

**Region of Queens Municipality Public Hearing  
Development Agreement – Beach Meadows Beach Road,  
Beach Meadows  
Tuesday, March 28, 2023  
Council Chambers, 249 White Point Road, Liverpool  
6:00 p.m.**

**Minutes**

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

Regrets: Councillor Carl Hawkes

Members of Staff: Mike MacLeod, Director of Planning & Development  
Eric Levy, Municipal Clerk  
Heather Cook, Communications & Engagement Coord.

Members of the Public: 24

**Call to Order**

Mayor Norman called the Public Hearing to order at 6:00 p.m.

**A. 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 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.

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

Councillor Gidney Declared a Conflict of Interest at 6:02 p.m.

Mike MacLeod, Director of Planning & Development, stated an application was received to rezone property off Beach Meadows Road in Beach Meadows from Hamlet Residential (HR) zone to Hamlet Core (HC) zone. The applicant wishes to construct a triplex dwelling to use as either short term or long term rentals.

A triplex dwelling is a use permitted in the HR zone. Short term rentals are permitted with only one unit on a lot. The proposed rezoning would allow for all three units to be short term rentals.

One option for consideration to meet the needs of the applicant is to amend the Land Use Bylaw (LUB) to change the zoning of the property from Hamlet Residential (HR) to Hamlet Core (HC). Policy 5.48 in the Municipal Planning Strategy (MPS) sets out potential for consideration of the rezoning. Council can amend the LUB if satisfied criteria of Policy 6-21 have been met.

Changing the zoning for a parcel of land from Hamlet Residential to Hamlet Core, would open up the parcel of land for any other use permitted in the Hamlet Core Zone, so more than short term rentals that would be permitted.

Another option Council could consider to permit this use is through a development agreement under Policy 6.18.

Potential options for consideration are:

1. Maintain status quo (deny request);
2. Amend the LUB to rezone property from Hamlet Residential (HR) to Hamlet Core (HC); or
3. Enter into a development agreement with the owners to allow for all three units to be short term rentals.

Staff have reviewed the application and are of the opinion that the best option is to address this through a development agreement process. The Planning Advisory Committee met to discuss the application and concurred and made a recommendation in favour of entering into a development agreement.

1. Archie Kaiser, 1148 Brooklyn Shore Road – Mr. Kaiser stated he is strongly opposed to this development. As a land owner it is not for me to demonstrate that this should not be granted, it is for the proponent to show there is a public interest and believes that the staff report fails to prove that and the application should be denied.

He further stated this process in a substantial variation from the existing land use and has the risk of permanently disrupting the community. He commented that he was unaware of a development proposal and was

unaware of any planning advisory meeting, and was not given an opportunity to present.

He stated that he does not believe this is an appropriate location for this development. Staff have observed, as in their report dated February 28, that there has been an increase in short term rentals. There is a cost to communities when this occurs. The developer has asked Council for short term rentals, and is concerned this will disrupt the community and set a bad precedent for the future of Beach Meadows and other vulnerable communities in the area.

There will be a higher traffic volume in this area. He stated he has written to the Mayor and MLA about the speeds and was told this is a provincial matter.

The problem is if the development is allowed to proceed, what happens to the next developer who asks for exactly the same thing? What will happen to the park area? There are many vacant lands in the area.

He further stated he is concerned with the natural environment. The policy states that things such as soil erosion, filtration, drainage issues and impacts on species at risk need to be assessed.

Overnight accommodations are socially and ecology disruptive. The development abuts the park and wetlands and puts everything at risk. He urged Council to maintain status quo or the Region make a fair offer to purchase the property to preserve the wetlands for future generations.

2. Randi Dickie, 1148 Hillside Road, Brooklyn – Ms. Dickie stated she was shocked at the size of the proposed building.

She further stated she has noticed changes around Wharton's Pond. The pond never used to flood the roadway; the flooding may be due to climate change but feels also from development at the end of the road. Not only does the main road flood but as you turn right at the end also floods.

The wetland needs to be protected and no further development to destroy the area.

3. Rick Conrad, 1550 Eastern Shore Road, West Berlin – Mr. Conrad enquired if studies were done on traffic patterns and how this development may effect it. The Beach Meadows Road is not wide enough for two cars.

He voiced his concern as plans look like there is a driveway over wetland, and enquired if there has been a wetland study, which is a requirement.

There have been comments of needing more long term housing, especially for healthcare workers, but finds it interesting that we're potentially changing the requirements for this land to allow for short term accommodations. This seems to be a contradiction.

He is concerned that the proposed development will change the character of the community, as at any given time, there could be as many as 18 people coming and going.

4. Charlene Crawford, 1108 Brooklyn Shore Road, Beach Meadows – Ms. Crawford stated she wanted to advise people of the many wildlife in the wetland area, i.e. beaver den, snapping turtles, painted turtles, ducks, fox, deer and river otters.
5. Stan Wentzell, 980 Brooklyn Shore Road, Beach Meadows – Mr. Wentzell voiced his concern on the precedent this development will create.
6. Rob Crawford, 1108 Brooklyn Shore Road, Beach Meadows – Mr. Crawford also voiced concern on the precedent set with this development.
7. Brian Moore, 163 Eagle Head Wharf Road, Eagle Head – Mr. Moore questioned the qualifications of provincial officials to approve the projects. There should be a delineation report from the environment and a study completed.
8. Brian Muldoon, 980 Brooklyn Shore Road, Beach Meadows – Mr. Muldoon stated this proposed development sets a precedent. What would be next? Where do we stop? He suggested allowing one unit. Why does there need to be three if it is zoned for one?
9. Peter Leslie, 1550 Eastern Shore Road, Beach Meadows – Mr. Leslie stated he feels he's here trying to justify why the Development Agreement should not be signed. The real question is why should it be signed? The small Land Use Bylaw went from a 16 page document to a massive document that took years to develop and cost a fortune. It seems that we are tossing that aside as if it means nothing. What is the justification for the change?

He suggested Council consider why there should be a change in the zoning or a Development Agreement. Why are we not following the plans, unless a reason is given? The developer did not ask for a Development Agreement, this was brought up by staff. They asked for a zoning change. He suggested the Council not proceed with the Development Agreement. The developer should have to justify, and in this case there is no justification for this Development Agreement or zoning change. Status quo is the only logical choice.

10. Kevin Colp, 21 Beach Meadows Beach Road – Mr. Colp stated he does not agree with the development. The road has been flooding for the last twenty years. They will be able to develop at the other end of the property.

He further stated he was told there would be two and now there is three and he was not in favour.

11. Andre Doucet, Lot 2, Brooklyn Shore Road, Beach Meadows – Mr. Doucet stated he is the developer.

He further stated he respects everyone present and respects the land. The land was for sale for 3 years. When it didn't sell, they tried to come up with a way to keep the land in the family and for their future.

Radar tests were undertaken and tried to have the speed limit reduced to 30 from 50 but was rejected. They plan is to keep as many trees as possible to not disrupt the neighbours on either side. They do not plan to disturb the wetlands and have had it inspected. They respect the land the values of the property.

The properties current zone permits them to build the three units, two long term and one short term, and have not fully decided if they will be used short or long term.

He further stated he respects everyone and their views, the land in the area, and is something he wants to set up for the future for his family to enjoy the area.

12. Al Doucet, 189 Waterloo Street, Liverpool – Mr. Doucet stated the property has been in the family for 60 years. He believes the flooding is a natural occurrence, and suggested the beavers may have contributed to this, as well as the road constructed as you turn right at the bottom which may have stopped the water from leaving the pond.

He further stated the part of the property being built on is not wetlands. Engineers have inspected for septic, well, and where the pond is concerned. There is no intention to build on any other area on the property, so the wetlands will not be effected. Each section of the building will have 2 bedrooms each and will be very manageable.

He commented that he would entertain selling the property if someone comes forward.

He wishes to grow the community and has recently recruited physicians. We need improved housing, and needs short term rentals for physicians covering here.

13. Archie Kaiser, 1148 Brooklyn Shore Road, Beach Meadows – He encouraged Council to purchase the property on behalf of the community which would reassure everyone that it would not be developed. To demonstrate energy and vitality, you do not need to have intensive development here or anywhere else. What is needed is to show people the beauty of the existing place and to value the community spirit.
14. Brian Muldoon, 980 Brooklyn Shore Road, Beach Meadows – Mr. Muldoon stated he believes we should follow the rules that are in place. From experience, operating a short term rental is monetarily very successful and people do not make money on long term rentals. He suggested having short term rentals is not what Queens County wants to look at.
15. Terry Feener, Beech Hill Road, Hunts Point – Mr. Feener stated that developments such as this have not lessened the value in other areas. There are strict regulations around wetlands and if there any problems, the province would step in. As for agreements, Council would follow the rules and regulations around development.

As for purchasing the property, rather than putting the burden on taxpayers, perhaps a group could get together and purchase the property, then there would be control over what goes on with it.

He further commented that he too believes beavers are most likely causing flooding in the area.

16. Marie Barnes, 1136 Brooklyn Shore Road, Beach Meadows – Ms. Barnes stated she is a long-time resident in Beach Meadows and is very involved within the community.

She further stated, both as an Aunt of the developer, Andre, and as a resident next to the proposed development, that Andre is a very concerned and compassionate person. He will do his homework and build something respectful. The wetlands will not be impacted as he is not building on them.

This will be his cottage, and yes he will make some money. To see something tastefully built and managed well, he will do it.

The development is in her back yard, and she's okay with that.


Mayor Norman stated this matter will come before Council later and reminded them to be mindful of what the request is. According to documents, 3 units can legally be built. The question that Council has is if they wish to allow for all three of them to potentially be short term rentals. The current rules state that only one can be short term per PID.

She further stated the Development Agreement goes with the property permanently unless the owner has it discharged.

## **B. Adjournment**

Mayor Norman declared the Public Hearing adjourned at 6:57 p.m.

  
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Mayor Darlene Norman, Chair

  
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Eric Levy, Municipal Clerk

Date Approved: April 11, 2023