

**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 located at 85 Hillside Road in Brooklyn
Tuesday, June 8, 2021 via Zoom
9:00 A.M.**

Minutes

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

Members of Staff: Chris McNeill, CAO
Mike MacLeod, Director of Planning & Development
Heather Cook, Communications & Engagement Coord.
Christine Watson, Admin. – Planning & Development

Public: two members of the Public

Call to Order

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

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 its intention 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.

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

Reports and Presentation by Staff

Mike MacLeod, Director of Planning & Development, provided background stating an application was received to enter into a development agreement for a self-storage business on property located at 85 Hillside Road in Brooklyn.

The property is zoned as General Residential (R2) under the Land Use Bylaw. The property owners currently operate a small manufacturing business that produces small Christmas wreath rings and novelty items. This use was permitted through a previous development agreement with RQM in 1999. The self-storage business is not a permitted use within the General Residential (R2) zone. With the new policy in the Planning Strategy, Council has the ability to consider amendments to the current development agreement to allow for the self-storage use. The MPS does contain policy that includes items Council must take into consideration when entering into a development agreement or amending the existing one. In January, Council approved amending the Municipal Planning Strategy (MPS) and Land Use Bylaw which would enable Council to consider such uses by development agreement.

The property is located at 85 Hillside Road in Brooklyn and is in a primarily low-density residential development area. The lot size is approximately 1 acre with a building of 4,900 square feet.

As indicated, the current development agreement allows Council to consider amendments. We have supporting policy to allow Council to move forward with such a request. Two potential options:

1. Maintain status quo (deny development agreement request), or
2. Amend current agreement to include the establishment of a self-storage business.

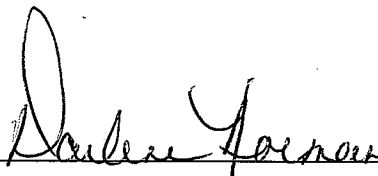
Staff and the Planning Advisory Committee met on May 3, 2021 and are supportive of moving forward with the application to amend the Development Agreement.

Written and Oral Presentations

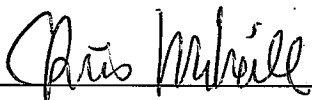
There were no written or oral presentations made.

Public Hearing
June 8, 2021
Page 4

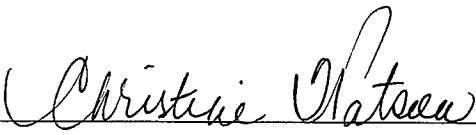
Mayor Norman asked if there were any members of the public who wished to speak on this matter; hearing none, declared the Public Hearing adjourned at 9:05 a.m.



Mayor Darlene Norman, Chair



Chris McNeill, CAO



Christine Watson, Administrative Assistant – Planning & Development

Date Approved: June 22, 2021