

**Region of Queens Municipality Public Hearing
Development Agreement – New Fixed-Roof Overnight
Accommodation in South Brookfield
Tuesday, November 28, 2023
Council Chambers, 249 White Point Road, Liverpool
6:00 p.m.**

Minutes

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

Regrets: Deputy Mayor Jack Fancy

Members of Staff: Cody Joudry, CAO
Mike MacLeod, Director of Planning & Development
Heather Cook, Communications & Engagement Coord.
Christine Watson, Admin. Assistant, Planning & Dev.

Members of the Public: 7

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 intention to enter into a development agreement that would allow for the establishment of a new fixed-roof overnight accommodation on a vacant parcel of land in South Brookfield. Property is identified as PID #70191937.

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

Mike MacLeod, Director of Planning & Development, stated an application to enter into a development agreement for the establishment of a new fixed-roof overnight accommodation on a vacant parcel of land in South Brookfield has been received.

The property is zoned as Lakeshore Residential (SR) under the Land Use Bylaw (LUB). This use is not permitted as of right in this zone. However, Council has made provision in the Municipal Planning Strategy (MPS) which enables Council to consider proposals for accommodations and campgrounds in the Lakeshore Residential Zone by development agreement (Policy 5-65).

As with all development agreements, the MPS has also established criteria which Council takes into consideration when evaluating development agreement proposals set out in Policy 6-21.

The subject property is approximately 19 acres with approximately 1,500 feet of frontage on Highway 8. The surrounding area is primarily low density residential and located on a provincially owned and maintained public road. There are no municipal services in this area. This development would require an on-site sewage disposal system and well.

Two options for Council's decision are:

1. Maintain status quo (thereby deny the development agreement request), or
2. Enter into a development agreement with Jasmine and Matthew Mallay to allow for a fixed-roof overnight accommodation, consisting of eight rental units, on subject property.

Staff are of the opinion that this development will have minimal impact and that sufficient terms and conditions can be incorporated into a development agreement to mitigate any issues.

The Planning Advisory Committee reviewed the application on October 11, 2023 and following discussions recommended in favour of entering into a development agreement.

1. Matt Smith, 1678 West Caledonia Road, Caledonia – Mr. Smith voiced his concerns about the rate of development along the lake shores, and although the proposed development is in a low density area, we should be working at having lower density along our lake shore as it is becoming high density and is having an impact on the environment.

The proposed development is good news for the area, will have increased visitors, is good for business and economic growth, however, the big picture for North Queens it is not good in the long term, and asked Council

to consider how these developments impact the area.

He further commented on another development in the area, on Bear Trap Lake, which is an example of how development should not happen, due to the road being on a steep hill and is washed out. All the nutrients from the area are running into the lake. This may cause blue green algae issues in the future.

He commented on rare plant flora that may be present in the area and suggested a landowners group be developed, to protect the area and to ensure buffer strips. He feels that enforcement on planning in the area is non-existent.

Mayor Norman stated there is a requirement for a 50 foot buffer on the lake shores as a protection zone. She suggested if he has concerns that he can provide them in writing to the Region's Planning Advisory Committee.

2. Brad Toms, 58 West Caledonia Road, Caledonia – Mr. Toms stated he is a Senior Wildlife Biologist at the Mersey Tobeatic Research Institution (MTRI). First Christopher Lake does have coastal plain flora are they are a rare group of plants that exist mostly in western Nova Scotia, and Queens County has a significant population of them. One particular one is red root, which is on First Christophe Lake. One plant is on six lakes; First Christopher Lake, Cameron Bear Trap, Ponhook, Molega and Hog Lake and are at risk of extinction.

This plant is on the property adjacent to this development and survive on low nutrients and is important to keep it low. The buffers are also important for these plants.

MTRI has extensive data on these plants and continually monitor them.

3. Rob Ralston, 471 West Street, Milton – Mr. Ralston asked for reports pertaining to the approval for the proposed development; i.e. environmental study on the property. Mayor Norman stated the attachment to the agenda is what the Planning Advisory Committee would have used in their review.

Mr. Ralston stated under Policy 6-21 there are several items to be taken into consideration and asked if there was an environment assessment done as this is an endangered species environment. Mayor Norman stated applications for development do not require an environmental study to be done.

He further asked if there would be barriers put in place so any runoff would not enter the lake. Mayor Norman stated the riparian zone is 50 foot of uncut vegetation. Director MacLeod stated Department of Environment would have regulations in place around preventing siltation from running into the water courses and would be their jurisdiction.

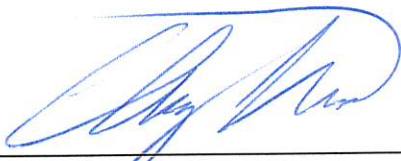
Mayor Norman noted the concerns of the environment from several speakers, and those who understand our geography and what we have in south west Nova Scotia, also those that work at MTRI, that we have the largest collection of endangered and rare plant species and if Council and Planning Advisory wish at some point look at taking a step further, one that in the future might be worth considering. It is not just in this particular area, but is along our sea coast, rivers, coastal and inland.

B. Adjournment

Mayor Norman declared the Public Hearing adjourned at 6:25 p.m.



Mayor Darlene Norman, Chair



Cody Joudry, CAO

Date Approved: December 12, 2023