

Region of Queens Municipality

Public Hearing

**Development Agreement – Beach Meadows Beach Road,
Beach Meadows**

Tuesday, March 28, 2023

6:00 p.m.

Agenda

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 the intent to enter into a development agreement with Albert and Paula Doucet to allow for a three (3) unit fixed-roof overnight accommodation on property identified as PID #70260948.

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) Staff review and comments.
- 5) The floor is now open for comments.

B. CLOSING REMARKS

C. ADJOURNMENT

Region of Queens Municipality Staff Report

7.3

To: Council

From: Mike MacLeod, Director of Planning and Development

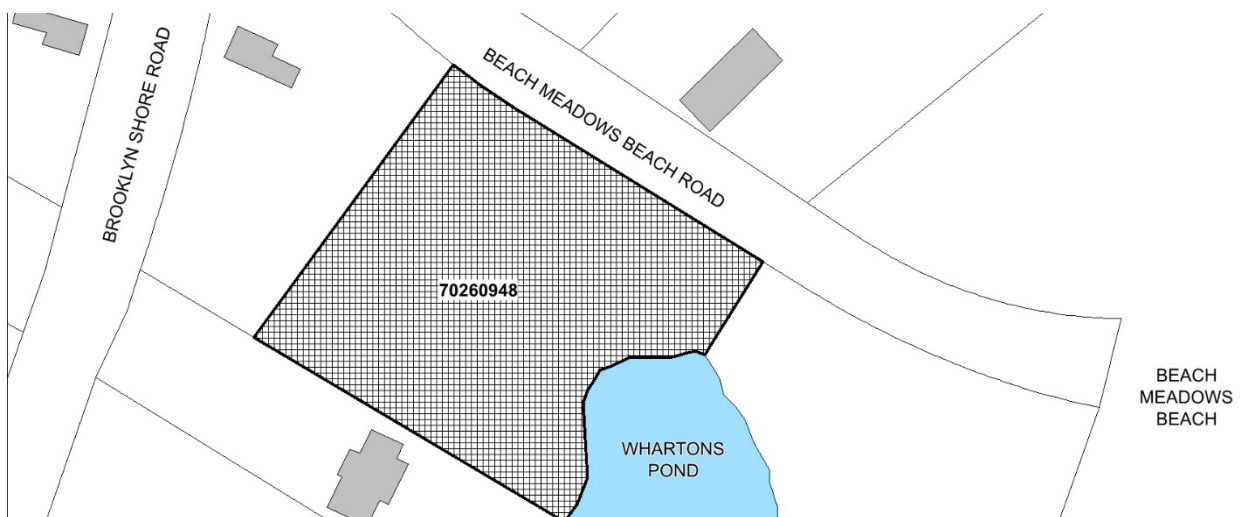
Date: February 28, 2023

Re: Development Agreement – Beach Meadows Beach Road,
Beach Meadows

Background

The owners of property located off Beach Meadows Beach Road in the Community of Beach Meadows, and identified as PID# 70260948, have made application to rezone the property from Hamlet Residential (HR) to Hamlet Core (HC). A copy of the application is attached as Appendix A.

The applicant's wish to construct a triplex dwelling on the property to be used as either a short term or long term rental.



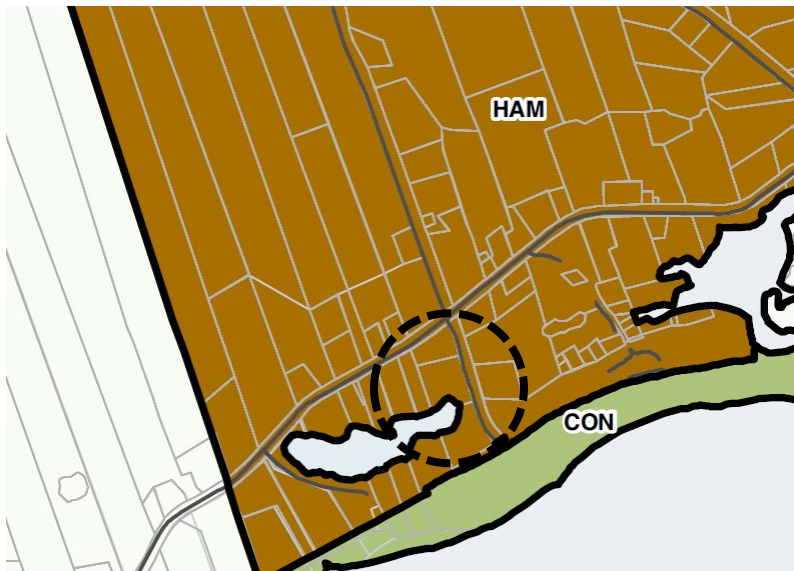
Map of Subject Property

Details


The property is zoned as **Hamlet Residential (HR)** under the Land Use Bylaw and has a future land use designation of **Hamlet (HAM)** under the Municipal Planning Strategy.



Zoning Map



Future Land Use Map



A triplex dwelling is a use permitted in the HR Zone, if utilized as a long term rental. Short term rentals are also a permitted use in this zone; however, only one such unit is permitted on a lot, as per section 7.14 of the Land Use Bylaw.

7.14 Short-term Rentals

7.14.1 Only one short-term rental shall be permitted on a lot.

7.14.2 Short-term rentals shall be permitted within an accessory dwelling.

The use being proposed for the property is that all three units have the potential to be used as short term rentals and as such, would not be permitted under current regulations.

The Region's Municipal Planning Strategy sets out:


4.7.9 Accommodations

Accommodations for the travelling public are important for supporting the local economy, whether through tourism or visitors on business travel. Queens features larger hotels within the Liverpool area and a diverse mix of rental cottages, B&Bs, inns, motels, and resorts throughout the rest of the municipality. Council will continue to support such uses in appropriate locations.

One of the recent shifts in the accommodations industry is the rise of short-term rentals (homes or rooms within a home rented out for fewer than 30 days at a time). While private cottage rentals and the like have always been a part of the Queens accommodations landscape, the popularity of online listing platforms has led to a steep increase in the number of short-term rentals.

These accommodations allow homeowners to gain an additional source of income and also help create accommodations options in smaller communities that might not have the volume of business to support traditional accommodations options. However, there is a risk that the income potential of short-term rentals takes housing out of the long-term rental market, and the mixing of accommodations with residential neighbourhoods can cause concerns about community character. Council intends to permit short-term rentals to a limited degree.

Policy 4-62: Council shall, through the Land Use Bylaw, permit accommodations in zones that permit commercial uses as a primary intent of the zone.



Policy 4-63: Council may, through the Land Use Bylaw, permit short-term rentals with controls to limit their scope and impact on housing supply and neighbourhood character.

One option available for consideration to meet the needs of the applicants is amending the Land Use Bylaw to change the zoning of the property from Hamlet Residential (HR) to Hamlet Core (HC). The Municipal Planning Strategy sets out that:

5.4.4 Rezoning

There may be times that Council sees a need to adjust the boundaries of zones within the Hamlet Designation. In such situations, Council may entertain amending the zoning map of the Land Use Bylaw.


Policy 5-48: Council shall consider proposals to rezone lands in the Hamlet Designation to any other zone permitted in that designation, as identified by Policy 5-39. Council shall not approve such a rezoning unless Council is satisfied:

- (a) the proposed change is not prohibited by any other policy in this Plan;
- (b) the purpose of the proposed zone, as described in the respective policy creating that zone, is consistent with the location and characteristics of the lands and with the proposed use of the lands;
- and
- (c) the proposal meets the general criteria for amending the Land Use Bylaw, set out in Policy 6-21.

In looking at proposed amendments to the Land Use Bylaw, Council has established, through policy, a number of evaluation criteria and are as follows:

Policy 6-21: Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal:

- (a) is consistent with the intent of this Municipal Planning Strategy;
- (b) does not conflict with any Municipal or Provincial programs, bylaws, or regulations in effect in the municipality;
- (c) is not premature or inappropriate due to:
 - (i) the ability of the Municipality to absorb public costs related to the proposal;

- 
- (ii) impacts on existing drinking water supplies, both private and public;
 - (iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;
 - (iv) the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;
 - (v) the adequacy of fire protection services and equipment;
 - (vi) the adequacy and proximity of schools and other community facilities;
 - (vii) the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;
 - (viii) site-specific climate change risks;
 - (ix) the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;
 - (x) impacts on known habitat for species at risk;
 - (xi) light pollution and impacts on dark sky views, especially in the vicinity of the Kejimikujik Dark-Sky Preserve;
 - (xii) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and
 - (xiii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.

In amending the zoning map to change the zone of this property from Hamlet Residential ((HR) to Hamlet Core (HC), the potential uses for this property would extend to any permitted in the HC Zone. This amendment could potentially open up the property to other uses that are less compatible with the surrounding low density residential uses. This being said, the MPS also contains policy where

Council can consider specific uses through a development agreement process instead of amending the zoning.

6.4.4 Development Agreements Instead of Map Amendments

Occasionally a land owner will seek to rezone their land to permit a specific proposal that is a smaller scale or less intensive use than the full range of intensity and uses the proposed zone would allow. For example, a land owner may request a zone for a small multiunit residential development, even though the proposed zone would permit a larger multi-unit development. However, once the zoning is approved there are no controls to limit development on the site to anything other than the maximum permitted by the zone. This can create a situation where the community is not concerned about the specific proposal, but is concerned about the potential for maximum development on the site. In such a situation, the land owner may voluntarily opt to use a development agreement to limit development rights to the scale and intensity of the specific proposal.

Policy 6-18: Council may enter into a development agreement for a specific proposal in lieu of amending the map of the Land Use Bylaw to accommodate that proposal. Council shall not approve the development agreement unless Council is satisfied that:

- (a) a zone exists that could accommodate the proposal and the placement of that zone on the proposed site would meet the requirements for amending the map of the Land Use Bylaw set out in Policy 6-10; and
- (b) the proposal is consistent with the general criteria set out in Policy 6-21.

Considerations

- Total lot area for the parcel is 1.64 acres.
- Proposed 3 unit fixed roof overnight accommodation (Short term rental).
- Mix of residential, parkland and open space uses in immediate area.
- Current zoning is Hamlet Residential (HR).
- Proposal is for a new build and would not impact the existing housing supply.

- There are no Municipal sewer or water services in this area. Development would utilize private on-site systems.
- Property abuts Beach Meadows Beach Road, which is an owned and maintained provincial public road. Access to the proposed development has been approved by NS Public Works.
- While the property does not abut the coast, it is located within the vertical elevation buffer area and subject to minimum elevation standards. Development site is 800+ feet from shoreline and exceeds the 2.8 m elevation minimum.
- Setbacks from identified wetland and watercourse (Whartons Pond) exceed minimum development setbacks as identified in the Land Use Bylaw.

Potential Options

1. Maintain status quo (deny request);
2. Amend the Land Use Bylaw to rezone property identified as PID# 70260948 from Hamlet Residential (HR) to Hamlet Core (HC); or
3. Enter into a development agreement with Albert and Paula Doucet to allow for a three (3) unit fixed-roof overnight accommodation on property identified as PID#70260948.

Tentative timeframe

Should recommendation be made to proceed with application, tentative timeframe for process is as follows:

| | |
|-------------------------------|-------------------|
| Planning Advisory Committee - | February 15, 2023 |
| Council - | February 28, 2023 |
| First Public Notice - | March 8, 2023 |
| Second Public Notice - | March 15, 2023 |
| Public Hearing - | March 28, 2023 |
| Council - | March 28, 2023 |
| Notice of Passing - | April 5, 2023 |
| Appeal Period Ends | April 20, 2023 |



Staff have reviewed the application and are of the opinion that the proposal is consistent with policy in the Municipal Planning Strategy would be best addressed through a development agreement process to reduce potential impacts on surrounding area.

The Region's Planning Advisory Committee (PAC) met on February 15, 2023 to review the application and the proposed use of the property. Following discussion on the implications of the proposed use, PAC recommended in favor of entering into a development agreement to allow for a three (3) unit fixed-roof overnight accommodation on property identified as PID#70260948.

Applicable Legislation

Municipal Government Act and Region of Queens Municipality Municipal Planning Strategy and Land Use Bylaw.

Budget Impacts

No budget impacts are applicant responsible for costs associated with the planning amendment process.

Recommendation

THAT Council of Region of Queens Municipality give notice of its intention to enter into a development agreement with Albert and Paula Doucet to allow for a three (3) unit fixed-roof overnight accommodation on property identified as PID#70260948;

AND THAT a public hearing be scheduled for Tuesday March 28, 2023 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 6:00 pm.

Appendix "A"



| |
|------------------------|
| For Internal Use Only |
| Acceptance Date: _____ |
| Processing Date: _____ |

Region of Queens Municipality

Planning Amendment and Development Agreement Application



1. Application Type:

- Land Use Bylaw Amendment
- Development Agreement

2. Property Information:

Civic address of subject property – LOT 2 Brooklyn Shore Rd. Beach Meadows_

Property Identification Number (PID) – 70260948

Present use of subject property – N/A

Proposed Use of subject property – Short & Long term Rentals

Existing Lot Size - 1.64 Acres

Existing Lot Frontage - N/A

3. Property Owner Information:

Name – Al & Paula Doucet

Applicant is :

- Owner
- Agent of Owner

Civic Address - 3 B0T 1K0

Mailing Address (If different from Civic Address) -

Telephone Number - 902 -

Email Address -

4. Zoning Information:

Existing Zoning - HR

Proposed Zoning - HC

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

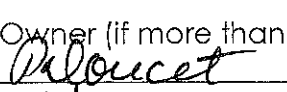
Other - _____

6. Declaration:

Registered Owner of Property (Please print)

I / We AL & PAUL DUCET 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 Albert Ducet
Signature 
Date JAN 26 / 23

Registered Owner (if more than one) Paule Ducet
Signature 
Date JAN 26 / 23

Authorization of Registered Owner (Please print)

Albert & Paule Ducet

An aerial photograph of a coastal region. In the foreground, a paved road curves through a green, wooded area with several houses. A sandy beach runs along the coast, meeting the ocean. The water is a deep blue, and the sky is filled with light, wispy clouds. The text 'THE MEADOWS' is overlaid in the center of the image.

THE MEADOWS

Property Re-zoning Outline

To whom it may concern:

On Lot 2 Brooklyn Shore Rd in Beach Meadows PID # 70260948 we are looking to change the zoning from Hamlet Residential (HR) to Hamlet Core (HC).

This piece of property has been in the Doucet family for 3 generations. We love and respect the area and its residents. We are looking to build a very tasteful triplex building in the centre of the property that works with its natural surroundings. Keeping as many trees as possible on both neighbour's sides to allow privacy for all parties.

The zoning change requested will allow us the option to use any of the units for either long term or short-term rentals.

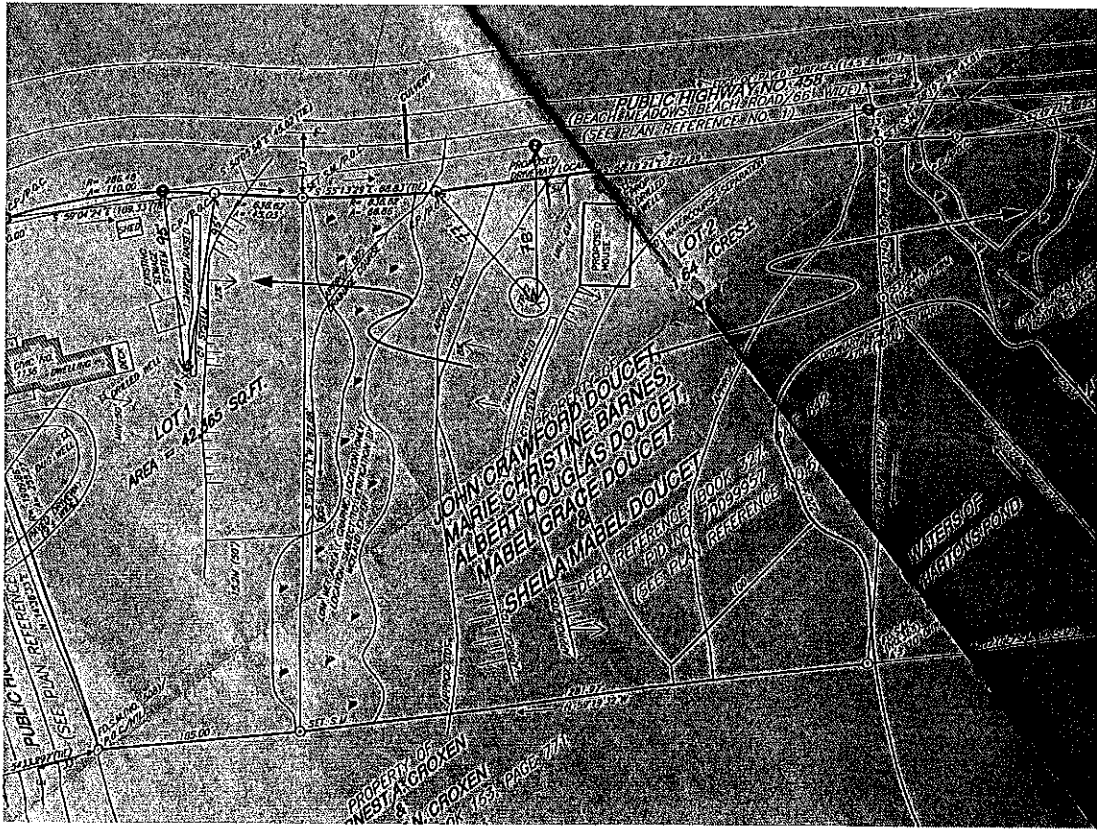
We aren't looking to set this up to rent to just anyone. We want to be able to share the area with families, friends and individuals looking for a place to relax and make memories.

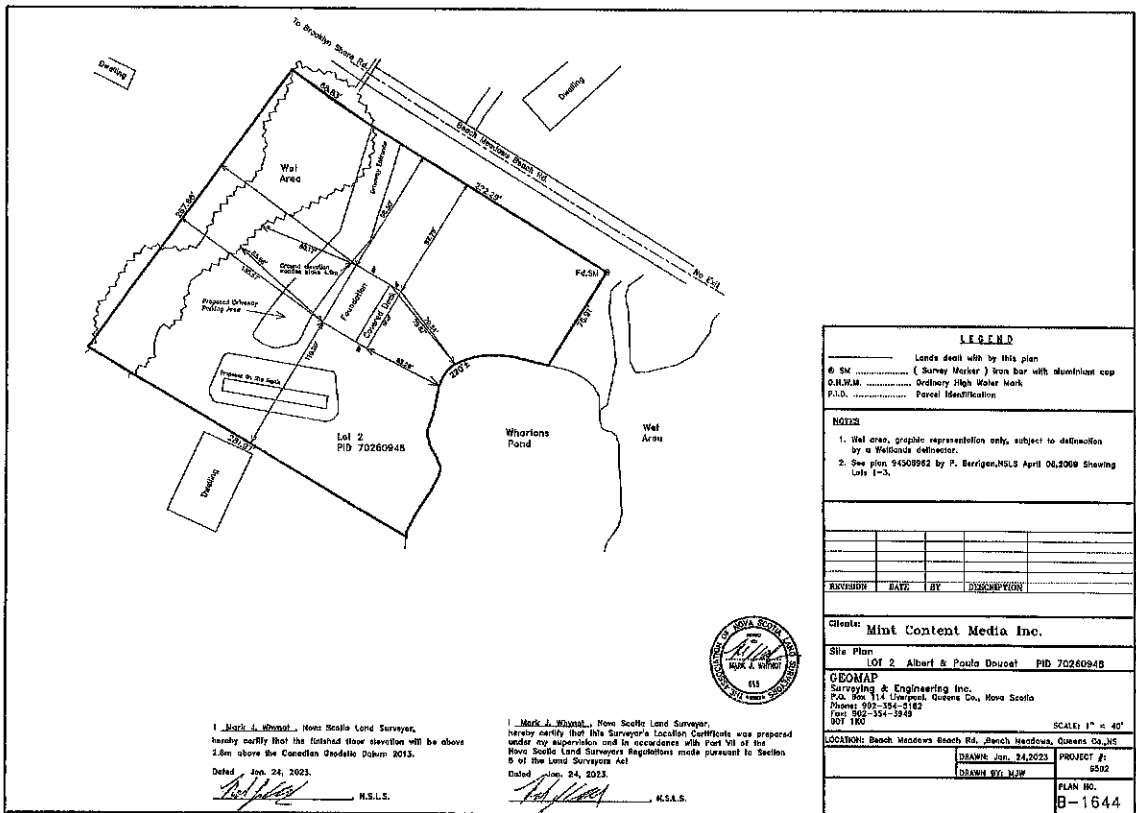
All personnel involved in the construction of the property will be local. Throughout the build and into the future we will be looking to support the local economy as much as possible through this business venture.

We hope you will allow us to re-zone this property to Hamlet Core so we can have the flexibility for its rental uses into the future.

Thank you for your time and help with this matter.

Building to concentrate
on LOT 2, 1.64Acres



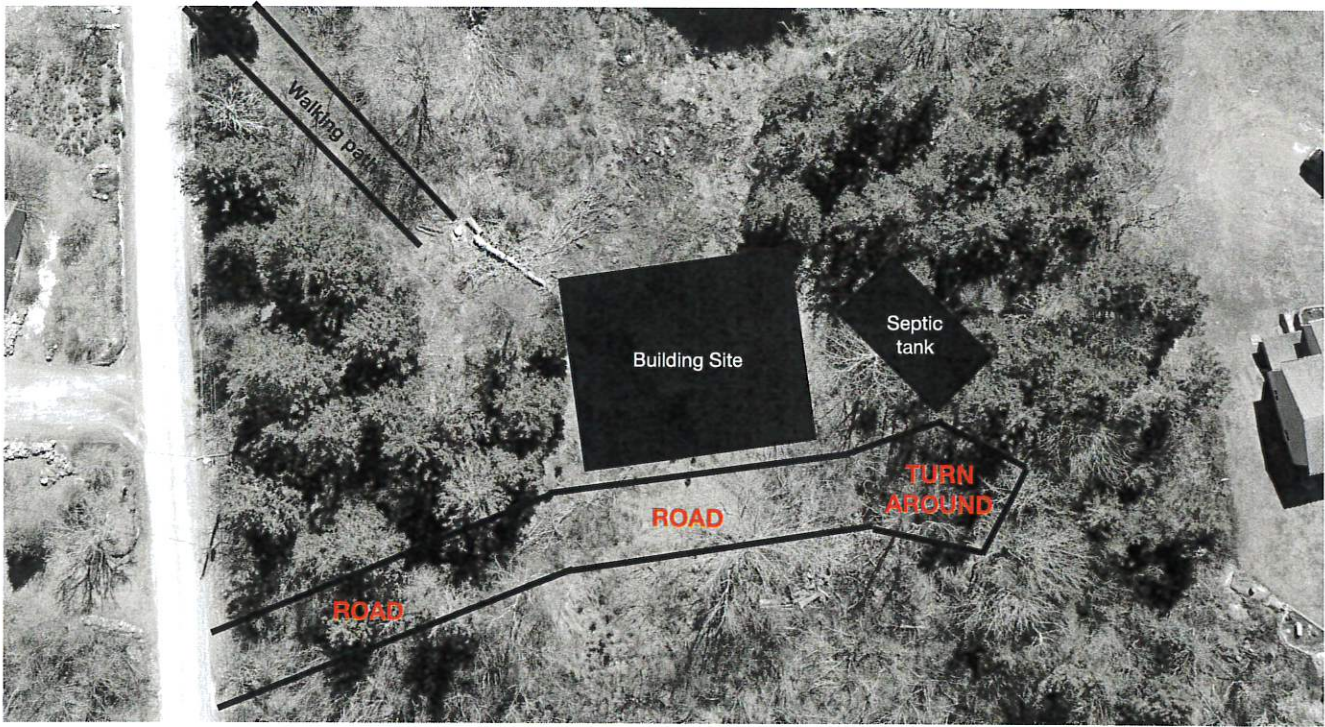


| LEGEND | | | |
|---|--------------------------|---------------|----------------------------------|
| Lands dealt with by this plan | | | |
| 0.5M | (Survey Marker) | Survey Marker | Survey Marker with aluminium cap |
| O.H.W.M. | Ordinary High Water Mark | | |
| P.I.D. | Parcel Identification | | |
| NOTES | | | |
| 1. Wall area, graphic representation only, subject to delineation by a Wetlands delineator. | | | |
| 2. See plan 24509982 by P. Berrigan, N.S.L.S. April 06, 2009 Showing Lots 1-3. | | | |
| REVISION | DATE | BY | DISCREPANCY |
| | | | |
| Client: Mint Content Media Inc. | | | |
| Site Plan: LOT 2, Albert & Paula Doucet, PID 7026094B | | | |
| GEOMAP | | | |
| Surveying & Engineering Inc. | | | |
| P.O. Box 114 Liverpool, Queens Co., Nova Scotia | | | |
| Phone: 902-354-5182 | | | |
| Fax: 902-354-3949 | | | |
| SCALE: 1" = 40' | | | |
| LOCATION: Beach Meadows Street Rd., Beach Meadows, Queens Co., NS | | | |
| | DRAWN: Jan. 24, 2023 | PROJECT #: | 5502 |
| | DRAWN BY: JLP | PLAN NO.: | B-1644 |



I, Mark J. Whistler, Nova Scotia Land Surveyor,
 hereby certify that the attached floor plan will be about
 1.8m above the Canadian Geodetic Datum 2013.
 Dated: Jan. 24, 2023.
Mark J. Whistler N.S.L.S.

I, Mark J. Whistler, Nova Scotia Land Surveyor,
 hereby certify that this Surveyor's Location Certificate was prepared
 under my supervision and in accordance with Part 10 of the
 Nova Scotia Land Surveyors Regulations made pursuant to Section
 9 of the Land Surveyors Act
 Dated: Jan. 24, 2023.
Mark J. Whistler N.S.L.S.



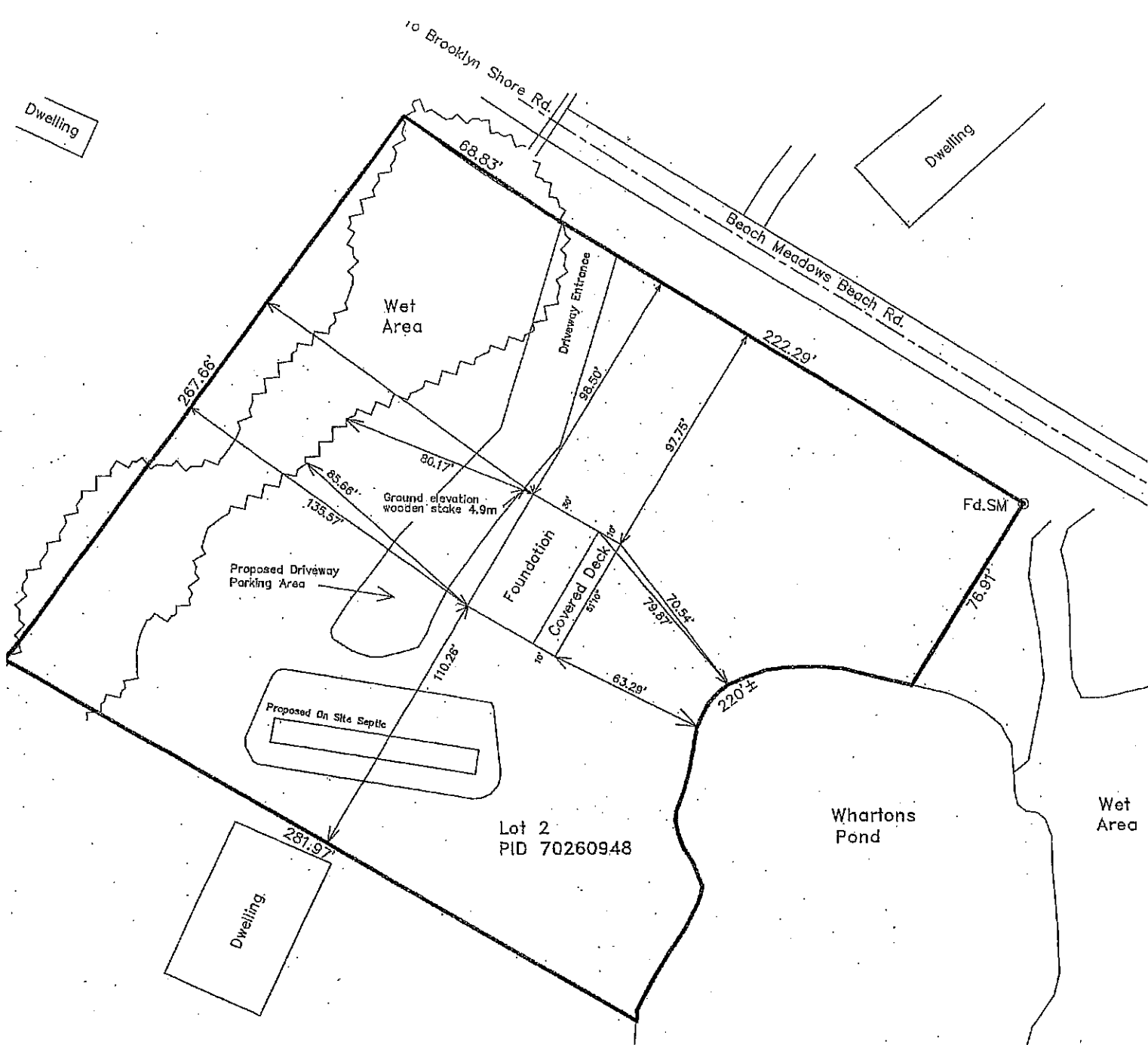


Property shot

**We are looking to build a place where people can
build memories for years to come.**



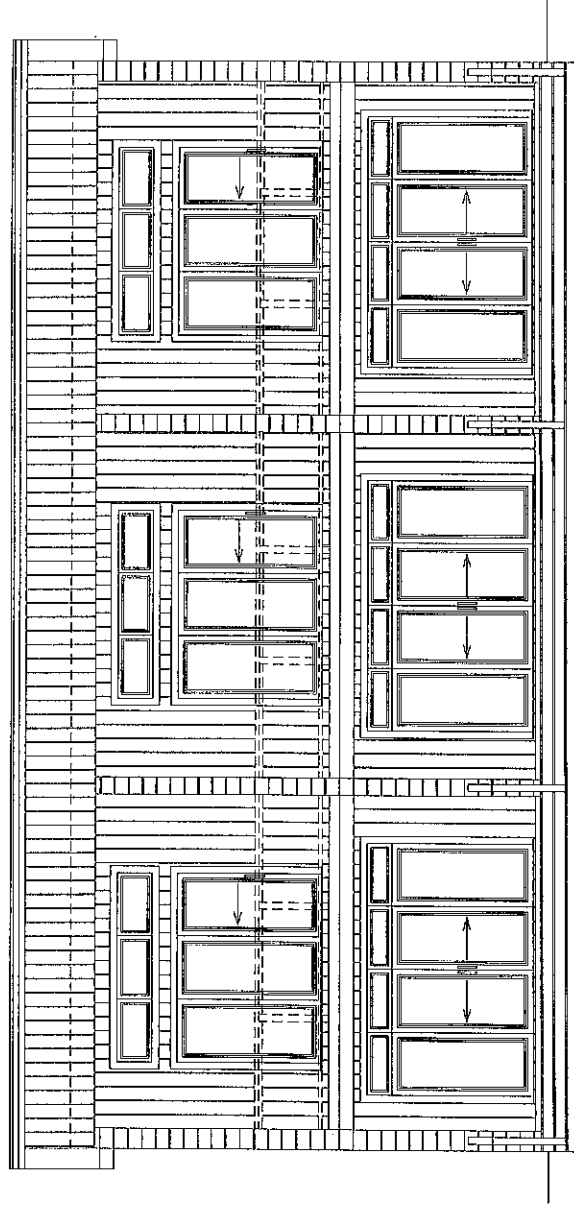
Property shot



I Mark J. Whynot, Nova Scotia Land Surveyor,
 hereby certify that the finished floor elevation will be above

I Mark J. Whynot, Nova Scotia Land Surveyor,
 hereby certify that this Surveyor's Lot is under my supervision and in accordance

THE MEADOWS LIVERPOOL, NS



DRAWING SCHEDULE

- A1 FOUNDATION PLAN
- A2 FOUNDATION DETAILS
- A3 GROUND FLOOR PLAN
- A3A INTERIOR DIMENSIONS
- A4 SECOND FLOOR PLAN
- A4A INTERIOR DIMENSIONS
- A5 FRONT ELEVATION
- A6 RIGHT ELEVATION
- A7 REAR ELEVATION
- A8 LEFT ELEVATION
- A9 SECTION - THROUGH EACH UNIT
- A10 SEPARATION WALL SECTION / DETAIL
- A11 BLOCKING
- A12 TYPICAL NOTES

END UNITS = 951.00 SF (88.35 SM) TOTAL LIVING SPACE
 MIDDLE UNITS = 938.50 (87.19 SM) SF TOTAL LIVING SPACE
 SEPARATION WALL = 100 SF (9.29 SM)
 TOTAL BUILDING FOOTPRINT = 1555.00 SF (144.46 SM)
 COVERED DECK FOOTPRINT = 518.33 (48.15 SM)
 TOTAL FOOTPRINT = 2073.33 SF (192.62 SM)

GENERAL NOTES

- 1 This Plan Is Intended For Use By A Licensed Contractor Who Is Familiar With Construction Methods
- 2 All Work To Be Completed As Per The Latest Edition Of The National Building Code (NBC) Of Canada.
- 3 All Federal, Provincial, and Local By-Laws Shall Be Considered And Take Precedence Over Anything Implied In This Drawing (If Applicable).
- 4 In The Case Of Higher Snow Loads Beyond Part 9 Of The NBCC, Owner May Be Responsible To Supply An Engineers Report (Please Verify With Local Authorities).
- 5 Great Care Was Taken In The Drawing Of This Plan But Human Error Does Occur. Builder To Review Drawings And Report Any Errors To Sarrhini Drafting & Design Before Construction Begins.

| | |
|-------------------------|----------------|
| ISSUED FOR CONSTRUCTION | 05/26/2022 |
| ISSUED FOR REVISION | 02/01/2022 |
| TYPE/REVISION | MONTH/DAY/YEAR |



 info@sarrhini.ca
 www.sarrhini.ca
 (902) 229-8373
SARRHINI
 DRAFTING & DESIGN

PROJECT NAME:
**THE MEADOWS
 LIVERPOOL
 NOVA SCOTIA**

DRAWING NAME:
FRONT ELEVATION

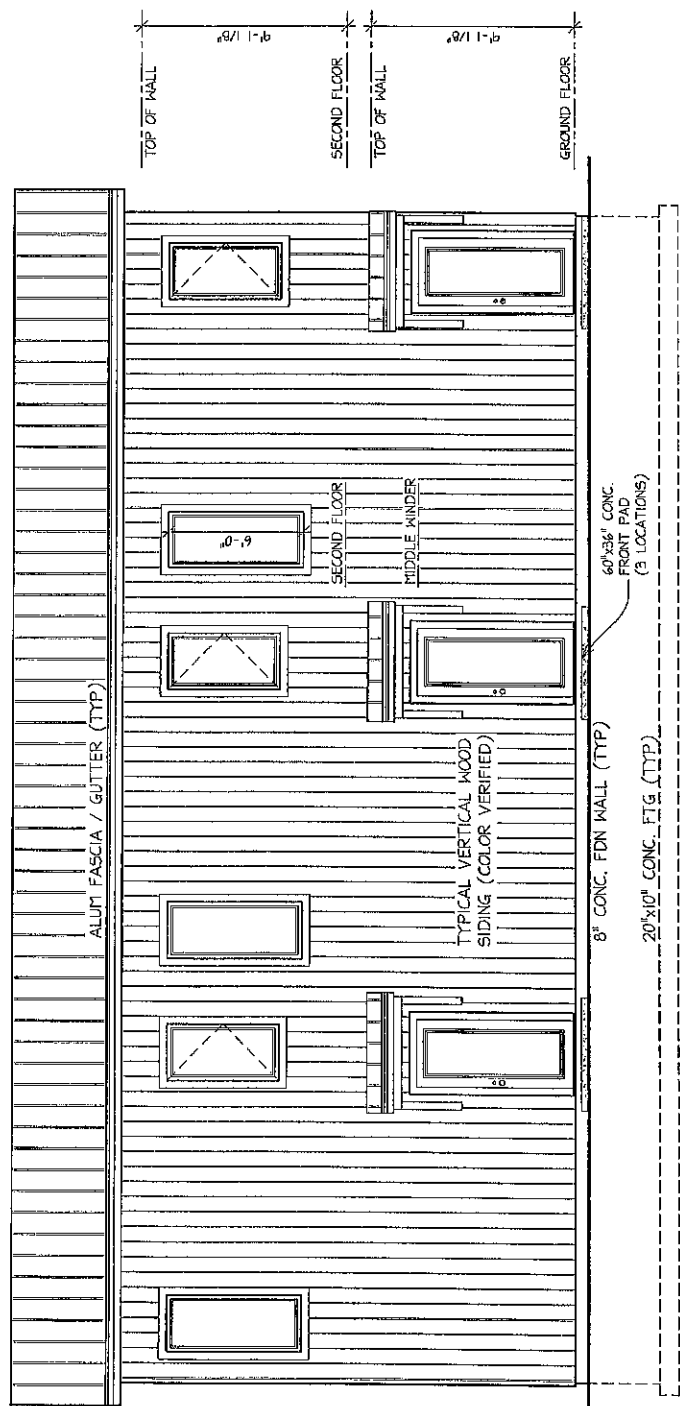
DRAWN BY:
TJW

SCALE:
3/16" = 1'-0"

DATE:
MAY 26 / 2022

PROJECT NO.
MEADOWS

DRAWING NO.
A5



- NOTE: GRADES SHOWN ARE APPROXIMATE. FINAL FINISH GRADES TO BE DETERMINED AT TIME OF CONSTRUCTION.
- EXACT METER LOCATION TO BE VERIFIED ON SITE BETWEEN CLIENT & ELECTRICIAN.
- NOTE: WINDOW / DOOR SIZES AND STYLES TO BE CONFIRMED WITH SUPPLIER.
- NOTE: ALL SIDING STYLES AND COLOURS TO BE CONFIRMED w/ CLIENT.
- NOTE: ALL EXTERIOR STEP MATERIAL TO BE TREATED.

GENERAL NOTES

- 1 This Plan Is Intended For Use By A Licensed Contractor Who Is Familiar With Construction Methods
- 2 All Work To Be Completed As Per The Latest Edition Of The National Building Code (NBC) Of Canada.
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- 4 In The Case Of Higher Snow Loads Beyond Part 9 Of The NBC, Owner May Be Responsible To Supply An Engineers Report (Please Verify With Local Authorities).
- 5 Great Care Was Taken In The Drawing Of This Plan But Human Error Does Occur. Builder To Review Drawings And Report Any Errors To SamHail Drafting & Design Before Construction Begins.

| | |
|-------------------------|------------------|
| ISSUED FOR CONSTRUCTION | 05/26/2022 |
| ISSUED FOR REVISION | 02/01/2022 |
| ITEM REVISION | MONTHS/DAYS/YEAR |



info@samhail.ca
www.samhail.ca
(902) 229-5373

PROJECT NAME:

THE MEADOWS
LIVERPOOL
NOVA SCOTIA

DRAWING NAME:

RIGHT ELEVATION

DRAWN BY:

TJW

SCALE:

3/16" = 1'-0"

DATE:

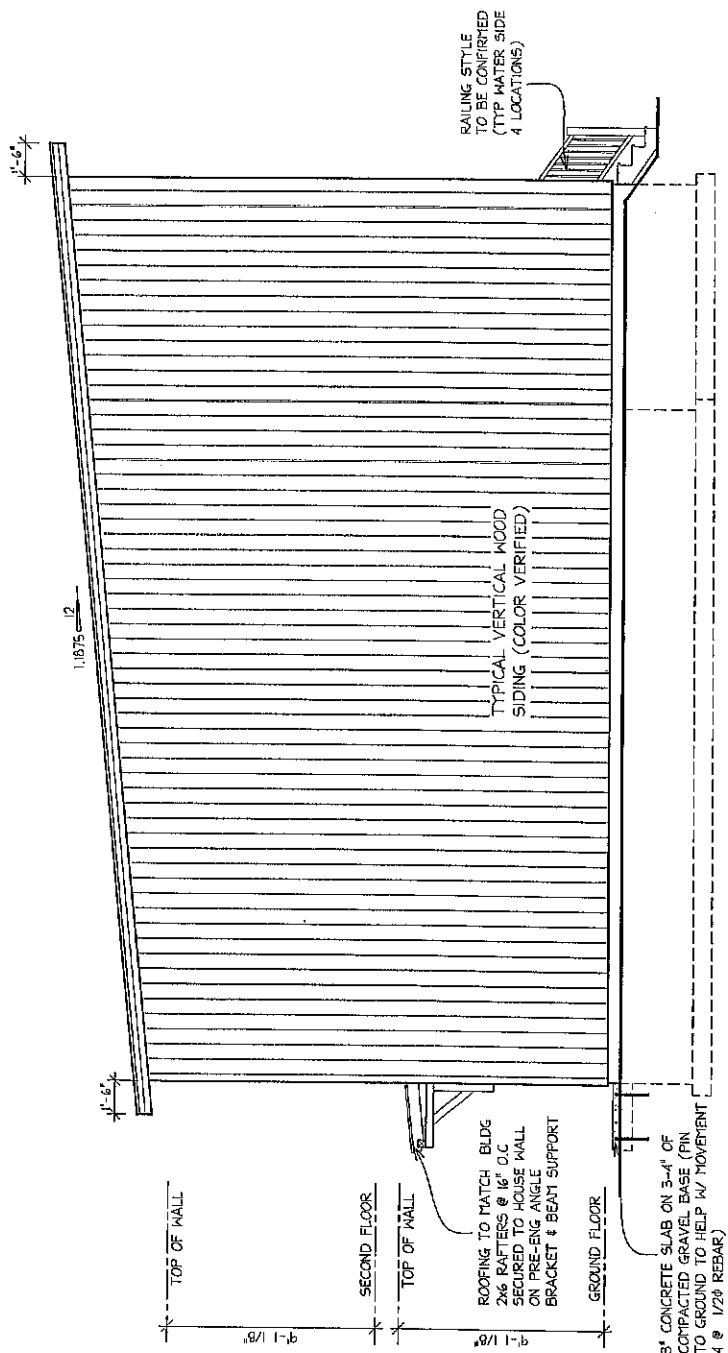
MAY 26 / 2022

PROJECT NO.

DRAWING NO.

MEADOWS

AG



- NOTE: GRADES SHOWN ARE APPROXIMATE. FINAL FINISH GRADES TO BE DETERMINED AT TIME OF CONSTRUCTION
- EXACT METER LOCATION TO BE VERIFIED ON SITE BETWEEN CLIENT & ELECTRICIAN
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- NOTE: ALL SIDING STYLES AND COLOURS TO BE CONFIRMED W/ CLIENT
- NOTE: ALL EXTERIOR STEP MATERIAL TO BE TREATED

5. **THAT** the Developers shall maintain a minimum of three (3) off-street parking spaces;
6. **THAT** the parking area shall be maintained with a stable surface, that is treated to prevent the raising of dust or loose particles;
7. **THAT** any lighting for proposed parking area shall be directed away from abutting properties;
8. **THAT** notwithstanding any other provisions of this Development Agreement, the Developers shall not undertake or carry out any development on the Lands which does not comply with:
 - (a) this Development Agreement;
 - (b) any statutes and regulations of the Province of Nova Scotia to the extent that the same are properly the subject of a development agreement; and
 - (c) appropriate Municipal Bylaws, including without restricting the generality of the foregoing, the Bylaw Respecting the Building Code Act.
9. **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 shall be conclusive;
10. **THAT** notwithstanding the provisions of the Region of Queens Municipality Municipal Planning Strategy and Land Use Bylaw, the Developers shall be permitted to seek substantial or non-substantial amendments to this Development Agreement, subject to the procedure as set forth in Section 230 of the Municipal Government Act of Nova Scotia;
11. **THAT** amendments which shall be considered substantial are any affecting the following:
 - (a) A change in the uses permitted;
 - (b) An increase in number of rental units.
12. **THAT** any amendment whether substantial or otherwise must be approved by both parties in writing;
13. **THAT** the Developers agree to pay for all legal costs, advertising and expenses incurred by the Region that have originated from its application for this Development Agreement;
14. **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;

15. **THAT** this Agreement is not assignable without the written consent of the Region;
16. **THAT** enforcement and rights and remedies on default of this Agreement shall be as follows:
 - (a) The Developers agree that the Development Officer appointed by the Region to enforce this Agreement shall be granted access onto the lands during all reasonable hours without obtaining consent of the Developers. The Developers further agree that, upon receiving written notification from the Development Officer to inspect the interior of any building located on the lands, the Developers agree to allow for such inspection during any reasonable hour within two (2) days of receiving such notice.
 - (b) If the Developers fail to observe or perform any condition of this Agreement, after the Region has given the Developers thirty (30) days written notice of the failure or default, then in each such case:
 - (1) the Region shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developers from continuing such default, and the Developers hereby submit to the jurisdiction of such Court and waive any such defense based upon the allegation that damages would be an adequate remedy;
 - (2) The Region may enter upon the lands and perform any of the covenants contained in this Agreement, whereupon all reasonable expenses whether arising out of the entry on the lands or from the performance of the covenants may be recovered from the Developers; if unpaid within 30 days of billing by the Region; by direct suit and such amount shall, until paid, form a lien upon the lands and be shown on any tax certificate issued under the Municipal Government Act;
 - (3) The Region may by resolution discharge this Agreement, upon providing the Developers sixty days (60) written notice, whereupon this agreement shall have no further force or effect and henceforth the development of the lands shall conform with the provisions of the Region of Queens Municipality Land Use Bylaw;
 - (4) In addition to the above-mentioned remedies, the Region reserves the right to pursue any other remediation under the Municipal Government Act or common law to ensure compliance with this Agreement.

17. **THAT** the entering into of this Agreement was approved by the Council of the Region of Queens Municipality at a duly held meeting of Council convened on the _____ day of _____, 2023.

- (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.

DRAFT

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

Witness)
_____) Per: _____
) Albert Doucet
_____) Per: _____
Witness) Paula Doucet
) **REGION OF QUEENS MUNICIPALITY**
_____) Per: _____
) Mayor
_____) Per: _____
Witness) Municipal Clerk

**PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS**

ON this ____ day of _____, 2023, before me, the subscriber personally came and appeared _____ a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that Albert Doucet and Paula Doucet signed, sealed and delivered the same in his/her presence.

A Commissioner of the Supreme Court of Nova Scotia

**PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS**

ON this ____ day of _____, 2023, before me, the subscriber personally came and appeared _____ 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, Darlene Norman and Eric Levy, signed, sealed and delivered the same in his/her presence.

A Commissioner of the Supreme Court of Nova Scotia

SCHEDULE "A"

BROOKLYN SHORE ROAD

BEACH MEADOWS BEACH ROAD

BEACH
MEADOWS
BEACH

70260948

WHARTONS
POND

**PROPERTY SUBJECT TO
DEVELOPMENT AGREEMENT**

