

**REGION OF QUEENS MUNICIPALITY  
REGULAR COUNCIL  
TUESDAY, MAY 24, 2016  
IMMEDIATELY FOLLOWING PUBLIC HEARING –  
NEW TOURIST COMMERCIAL (C6) ZONE**

**PRESENT:** Mayor Christopher Clarke, Chair  
Councillor Darlene Norman  
Councillor Bruce Inglis  
Councillor Brian Fralic  
Councillor Jack Fancy  
Councillor Susan MacLeod  
Councillor Raymond Fiske  
Councillor Peter Waterman  
Jennifer Keating-Hubley, Director of Finance  
April Whynot-Lohnes, Municipal Clerk  
Christine Watson, Recording / Management Secretary

**REGRETS:** Councillor Darlene Norman  
Richard MacLellan, Chief Administrative Officer

**1.0 CALL TO ORDER:**

Mayor Clarke called the meeting to order at 9:50 a.m.

**2.0 CHANGES / APPROVAL OF AGENDA:**

**It was moved by Councillor MacLeod and seconded by Councillor Fralic that the Agenda be approved with the following changes:**

Item 13.3 will move to before Item 7.

Item 16.1 will be deferred and discussed at Special Council Meeting, May 30, 2016

**MOTION CARRIED unanimously.**

**3.0 PRESENTATION(S):**

**3.1 Clean Foundation – Home Warming Program – Michael MacKay**

Michael MacKay, Clean Foundation – Home Warming Program, was welcomed to Council to give an overview of services the organization offers.

Highlights included:

- HomeWarming is offered by Efficiency Nova Scotia and Clean Foundation as part of a province-wide energy efficiency upgrades to income-qualified homeowners. They offer a no-charge energy assessment and home upgrades to eligible Nova Scotians.
- The qualification for income is based on Low Income Cut-offs (LICO's) before-tax figures set by Statistics Canada, as below:

1 person	\$20,952
2 to 4 people	\$38,931
5 or more people	\$55,444

You are an owner of a single unit home located in NS and provide proof of ownership and live in your home year-round (your primary residence).

- HomeWarming is sponsored by Nova Scotia Power and the Province of Nova Scotia with funding of \$37 million for a 10-year program.

- The cost for an energy audit is typically \$99. However, if an applicant meets the income bracket identified, there is no cost. If an applicant qualifies a representative from Efficiency Nova Scotia will contact the applicant within three weeks of the application being received with a list of recommendations. The average costs of the recommendations are between \$5,000 to \$7,000 / home.
- Mr. MacKay provided brochures and asked that people visit their website or call for further information:

<http://HomeWarming.ca>

### 3.2 Western Regional Housing Authority Rep – Doug Adams

Doug Adams was welcomed to council to provide an update on activities of the Western Regional Housing Authority.

Public housing was established to provide safe, affordable rental housing for eligible low-income families and seniors, and for persons with disabilities, subsidized by public funds. Tenants pay a monthly rent they can afford based upon gross household income.

Highlights included:

Housing Nova Scotia is the government agency that administers the public housing program and provides funding to its five regional housing authorities to manage the public housing program. The housing authorities' primary responsibilities are to:

- Maintain the properties and housing units;
- Determine program eligibility;
- Maintain a wait list management system;
- Verify income of applicants/tenants;
- Calculate rents for tenants using the appropriate rental scale;
- Inspect units before move-in/move out;
- Administer the rent supplement agreements with co-ops, non-profits and private landlords;
- Answer inquiries concerning applications and processing

Mr. Adams reviewed the eligibility requirements which are:

- All household members are legal residents of Canada or landed immigrants;
- Meet municipal residency requirements;
- Fall within the set household income limits;
- For seniors' housing, at least one member of the household is 58-years-old or older.
- Special priority may be given to an application if moving to escape family violence, living in inadequate housing that causes an immediate health or safety risk, or need to live closer to medical services to maintain life-sustaining support services.
- Applications are available from local housing authority offices, and are held in high confidentiality.

Mr. Adams reviewed specifics to Queens County which included:

- 120 housing units,
- Wait lists for accommodations which presently consist of 6 families, 29 seniors and 4 non-elderly.

He closed by providing the location to further information on their website:

<http://housing.novscotia.ca/housing-authorities>

### 4.0 TABLING OF PETITIONS:

There were no petitions to come before this meeting.

**5.0 PUBLIC QUESTION / COMMENT SESSION:**

Leon Robertson, 45 College Street, Liverpool – Mr. Robertson asked for confirmation if Item 16.1 – Trestle Trail Bridge would be deferred to a Special Council meeting, to which Mayor Clarke confirmed yes.

**6.0 APPROVAL OF MINUTES:**

6.1 Council Minutes – May 10, 2016

**It was moved by Councillor Fiske and seconded by Councillor Waterman:**

**THAT the minutes of the Regular Council meeting held on May 10, 2016 be approved as circulated.**

**MOTION CARRIED unanimously.**

6.2 Public Hearing Minutes – May 10, 2016

**It was moved by Councillor MacLeod and seconded by Councillor Fiske:**

**THAT the minutes of the Public Hearing meeting held on May 10, 2016 be approved as circulated.**

**MOTION CARRIED unanimously.**

13.3 Amend Municipal Planning Strategy and Land Use Bylaw – Creation of New Tourist Commercial (C6) Zone

**It was moved by Councillor MacLeod and seconded by Councillor Waterman:**

**THAT the Council of the Region of Queens Municipality adopt a bylaw respecting amendments to the Region of Queens Municipality Municipal Planning Strategy, which would see:**

- 1. the creation of a new Tourist Commercial (C6) Zone;**
- 2. amending the Generalized Future Land Use Map (4) to change the designation of PID #70177357, 70177365, 70177373, 70177381, 70177399 and a portion of 70117817 to Commercial (C); and**
- 3. amending the Generalized Future Land Use Map (4) to change the designation of PID #'s 70261029 and a portion of 70117817 to Conservation (O);**

**AND THAT the Council of the Region of Queens Municipality adopt a bylaw respecting amendments to the Region of Queens Municipality Land Use Bylaw, which would see:**

- 1. the rezoning PID #'s 70177357, 70177365, 70177373, 70177381, 70177399 and a portion of 70117817 from Seasonal Residential (R7) to Tourist Commercial (C6); and**
- 2. the rezoning of PID #'s 70261029 and a portion of 70117817 from Seasonal Residential (R7) to Conservation (O1).**

Mike MacLeod, Planner, reviewed the background of the application from Interlake Realty and clarified the revisions to the application that arose from the December 8, 2015 Public Hearing (copy of presentation attached to original set of Minutes).

Council members provided their reasons for not supporting the motion as presented.

**MOTION DEFEATED unanimously.**

Further discussions ensued and Council decided to take a 10 minute recess so that staff could bring back a new motion that Councillors felt they could support. This new motion would see the Mill Pond area rezoned to conservation, as was the wishes of the applicant, Doug White, and to not create a new tourist commercial zone. The Council meeting reconvened and the new motion was presented.

**It was moved by Councillor MacLeod and seconded by Councillor Waterman:**

**THAT the Council of the Region of Queens Municipality adopt a bylaw respecting amendments to the Region of Queens Municipality Municipal Planning Strategy, which would see amendments to the Generalized Future Land Use Map (4) to change the designation of PID #'s 70261029 and a portion of 70117817 to Conservation (O);**

**AND THAT the Council of the Region of Queens Municipality adopt a bylaw respecting amendments to the Region of Queens Municipality Land Use Bylaw, which would see the rezoning of PID #'s 70261029 and a portion of 70117817 from Seasonal Residential (R7) to Conservation (O1)**

**MOTION CARRIED unanimously.**

**7.0 DANGEROUS OR UNSIGHTLY PREMISES:**

There were no dangerous or unsightly premises presented at this meeting.

**8.0 ECONOMIC DEVELOPMENT:**

8.1 Request to Waive Policy 58 at Liverpool Courthouse – Queens Manor

**It was moved by Councillor Fralic and seconded by Councillor Inglis:**

**THAT the Council of the Region of Queens Municipality waive Policy 58 to allow for the consumption of alcohol on municipal property at the Liverpool Courthouse, 137 Church Street, Liverpool, the evening of Thursday, September 29, 2016, and that no liquor be sold, given away, or consumed prior to the Region of Queens Municipality being provided a certificate of insurance from the appropriate authorities confirming that at least \$2,000,000 of liability insurance is in place for the event with the Region as an additional insured, and a copy of the in effect liquor license from the Province of Nova Scotia is provided to the Region, and that all municipal, provincial, and federal laws be strictly adhered to.**

**MOTION CARRIED unanimously.**

**9.0 CORPORATE SERVICES:**

9.1 Outdoor Church Services – Salvation Army

**It was moved by Councillor Fiske and seconded by Councillor Waterman:**

**THAT the Council of the Region of Queens Municipality grant permission to Liverpool Salvation Army and Highway Pentecostal Assembly to hold open-air church services in the lower parking lot adjacent to Liverpool Home Hardware on Sunday evenings from July 3 – September 4, 2016, inclusive, provided noise levels are kept to reasonable levels; and**

**PROVIDED Liverpool Salvation Army and Highway Pentecostal Assembly adhere to all applicable laws and regulations in effect on these dates, including parking lot regulations.**

Jennifer Keating-Hubley stated that the Salvation Army and Highway Pentecostal Assembly make this request to Council on a yearly basis.

**MOTION CARRIED unanimously.**

9.2 Hillsview Acres Phone System

**It was moved by Councillor Fiske and seconded by Councillor Fralic:**

**THAT the Council of the Region of Queens Municipality approve the purchase of the Avaya IP Office phone system for Hillsview Acres, in the amount of \$6,170 to be paid by special operating reserve.**

**MOTION CARRIED unanimously.**

**10.0 ENGINEERING AND WORKS:**

There were no items to come before this meeting.

**11.0 FINANCE**

The expenses of Councillors/ Mayor will be provided at next Council meeting.

**12.0 RECREATION AND COMMUNITY FACILITIES:**

There were no items to come before this meeting.

**13.0 PLANNING:**

13.1 Lease with Hell Bay Brewing Company Limited

**It was moved by Councillor MacLeod and seconded by Councillor Fralic:**

**THAT the Council of the Region of Queens Municipality approve a lease agreement with Hell Bay Brewing Company Limited for a portion of Municipally owned lands on the corner of Legion Street and Henry Hensey Drive in Liverpool, which would allow for the establishment of a temporary patio area to serve patrons their locally brewed beer products.**

Mike MacLeod, Planner, stated this lease is a follow-up from April 14, 2016 Council meeting.

**MOTION CARRIED unanimously.**

13.2 Easement Request – Main Street Liverpool

**It was moved by Councillor MacLeod and seconded by Councillor Fiske:**

**THAT the Council of the Region of Queens Municipality direct Staff to negotiate an easement agreement with Stephen Delong, which will enable Mr. Delong to erect and maintain in good order a privacy fence on a portion of Municipally owned lands; identified as PID #70018338 and located adjacent to the Liverpool Fire Hall on Main Street in Liverpool;**

**AND THAT all costs associated with the preparation of the easement agreement and erection of the fence be borne by Mr. Delong.**

Mr. MacLeod stated the owner of the property, Stephen Delong, is adjacent to the Liverpool Fire Hall and wishes to erect fencing to provide a buffer from debris and noise from events that occur at the Hall.

Mr. Delong will assume responsibility for maintaining the grounds and the costs associated with erecting the fence.

**MOTION CARRIED unanimously.**

**14.0 QUEENS PLACE EMERA CENTRE:**

There were no items to come before this meeting.

**15.0 REPORTS**

Items 15.1, 15.2, 15.3 and 15.4 were included in the agenda package as information:

- 15.1 Bylaw Enforcement Officer's Monthly Report – April 2016
- 15.2 Building Inspector's Monthly Report – April 2016
- 15.3 Town Hall Arts & Cultural Centre Monthly Report – April 2016
- 15.4 RCMP Monthly Report – April 2016

**16.0 OTHER:**

16.1 Trestle Trail Bridge – Deferred to Special Council meeting on Monday, May 30, 2016.

**17.0 IN-CAMERA ITEMS**

**It was moved by Councillor Fiske and seconded by Councillor Fralic that the proceedings go “In-Camera” at 11:30 a.m. to discuss the following:**

- 17.1 In-Camera, Contract Negotiations, MGA 22(2)e (Verbal)**
- 17.2 In-Camera, Personnel Matter, MGA 22(2)c**

**MOTION CARRIED unanimously.**

**It was moved by Councillor Inglis and seconded by Councillor Fiske that the proceedings come out of “In-Camera” at 12:30 p.m.**

**MOTION CARRIED unanimously.**

**18.0 ADJOURNMENT**

There being no further business, the meeting adjourned at 12:30 p.m.

  
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Mayor Christopher Clarke, Chair

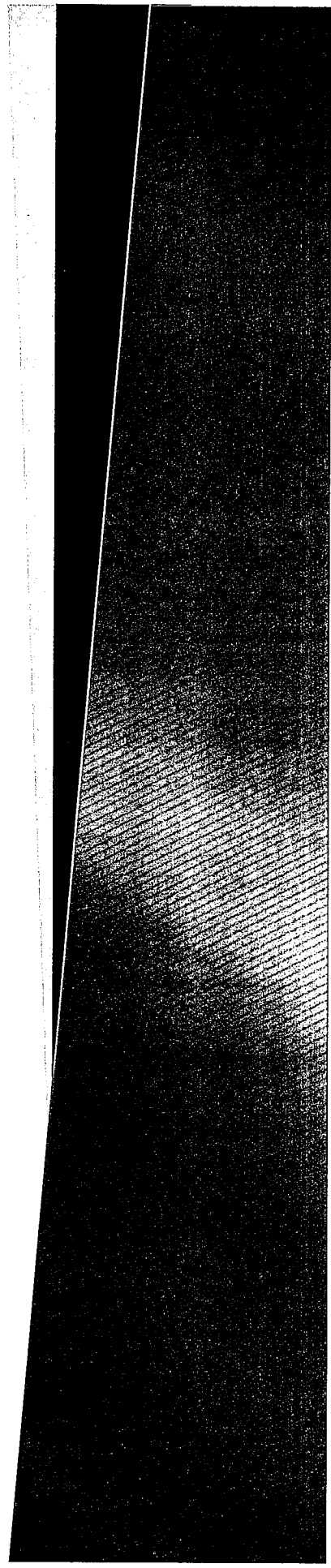
  
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April Whynot-Löhnes, Municipal Clerk

  
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Christine Watson, Recording / Management Secretary

Date Approved: June 14, 2016

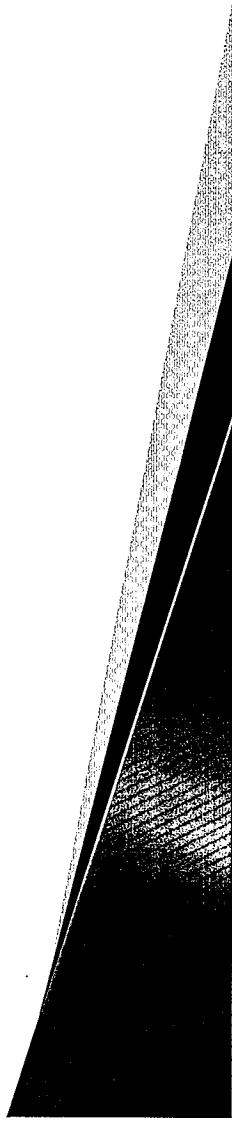
# **Proposed Municipal Planning Strategy and Land Use Bylaw Amendments -**

## **Old Mill Lane, Labelle**

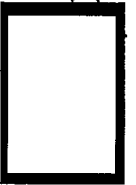


## Background:

- In September of 2015, application was received respecting proposed amendments to the Municipality's Planning Document to allow for a recreational rental development on seven parcels of privately owned land on Old Mill Lane in Labelle.
- The original proposal was to establish a new Tourist Commercial (C6) Zone, create special development requirements to apply to this zone and to rezone the lands from Seasonal Residential (R7) to Tourist Commercial (C6).

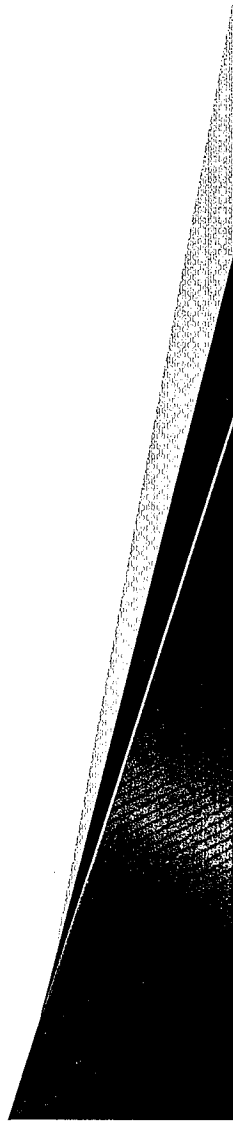


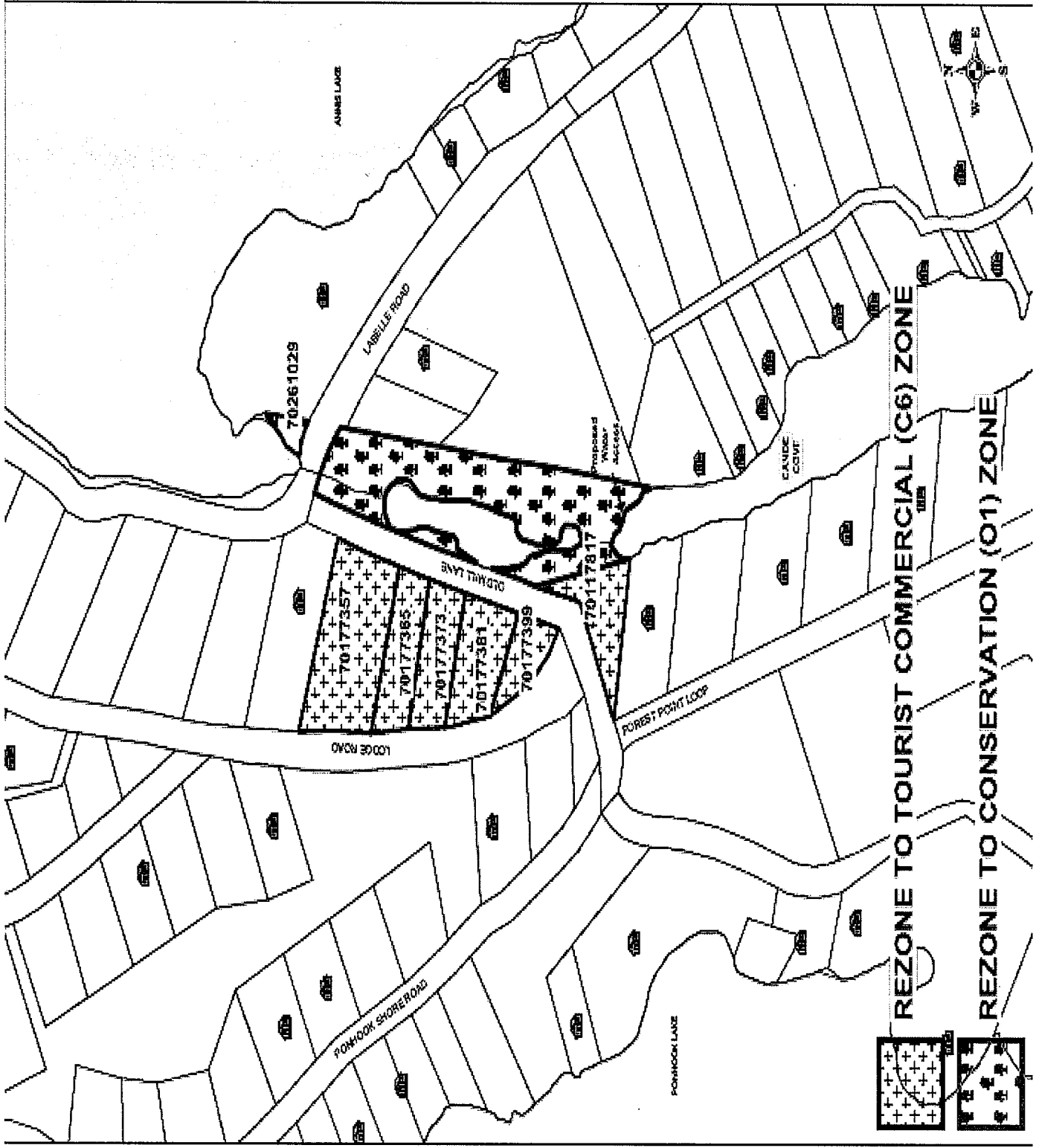




- The proposal went to the Planning Advisory Committee and to Council in November of 2015, with a recommendation to proceed to the public hearing stage.
- A public hearing on the proposed amendments was held on December 8, 2015.
  - Concern was expressed by property owners in the area, particularly for the area around what is known as the Mill Pond.
  - Request to have the Mill Pond area removed from the proposed commercial zone and to have it zoned as a conservation area.
  - Municipal Staff was requested to review proposed amendments with the Developer, in light of comments received at the public hearing.
  - A second public hearing was scheduled for May 24, 2016.

- Municipal Staff met with the Developer to discuss suggested changes to original proposal and Developer agreed that the area around the Mill Pond should be zoned as conservation.
- Developer would like to erect a small building, to store several canoes and kayaks, on a portion of PID# 70117817 closer to Forest Point Loop.
- Developer proposes to access the top of Canoe Cove for canoe and kayak use via the south east corner of PID# 70117817. No physical development; however.





REZONE TO TOURIST COMMERCIAL (C6) ZONE

REZONE TO CONSERVATION (O1) ZONE

