

Region of Queens Municipality

Public Hearing

**To amend an existing Development Agreement with
Wa-Su-Wek Ltd. to allow for a Self-Storage Business on
Property Identified as PID#70218896 and located
at 85 Hillside Road in Brooklyn**

Tuesday, June 8, 2021

9:00 a.m.

Agenda

This meeting will be held virtually using the free software program known as Zoom. If you wish to watch/listen to the meeting through Zoom, please contact Heather Cook at hcook@regionofqueens.com (902) 354-5741 to receive the meeting link details.

PURPOSE:

The purpose of this 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 its intention to amend an existing development agreement with Wa-Su-Wek Ltd., dated October 29, 1999, to allow for a self-storage business on property identified as PID #70218896 and located at 85 Hillside Road in Brooklyn.

The procedure for this Public Hearing is as follows:

A. OPENING REMARKS:

- 1) Every person is eligible to speak, but first must be recognized by the Chair and must give his or her name and address before commencing.
- 2) A person may speak more than once, but preference will be given to those who have not previously spoken.
- 3) This meeting will be conducted following parliamentary procedure. This Council uses its own Rules of Order, as well as Bourinot's Rules of Order.
- 4) The floor is now open for comments.

B. CLOSING REMARKS

C. ADJOURNMENT

**Region of Queens Municipality
Staff Report**

To: Council

From: Mike MacLeod

Date: May 11, 2021

Re: Self-Storage - 85 Hillside Road by Development Agreement

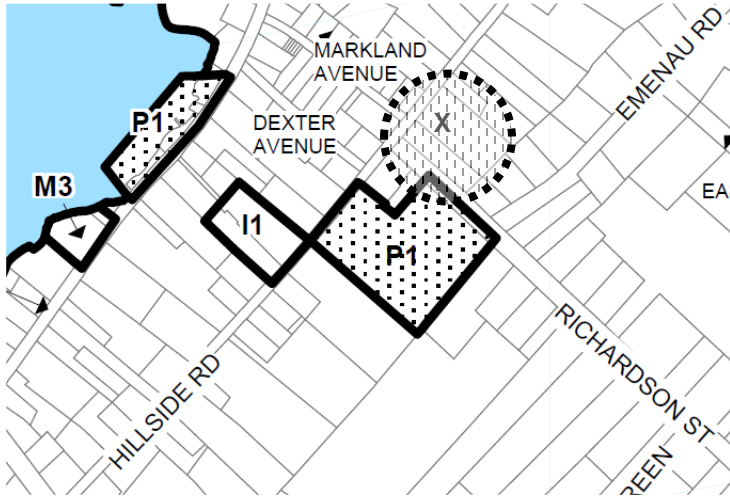
Background

Region of Queens Municipality has received an application to enter into a development agreement that would allow for a self-storage business on property identified as PID# 70218896 and located at 85 Hillside Road in Brooklyn. A copy of the application is attached as Appendix A.

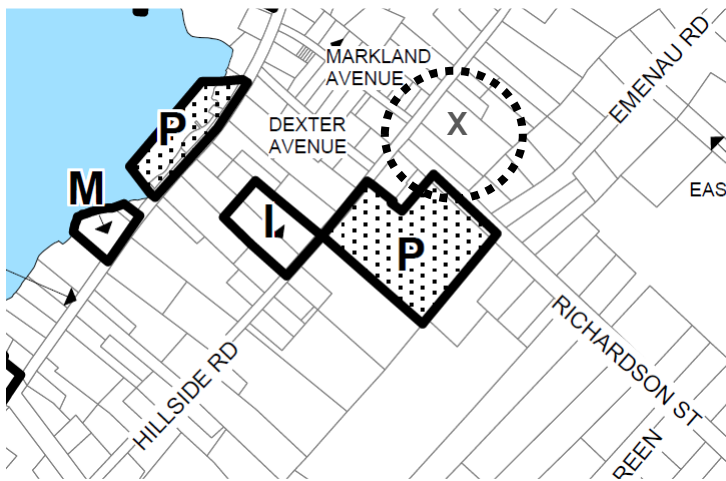


Details

The property is zoned as General Residential (R2) under the Land Use Bylaw and has a future land use designation of Residential (R) under the Municipal Planning Strategy.



Zoning Map 1



Generalized Future Land Use Map 1

Within the R2 Zone, a development permit shall only be issued for one or more of the following uses:

➤	Bed and breakfast establishments with not more than five (5) rooms to let and subject section 10.5;
➤	Boarding houses to a maximum of five (5) units;
➤	Churches subject to the I1 Zone requirements;
➤	Converted dwellings to a maximum of five (5) dwelling units subject to Section 10.4;
➤	Day nurseries and kindergartens;
➤	Duplex dwellings;

➤	<i>Elementary and secondary schools subject to the I1 Zone requirements;</i>
➤	<i>Home Business, subject Section 9.1;</i>
➤	<i>Household livestock operations;</i>
➤	<i>Mini (Mobile) homes subject to Section 11.4 and the Region's Mobile Home Bylaw;</i>
➤	<i>Parks and playgrounds;</i>
➤	<i>Row houses to a maximum of five (5) units;</i>
➤	<i>Semi-detached dwellings;</i>
➤	<i>Single detached dwellings;</i>
➤	<i>Small options homes;</i>
➤	<i>Triplex dwellings</i>

The property owners currently operate a small manufacturing business in the existing building, making Christmas wreath rings and novelty items. This use was permitted through a development agreement, which was entered into in 1999 and was in compliance with policy of the Municipal Planning Strategy of that time. A copy of the existing development agreement is attached as Appendix B.

A self-storage business is a use that is not permitted as of right in the General Residential (R2) Zone. This being said; however, Council recently approved amendments to the Region's Municipal Planning Strategy (2021) to address self-storage businesses in the R2 Zone. Amendments included the following:

“Self-Storage businesses are increasing in popularity across Nova Scotia and the Region of Queens Municipality is no exception. There has been increasing interest in the establishment of such operations within certain Urban Development Areas. Council is aware of the increasing demand for this type of use and wishes to provide for greater opportunity for the establishment of new self-storage businesses. This being said; however, Council still wishes to maintain a degree of control over the locations where they can be established, to minimize land use conflicts.

“Policy 3.3.49

It shall be the intention of Council to consider new self-storage businesses in the General Residential (R2) Zone by development agreement, under section 225 of the Municipal Government Act and subject to Policy 12.6.1.”

When evaluating development agreements, or amendments thereto, Council must be cognizant of the overall goals and policies of this MPS. In particular, it should have regard to the criteria listed in Policy 12.6.1.

Policy 12.6.1

It shall be the intention of Council, when evaluating a Development Agreement, to have regard to the following matters where applicable:

- a. the proximity of the proposed development to recreational and other community facilities;*
- b. the impact of the proposed development on:*
 - 1. existing residential and institutional uses in the area with particular regard to the use and size of the structures that are proposed, buffering and landscaping, hours of operation for the proposed use (where applicable), noise and other similar features of the use and structure in order to minimize any potential land use conflicts with adjacent uses;*
 - 2. adequacy of municipal services with particular regard to demands on the sewer system, water system, fire protection, refuse collection, police protection, existing schools and churches;*
 - 3. pedestrian and vehicular traffic circulation with particular regard to the traffic that the development will generate, the adequacy of the proposed accesses to and from the site, traffic flows in and around the site in terms of its ability to handle any new traffic, and the adequacy of the proposed parking areas; and*
 - 4. structures on abutting lots in terms of proposed exterior siding and in terms of architectural characteristics taking into consideration such things as height, roof line and lot coverage to minimize any potential land use conflicts between the proposed development and structures on abutting properties.*
- c. submission of a site plan showing the location of the uses and the structure or structures on the lot, building layout, parking areas, accesses to and from the site, signage provisions, buffering or landscaping provisions and lighting provisions;*
- d. adequacy of the proposed lot to ensure that adequate screening and landscaping can be undertaken to minimize the potential for any land use conflicts with adjacent uses.*

Policy 12.6.2

It shall be the intention of Council to recognize that Development Agreements shall contain such terms and conditions as are necessary to ensure that the development is consistent with the policies of this MPS. To this end, Development Agreements shall include some or all of the following terms where applicable:

- a. the specific use or uses of the land;*
- b. the size of the structures if new ones are proposed or the size of any proposed expansions to existing structure or structures;*
- c. provisions for adequate buffering to screen the development from adjacent conflicting land uses;*
- d. any matter that may be addressed in a Land Use Bylaw (i.e. parking requirements and yard requirements);*
- e. time limits for the initiation of construction;*

- f. noise levels;
- g. the hours of operation and the maintenance requirements of the proposed use or uses; and
- h. all other matters enabled in Section 227 of the Municipal Government Act.

The existing development agreement contains provision whereby the developer is permitted to seek amendments to the agreement (Clause 8). The process for making amendments to a development agreement is the same as the process for entering into the agreement itself, and requires a public hearing process prior to Council making a decision. Section 230 of the MGA sets out that:

Adoption or amendment of development agreement

230 (1) A council shall adopt or amend a development agreement by policy.

(2) A council shall hold a public hearing before approving a development agreement or an amendment to a development agreement.

(3) Only those members of the council present at the public hearing may vote on the development agreement or the amendment.

(4) Upon approving a development agreement or an amendment to a development agreement, the clerk shall place a notice in a newspaper circulating in the municipality stating that the development agreement is approved and setting out the right of appeal.

(5) The clerk shall file a certified copy of a development agreement or amendment with the Minister when notice of the development agreement or an amendment to it is published.

(6) Within seven days after a decision refusing to approve a development agreement or an amendment to a development agreement, the clerk shall notify the applicant in writing, giving reasons for the refusal and setting out the right of appeal.

(7) Amendments to those items in a development agreement that the parties have identified as not substantive, if the substantive items were identified in the agreement, or that were not identified as being substantive, do not require a public hearing. 1998, c. 18, s. 230; 2003, c. 9, s. 60.

Considerations

- PID # 70218896 is located on Hillside Road in Brooklyn.
- Area is primarily low density residential development.
- Property is approximately 1 acre in size, with approximately 150 feet of road frontage.
- Existing building is approximately 4,900 square feet in area.
- The building is currently home to Wa-Su-Wek Limited, which produces Christmas wreath rings and novelty items and also houses the Brooklyn post office.
- Property is zoned as General Residential (R2).
- There is an existing development agreement (1999) which allows for additional use of a manufacturing business on the property.
- Existing development agreement allows Council to consider amendments.
- Council has the ability to consider self-storage businesses under Policy 3.3.49 of Municipal Planning Strategy.

Potential Options

1. Maintain status quo (deny development agreement amendment request); or
2. Amend existing development agreement with Wa-Su-Wek Ltd., dated October 29, 1999, to allow for the establishment of a self-storage business on property identified as PID#70218896 and located at 85 Hillside Road in Brooklyn.

Tentative Timeframe

<u>Date</u>	<u>Procedure</u>
May 3, 2021	Planning Advisory Committee
May 11, 2021	Council
May 19, 2021	First Public Notice
May 26, 2021	Second Public Notice
June 8, 2021	Public Hearing
June 8, 2021	Council
June 16, 2021	Notice of Passing
July 2, 2021	Appeal Period Ends

Staff have reviewed the application and the existing development agreement and are of the opinion that the agreement can reasonably be amended to meet the needs of the applicant and also mitigate potential issues that the operation may have on the surrounding area.

The Region's Planning Advisory Committee (PAC) met on May 3, 2021 VIA Zoom to review the application and the proposed use of the property. Following discussion on

the implications of the proposed use of the property, the Committee recommended in favor of amending the existing development agreement to allow for a self-storage business on property located at 85 Hillside Road in Brooklyn

A draft copy of the Policy respecting the development agreement amendments has been prepared for discussion purposes and is attached hereto as Appendix C.

Applicable Legislation

Municipal Government Act.

Budget Impacts

No budget implications. Applicant is responsible for costs associated with development agreement process.

Recommendation

THAT Council of Region of Queens Municipality give notice of its intention to amend an existing development agreement with Wa-Su-Wek Ltd., dated October 29, 1999, to allow for a self-storage business on property identified as PID# 70218896 and located at 85 Hillside Road in Brooklyn;

AND THAT a Public Hearing be held on June 8, 2021 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m. In the event that Public Health directives prohibit an in-person hearing, arrangements will be made to host the public hearing through an authorized on-line platform.

Appendix A



REGION OF QUEENS MUNICIPALITY LAND USE BYLAW AMENDMENT & DEVELOPMENT AGREEMENT APPLICATION

For Internal Use Only

Acceptance Date: April 9/21
Processing Date: _____

1. Application Type:

- Land Use Bylaw Amendment
 Development Agreement

2. Property Information:

Civic address of subject property - 85 Hillside Rd Brooklyn

Property Identification Number (PID) - 70218896

Present use of subject property - Commercial Zone B2

Proposed Use of subject property - Same as above with Self Storage

Existing Lot Size - 46,174 sqft : 1.06 acres

Existing Lot Frontage - _____

3. Property Owner Information:

Name - UB-SU-WEK Ltd

Applicant is :

- Owner
 Agent of Owner

Civic Address - 85 Hillside Road Brooklyn NS B0S1H0

Mailing Address (If different from Civic Address) - Same

Telephone Number - 902

Email Address - _____

4. Zoning Information:

Existing Zoning - B2

Proposed Zoning - B2 with Storage Units

5. Property Servicing Information:

Water Services –

- Municipal System - Existing Proposed
Drilled Well - Existing Proposed
Dug Well - Existing Proposed
Other - _____

Sewer Services –

- Municipal System - Existing Proposed
On-site System - Existing Proposed
Other - _____

Access –

- Public Road - Existing Proposed
Private Road - Existing Proposed
Other - _____

6. Declaration:

- Registered Owner of Property (Please print)

I / We UN-SI-WEK Ltd do solemnly declare that I / We are the current registered owner(s) of the property described in this application. I / We have examined the contents of this application and certify that the information submitted is accurate.

Registered Owner Grace Conrad
Signature Grace Conrad
Date April 13, 2021

Registered Owner (if more than one) Cathy Conrad
Signature Cathy Conrad
Date April 13, 2021

- Authorization of Registered Owner (Please print)

I / We _____ authorize _____
To act as agent and sign this application on my / our behalf for property located at
(Civic Address) _____ and identified as PID# _____.

Notes:

1. The requirements of a Land Use Bylaw amendment or development agreement application are established by the Planning Department of the Region of Queens Municipality. An application approval process will not commence until a completed application and advertising deposit are received.

Deposit of \$700 was paid Sept 2020
attached is an e-mail confirmation from Mike MacLeod

WA-SU-WEK Limited

P.O. Box

Nova Scotia Producer of
Christmas Rings
& Novelty Items

www.wasuwek.com

email:

Phone:

Fax : 0

To The Region of Queens,

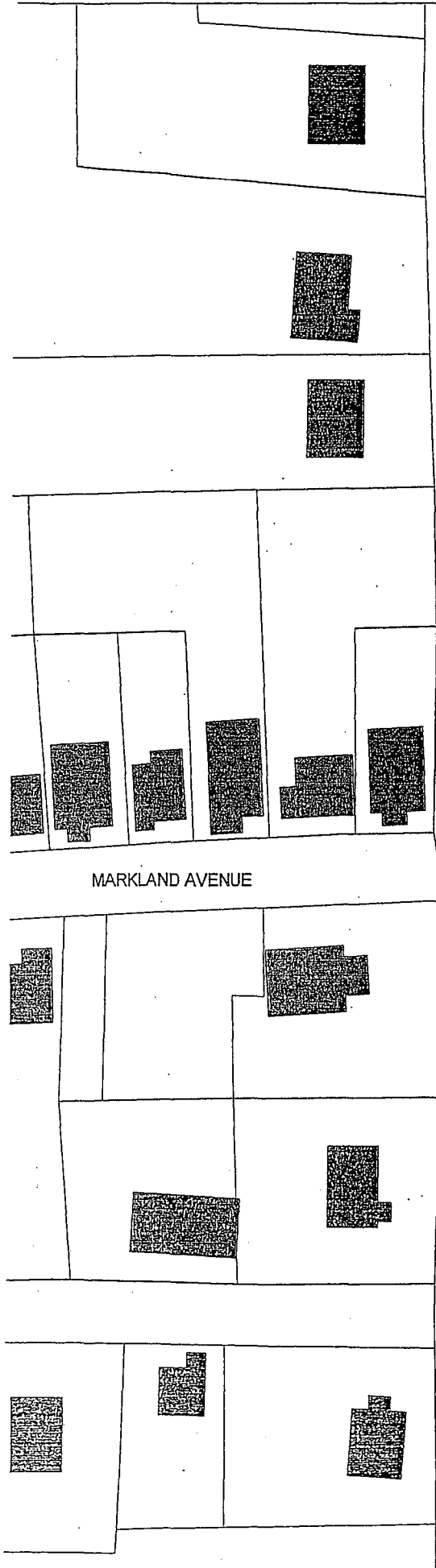
Currently we operate a small wreath ring and novelty item business Wa-Su-Wek Ltd that has been in business within the Queens County community for 38 years and then expanded with the Brooklyn Canada post office at our 85 hillside road Brooklyn NS address. We have experienced some hardships over the last few years and we are looking to expand our business in hopes of being able to keep our doors open. If we are not able to add a new service at this location to help increase revenue, we will be looking at possible closure for both Wa-Su-Wek Ltd and the Brooklyn Postal Outlet. Before the end of 2021 year.

We have been looking at expanding within the current building just by doing a few minor Reno's within the building itself nothing on the current exterior. The Reno's that would be done are adding a few interior walls. As well rearranging our current working areas within the building. Our Business adventure that we have been looking at is adding storage units. We are looking at adding between 4 to 14 units within the building. These units' customers would be able to access them from the inside, during current business hours Monday to Friday 9:00 AM to 4:30 PM or via appointment outside the regular business hours only until 10:00 PM. Weekend hours for Saturday – Sunday 9:00 am -10:00 pm by appointment only.

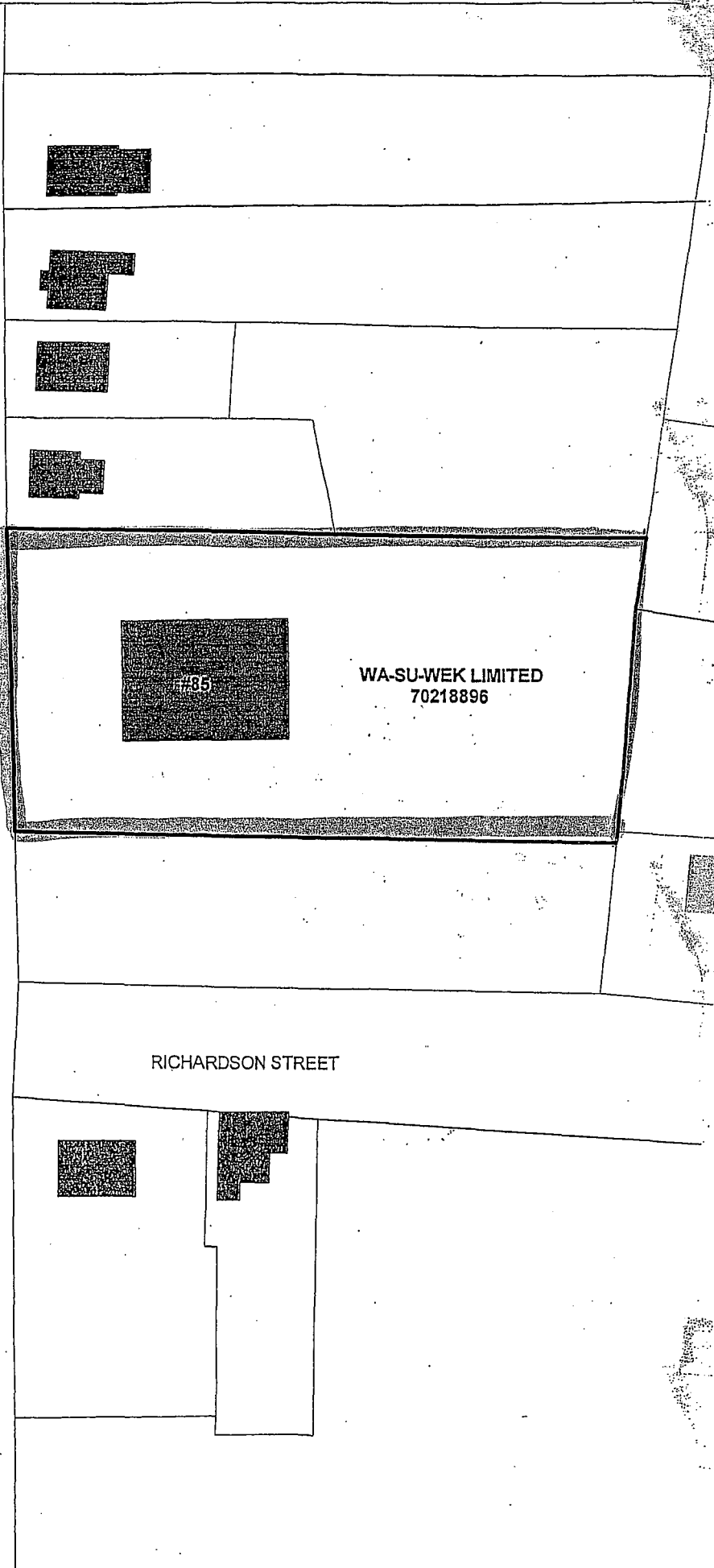
We do not see this type of business having any negative impact on our neighbors. As we currently have a loading area that trucks are in and out of picking up and dropping stock off daily, within the current business hours Monday to Friday 9:00 AM to 4:30 PM. As well with the current traffic and parking with the post office on site. As far as access by appointment these appointments would be within reason no access to building during the hours of 10:00 PM – 9:00 AM in respect to our current neighbors.

At this point in time a quick response from the Region of Queens would be greatly appreciated as we will be on a tight dead line to get the Reno's done and advertising out for this business adventure. We have had some interest from people of Queens and Lunenburg area that have sot interest in renting storage units with us.

Thank you for your time
WA-Su-Wek Ltd



HILLSIDE ROAD



MARKLAND AVENUE

RICHARDSON STREET

#35

WA-SU-WEK LIMITED
70218896

To Highway #3

30' Wide

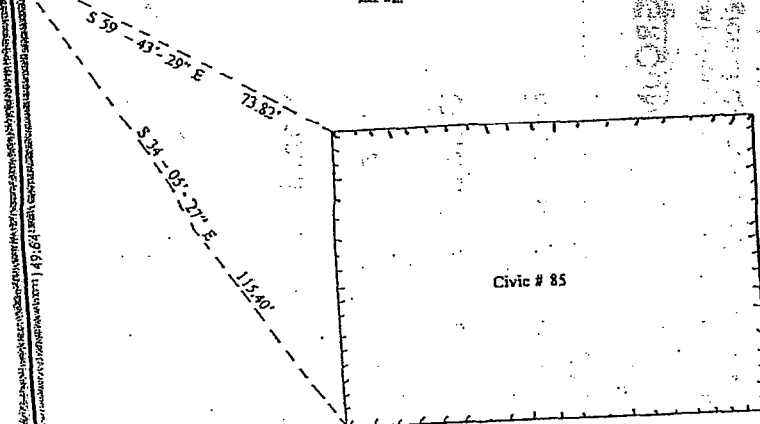
HILLSIDE ROAD

S.M.(fd) 365

S.M.(fd) 365

S 58° 41' 19" E 155.41' S 19° 17' 11" E 155.41'

Back Wall



Civic # 85

~~LOT 12~~

PID# 70087887

REMAINDER AREA = 46,342.33 Sq.Ft.
1.06 ACRES

BOOK 68 PAGE 339

ALFRED AND

S.M.(pl)

S.M.(pl)

N 87° 51' 00" W 299.58' S 187° 51' 00" E 299.58'

73.0'

N 00° 45' 16" W

S.M.(fd) 365

LOT 3

AREA = 22,038 Sq.Ft.
0.51 ACRES

N 87° 52' 58" W

289.52'

RICHARDSON ROAD

Road Width Varies

To North Street

73.0'

S 06° 56' 11" W

S.M.(fd) 365

S 06° 56' 11" W
33.84'

116.57'

S 06° 56' 11" W



U.S.

BOOK

BOOK

ALL THAT CERTAIN LOT PIECE OR PARCEL OF LAND SITUATED LYING AND BEING AT BROOKLYN IN THE COUNTY OF QUEENS AND IN THE PROVINCE OF NOVA SCOTIA AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BOLT WITH AN ALUMINIUM CAP MARKING THE EASTERN BOUNDARY OF HILLSIDE ROAD AND THE SOUTHERN BOUNDARY OF LANDS OF LURAL MANSFIELD;

THENCE S87-55-41E FOR 319.71 FEET ALONG THE SOUTHERN BOUNDARY OF LANDS OF LURAL MANSFIELD AND LANDS OF WELLS AND HILDA PARNELL TO AN IRON BOLT WITH AN ALUMINIUM CAP MARKING THE WESTERN BOUNDARY OF LANDS OF DAVID GRANT;

THENCE S06-56-11W FOR 150.41 FEET ALONG THE WESTERN BOUNDARY OF LANDS OF DAVID GRANT AND LANDS OF ALFRED AND THERESSA BREWESTER TO AN IRON BOLT WITH AN ALUMINIUM CAP MARKING THE NORTHERN BOUNDARY OF LOT #3 TO BE RETAINED BY THE REGION OF QUEENS MUNICIPALITY;

THENCE N87-51-00W FOR 299.58 FEET ALONG THE SAID RETAINED LANDS TO AN IRON BOLT WITH AN ALUMINIUM CAP MARKING THE EASTERN BOUNDARY OF HILLSIDE ROAD;

THENCE N00-45-16W FOR 149.64 FEET ALONG THE EASTERN BOUNDARY OF HILLSIDE ROAD TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LOT CONTAINS IN ALL 1.06 ACRES MORE OR LESS.

BEARINGS ARE NOVA SCOTIA GRID NORTH.

BEING AND INTENDED TO BE THAT PORTION OF PROPERTY AS SHOWN AS LOT #1-2 ON A PLAN OF SURVEY, PLAN #C-166, BY MERVIN W. HARTLEN N.S.L.S. #365 DATED THE 25TH DAY OF MAY 1999 AND REVISED THE 22ND DAY OF JULY 1999.

ALSO BEING AND INTENDED TO BE A PORTION OF THE LANDS AS DESCRIBED IN A DEED OF CONSOLIDATION AS RECORDED IN BOOK 359 AT PAGE 134-135.

Appendix B

THIS AGREEMENT made this 29 day of OCTOBER, A.D., 1999.

00911

BETWEEN:

QUEENS COUNTY REGISTRY OF DEEDS	1693	361	911-916
I certify that this document was registered as shown here.	Document #	Book	Pages
Peggy Zwicker Registrar	10 29 1999		2:51 pm
pc	MM DD YYYY		Time

WA-SU-WEK LTD., a body corporate with Head Office in Liverpool, in the County of Queens and Province of Nova Scotia, hereinafter referred to as the "Developer"

OCT 29 1999

1693

OF THE ONE PART

-and-

THE REGION OF QUEENS MUNICIPALITY, a municipal corporation, duly incorporated under the laws of the Province of Nova Scotia and having its office in Liverpool in the County of Queens and Province of Nova Scotia, hereinafter referred to as the "Region"

OF THE SECOND PART

WHEREAS the Developer has requested that the Region enter into a Development Agreement, with the developer, pursuant to Sections 225 and 230 of the Municipal Government Act of Nova Scotia, so that the Developer may use the property in a manner which is not presently provided for under Brooklyn's Land Use Bylaw;

AND WHEREAS the Region is prepared to enter into such agreement on the terms and conditions hereinafter set forth;

NOW THEREFORE, in consideration of the benefits, which flow to both parties as a result of the covenants contained herein, the parties hereto agree by and between themselves as follows:

1. THAT the Region is the registered owner of the lands described in Schedule "A" attached hereto (hereinafter referred to as "the lands") which lands are depicted in Schedule "B";
2. THAT the Developer has agreed to purchase the lands described in Schedule 'A' by formal Purchase and Sale Agreement, dated May 14, 1999, upon approval of this Development Agreement;
3. THAT the developer shall not develop or use the land for purposes other than those described in this agreement;
4. THAT the proposed uses of the land, which are permitted under this Development Agreement are the following:
 - (a) operation of a manufacturing business in the building situated on lands described in Schedule 'A';
5. THAT with respect to the ability of the Developer to use the subject lands and premises for a manufacturing operation, in accordance with Section 4, they may do so upon the following conditions:
 - (a) that the manufacturing operation shall be conducted wholly within the building situated on the lands described in Schedule 'A';
 - (b) that there shall be no outdoor storage on lands described in Schedule 'A';

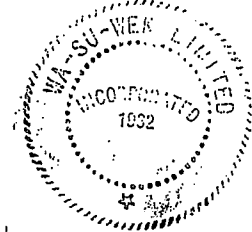
- (c) that the hours of operation for the manufacturing activities be limited to 7:30 a.m. to 4:00 p.m. Monday to Friday;
 - (d) that there shall be no overnight parking of commercial motor vehicles on the lands;
 - (e) that all activity carried out as part of the manufacturing operations shall be carried out in such a manner so as to ensure that any noise resulting from those activities will be kept at such levels which will not disturb the surrounding residential neighbourhood.
6. **THAT** the Developer shall maintain the site in all respects, including keeping it in good repair;
 7. **THAT** in the event of a dispute, the decision of the Development Officer of the Region as to whether the development is in conformance with the terms of this agreement, or with the Plans, shall be conclusive;
 8. **THAT** notwithstanding the provisions of the Brooklyn's Municipal Planning Strategy and Land Use Bylaw, the Developer shall be permitted to seek subsequent amendments to this Development Agreement, subject to the procedure as set forth in Section 230 of the Municipal Government Act of Nova Scotia;
 9. **THAT** any amendment whether substantial or otherwise must be approved by both parties in writing;
 10. **THAT** any plans for expansion of the existing building situated on the lands described in Schedule 'A' shall be approved by both parties in writing;
 11. **THAT** the Developer agrees that the lands herein shall continue to be zoned and designated as Institutional (I) under the Land Use Bylaw of Brooklyn and that for the purposes of tax assessment and the payment of taxes, the lands shall be assessed by the Provincial assessment department in accordance with the Provincial Assessment Act, and the Region will calculate taxes in accordance with the assessment classes assigned to the business and real property;
 12. **THAT** the Developer agrees to pay for all legal costs, advertising and expenses incurred by the Region that have originated from its application for this Development Agreement;
 13. **THAT** this Agreement shall be binding upon the parties hereto, their heirs, successors and assigns and shall run with the land which is subject to this Agreement;
 14. **THAT** this Agreement is not assignable without the written consent of the Region.
 15. **THAT** the entering into of this Agreement was approved in principle by the Council of the Region of Queens Municipality at a duly held meeting of Council convened on the 21ST day of September, 1999:
 - (a) This Agreement shall not be entered into, or signed by the parties, until the time for Appeal under Section 228 of the Municipal Government Act of Nova Scotia has elapsed, any appeals which have been lodged have been disposed of and the required resolution of Council has been affirmed by the Nova Scotia Utility and Review Board;

(b) This Agreement does not come into effect until it is filed, by the Region of Queens Municipality, in the Registry of Deeds as set out in Section 228 of the Municipal Government Act of Nova Scotia.

00913

IN WITNESS WHEREOF the parties have hereto set their hands and affixed their Corporate seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of



WA-SU-WEK LTD.

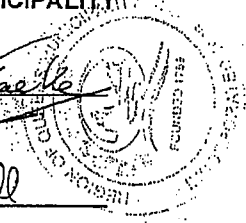
Frank Jardine

)
)
) Per: *Janice Spanis*
) President
)
)

REGION OF QUEENS MUNICIPALITY

K. M. Macdonald

)
) Per: *C. L. A. Coakle*
) Mayor
)
) Per: *Chris McNeill*
) Regional Clerk
)
)



00914

PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS

ON this 28th day of October, 1999, before me, the subscriber personally came and appeared Norah Jardine a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that Janice Francis signed, sealed and delivered the same in his /~~her~~ presence.

STEPHANIE NICKERSON

Stephanie Nickerson
A Commissioner of the Supreme Court of Nova Scotia
A COMMISSIONER OF THE
SUPREME COURT OF NOVA SCOTIA

PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS

ON this 29 day of October, 1999, before me, the subscriber personally came and appeared K. Marie Lamrock a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that the Region of Queens Municipality, per its authorized officers, C.L.A. Clarke and Chris McNeill, signed, sealed and delivered the same in his / her presence.

Marion Seamone
A Commissioner of the Supreme Court of Nova Scotia
MARION SEAMONE
A COMMISSIONER OF THE
SUPREME COURT OF NOVA SCOTIA

SCHEDULE "A"

ALL that certain lot, piece or parcel of land situated, lying and being at Brooklyn in the County of Queens and in the Province of Nova Scotia and more particularly bounded and described as follows:

BEGINNING at an iron bolt with an aluminum cap marking the eastern boundary of Hillside Road and the southern boundary of lands of Lural Mansfield;

THENCE S87-55-41E for 319.71 feet along the southern boundary of lands of Lural Mansfield and lands of Wells and Hilda Parnell to an iron bolt with an aluminum cap marking the western boundary of lands of David Grant;

THENCE S06-56-11W for 150.41 feet along the western boundary of lands of David Grant and lands of Alfred and Theresa Brewester to an iron bolt with an aluminum cap marking the northern boundary of Lot #3 to be retained by the Region of Queens Municipality;

THENCE N87-51-00W for 299.58 feet along the said retained lands to an iron bolt with an aluminum cap marking the eastern boundary of Hillside Road;

THENCE N00-45-16W for 149.64 feet along the eastern boundary of Hillside Road to the point of beginning.

THE ABOVE described lot contains in all 1.06 acres more or less.

BEARINGS are Nova Scotia Grid North.

BEING AND INTENDED TO BE that portion of property shown as Lot # 1-2 on a plan of survey, Plan #C-166, by Mervin W. Hartlen N.S.L.S. #365 dated the 25th of May 1999 and revised the 22nd day of July, 1999.

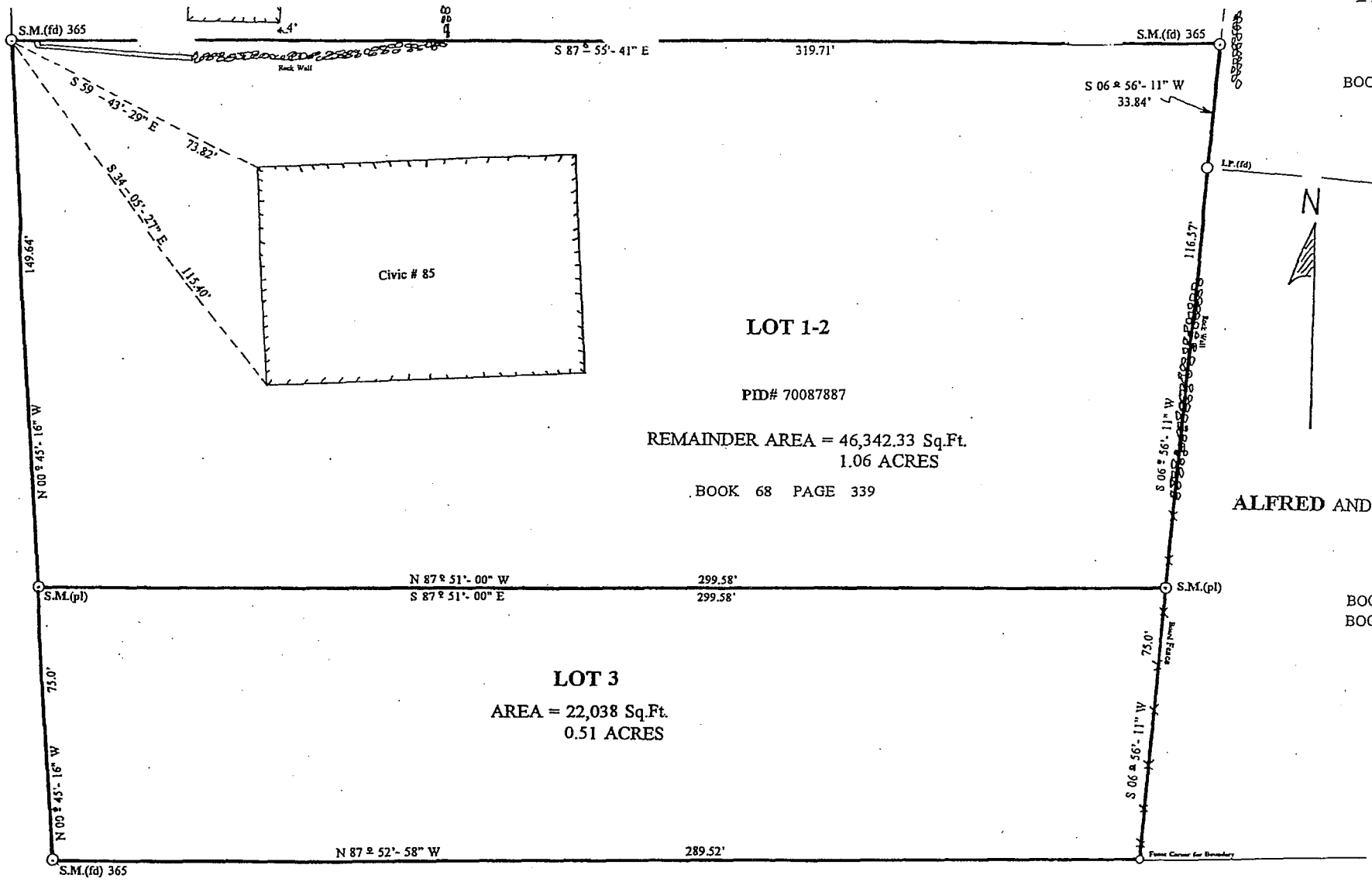
ALSO BEING AND INTENDED TO BE a portion of the lands as described in a deed of consolidation as recorded in Book 359 at Page 134-135.

00916

SCHEDULE 'B'

To Highway #3

HILLSIDE ROAD
30' Wide



RICHARDSON ROAD

Road Width Varies

To North Street



PID
 BOOK :
 LA
 ALFRED AND TH
 PID:
 BOOK 9
 BOOK 1

**Region of Queens Municipality
Administrative Policy - Respecting an Amendment to the
DEVELOPMENT AGREEMENT with
Wa-Su-Wek Ltd.**

WHEREAS Section 230(1) of the Municipal Government Act provides that Council shall adopt or amend a development agreement by policy;

AND WHEREAS Wa-Su-Wek Ltd. has applied for an amendment to an existing development agreement between Region of Queens Municipality) and Wa-Su-Wek Ltd., dated October 29, 1999, which would see:

1. Clause 4. be amended by adding the following text:
“(b) self-storage business in building situated on lands described in Schedule ‘A’.”
2. Clause 5. be amended by adding the following text after the word operation:
“ and self-storage business”.
3. Clause 5. (c) be amended by adding the following text after the word Friday:
“and the hours of operation for the self-storage business be from 9:00 a.m. to 10:00 p.m.;

AND WHEREAS Clause 8 of the development agreement sets out that the Developer shall be permitted to seek amendments to the development agreement;

AND WHEREAS the Region did cause to have placed two advertisements in Lighthouse Now on _____ and _____, giving notice of a public hearing to hear objections to the amended development agreement;

AND WHEREAS Council did hold a public hearing regarding the amended development agreement on _____;

THEREFORE, BE IT RESOLVED THAT Council of Region of Queens Municipality approve amending the development agreement with Wa-Su-Wek Ltd., dated October 29, 1999, which permits operation of a self-storage business on PID# 70218896 and located at 85 Hillside Road in Brooklyn.

THIS IS TO CERTIFY THAT this Administrative Policy was passed by Council of Region of Queens Municipality at a duly constituted meeting of said Council held on the _____ day of _____, 2021.

MAYOR

DEPUTY CLERK