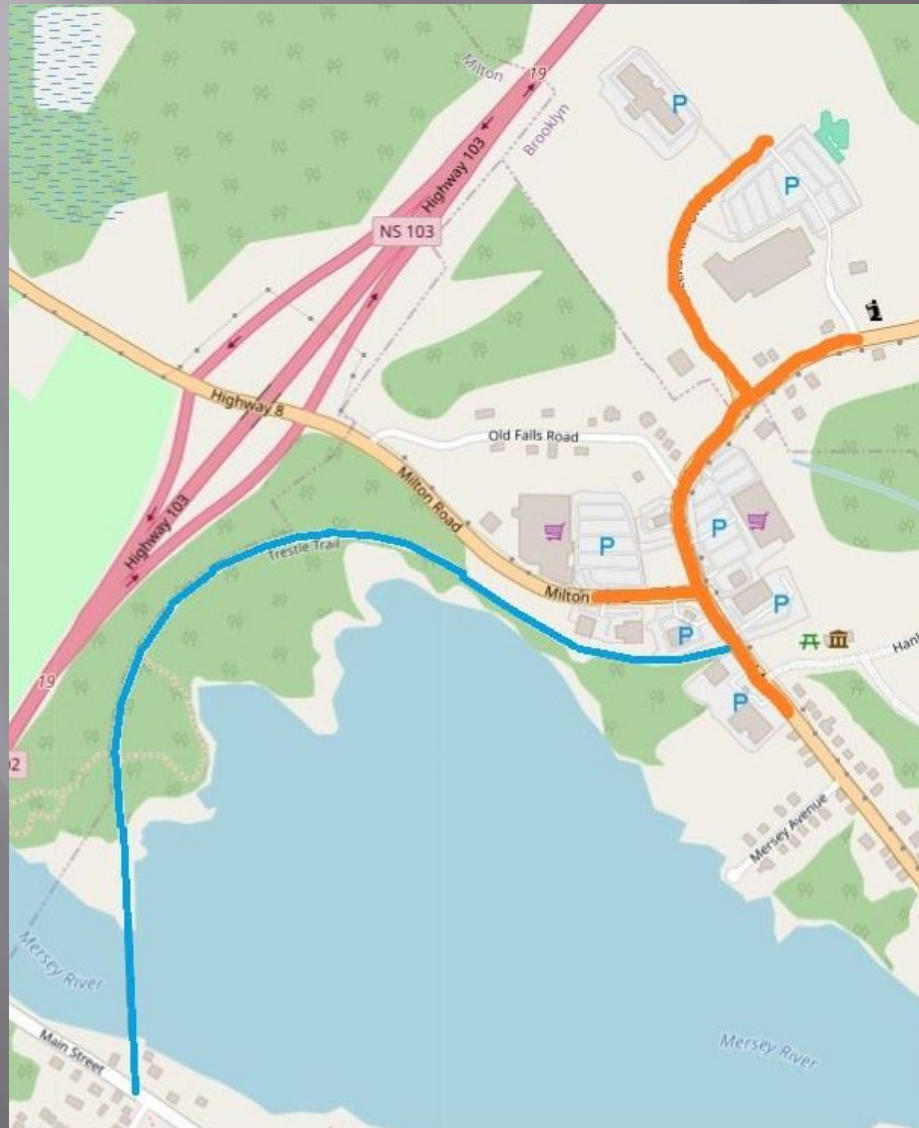
# What is required of the Region of Queens Municipality

To create an established link from Lunenburg County through Queens County to Shelburne County to connect the Great Canadian Trail and provide access to services we need the assistance of RQM by granting access through the Road Trail Act introduced and established through the efforts of Queens County's MLA Kim Masland.

# Part 1: Old Cobb's Barn Rd to civic #148 on Bristol Ave

- The Region of Queens Municipality create a Road Trail in accordance with the Road Trail Act from Old Cobb's Barn Rd to the Trestle Trail extending to a point on Bristol Avenue to allow MacPherson's and access to Hank Snow Museum property.
- The Region of Queens Municipality create a Road Trail in accordance with the Road Trail Act from the intersection of Route 3 Highway and Queens Place Drive to the Liverpool Best Western to provide access to accommodations for OHV users.
- The Region of Queens Municipality create a Road Trail in accordance with the Road Trail Act from the intersection of Milton Rd and Route 3 Highway to the entrance to Subway with possible access to Trestle Trail via RQM Easement beside Subway.
- See Map 1

# Map 1 – Orange Line



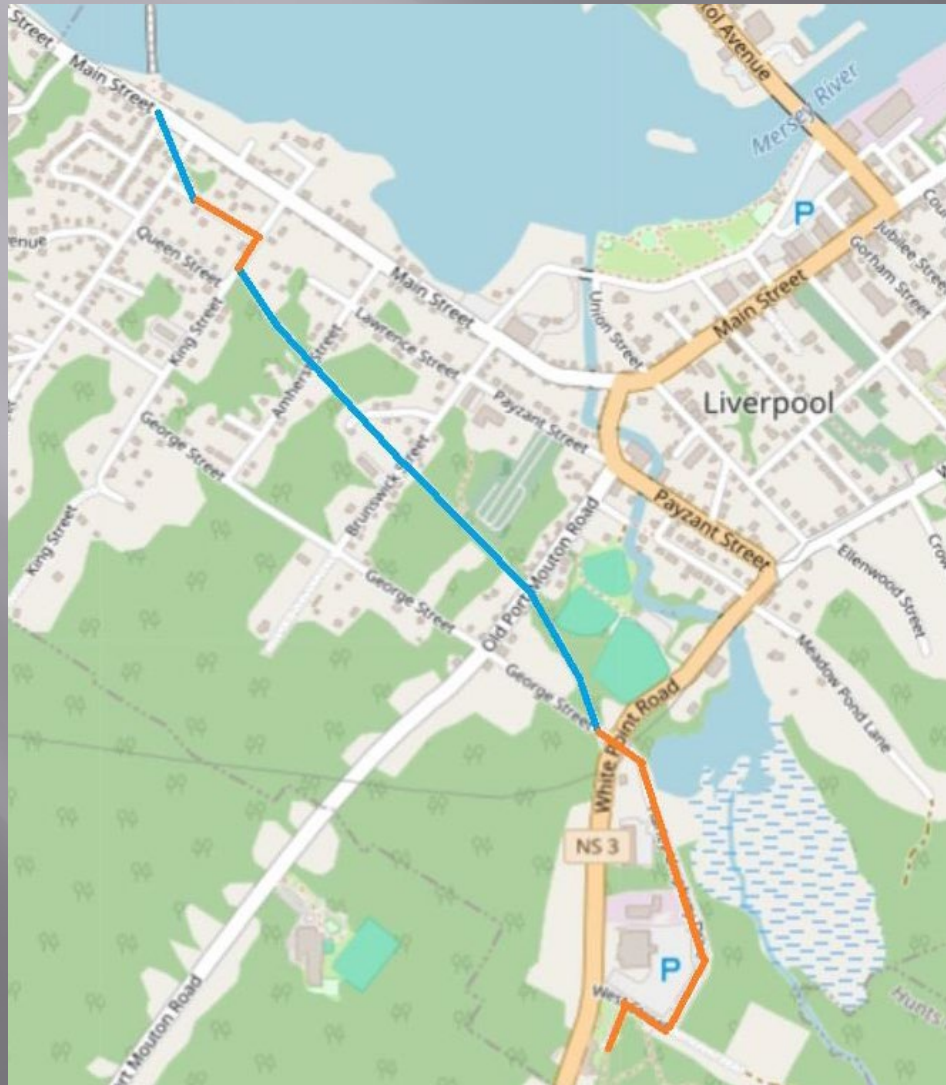
# Part 2: Trestle Trail to White Point Rd

3 Distinct Options have been provided for RQM Council's consideration in a single document.

QRTA has held an agreement with RQM since 2016 on the Trestle Trail and that agreement provides for OHV usage when connectivity could be established – that can now be done with the Road Trail Act

Please Reference these options and See Maps 3, 4, 5

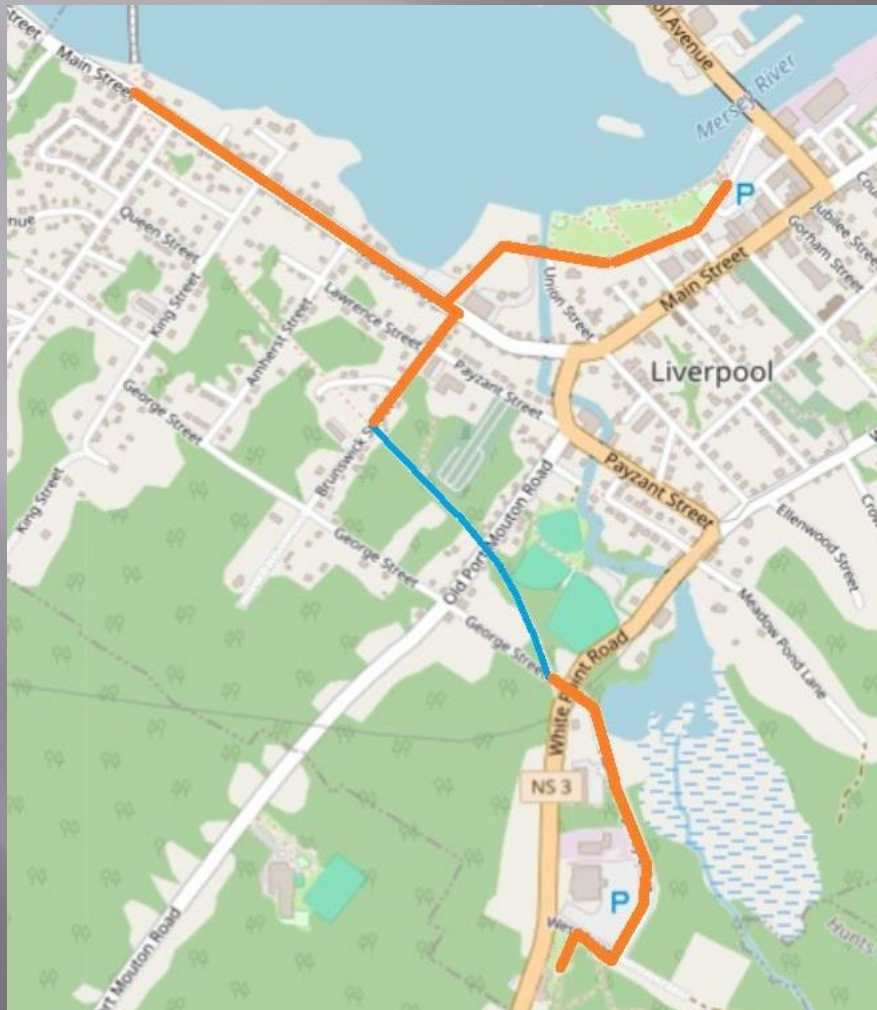
# Map 4 - Option 1 Trestle Trail to White Point Rd



Blue is the Trestle Trail

Orange is Road Trail

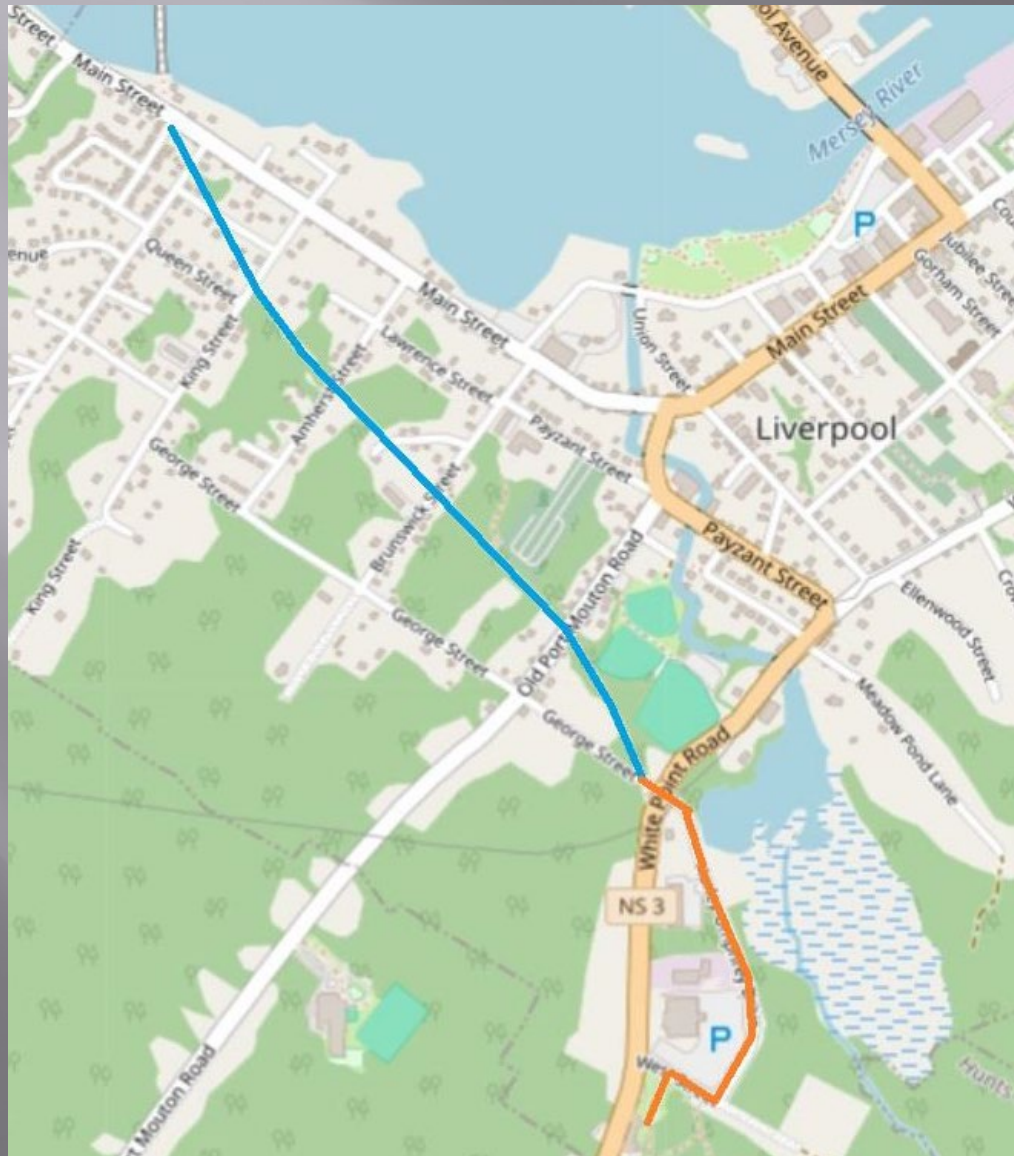
# Map 3 - Option 2 Trestle Trail to White Point Rd



Blue is the Trestle Trail

Orange is Road Trail

# Map 5 - Option 3 Trestle Trail to White Point Rd



Blue is the Trestle Trail

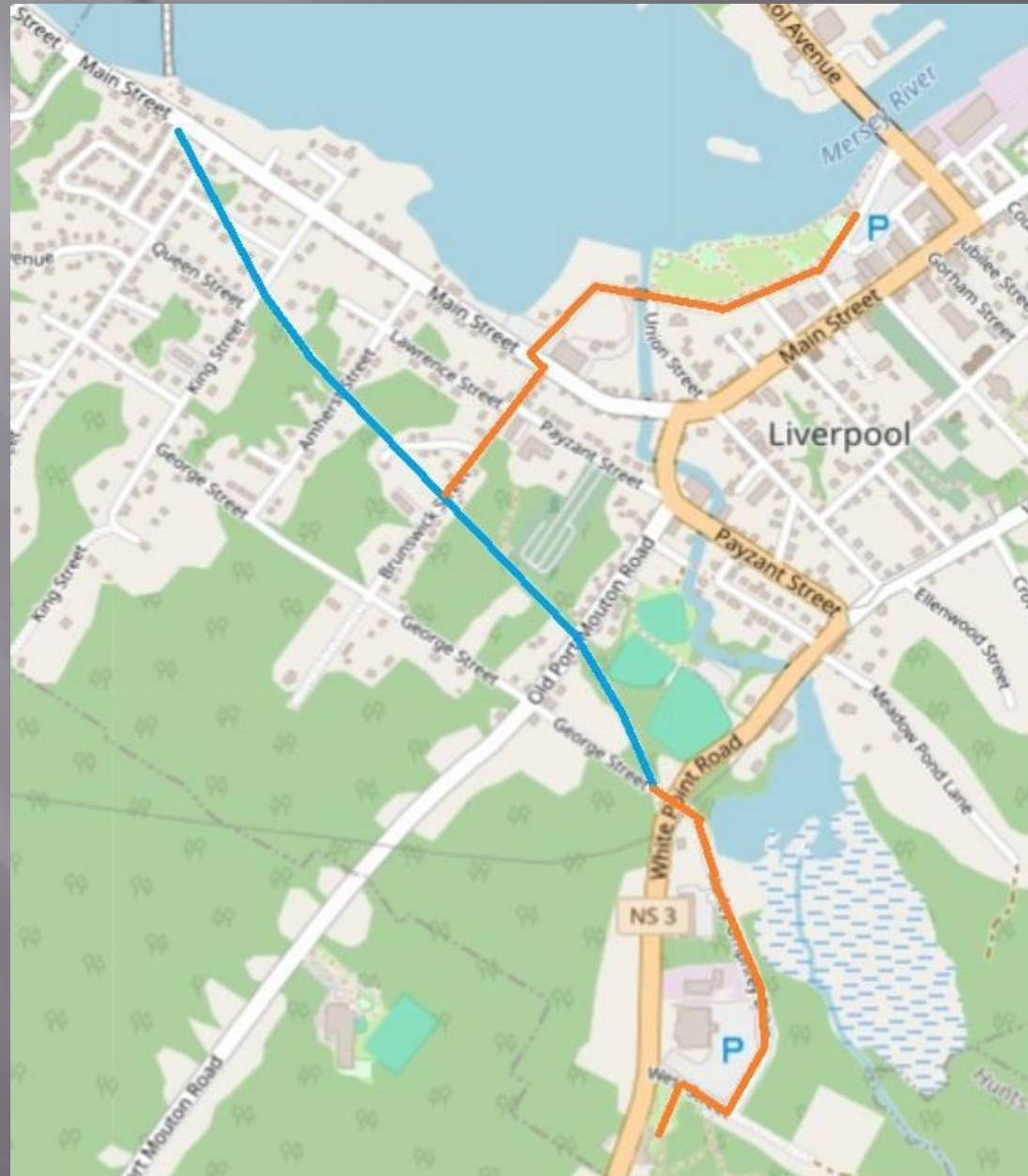
Orange is Road Trail

# PART 3: ACCESS TO THE DOWNTOWN CORE

Creating Connectivity from The Trestle Trail to  
Henry Hensey Dr to the lower parking lot

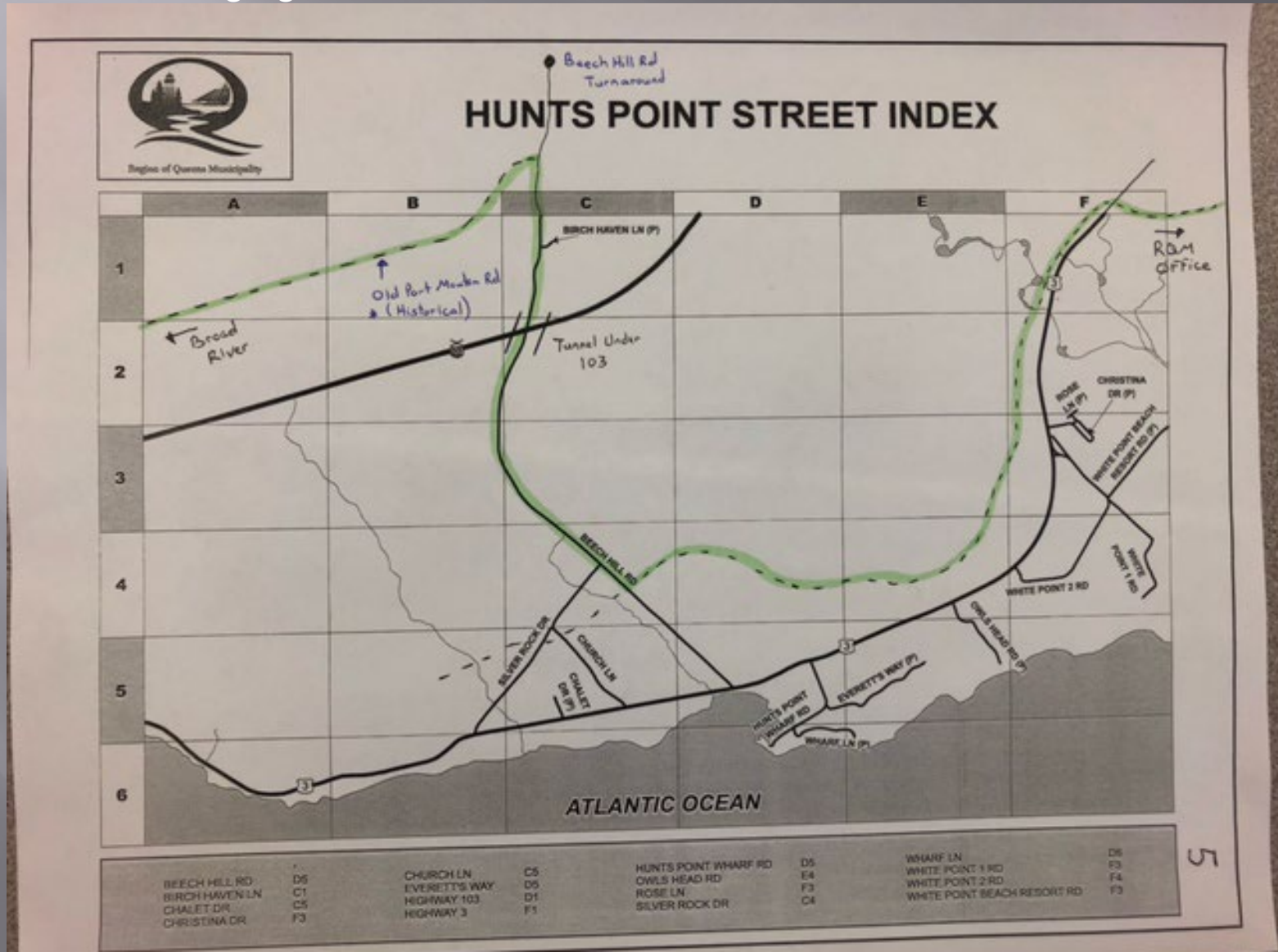
- 2022 OHV Direct Spending Report clearly showed over \$464 million dollars going into NS economy from OHV's – it is time that impact was felt more in Queens County

# Map 6 – Redish Line



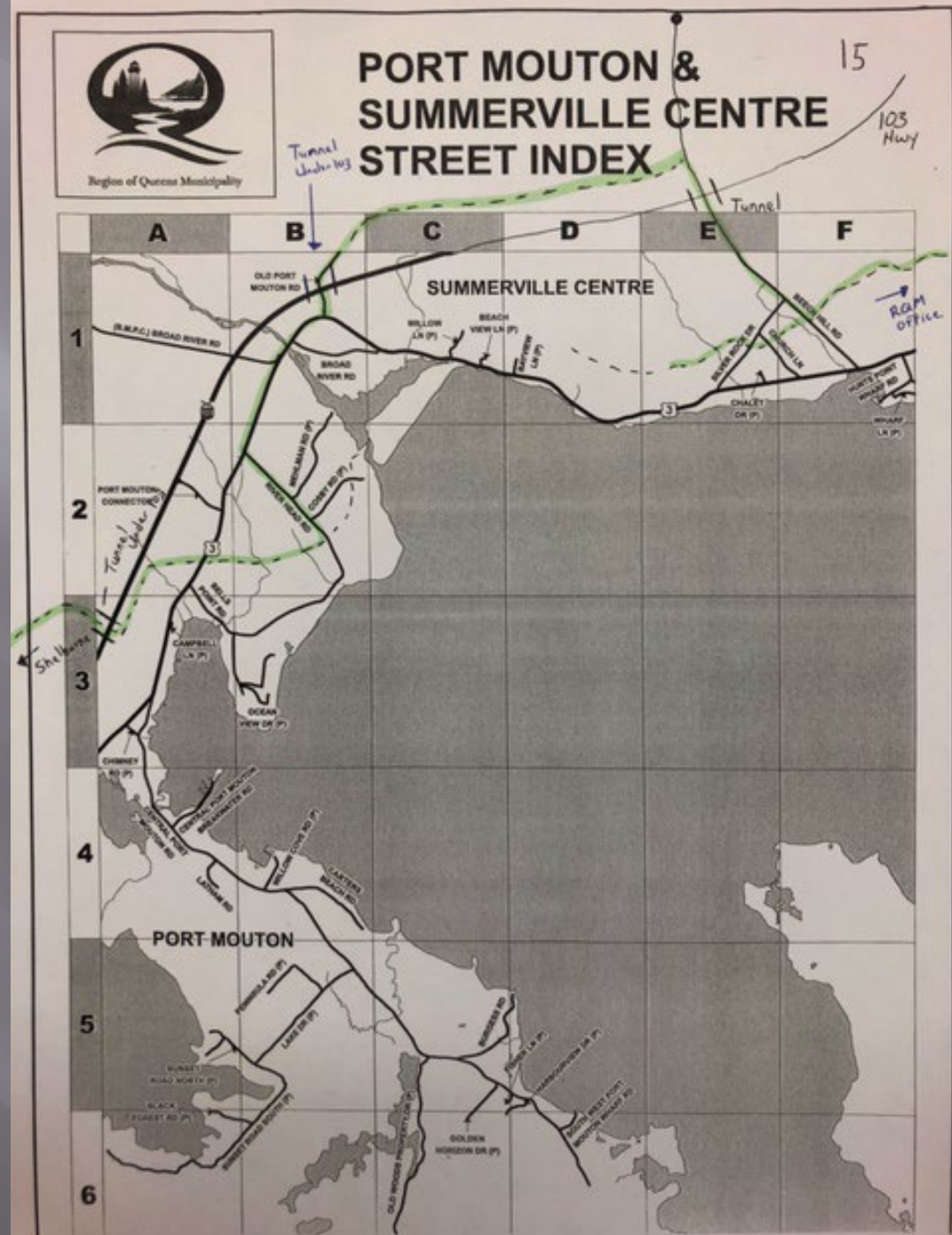
# Provincial Designation

- Alter the designation of the Trail behind the RQM office traveling towards Hunts Point until approximately Silver Rock Dr to create connectivity and access to lodging and restaurants



## Provincial Roadways

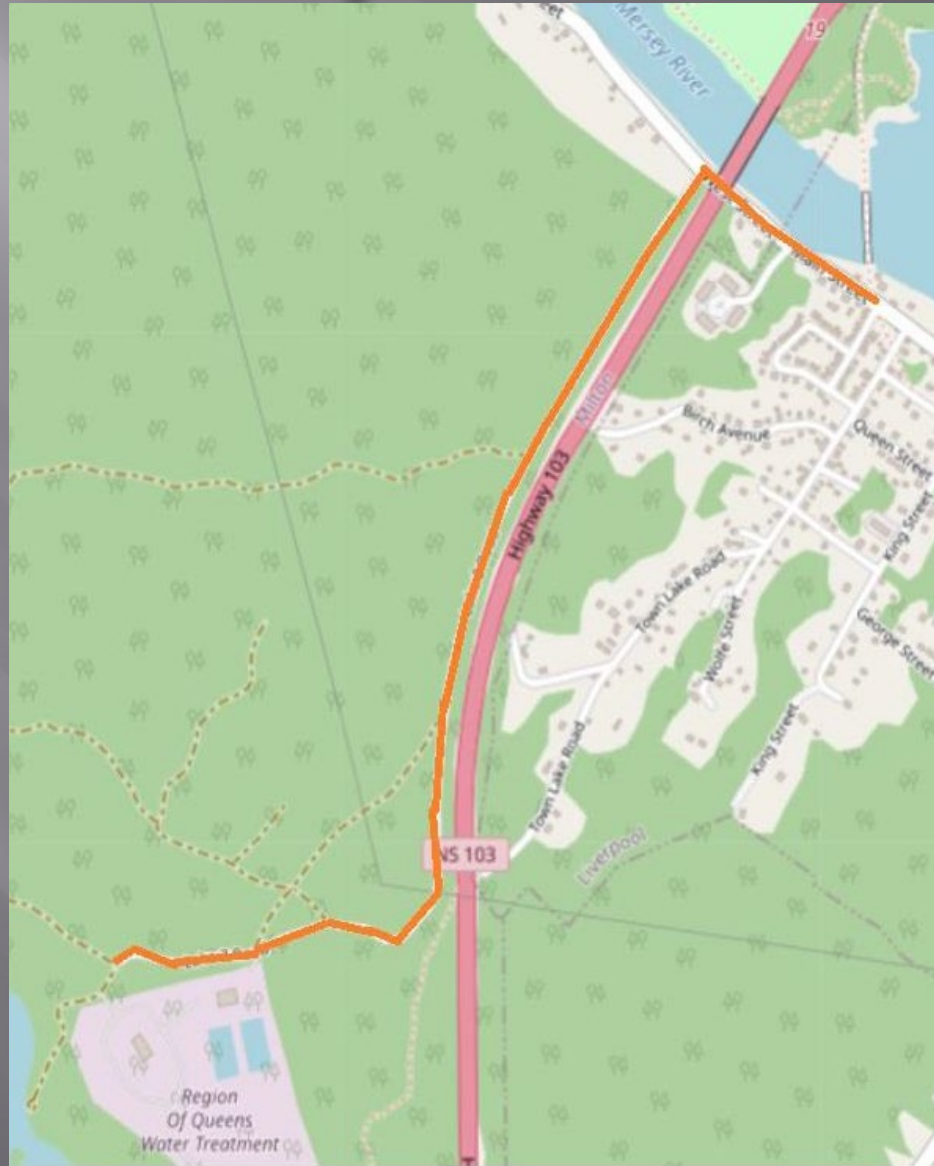
- Turning onto Beech Hill Rd from the Trail traveling inland under the 103 Hwy to 'Old Port Mouton Rd', traveling across roadway to Route 3 Hwy on the Liverpool side of Broad River, crossing Broad River Bridge on Route 3 Hwy traveling to River Head Rd and reconnecting to the Summerville Extension of the Port Mouton Multi-Use trail



# Part 4 – Trail Connectivity

As part of our long term vision to make the Region of Queens a Destination Riding Area we are asking for access to Roy Turner Rd from the Trestle Trail as there established trails in the area that provide enhanced riding opportunities – in short we want people to come stay and explore, not just pass through to provide enhanced economic benefit and recreational opportunities for locals and enhance ability to access services from different trail areas

# Map 2 – Roy Turner Rd



# Our Asks

1. Region of Queens Municipality work with QCATVA & QRTA to begin the process of modifying bylaws to enable 'Road Trails' on roadways maintained by the RQM as indicated in the proposal
2. For the RQM Council to have formal discussion and table a vote on all proposals
3. For the RQM to begin the process of modifying bylaws to enable 'Road Trails'

# Local Business Support

- Local businesses on all portions of this route have indicated they believe this connection will contribute positively to their business
- Please see the Appendix of businesses we have been contact up to July 5, 2023

Questions?

# Important Documents/Resources

- 'Road Trails' Act
  - [https://nslegislature.ca/legc/bills/64th\\_1st/3rd\\_read/b273.htm](https://nslegislature.ca/legc/bills/64th_1st/3rd_read/b273.htm)
- 2022 Spending Survey: Report on Direct Spending in NS
  - This has been submitted as PDF it is not currently available online
- Shared Strategy for Trails in NS
  - [https://novascotia.ca/trailstrategy/docs/18-47600\\_SharedStrat\\_TrailsNS\\_Report\\_ENG\\_LoRes.pdf](https://novascotia.ca/trailstrategy/docs/18-47600_SharedStrat_TrailsNS_Report_ENG_LoRes.pdf)
- NS Off-Highway Vehicle Pilot Project Evaluation
  - <https://atvans.wildapricot.org/resources/News/ohv-pilot-evaluation-report.pdf>
- Trestle Trail Agreement w/ RQM (2016)
  - This has been provided as a print document & Map
- Off-Highway Vehicles Act
  - <https://nslegislature.ca/sites/default/files/legc/statutes/off-highway%20vehicles.pdf>

## **Region of Queens Municipality Regular Council Tuesday, March 12, 2024**

**9:25 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 Carl Hawkes  
Cody Joudry, CAO  
Christine Watson, Admin. Assistant – Planning & Development

Regrets: Councillor Maddie Charlton

#### **1.0 Call to Order**

Mayor Norman called the meeting to order at 9:25 a.m.

#### **2.0 Changes / Approval of Agenda**

Add Item 8.4 Greenfield Rec Community Investment Fund – Councillor Brown.

Add In-Camera Item 9.1 – Contract Negotiations

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

**MOTION CARRIED unanimously.**

#### **3.0 Presentation**

##### **3.1 Queens County Transit**

Mayor Norman welcomed Alex Doggett, Chair, and Donna Croft, Manager, Queens County Transit.

Some highlights included:

- Reviewed Vision and Mission Statement
- Reviewed Board of Directors and Staff
- Currently have a fleet of 8 vehicles, including five accessible vans.
- Ridership increased significantly
- Reviewed success stories – Penny Lane clients transportation, medical appointments (currently assisting EHS with their medical transport services), accessibility rides, New Horizons for Seniors Grant held on Mondays.
- Bill Smyth, past Chair, received the Nova Scotia Community Transportation Network's 2023 Claredon Robichau Memorial Road Warrior Award for Excellence and Commitment in furthering Community Transportation in Nova Scotia.
- Celebrated 5<sup>th</sup> Year Anniversary

Challenges

- Resources – Provincial Community Transportation Program Funds have remained the same since 2018 (based on population and road kms in Queens County).
- Upkeep of vehicles – Every vehicle is inspected every 6 months. Costs incurred in 2023 – Fuel \$38,000, Insurance \$14,000 and Inspections and Maintenance - \$13,300.
- Wages – minimum wage increase

Why continue to support QCT?

- 37.4% of our population are disabled, the highest in the province.
- Addressing a need for affordable, door-to-door, accessible transportation.

What's next for QCT?

- More outreach to increase awareness and ridership
- Launch county wide fundraising campaign
- Continue to develop and strengthen Board and Organization
- Continue valuable partnerships with Home Care, Senior Safety Officer, Queens General Hospital Foundation, Liverpool Lions Club, Queens Association for Supportive Living, Private Wealth Management Freeman Group, and RQM while developing new ones.
- Transporting students to Community College.

The Ask

- An increase of \$12,000 in operating funds for 2024/2025 from \$38,000 to \$50,000.

Mayor Norman thanked them for their presentation and advised that their request would be discussed later on the agenda under Item 8.2. She urged them to have their Treasurer supply a copy of their current budget for the upcoming year.

#### **4.0 Tabling of Petitions**

There were no Tabling of Petitions to come before this meeting.

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

1. Jeannie Gregory Adams, 361 Highway 8, Milton – Ms. Adams commented that any turbine over 100 meters should be a mile away from the nearest dwelling and noted that in the documentation that it states it is 970 meters, which is just over a half mile. She asked if Strum Consulting's data is accurate for the noise study. She also asked about the storm water management plan, indicating problems with the drainage behind West Street, along with the rest of Milton. She noted the proposal states they are not going to interfere with current water system and having a commercial company, she asked if they could do better than that, as their drains need to be fixed, and introducing another potentially high risk downstream, the effect will pretty much be a disaster on West Street.

Mayor Norman stated she cannot answer her questions and advised her to speak with the proponents. There have been many consultations, they have presented to Council, developed a website, and have been on the news. They can be easily contacted.

2. Gil Johnston, 64 Long Point Road, South Brookfield – Mr. Johnston stated he was involved with the Queens County Transit when it was first founded and it has surpassed expectations over the last five years.

Five years ago Queens County was one of the few jurisdictions within the province that did not have a transit system. Today we are recognized widely across the province with representation on the Nova Scotia Community Transit Board with our managers being part of the Rural Transit Authority. Bill Smyth has been recognized provincially for his efforts.

Queens County Transit were recognized to do a pilot project with EHS and has been able to alleviate some of the burden on those vans.

He urged Council to support their request.

3. David Huskins, 160 Church Street, Liverpool – Mr. Huskins requested that a clock be installed in Chambers.
4. Emily Adams, 424 West Street, Milton – Ms. Adams commented on accessibility issues she experienced during the meeting, i.e. not sufficient copies of agenda, unable to view the screen from the back of the Chamber and unable to hear presenters.
5. Calvin Adams, 361 Highway 8, Milton – Mr. Adams commented that the residents at the back of the Chambers were having difficulty hearing and unable to view the monitors at the front and suggested having a monitor on the sidewall.

He further commented there are issues within the community that need to be resolved and stressed the need for everyone to work together.

Council recessed at reconvened at 10:25 a.m.

## **6.0 Approval of Minutes**

### 6.1 Regular Council – February 27, 2024

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

**THAT the minutes of the Regular Council meeting held February 27, 2024 be approved as circulated.**

**MOTION CARRIED unanimously.**

## **7.0 Recommendations**

### 7.1 Large Scale Wind Farm Development

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

**THAT Council of Region of Queens Municipality adopt an administrative policy respecting entering into a development agreement with Mersey River Wind Inc. to allow for the establishment of a 33 turbine generator wind farm development on portions of properties identified as PID #'s 70247176, 70247192, 70247184, 70247200, 70264213, 70225420, 70225404, 70247218, 70247168, 70032982, 70260575, 70248695, 70248695 and 70166988.**

Mike MacLeod, Director of Planning & Development, stated further to information provided in the Staff Report, and statements made by Mr. Underhay, Mersey River Wind Inc., there is the potential for an increased height of the turbine generators from 105 to 120 meters, which is an additional consideration for Council.

Mayor Norman pointed out the lease number in the Draft agreement within the package is blank as the proponent do not have their official lease from the province, and once that is formally obtained, the agreement can be moved forward.

**MOTION CARRIED unanimously.**

### 7.2 Accessibility Advisory Committee Flag Request

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

**THAT Council of Region of Queens Municipality receive the report titled Accessibility Advisory Committee – Flag Request for information.**

**AND THAT Council of Region of Queens Municipality approve the application made by the Accessibility Advisory Committee to have an accessibility flag flown on the special purpose flagpole located in front of the Town Hall Arts and Cultural Centre, Liverpool during the dates outlined in the attached application.**

Angela Green, Administrative Assistant – Administration, stated Operational Policy 84 – Flags, allows for community groups to apply to have a flag representing their group flown on a special purpose pole for a duration of up to two weeks.

In January, an application was received from the RQM's Accessibility Advisory Committee requesting to have the Access Awareness Week flag flown from May 26 to June 1, 2024, and in the subsequent four years.

**MOTION CARRIED unanimously.**

### 7.3 Core Active Transportation

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

**THAT Council receive the report titled Core Active Transportation Network Project for information;**

**AND THAT Council endorse the Core Active Transportation Network Project;**

**AND THAT Council provide direction for staff to enter into a partnership agreement with Cycling Nova Scotia for the Core AT Networks Project.**

Kimberly Halliday, Physical Activity Coordinator, stated Cycle Nova Scotia will be do consultation and provide an engagement report. They will then do a design report for the RQM to move forward with infrastructure, which is at no cost to the Municipality. They will also provide a costing estimate which lays out a phasing structure of different active transportation projects for the RQM.

**MOTION CARRIED unanimously.**

7.4 NSFM Spring Conference Attendance

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

**THAT the Council of the Region of Queens Municipality receive the report titled 2024 NSFM Spring Conference Attendance for information.**

**AND THAT the Council of Region of Queens Municipality approve Councillor Brown, Councillor Muise and Councillor Charlton to attend the Nova Scotia Federation of Municipalities Spring Conference on May 8 – 10, 2024 in Baddeck, Nova Scotia.**

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

## **8.0 Discussions**

8.1 Council Implementation Report

Deputy Mayor Fancy asked for an update for item dated January 23, 2024 – Direct staff to explore a partnership with Crosswalk Safety Society. CAO Joudry stated a report will be brought forward at the April 12, 2024 Council meeting.

8.2 Queens County Transit 2024-25 Budget Ask

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

**THAT the Council of Region of Queens Municipality consider the Queens County Transit request for the 2024/2025 budget deliberations.**

**MOTION CARRIED unanimously.**

### 8.3 South Queens Outdoor Pool Project

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

**THAT the Council of Region of Queens Municipality receive the report titled South Queens Outdoor Pool Project: Operating Costs Estimate for information.**

CAO Joudry stated the information provided is an estimate and provides various range of what we expect to see. There are several unknowns.

He further stated Meaghan Roberts, Director of Recreation & Healthy Communities, in consultation with other departments, created a sample programming schedule in order to develop staffing estimates. Also included is a breakdown of estimated revenue and expenses. Staffing being the largest expense.

Discussions were held on water and sewer services, under Expenses – mechanical / electrical \$30,000, and this amount does include those services.

Councillor Muise asked if the estimated cost of \$112,000 included the cost to run the Milton Pool. CAO Joudry stated no, the data is for the new pool only and does not take into consideration for any expenses or revenue from any other pool.

Councillor Muise asked how much it costs to run the Milton Pool. CAO Joudry stated he will investigate. Councillor Amirault stated in the previous budget the Milton Pool costs were approximately \$38,000 - \$40,000.

Councillor Amirault further stated the figures in the report are a baseline. The costs and programs will change. Public consultation will be needed to see what programs the community are looking for. In addition, two more shoulder seasons are being added so extra costs will be incurred, i.e. staffing, supplies, heating, etc.

The pool is a service we're giving to Queens County much like Queens Place Emera Center and other facilities we run, so we will need to adjust the costs in the budget.

CAO Joudry stated as a follow-up to Councillor Amirault's comment on the costs to run the Milton Pool, it may not be a true calculation of the total cost, more of a minimum cost.

Mayor Norman commented on the statement in the report which reads, "It does not take into consideration the outdoor pool in North Queens and how it would continue to operation in tandem with a new pool." Normally, the North Queens and Milton pool share workers. It is very important that staff carefully consider how the North Queens pool is going to continue to operate. Councillor Amirault stated the committee have not discussed any closure of the North Queens pool.

**MOTION CARRIED unanimously.**

8.4 Greenfield Rec Community Investment Fund (CIF) – Councillor Brown

Councillor Brown stated the Greenfield Recreation received grant funding from the Province and through the RQM's Community Investment Fund to renovate a park in Greenfield. This was a very large project. They ran into problems while completing the project due to price increases. The increases are not allowed within the Community Investment Fund process.

Also during the project there was a shortage of contractor and time restraints so the work was performed themselves. The CIF only allows for \$1,000 for in kind labour.

When the final report was submitted, the 80% that was funded, and additional money was spent. Some of the money could not be accounted for on the CIF, so RQM are now asking the Greenfield Rec to pay back \$2,047.43.

Councillor Brown noted that many community members contributed cash donations to finish the project.

Greenfield Recreation are not asking for the remaining 20% of the CIF, but these costs are going to put a strain on them. They are asking Council to refund them the money.

Councillor Brown further stated he is not asking for a change to the policy or for Council to override the policy to forgive the amount, but is asking for the money to be refunded to them in order for them to continue to build the project to the next phase.

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

**THAT this issue be referred to Staff for a recommendation to refund Greenfield Recreation \$2,047.43 at its earliest convenience.**

**MOTION CARRIED unanimously.**

## **9.0 In-Camera Items**

**It was moved by Councillor Brown and seconded by Councillor Hawkes that the proceedings go In-Camera at 11:a.m. to discuss the following:**

### **9.1 Contract Negotiations**

**MOTION CARRIED unanimously.**

**It was moved by Councillor Amirault and seconded by Councillor Gidney that the proceedings exit In-Camera at 11:42 a.m.**

**MOTION CARRIED unanimously.**

## 10.0 Adjournment

The meeting adjourned 11:42 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: \_\_\_\_\_

**Region of Queens Municipality Public Hearing  
Large Scale Wind Farm Development by  
Development Agreement  
Tuesday, March 12, 2024  
Council Chambers, 249 White Point Road, Liverpool  
9:00 a.m.**

**Minutes**

Members of Council: Mayor Darlene Norman, Chair  
Deputy Mayor Jack Fancy  
Councillor Kevin Muise  
Councillor Ralph Gidney  
Councillor Vicki Amirault  
Councillor David Brown  
Councillor Carl Hawkes

Regrets: Councillor Maddie Charlton

Members of Staff: Cody Joudry, CAO  
Mike MacLeod, Director of Planning & Development  
Heather Cook, Communications & Engagement Coord.  
Christine Watson, Admin. Assistant, Planning & Dev.

Members of the Public: 25

**Call to Order**

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

**A. Remarks**

Mayor Norman stated the purpose of the Public Hearing is to provide any interested person an opportunity to present an oral or written presentation to Council of Region of Queens Municipality with regard to the intention to enter into a development agreement with Mersey River Wind Inc. to allow for the establishment of a 33 turbine generator wind farm development on portions of properties identified as PID #'s 70247176, 70247192, 70247184, 70247200, 70264213, 70225420, 70225404, 70247218, 70247168, 70032982, 70260575, 70248695 and 70166988.

Mayor Norman reviewed the procedures for the Hearing which were provided on the agenda.

Mike MacLeod, Director of Planning & Development, stated an application was received to enter into a development agreement that would allow for a large-scale wind turbine generator development on 13 parcels of crown land located west of the Mersey River in Milton.

The properties are zoned as Inland Rural (R5) under the Land Use Bylaw which does not permit large-scale turbine operations as of right, but under the Municipal Planning Strategy (MPS), Policy 4-29 allows Council to consider such uses through a Development Agreement process.

As with all Development Agreements, the MPS also establishes a number of criteria that Council needs to take into consideration when evaluating proposals and are included under Policy 6-21, which has been included in the staff report.

There are 13 parcels of crown land which are currently vacant wood land. The Proponent intends to lease a portion of the subject properties to facilitate the development. An Order in Council was approved on November 29, 2023. The distance to the nearest dwelling (a camp) is under a kilometer.

The Proponent has established a website and all pertinent details are included.

Access to the site is off River Road in Milton and will utilize a network of existing logging and NSPI service roads.

As required under our Policy, the applicant is required to hold public meetings to outline the project and two were held; on March 25, 2022 and August 10, 2022. In total over 50 people attended the meetings. In February 2023 the Proponent held a public meeting with the local Indigenous community and 40 people attended.

As part of any large-scale turbine project the Province requires a full environmental assessment be conducted to see how it would impact the local environment and the report was submitted to the Department of Environment and Climate Change and received approval on March 27, 2023.

The Proponent has also received permission from NAV Canada on December 2, 2021.

As part of their environmental assessment, the Proponent has outlined a program for decommissioning the generators and will be included as part of the Development Agreement.

Potential Options:

1. Maintain status quo (deny request); or
2. Enter into a development agreement with Mersey River Wind, Inc. to allow for the establishment of a 33 turbine generator wind farm development on the 13 parcels of land.

Staff reviewed the application and are of the opinion that the Provincial terms and conditions set out in the lease agreement and the Environmental Assessment approval that the applicant needs to comply with that sufficient terms can be incorporated within the Development Agreement to mitigate any potential issues within the surrounding community and are in support.

The Planning Advisory Committee also met and discussed the application and are also in support of the proposal.

Mitch Underhay, Mersey River Wind Inc., 379 Bedford Highway, Halifax – Mr. Underhay stated this project is the first of its kind in Nova Scotia to be able to sell electricity directly to consumers rather than just Nova Scotia Power. This is through the renewable to retail program that was put in place in 2015.

The benefit of this project will be through a number of ways including a number of construction jobs, approximately 100 temporary jobs that will lead to 6 – 8 full time positions for maintenance, tax revenue income for RQM which will be approximately \$1.1 to \$1.2 Million per year for the duration of the project.

Since the application was submitted, there was the possibility to increase the hub height of the turbine by 15 meters which was new from the manufacturer, but has not been confirmed. As part of the package there is a section on sound and shadow study which have been redone with the higher hub heights. These were shared with the Cody Joudry, CAO, and Mike MacLeod, Director of Planning and Development, to determine if it is a substantial change. We do not feel it is a substantial change to the project.

Mayor Norman asked if going from 105 to 120 meters if there would be a significant impact to the shadow flicker results. The information in the package states the limit is 30 minutes per day total. Mr. Underhay stated the difference in the shadow flicker is the limit is 30 minutes per day on a non-participating receptor, so the area in which there is a 30 minutes shadow per day is enlarged slightly but does not fall on any new receptors.

Director MacLeod stated that on the information provided, there appeared to be little difference between the two projections. This will be something the Province will evaluate as part of the environmental assessment that was submitted to them and will need their approval to move forward. We do not have any requirements around that in the Development Agreement.

Joel Westin, 3173 Highway 3, Brooklyn – Mr. Westin stated he is President and owner of Bridgewater Ready Mix as well as President of Liverpool Ready Mix. Liverpool Ready Mix is in the final stages of reopening to service Queens County, which is an investment of upwards of a million dollars excluding trucks.

Bridgewater Ready Mix supports the Mersey River Wind Project as it will be a great benefit to the community by adding jobs, providing energy solutions that protect the environment and making electricity more affordable for thousands of customers.

Bridgewater Ready Mix has a staff of 12. Liverpool Ready Mix, once reopened, would be an additional two to three jobs. The Wind Project will be an economic driver for this area supporting existing businesses and attracting new ones. Liverpool Ready Mix is a case in point.

Both Bridgewater Ready Mix and Liverpool Ready Mix are committed to being Renewable to Retail customers of the Mersey River Wind Project and are committed to reducing the carbon footprint of their products and achieving net-zero emissions by 2050. Renewable energy is paramount to achieve this. It is also key for all of us to reduce global warming. In addition, the project proposal is sensitive to the surrounding area and will use existing roads and power lines to reduce build impact.

On January 1<sup>st</sup> Nova Scotia Power increased its rates on average by 6.5 percent. For many that increase caused hardship. To bring down those prices, to make energy affordable for customers and businesses we need competition. Mersey River Wind, upon completion, will be capable of producing enough energy to power tens of thousands of homes in addition to numerous businesses.

Kent Nickerson, General Manager, South Shore Ready Mix, and President, Atlantic Concrete Association for the Maritimes. He stated he is present to extend their industry support for the Mersey River Wind project.

This project is large and our industry has a vested interest, it will require a significant amount of concrete. As Mr. Westin mentioned, it helps open a concrete plant that has been closed in this community since 1992.

Nova Scotia Power has announced a curtailment of coal fired power generation by 2030. A project like this will help achieve that environmental goal.

A project of this magnitude will help to sustain the economic well-being of this region and will provide a green renewable source of electrical energy, the first of which can be purchased directly by the user.

**B. Closing Remarks**

Mayor Norman stated Mersey Wind River have made several presentations to Council, held meetings in Milton as well as with the Indigenous community, all of which were well attended.

This proposed project will be discussed under Item 7.1 on the council agenda.

**C. Adjournment**

Mayor Norman declared the Public Hearing adjourned at 9:20 a.m.

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Mayor Darlene Norman, Chair

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Cody Joudry, CAO

Date Approved: \_\_\_\_\_

## **Region of Queens Municipality Special Council**

**Monday, March 18, 2024, 5:00 p.m.**

### **Minutes**

Present: Deputy Mayor Jack Fancy  
Councillor Vicki Amirault  
Councillor David Brown  
Councillor Kevin Muise  
Councillor Ralph Gidney  
Councillor Maddie Charlton  
Councillor Carl Hawkes  
Cody Joudry, CAO  
Christine Watson, Admin. Assistant – Planning & Dev.

Regrets: Mayor Darlene Norman

#### **1.0 Call to Order**

Deputy Mayor Fancy called the meeting to order at 5:00 p.m.

#### **2.0 Approval of Agenda**

Add In-Camera Item 3.3 Contract Negotiations.

**It was moved by Councillor Gidney and seconded by Councillor Hawkes that the agenda be approved as amended.**

**MOTION CARRIED unanimously.**

#### **3.0 In Camera**

**It was moved by Councillor Muise and seconded by Councillor Brown that the proceedings go In-Camera at 5:02 to discuss the following:**

- 3.1 Contract Negotiations**
- 3.2 Contract Negotiations**
- 3.3 Contract Negotiations**

**MOTION CARRIED unanimously.**

**It was moved by Councillor Brown and seconded by Councillor Gidney that the proceedings exit In-Camera at 6:00 p.m.**

**MOTION CARRIED unanimously.**

3.1 Contract Negotiations

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

**That Council of the Region of Queens Municipality authorize  
the Chief Administrative Officer and Deputy Mayor to execute  
an agreement for funding related for Municipal Capital Growth  
Plan.**

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

3.2 Contract Negotiations

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

**That Council of the Region of Queens Municipality authorize  
the Chief Administrative Officer and Deputy Mayor to execute  
an agreement for recreation infrastructure.**

**MOTION CARRIED unanimously.**

## **4.0 Adjournment**

Meeting was adjourned at 6:12 p.m.

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Deputy Mayor Jack Fancy, Chair

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Cody Joudry, CAO

---

Christine Watson, Administrative Assistant – Planning & Development

Date Approved: \_\_\_\_\_

## **Region of Queens Municipality Staff Report**

**7.1**

**To:** Mayor and Council

**From:** Joanne Veinotte, Director of Corporate Services

**Date:** March 26, 2024

**Re:** Tax Exemption Bylaw, second reading

---

### **Background**

Each year, Council reviews properties listed in *Bylaw No. 14 Tax Exemption Bylaw* for possible additions and deletions of properties to be exempt from taxation. Attached is the proposed bylaw for 2024-2025, with a list of the associated exempted properties.


### **Details**

This bylaw was given first reading on February 27, 2024, and published in the *Breaker* and the *Chronicle Herald*. We have received no requests for additions since then.

### **Applicable Legislation**

Section 71 (1) of the *Municipal Government Act (MGA)* states

- 1) The council may, by policy, exempt from taxation to the extent and under the conditions set out in the policy
  - (a) property

- 
- (i) of a named registered Canadian charitable organization,  
and
  - (ii) that is used directly and solely for charitable purpose;
- (b) property of a nonprofit community, charitable, fraternal, educational, recreational, religious, cultural, or sporting organization if, in the opinion of the council, the organization provides a service that might otherwise be a responsibility of the council;
- (e) the buildings, pump stations, deep well pumps, main transmission lines, distribution lines, meters and associated plant and equipment of a municipal water utility. ~~OBJ~~

### **Budget Impacts**

The total amount in residential and commercial exempt taxes under this bylaw is approximately \$219,000.

### **Recommendation**

- (1) **THAT** Council of the Region of Queens Municipality receive the report titled 'Bylaw 14 Second Reading.
- (2) **THAT** Council of the Region of Queens Municipality give second reading to Bylaw No. 14 respecting Tax Exemptions.

### **Communications**

The approval of this Bylaw will be advertised in a local paper and on our website.

## Region of Queens Municipality Staff Report

7.2

**To:** Mayor and Council

**From:** Joanne Veinotte, Director of Corporate Services

**Date:** March 26, 2024

**Re:** 2024-2025 Spending Limitations without an Approved Budget

---

### **Background:**

The budgeting process begins each year in late December. The goal is to have a budget and Capital Investment Plan approved by Council before April 1, the beginning of the fiscal year to which the budget applies.

### **Details:**

The operating budget and Capital Investment plan have not been approved by Council. For normal operations to continue seamlessly, Council must approve a motion approving interim spending limits. Other municipal units follow a similar process. This recommendation will ensure that the lack of an approved budget does not negatively impact operations and service delivery. It does not apply to Capital Projects.

### **Recommendation:**

- (1) **THAT** Council of Region of Queens Municipality receive the report titled '2024-2025 Spending Limitations without an Approved Budget'.
- (2) **THAT** Council of Region of Queens Municipality approve one third of the operational expense budget for 2022/2023, in the amount of \$7,590,000, for the purpose of providing spending authority and business continuity in the fiscal year beginning April 1, 2024, and until a full Operating Budget is presented and approved by Council.

## Region of Queens Municipality Staff Report

8.1

**To:** Mayor and Council

**From:** Heather Cook, Communications & Engagement Coordinator and  
Steve Whynacht, IT Manager

**Date:** March 26, 2024

**Re:** Live Streaming Council Meetings

---

### **Background**

During the February 28, 2023, Council meeting, Council discussed the potential for livestreaming to take place once the new audio-video system was installed. On January 9, 2024, Council directed staff to bring back a report regarding livestreaming Council meetings.

### **Details**

#### ***History of Digital Access to Council Meetings***

Ensuring Council meetings are presented in a way that is open and accessible for all is an important part of municipal governance. Over the years, as technologies have developed, the Region of Queens Municipality's (RQM) Council has increased efforts to make meetings available to residents. Digital copies of written minutes have been available on the RQM website since 2014; prior to that, paper copies were available to pick up or be sent to residents, or a PDF could be emailed. In 2015, audio recordings were posted within 24 hours of a Council meeting being held, as minutes were not available until they were approved at the following Council meeting. In the mid 2010's, off-site evening Council meetings were added to the schedule, four times a year in a community hall in North, South, East and West Queens to bring the work of Council to the public. Council decided early in its mandate that one Council meeting each month be held in the evening to increase the opportunity for more members of the public to attend.

The Municipality started video recording meetings during the pandemic since public gatherings of more than 10 people were prohibited. Council started using the Zoom platform at meetings on April 14, 2020, and posted audio recordings of those online. As restrictions lifted, RQM moved to recording videos with a cell phone and uploading the video to YouTube following meetings. September 8, 2020, was the first Council meeting hosted on YouTube, and links to view it were shared on the website and social media. Election results in 2020 were livestreamed through Twitter, Facebook, and YouTube simultaneously due to gathering limits.

When pandemic restrictions were lifted, meetings continued to be video recorded on an iPhone, and the video uploaded to YouTube, with links on social media. The sound quality in Council Chambers has historically been poor, and Council requested a new audio system with microphones and better speakers. In April 2023, the audio system was installed, and it included a webcam, which was upgraded to a rotating camera at low cost. Video recordings are now uploaded following Council meetings on the Municipality's YouTube channel, which automatically adds closed captioning, aiding accessibility of the videos.

### ***Live Streaming in other Municipalities***

Staff reached out to other Municipalities to gather information about which units were livestreaming, which platforms were used to livestream, and whether livestreams permitted commenting.

- Of all Municipalities contacted, 17 responded, all of whom stream in some form. Of those, Facebook and/or YouTube were used as the streaming platform (no additional platforms were used), while most store their recordings on YouTube. RQM has the ability with our current equipment to stream simultaneously to Facebook and YouTube.

Of the 17 that responded, 10 of the respondents allow public commenting, with one allowing commenting only in Public Hearings and another only allows commenting at the start for the first 3 minutes.

### ***Commenting***

If public commenting is enabled, 'Policy 83: Social Media' would determine what inappropriate language and topics are disallowed. There are challenges trying to moderate comments during a live meeting. Depending on the volume of comments being received, it is expected that questions in the comments will be answered right away, and the potential for misinformation to spread quickly to an engaged audience is a concern.

Moderating comments adds pressure on existing staff resources, and public expectations may not match the staff resources and expertise available. For these reasons staff do not recommend enabling commenting on live streams at this time.

### **Breaks & In-Camera**

Lengthy meetings have recesses, sometimes the meeting breaks for a meal, and sometimes Council goes in-camera and comes out to pass a motion. With existing equipment, a livestream cannot be paused. If a livestream stops, when it resumes, it is a separate stream video. This may cause viewers to 'lose' the livestream as they might need to find the new link when the break is over.

Staff considered three solutions:

- The camera could be rotated to the gallery section during breaks, and all microphones turned off. If the meeting moves in camera, the livestream will conclude and resume anew if there is a motion coming out of the in-camera portion of the agenda.
- A mixing board would allow more channels to be inserted into the stream, allowing us to insert a 'Meeting in Recess' page, or other informational content. There is a cost to purchasing a mixing board, and it also would require staff time to operate.
- When storing the video of the livestream on YouTube, the two livestreams can be spliced together, as is currently done when recording videos to stream later.

If Council wishes to stream as a general practice staff would recommend a mixing board be added to the 2024-2025 budget. In the absence of a mixing board staff will restart streams and splice videos together (which is the current practice).

### **Off-Site Meetings**

Offsite meetings pose their own challenges as not all venues have adequate internet service. The audio-visual equipment is intended to be stationary in Council Chambers. Further equipment would be required to go 'on the road.' Additionally, there is no guarantee of sound quality in an offsite facility even with appropriate equipment; heat pumps, large auditoriums, and the layout of the Council table are examples of things that can negatively impact the sound quality of recordings.

Staff considered the following solutions:

- Best effort with a cell phone on a tripod, as has been done in the past.
- Purchase specific audio-visual equipment for offsite meetings, and/or equipment to ensure adequate internet service.

High expectations versus poor quality recordings/streams; or significant investment in new equipment are not ideal solutions for infrequent off-site meetings. That said a comprehensive, costed plan for off-site recordings/streaming has not been developed.

Since both off-site meetings and recording/streaming are meant to be for improved engagement, staff would recommend adopting the practice of not recording or streaming off-site meetings at this time.

### **Budget Impacts**

The streaming services with existing technology are free so there is no additional cost for streaming Council proceedings in Council Chambers.

### **Communications**

A public notice will be posted on the website, and on social media pages advising that Council proceedings in Council Chambers will be livestreamed on YouTube and Facebook. People will be encouraged to subscribe to the Region of Queens Municipality's YouTube channel and Facebook page to receive notifications of when livestreams begin.

### **Recommendations**

**(1) THAT** Council of the Region of Queens Municipality receive the report titled 'Live Streaming Council Meetings' for information.

**(2) THAT** Council of the Region of Queens Municipality consider a motion at their April 9, 2024, meeting to direct staff to simultaneously livestream all Council proceedings (e.g., regular, special, emergency, and public hearings) on the Region of Queens Municipality's YouTube and Facebook pages for meetings hosted in Council chambers.

## Region of Queens Municipality Staff Report

8.2

**To:** Mayor and Council

**From:** Mike MacLeod, Director of Planning and Development

**Date:** March 26, 2024

**Re:** Queens Neighbourhood Co-operative Housing – Construction Date Extension

---

### Background

A request has been submitted to the Municipality from Queens Neighbourhood Co-operative Housing Ltd. which seeks to extend the date for commencement of construction of their multi-unit residential development on Lawrence Street in Liverpool from June 30, 2024, to December 31, 2024. Refer to attached email request.

### Details

In August of 2023, the Region of Queens Municipality sold a parcel of Municipal land (PID# 70027982) to Queens Neighbourhood Co-operative Housing Ltd. (QNCH), with the intent of constructing a multiple-unit affordable housing development on the property. A condition of the purchase and sale agreement for this transaction was that CNCH commence construction of their development on or before June 30, 2024.

Unfortunately, preliminary work and design stage for the development have taken longer than anticipated and QNCH does not feel that they will be able to initiate construction on the site prior to the end of June. They feel that an extension to the end of December 2024 will allow sufficient time to commence construction.

## **Budget Impacts**

No budgetary impacts.

## **Recommendation**

- (1) **THAT** the Council of Region of Queens Municipality receive the report titled Queens Neighbourhood Co-operative Housing – Construction Date Extension.
  
- (2) **THAT** the Council of the Region of Queens Municipality consider a motion at their April 12, 2024, meeting to change the date for initiating construction to Queens Neighbourhood Co-operative House be extended from June 30, 2024, to December 31, 2024.

## **Communications**

Queens Neighbourhood Co-operative Housing Ltd. will be advised of Council's decision.

## Mike MacLeod

---

**From:** Earl Mielke <ejmielke@outlook.com>  
**Sent:** March 8, 2024 1:07 PM  
**To:** Mike MacLeod  
**Cc:** Darlene Norman; Cody Joudry; pattiiinmilton@bellaliant.net  
**Attachments:** Signed Queens Neighbourhood Cooperative P and S[14422478].pdf

Hello Mike,

On behalf of Queens Neighbourhood Co-operative Housing Ltd. We are formally requesting that the Purchase and Sale Agreement signed February 27<sup>th</sup> 2023, be extended. The condition noted under item (7) was to commence construction on or before June 30, 2024. We likely will not have foundation poured at this point.

The majority of the site is cleared and ready to go. We are at the end of the design stages for the site and buildings. We need to hear back from the Region on the civil documentation submitted February 21<sup>st</sup> to be able to get our class B costing completed by a cost consultant, and to go out for contractor estimates. From there we complete funding applications to CMHC and the Province.

We are requesting that we extend the condition to commence construction **on or before December 31<sup>st</sup> 2024**. This should avoid going back and forth with additional dates. Timelines are subject to funding approvals (positive feedback to date) and contractor availability.

Thank you Mike and the Region of Queens for all that you have done to assist in moving this project forward. We hope the request for extension will meet your requirements.

Best regards,

Earl  
On behalf of QNCH board



## Region of Queens Municipality Staff Report

8.3

**To:** Mayor and Council  
**From:** Stephanie Sereda, Community Development Coordinator  
**Date:** March 26, 2024  
**Re:** Queens County Track Society CIF 2024-2025 Extension

---

### Background

On November 22, 2022, Council approved a Community Investment Fund (CIF) application from the Queens County Track Society (QCTS) for a new full-size artificial turf soccer field and an eight (8) lane gravel running track at the Liverpool Regional High School.

The organization has since made some internal changes and reimagined some aspects of the project. Since the original CIF approval required the project be completed this fiscal year (2023-2024) QCTS is requesting Council extend the deadline while acknowledging the changes in project scope.

### Details

The 2023-2024 budget included \$175,000 for CIF projects. Any unspent funds at the end of the fiscal year are added to a reserve which currently holds approximately \$430,000, including the \$250,000 earmarked for this project.

QCTS is requesting an adjustment to the project scope and timeline. Their request is to move the project construction and completion date from the 2023-24 fiscal year to the upcoming 2024-25 fiscal year. Their plans are for the project to be completed by Fall 2024.

Following discussions with a series of sport authorities, user groups, and other municipalities with existing track and field capabilities, QCTS wants to install a

rubberized track instead of the originally planned gravel track. Being mindful of the increase in cost for a more sustainable surface, they are changing the number of lanes to four (4) with six (6) lanes on the "straight away" where 100-meter dash and 110-metre hurdles will take place. This revised design supports space to add additional lanes in future, should they choose to do so.

The rationale behind changing the material surface of the track and lane count to be 4+2, is based on the following advantages it will provide:

- Time needed to complete the project is shorter, as less ground preparation is required.
- The surface will require significantly less maintenance and upkeep once installed, e.g., line painting, gravel transferring to the field surface, which will lower ongoing operational costs.
- The rubberized track is more sustainable than gravel, which would need frequent resurfacing. This change also impacts the lifespan of the interior turf, eliminating the issue of gravel deteriorating it.
- The rubberized surface means the track will now be accessible for all user groups and community members, including being able to host para track events.
- Better training/practice opportunities for athletes looking to advance to Regional and Provincial levels, since competitions are generally hosted on rubberized tracks.
- Can be used year-round, versus being restricted to seasonal use.

The updated plans for the track surface increase the overall cost of the project between \$3,000,000 and \$3,250,000. QCTS has expressed confidence in sourcing the additional funds required, although there is no written commitment as of this report's drafting for the remaining funding.

A formal funding announcement was made on October 20, 2023, at Liverpool Regional High School to share the news of the combined investment in recreational infrastructure from the Government of Canada, Province of Nova Scotia, and Region of Queens Municipality. Federal and Provincial departments have agreed to honour their existing funding commitments despite the changes, echoing that these updates are positive for the project, and increase sustainability for the community. Aside from maintenance costs, the project change creates opportunities to generate more revenue from

competitive/training user groups that were not an option with the original plan. There is no change to the original plan for the soccer field.

The following outlines QTCS's project funding:

<b>Funding Source</b>	<b>Amount</b>
Government of Canada	\$1,800,000
Province of Nova Scotia	\$700,000
Region of Queens Municipality Community Investment Fund	\$250,000
Other – to be announced	\$500,000
<b>TOTAL</b>	<b>\$3,250,000</b>

### **Budget Impacts**

Approval from Council is required to move the application to the 2024-25 fiscal year, but, as the project will be funded from reserve, there will be no budget impact to the 2024-25 Community Investment Fund.

### **Recommendation**

- (1) **THAT** Council of the Region of Queens Municipality receive the report titled 'CIF Update - Queens County Track Society' for information.
- (2) **THAT** Council of Region of Queens Municipality agree to grant up to, and not to exceed, a total of \$250,000 for the Queens County Track Society's updated field and running track project, subject to being completed by March 31, 2025, and adequate CIF reporting is completed;

**AND THAT** the grant be funded from the Community Investment Fund reserve.

## **Region of Queens Municipality Staff Report**

**8.4**

**To:** Mayor and Council

**From:** Joanne Veinotte, Director of Corporate Services

**Date:** March 26, 2024

**Re:** Queens Manor Tax Exemption Request

---

### **Background**

Each year, Council reviews properties listed in *Bylaw No. 14 Tax Exemption Bylaw* for possible additions and deletions of properties to be exempt from taxation. First reading of the Bylaw for the 24/25 budget year has already taken place. A request has been received by Queens Manor to be added to this year's exemption list.


### **Details**

On March 13, 2024, a letter was received from Andrew MacVicar, Executive Director Queens Manor, formally requesting that the properties owned by the Queens Home for Special Care Society be added to the exemption list.

These properties include:

PID # 70021936 20 Holland Drive, Liverpool – the location of the currently operating Queens Manor. Assessed value is \$2,907,300; property taxes for 24/25 \$55,820 based on the 23/24 tax rate.

PID # 70278874 79 Queens Place Drive assessed at \$1,050,900; property taxes for 24/25 \$20,177 based on 23/24 tax rate. This assessment is based on the land value only.



The North Queens Nursing Home is not on the exemption list as it is granted tax exemption by special legislation, so not included on our assessment roll from PVSC (Property Valuation Services Corporation).

A copy of both property listings on Property Online, copy of the email confirming the status of the North Queens Nursing Home and the request, have been attached to this report.

The current funding model allocates funds under the unprotected envelope for property taxes to the facility (amongst many other expenses). Should the exemptions be granted, the funding Queens Home for Special Care Society receives will not change.

## **Applicable Legislation**

Section 71 (1) of the *Municipal Government Act* (MGA) states

- 1) The council may, by policy, exempt from taxation to the extent and under the conditions set out in the policy
  - (a) property
    - (i) of a named registered Canadian charitable organization, and
    - (ii) that is used directly and solely for charitable purpose;
  - (b) property of a nonprofit community, charitable, fraternal, educational, recreational, religious, cultural, or sporting organization if, in the opinion of the council, the organization provides a service that might otherwise be a responsibility of the council;
  - (e) the buildings, pump stations, deep well pumps, main transmission lines, distribution lines, meters and associated plant and equipment of a municipal water utility. [OBJ]



## **Budget Impacts**

There would be no impact for the 24/25 budget year as the exemption, if granted, would not be included until the 25/26 budget year.

## **Recommendation**

**THAT** Council of the Region of Queens Municipality receive the report titled 'Queens Manor Tax Exemption Request' for information.

QUEENS MANOR

20 Hollands Drive  
PO BOX 1283  
Liverpool, NS B0T 1K0

tel: 902.354.3431  
fax: 902.354.5393  
www.queensmanor.ca

March 13, 2024

Region of Queens Municipality  
Attention: Mr. Cody Joudry, CAO  
PO Box 1264  
249 White Point Rd.  
Liverpool, NS B0T 1K0

Re: Property Tax Exemption

Mr. Joudry,

I am writing to formally request property tax exemption (under Bylaw No. 14 Tax Exemption Bylaw) for Queens Home for Special Care Society (Queens Manor). QHSCS is a non-profit organization registered as such in good standing with the Nova Scotia Registry of Joint Stocks (Reg. Number: 2523487).

Receiving a property tax exemption will greatly benefit the residents and staff of Queens Manor, allowing funding to be redirected directly to resident care and programming.

Thank you for your consideration.

Sincerely,



Andrew MacVicar  
Executive Director, Queens Manor.



REGION OF QUEENS MUNICIPALITY  
TAX ACCOUNT INFORMATION

Region of Queens Municipality

Date Printed Mar 14, 2024

Unit	Account	PID#	Status	Start Date	End Date	Appeal Date	Appeal Status
5	11049230	70278874	ACTIVE	Jan 05, 2024	Mar 31, 2024		

SAP Number	Occupant Of	Book	Page
625731			

**Customer Name**  
QUEENS HOME FOR SPECIAL CARE SOCIETY (QU)

**Grantor**

**Customer Mailing Address**  
DR-20 HOLLANDS  
LIVERPOOL NS B0T 1K0  
CANADA

**Grantee**

**Location Description**  
79 QUEENS PLACE DR  
LOT 3 BROOKLYN  
NURSING HOME

**Situs Address**  
79 QUEENS PLACE DR  
BROOKLYN

**Mortgage Company**

**Mortgage Account #**

**Pre-Authorized Payment Plan**  
N/A

**Dunning Group**

**Dunning Level**  
00

Code	Description	Rate(\$)	Land(\$)	Building(\$)	Total(\$)	Total Acres

Previous Year's Taxes	YTD Billed	Date Billed To	Balance
\$0.00	\$0.00	Sep 30, 2023	

**COMMENTS:** 2024 assessed value \$ 1,050,900.  
\$20,177.28



REGION OF QUEENS MUNICIPALITY

TAX ACCOUNT INFORMATION

Date Printed Mar 14, 2024

Region of Queens Municipality

Unit	Account	PID#	Status	Start Date	End Date	Appeal Date	Appeal Status
13	3854051	70021936	ACTIVE	Apr 01, 2007	Dec 31, 9999		

SAP Number	Occupant Of	Book	Page
600947			

**Customer Name**  
 QUEENS HOME FOR SPECIAL CARE SOCIETY (QUEENS MANOR)

**Grantor**

**Customer Mailing Address**  
 PO Box 1283  
 LIVERPOOL NS B0T 1K0  
 CANADA

**Grantee**

**Location Description**  
 20 HOLLANDS DR  
 LOT 1AB LIVERPOOL  
 NURSING HOME

**Situs Address**  
 20 HOLLANDS DR  
 LIVERPOOL

**Mortgage Company**

**Mortgage Account #**

**Pre-Authorized Payment Plan**  
 N/A

**Dunning Group**  
 RP

**Dunning Level**  
 01

Code	Description	Rate(\$)	Land(\$)	Building(\$)	Total(\$)	Total Acres
01	BASE RESIDENTIAL ASSESSMENT	0.00850000			2,528,100.00	
S2	Street Levy Dist 13	0.00590000				

Previous Year's Taxes	YTD Billed	Date Billed To	Balance
\$0.00	\$48,539.52	Mar 31, 2024	

COMMENTS: 2024 assessed value \$55,820.16  
 \$2,907,300.

## Joanne Veinotte

---

**From:** Penny Benedict  
**Sent:** March 14, 2024 9:14 AM  
**To:** Joanne Veinotte  
**Subject:** FW: Nursing Homes :)



**Penny Benedict**  
Tax Clerk  
Region of Queens  
Municipality  
249 White Point Road  
Liverpool, NS B0T 1K0  
t: 902.354.3453  
ext 2225  
[regionofqueens.com](http://regionofqueens.com)

---

**From:** Paul Beazley <PaulBeazley@pvsc.ca>  
**Sent:** Friday, July 21, 2023 3:34 PM  
**To:** Penny Benedict <pbenedict@regionofqueens.com>  
**Cc:** Rod Tremblay <RodTremblay@pvsc.ca>  
**Subject:** RE: Nursing Homes :)

**CAUTION:** This email originates from outside the organization. Do not open attachments or click links unless you are sure this email comes from a known sender and you know the content is safe

Hi Penny,  
Good observation.

Here is what I have found in the file notes for North Queens Nursing Home.

**IN 11/97 INFO PROVIDED BY D CLATTENBURG: NORTH QUEENS**

**NURSING HOME WAS EXEMPTED FROM TAXATION BY SPECIAL**

**LEGISLATION ON MARCH 31, 1965 LEW**

If there has been special legislation from the Province specifically tied to Queens Manor then we can take a second look. Can you/they confirm whether they are legally the same or have any special legislation?

Paul

---

**From:** Penny Benedict <pbenedict@regionofqueens.com>  
**Sent:** Friday, July 21, 2023 3:23 PM  
**To:** Paul Beazley <PaulBeazley@pvsc.ca>  
**Subject:** Nursing Homes :)

**[This email has been received from an external person or system.]**

Hi Paul,

I may be going down a rabbit hole LOL but I am curious so I have to know 🤔

AAN 03539016 which is North Queens Nursing Home is residential exempt through the assessment roll.

The NQ Nursing Home and Queens Manor websites are almost identical, which I am wondering if there is any association between them.

Have a great weekend!



**Penny Benedict**  
Tax Clerk  
Region of Queens  
Municipality  
249 White Point Road  
Liverpool, NS B0T 1K0  
**t: 902.354.3453**  
[regionofqueens.com](http://regionofqueens.com)

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## Region of Queens Municipality Staff Report

**8.5**

**To:** Mayor and Council  
**From:** Cody Joudry, CAO  
**Date:** March 26, 2024  
**Re:** 2024-2025 Budget Meetings

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### Background

Staff are finalizing a draft budget for Council's consideration. The following report breaks down a proposed schedule for meetings and information presentation and distribution.

### Details

The following schedule of events outlines the tentative schedule for distributing the draft budget and Council budget deliberations.

March 26 at 8PM: Current draft budget package delivered to Council at end of Council meeting.

April 2 at 9AM: Deadline for Councillors to submit budget questions to CAO that could be (reasonably) guaranteed to be answered during initial presentation by staff.

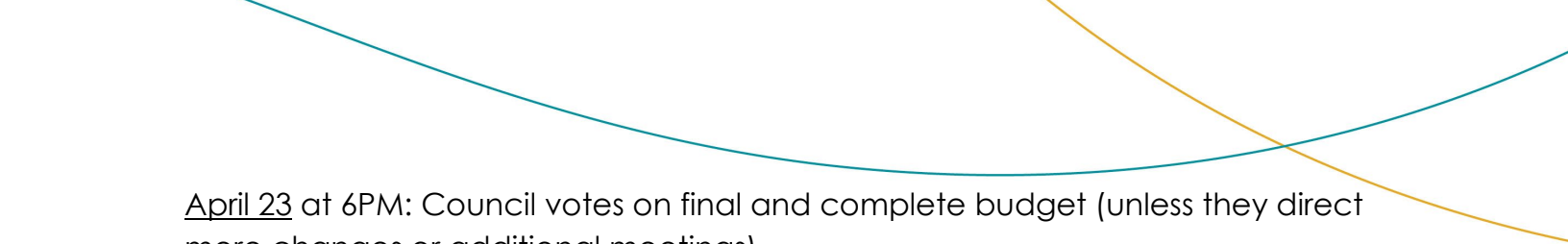
April 5 at 4PM: Draft budget included in public Council agenda and available for public viewing.

April 9 at 9AM: Staff present draft budget to Council and respond to any questions submitted by Councillors on or before April 2.

April 11 at 6PM-9PM: Special Meeting of Council to discuss the draft budget (starting with Capital).

April 16 at 9AM-12PM: Special Meeting of Council to discuss the draft budget.

April 19 at 4PM: Draft budget with all changes directed by Council included in public Council agenda.



April 23 at 6PM: Council votes on final and complete budget (unless they direct more changes or additional meetings).

Council may require additional time, however staff wanted to develop a draft plan for Council to initially consider.

### **Budget Impacts**

None at this time.

### **Communications**

A public notice will be posted on the website, as well as on social media pages advising meeting dates for the budget. If Council approves the live streaming recommendations, staff will also ensure the meetings are recorded and live-streamed.

### **Recommendation**

**(1) THAT** Council of the Region of Queens Municipality receive the report titled '2024-2025 Budget Meetings' for information.