

**Region of Queens Municipality Regular Council
Tuesday, February 11, 2025
9:00 a.m.**

MEETING MINUTES

Present:

Mayor Scott Christian, Chair
Deputy Mayor Maddie Charlton, District 2
Councillor Vicki Amirault, District 4
Councillor Wanda Carver, District 7
Councillor Jack Fancy, District 5
Councillor Stewart Jenkins, District 6
Councillor Courtney Wentzell, District 3

Regrets:

Councillor Roberta Roy, District 1

Staff:

Dan McDougall, Interim CAO
Pam Lovelace, Municipal Clerk

1.0 Call to Order and Land Acknowledgement

Mayor Christian called the meeting to order at 9:01 am. with a Land Acknowledgement.

2.0 Approval of the Agenda

Moved by Deputy Mayor Charlton, seconded by Councillor Jenkins

THAT the Council of the Region of Queens Municipality approve the agenda as circulated.

MOTION CARRIED.

Councillor Roy sent regrets for today's meetings.

3.0 Declaration of Conflict of Interests

There were no declarations of conflict of interest.

4.0 Approval of the Minutes

4.1 January 28, 2025

Moved by Councillor Amirault, seconded by Deputy Mayor Charlton

THAT the Council of the Region of Queens Municipality approve the January 28, 2025 minutes as circulated.

MOTION CARRIED.

5.0 Public Comment

Mayor Christian opened the meeting for comments from the public.

Speaker #1 - Janet Perry from Bristol Avenue spoke in objection to building an apartment building on Bristol Ave in Liverpool.

Speaker #2 - Tony Flint spoke to Council in objection to a new apartment building on Bristol Avenue and is the Appellant in the Site Plan Appeal later in the agenda.

Speaker #3 - Carrol Campbell spoke in objection to the construction of an apartment building on Bristol Ave. She asked if a traffic impact study was done.

Speaker #4 - Roger Wilcox, Bristol Ave, lives two lots from the proposed building. Mr. Wilcox wants the construction of the building stopped. He stated that he believes the building is too large for the lot.

Speaker # 5 – Janet Perry read a statement from Greg Rafuse.

Speaker #6 - Bob Schnard from Bristol Avenue spoke about the height of the proposed apartment building stating that it is too high.

Speaker #7: Paul Deveau from District 5 spoke to agenda item 10.5 CAO Selection Process report stating that all Councillors should be involved in the selection of the next CAO.

Mayor Christian called three times for additional speakers. No other speakers stepped forward.

6.0 Delegations and Presentations

6.1 Property Valuation Services Corporation –

Andrew Willsey and Paul Beazley presented on behalf of the Property Valuation Services Corporation (PVSC). Mr. Beazley gave an overview of the assessment process and how property value is determined. PVSC looks at the roughly 40,000 sales per year and collect information on building permits up until December 1 of each year before sending assessment notices in early January. All market value sales are considered during the process, however, non-market transfers such as tax sales, family sales, and bankruptcies are not considered.

Mr. Willsey gave an overview of the provincial Capped Assessment program and the Property Assessment Appeal process.

Councillor Jenkins asked what would cause a capped assessment to increase above the stated CAP percentage point. Mr. Willsey explained that if a permit was issued or the property is under construction, the assessed value could increase above the stated CAP amount.

6.2 South Shore Public Libraries

Ashley Nunn-Smith, Chief Librarian, South Shore Public Libraries gave a presentation on library operations. Program attendance has recovered from the pandemic and is now back at pre-COVID numbers. Physical and digital borrowing continues to grow. People are still coming to the library for books, but the library continues to add more services to book borrowing.

6.3 Queens Community Health Board

Tara Druzina, Chair, Queens Community Health Board gave a presentation on housing and food insecurity in Queens County. She urged Council to create a dedicated Advisory Council to address housing and food security considering

the high rate of poverty in Queens. Mayor Christian assured Ms. Druzina that community wellness is top of mind and that Council's strategic priorities will result in meaningful action because the municipality needs to take a leadership role.

7.0 Correspondence

Correspondence was received and circulated to Council prior to the February 11, 2025 Council meeting.

- 7.1 NSFAM Letter of Support for Coastal Protection
- 7.2 Queens County ATV Association Letters of Support

8.0 Committee Reports

Councillor Amirault, Chair of the Police Advisory Board, gave an update on the Feb 10th meeting of the Police Advisory Board. Mayor Christian stated that committee meetings are open to the public to attend, and the Region will ensure the public is aware of the upcoming committee meetings.

Councillor Jenkins reported on his recent meeting with the Auditors with Councillor Wentzell and Director of Finance, Joanne Veinotte.

9.0 Unfinished Business

- 9.1 Traffic Study - Main and Market

Adam Grant, Director of Infrastructure, responded to questions from Council on the traffic study report.

Moved by Councillor Carver, seconded by Councillor Jenkins

THAT Council approves the proposed expense detailed in the Traffic Study - Main and Market Staff Report of \$23,380 + HST be funded from the accumulated surplus.

MOTION CARRIED.

9.2 Site Plan Appeal Hearing – 48 Bristol Avenue, Liverpool

The purpose of the Site Plan Appeal Hearing is to provide the appellant, Anthony Flint, with an opportunity to present an oral and/or written presentation to Council of the Region of Queens Municipality respecting the decision of the Development Officer to approve a site plan to the owner of property identified as PID# 70026893 and located at 48 Bristol Avenue in Liverpool, which would allow for the construction of a 24-unit apartment building on the property.

Mike MacLeod, Director of Land Use, responded to questions on the site plan approval process. He confirmed that the decision of the Development Officer meets the criteria under the Land Use Bylaw.

Mayor Christian invited the appellant, Mr. Flint, to speak. Mr. Flint explained his reasons for appealing the approved site plan including a nearby wetland, the size of the building, sewer capacity and traffic.

Moved by Councillor Carver, seconded by Councillor Amirault

THAT Council of Region of Queens Municipality deny the appeal and uphold the decision of the Development Officer to issue site plan approval for development of a 24-unit apartment on property identified as PID# 70026893.

MOTION CARRIED.

Councillor Wentzell requested roll call vote:

For: Councillor Amirault, Mayor Christian, Deputy Mayor Charlton.

Against: Councillors Wentzell, Jenkins, Fancy, Carver.

MOTION DEFEATED.

Councillor Carver asked about the site plan changes with regards to building size. Director MacLeod explained that the site plan before and now are in compliance of the Land Use Bylaw. He explained the approval steps of planning and stated that this is not a development agreement because the site plan falls within the Land Use Bylaw as a permitted use. The site plan does not require wastewater or traffic review.

Mayor Christian called a break at 11:36 a.m.

Council resumed at 11:53 am.

Mayor Christian read out the motion again and explained what a yes vote to move forward with the site plan and the result of a No vote. He called for a roll call vote:

Recorded vote:

Yes, deny the appeal: Councillors Jenkins, Amirault, Fancy, Carver ,
Deputy Mayor Charlton, Mayor Christian.

No, accept the appeal: Councillor Wentzell.

MOTION CARRIED.

10.0 New Business

10.1 RCMP Report: 4th Quarter, October - December 2024
S/Sgt Archibald was unavailable as he was attending to a call.

10.2 Dangerous or Unsightly Premises – 790 Beech Hill Road, Beech Hill
Farms

Municipal Bylaw Officers, Kelly-Anne Hurley & Brenda Keating, gave a presentation to Council on the state of 790 Beech Hill Road.

Moved by Deputy Mayor Charlton, seconded by Councillor Amirault

That the Council of the Region of Queens Municipality receive the report titled Dangerous or Unsightly Premises – 790 Beech Hill Road, Beech Hill Farms;

And That the Council of Region of Queens Municipality declares the property located at 790 Beech Hill Road in Beech Hill Farms, and identified as PID #70055900, as dangerous or unsightly as defined in the Municipal Government Act;

And That an Order be served upon the owner(s) of the property requiring that within (30) days of the date of the service of the Order, the following work be carried out:

1. Full demolition of dwelling;

2. Construction and demolition materials transported to the Region of Queens Landfill Facility;
3. Leveling of the property;
4. Removal and proper disposal of remnants of recreational vehicle;
5. Removal of storage trailer / truck box;
6. Clean-up of previously collapsed outbuilding; and
7. Clean-up of miscellaneous items strewn about the property.

And That if the owner fails to comply with the Order, the Administrator may cause the requirements of the Order to be carried out and all expenses incurred by the Region of Queens Municipality become the responsibility of the property owner(s).

MOTION CARRIED.

10.3 Hillview Acres Operational Report

Audrey Wamboldt, Administrator of Hillview Acres, presented her report and responded to questions from Council. She explained that the new Service agreement with Department of Seniors and Long-term Care needs to be signed.

10.4 Human Resources Management Investment

Moved by Councillor Wetzell, seconded by Councillor Carver

That the Council of Region of Queens Municipality receive the report titled "Human Resource Management Investment" and authorize the CAO to begin the recruitment process for a Manager/Director of Human Resources, and direct staff to include associated expenditure in the 25/26 budget.

MOTION CARRIED.

10.5 CAO Selection Process

Moved by Councillor Carver, seconded by Councillor Jenkins

That the Council of Region of Queens Municipality receive the report titled "CAO Selection Process" and appoint (*) a CAO selection committee consisting of (number) council members and authorize the selection committee to spend money determined to be necessary and advisable,

including but not limited to advertising, candidate expenses including travel if appropriate, external consulting services including recruitment services, legal services, etc.

MOTION CARRIED.

11.0 Mayor's Report

11.1 Mayor's Report

Jan 31 – Feb 1 – facilitated strategic planning sessions – developed a long-term vision, a mission statement and set of strategic objectives for the organization to work toward. This marks an important step forward for our organization. Once polished, we'll be excited to share this strategy with the community. We've also engaged specialized professional resources to support the development of operational objectives and departmental workplans to align to the strategic objectives put forward by Council. As with any strategic plan, we will look for opportunities to adapt, modify, adjust the strategy in the weeks, months and years to come and we'll ensure that the broader community is engaged as we reflect and refine how the Municipality provides services and supports to move us toward a shared vision for the future of Queens.

Feb 5th – was pleased to sign the finalized Collective Agreement with IBEW unionized staff. We're continuing to engage with IBEW representatives to improve the working relationship between the union and our organization as an employer.

Over the past couple weeks, I've had the opportunity to meet with various community groups (including receiving an exciting update from the Queens Neighborhood Cooperative Housing group – the Lawrence street project is progressing nicely and they have their eyes on future sites for affordable housing in Queens), and business operators including Mersey Seafoods. I am encouraged to hear of all the interesting, exciting, important work on the horizon here in Queens.

Lastly, I'm very pleased to report that I have secured funding from the Canadian Centre on Substance Use and Addiction, for myself and another community member to participate in their Municipal Leaders

Table, In Lethbridge Alberta to collaboratively shape Canada's response to the substance use crisis in small communities.

12.0 Business from Members of Council

Deputy Mayor Charlton reminded everyone that the Lobster Crawl is still taking place for the rest of the month.

Moved by Deputy Mayor Charlton, seconded by Councillor Wentzell

THAT the Council of the Region of Queens Municipality move to closed session.

MOTION CARRIED.

Council returned to open session.

Moved by Councillor Carver, seconded by Councillor Fancy

That the Council of the Region of Queens Municipality authorize the municipality to enter into a contract with the SSRCE and North Queens Active Living Society.

MOTION CARRIED.

Added item: CAO Selection Committee:

Moved by Councillor Wentzell, seconded by Councillor Jenkins

That the Council of the Region of Queens Municipality appoint Mayor Christian, Deputy Mayor Charlton, Councillors Wentzell and Jenkins to the CAO Selection Committee.

13.0 Adjournment

Moved by Council Jenkins, seconded by Councillor Carver

Adjourned meeting at 1:54 p.m.

Mayor Scott Christian, Chair

Dan McDougall, Interim CAO

Heather Cook, Acting Municipal Clerk

Date Approved: February 25, 2025