

Region of Queens Municipality

Planning Advisory Committee

January 5, 2026 6:00 p.m.

Agenda

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Minutes – December 1, 2025**
- 4. Interim Review of Municipal Planning Strategy and Land Use Bylaw – Update**
- 5. Fixed-Roof Overnight Accommodations – Port Medway**
- 6. Other**
- 7. Next Meeting – February 2, 2026**
- 8. Adjournment**

**Planning Advisory Committee
December 1, 2025 - 6:00 p.m.**

Minutes

Present: Deputy Mayor Maddie Charlton, Chair
Councillor Wanda Carver
Councillor Stewart Jenkins
Joel Baltzer
Susan McGibbons
Jonathan Bower
Mary White
Pamela Brennan
Mike MacLeod, Director of Land Use

Regrets: Deanna Armstrong
Stephanie Miller Vincent

Deputy Mayor Charlton welcomed the newest members of the Planning Advisory Committee – Susan McGibbons (District 3) and Joel Baltzer (District 5).

1. Call to Order -

The meeting was called to order at 6:00 p.m.

2. Approval of Agenda –

It was MOVED by **Councillor Jenkins** and SECONDED by **Pamela Brennan** that the Agenda be approved as circulated.

Motion Carried Unanimously

3. Approval of Minutes

It was MOVED by **Councillor Carver** and SECONDED by **Jonathan Bower** that the Minutes of September 25, 2025 be approved as circulated.

Motion Carried Unanimously

4. Interim Review of Municipal Planning Strategy and Land Use Bylaw

Deputy Mayor Charlton provided the Committee with a brief overview of the discussion at the October 28, 2025 Council meeting respecting the status of the Municipal Planning Strategy and Land Use Bylaw. The current planning documents were implemented in July of 2022. Staff have been working with these documents over the last couple of years and they have identified a number of smaller non-substantive housekeeping items that require correction. As well, there have been a number of other issues that have come up which were either not envisioned during the review process or were addressed in the planning documents, but may require changes. From that meeting, Council passed a motion directing staff to commence a comprehensive review and revision process for the Region of Queens Municipality Municipal Planning Strategy and Land Use Bylaw, with particular focus on:

- Commercial uses and allowances within residential zones;
- Regulation and permitting of short-term rentals;
- The keeping of livestock within residential and rural zones;
- Light pollution mitigation and related dark-sky considerations;
- Coastal protection measures and climate-resilient land use provisions;
- and
- Minimum property standards.

Pamela Brennan enquired as to the basis for the review focus items identified in the recommendation?

Deputy Mayor Charlton advised that many of the more substantive issues were brought up to Council by members of the public. The housekeeping items were primarily identified by staff through use of the documents.

Susan McGibbons noted that majority of the focus items were fairly significant in nature and enquired as to how these issues get prioritized?

Deputy Mayor Charlton acknowledged that significant work would be required to draft policy and regulations to adequately address most of these items. With this in mind, it was her feeling that the assistance of an external consulting firm would likely be required to carry out this review. This will be a decision of Council; however.

Mike MacLeod reviewed the process for monitoring, reviewing and updating the planning documents.

Mike also noted that, if a review of the planning documents was approved by Council, the Planning Advisory Committee would be very much involved in the process.

Deputy Mayor Charlton noted that if Committee members were aware of any other issues or concerns, they should forward to staff for consideration.

5. Other N / A

6. Next Meeting

The next meeting is scheduled for January 5, 2026.

7. Adjournment

There being no further business, the meeting was adjourned at 7:14 p.m.

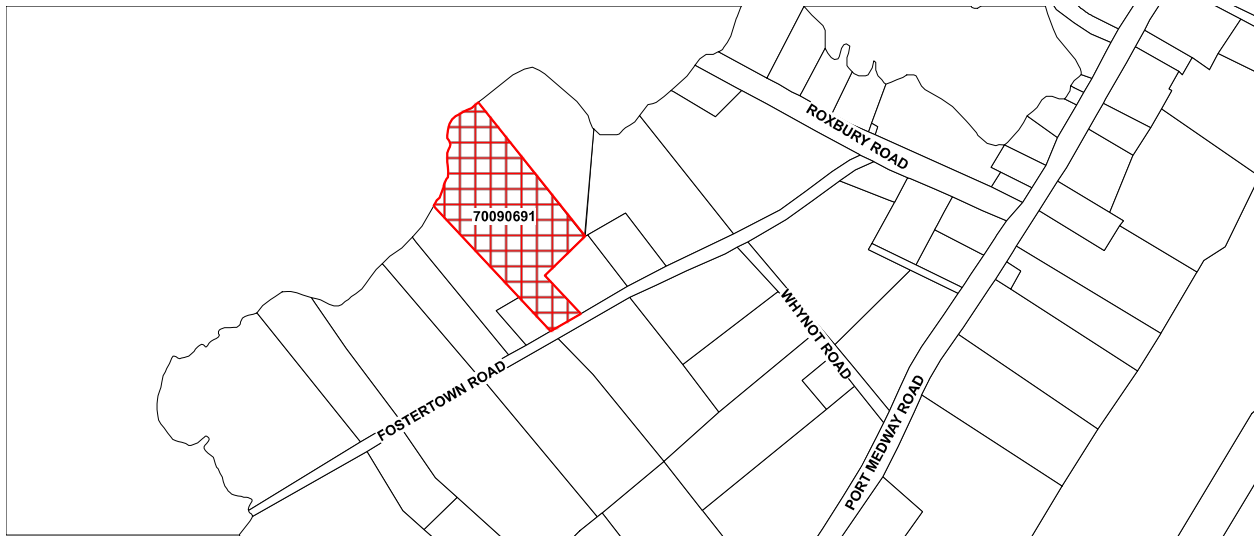
Date

Region of Queens Municipality Staff Report

To: Planning Advisory Committee
From: Mike MacLeod, Director of Land Use
Date: January 5, 2026
Re: Fixed-roof Overnight Accommodation – Port Medway

Background

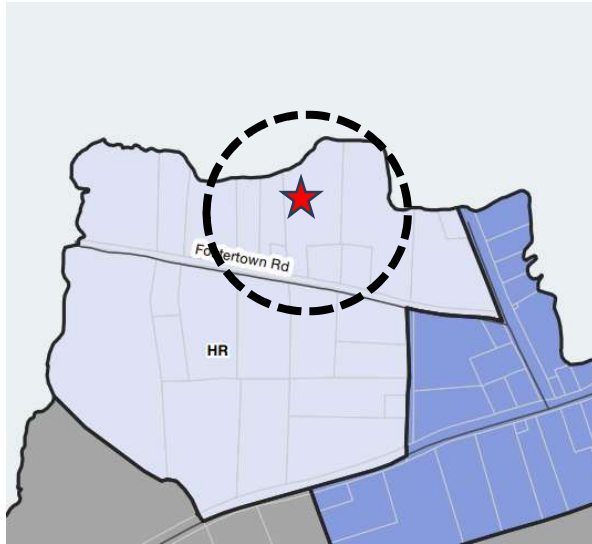
Region of Queens Municipality has received a request for amendment(s) to the Land Use Bylaw which would allow for the establishment of a fixed-roof overnight accommodation operation on property located at 72 Fostertown Road in Port Medway and identified as PID#70090691. Application is attached as Appendix A.



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

The Municipal Planning Strategy sets out:

5.4.2 Hamlet Residential Zone

While hamlets provide many of the services and amenities for surrounding areas they are, by land area, primarily residential. This residential character is predominately lower in density and building scale, though in recent years some communities have seen the development of small multi-unit buildings, typically located near to beaches.

The hamlets of Queens have close historic ties to resource-based industries and a rural way of life, and many still feature these industries today. As a result, home businesses are common and activities such as small-scale agriculture and the keeping of livestock are valued and welcomed parts of the community fabric.

Policy 5-41: The Hamlet Residential Zone shall permit lower density residential uses and very small multi-unit and grouped dwellings, along with traditional rural home uses. Zone standards shall be in keeping with the semi-rural nature of these areas.

The Land Use Bylaw sets out the particular uses that are permitted in each zone. Fixed-roof overnight accommodations are not permitted in the (HR) Zone.

Commercial and Industrial Uses in Hamlet Zones

	HR	HC	SPECIAL REQ's
Agriculture Related Industries	-	P	
Animal Care	-	P	
Art Gallery / Studio	P	P	
Automobile Repair Shop	-	DA	
Automobile Sales	-	DA	
Automobile Service	-	DA	
Banks and Financial Institutions	-	P	
Business or Professional Office	-	P	
Campground	-	P	
Commercial Recreation - Indoor	-	P	
Outdoor	-	P	
Convenience Store	-	P	
Craft Shop	P	P	
Day Care Centre	P	P	
Electric Vehicle Charging - Commercial	-	P	
Equestrian Facility	-	P	
Farm Market	-	P	
Fishery Related Industries	P	P	
Fixed-roof Overnight Accommodations	-	P	
Funeral Home	-	P	
Garden Centre	-	P	

The MPS establishes policy where Council can consider adjusting the boundaries of zones within the Hamlet designation (rezoning).

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.*

The MPS also sets out that:

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

In looking at proposed amendments to the Land Use Bylaw or the adoption of a development agreement, Council has established a set of general criteria to consider when evaluating applications, 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.*

Options / Alternatives –

1. That Council gives notice of its intention to adopt a bylaw respecting amendments to the Land Use Bylaw which would see the rezoning of PID# 70090691 to Hamlet Core (HC);

Or

2. That Council give notice of its intention to enter into a development agreement that would allow for the establishment of a four (4) unit fixed-roof overnight accommodation on property located at 72 Fostertown Road in Port Medway and identified as PID# 70090691;

Or

3. That Council maintain status quo and deny the application.

Considerations -

- PID 70090691 is a vacant parcel of land, with a total lot area of 3.17 acres.
- Proposal is to construct a single-family dwelling for the property owner and to also construct four (4) additional single units for seasonal rental (fixed-roof overnight accommodations).
- Surrounding properties are primarily low density residential.
- Current zoning is Hamlet Residential (HR).
- Fixed-roof overnight accommodations are not a permitted use in the HR zone.
- Development would utilize private on-site sewer and water services.
- Lot has frontage on Fostertown Road, which is provincially owned and maintained.
- In consideration of rezoning this property to Hamlet Core (HC), the amendments would not only allow for the fixed-roof overnight accommodation use, but also all other uses permitted in the HC zone, which is quite extensive. The full list of uses permitted in the HC Zone are included as Appendix B.
- In consideration of rezoning this property to Hamlet Core (HC), staff have prepared a draft Bylaw respecting amendments to the Land Use Bylaw, which is attached as Appendix C.
- In consideration of allowing this specific use through a development agreement process, staff have prepared a draft development agreement, which is attached as Appendix D.

Staff have reviewed the application and are of the opinion that allowing for a four (4) unit fixed-roof overnight accommodation operation on property located at 72 Fostertown Road in Port Medway and identified as PID # 70090691 is best addressed through a development agreement process.

Applicable Legislation / Regulations

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

Recommendation

That Council give notice of its intention to enter into a development agreement that would allow for the establishment of a four (4) unit fixed-roof overnight accommodation on property located at 72 Fostertown Road in Port Medway and identified as PID# 70090691;

AND THAT a public hearing be scheduled for Tuesday February 24, 2026 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 5:30 pm.

Appendix A

GREGORY CLATTENBURG/BWC

NOVA SCOTIA

November 6, 2025

Mike MacLeod
Director of Planning and Development
Region of Queens Municipality
249 White Point Road
Liverpool, Nova Scotia
B0T1K0

Dear Mike:

My Name is Gregory Clattenburg. I am a local building contractor representing Hans Martin Klein.

Mr. Klein would like to make application for the rezoning of his property at Port Medway from residential hamlet (single family dwelling). He proposes to construct 1 single family dwelling and 4 small single units for seasonal rental.

We have submitted the required fee and application to the municipality.

You will find attached a recent property plan with proposed improvements/structures for your perusal.

Please advise if you require anything further.

Sincerely,



Gregory Clattenburg/BWC



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 - 72 FOSTERTOWN ROAD
Property Identification Number (PID) - 70090691
Present use of subject property - IMCARTS
Proposed Use of subject property - RESIDENTIAL DWELLING, RENTALS
Existing Lot Size - _____
Existing Lot Frontage - _____

3. Property Owner Information:

Name - HANS - MARTIN KLEIN

Applicant is :

- Owner
- Agent of Owner

Civic Address - 72 FOSTERTOWN RD. PORT MILDWAY, NS

Mailing Address (If different from Civic Address) - _____

Telephone Number - _____

Email Address - _____

4. Zoning Information:

Existing Zoning - RESIDENTIAL HAMLET

Proposed Zoning - _____

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 _____ 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 HAAS - MARTIN KLEIN

Signature _____

Date _____

Registered Owner (if more than one) _____

Signature _____

Date _____

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) 72 FOSTERTOWN Rd and identified as PID# 70090691

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.
2. Please make cheques payable to the Region of Queens Municipality. Following completion of the amendment process, the unused balance will be returned to the applicant. However, should the deposit be insufficient to cover the cost of advertising, the applicant will be responsible for the difference.
3. It is recommended that an applicant have a pre-consultation meeting with staff of the Planning Department prior to submitting this application.

Prof. Dr. Hans-Martin Klein

Authorization

Hereby I authorize Mr. Gregory Clattenburg from Port Medway, Nova Scotia, to represent me in my construction project on Fostertown Road, Port Medway.



Hans-Martin Klein

WATERS OF
MEDWAY HARBOUR

WHARF
SKIDWAY

PROPERTY
JOSEF DICKGREBER, HANS DICKGR.
DOCUMENT NO. 8,
PID NO. 70091
(SEE PLAN REFERENCE)

LOT 2
PROPERTY OF
HANS-MARTIN KLEIN
DOCUMENT NO. 109,332164
PID NO. 70090691
AREA=3.17 ACRES±

(SEE PLAN REFERENCE NOS. 4 & 5)

LOT 1
PROPERTY OF
HEATHER MICHELLE ST.
& JOHN LESLIE STYVEI
DEED REFERENCE: BOOK 380,
PID NO. 70090673

PID NO. 70090717

LAURIE E. CAITENBURG
DEED REFERENCE: BOOK 347, PAGE 306
PROPERTY OF
JANET C. CAITENBURG
PID NO. 70100109

PID NO. 70100109

PUBLIC HIGHWAY NO. 464
(FOSTER TOWN ROAD/30)
RIDGE OF TRAVIS SUMMER (19' x 14')

PROPOSED House & Rental Units

(SEE PLAN REFERENCE NO. 3)

Appendix B

Residential Uses in Hamlet Zones

	HR	HC	SPECIAL REQ'S
Accessory Dwelling	P	P	S7.1
Bed and Breakfast – 5 or fewer sleeping units	P	P	
More than 5 sleeping units	DA	P	
Boarding House – 5 or fewer sleeping units	P	P	
More than 5 sleeping units	-	DA	
Converted Dwelling - 5 or fewer dwelling units	P	P	S7.5
Duplex Dwelling	P	P	
Grouped Dwellings – 4 or fewer dwelling units	S	S	
5 to 8 dwelling units	-	DA	
Home-based Business – Level 1	P	P	S7.9
Level 2	-	S	
Mobile Home	P	P	S12.1.1(c) & (d)
Multi-unit Dwelling – 4 dwelling units	S	S	
5 to 8 dwelling units	-	DA	
Nursing Home	-	P	
Recreational Vehicle Parking Site	P	P	S7.13
Residential Care Facility	-	S	
Semi-detached Dwelling	P	P	
Short-term Rental	P	P	S7.14
Single-unit Dwelling	P	P	
Small Options Home	P	P	
Triplex Dwelling	P	P	

P = permitted | S = site plan approval | DA = development agreement

Commercial and Industrial Uses in Hamlet Zones

	HR	HC	SPECIAL REQ'S
Agriculture Related Industries	-	P	
Animal Care	-	P	
Art Gallery / Studio	P	P	
Automobile Repair Shop	-	DA	
Automobile Sales	-	DA	
Automobile Service	-	DA	
Banks and Financial Institutions	-	P	
Business or Professional Office	-	P	
Campground	-	P	
Commercial Recreation –			
Indoor	-	P	
Outdoor	-	P	
Convenience Store	-	P	
Craft Shop	P	P	
Day Care Centre	P	P	
Electric Vehicle Charging - Commercial	-	P	
Equestrian Facility	-	P	
Farm Market	-	P	
Fishery Related Industries	P	P	
Fixed-roof Overnight Accommodations	-	P	
Funeral Home	-	P	
Garden Centre	-	P	
Kennel	-	DA	
Licensed Liquor Establishment	-	S	
Light Manufacturing – Less than 2,000 m ² GFA	-	S	
Marine Recreation Provider	-	P	
Personal Service Shop	-	P	
Post Office	-	P	
Radio and Television Stations	-	P	
Recycling Depot	-	DA	
Restaurant –			

	HR	HC	SPECIAL REQ'S
Eat-in	-	P	
Take-out	-	P	
Retail Lumber and Home Improvement Yard	-	S	
Retail Store Less than 1,000 m ² GFA	-	P	
Service and Repair Shop	-	P	
Taxi and Bus Station	-	P	
Wind Turbine Generator – Small	P	P	S7.19

P = permitted | S = site plan approval | DA = development agreement

Other Uses in Hamlet Zones

	HR	HC	SPECIAL REQ'S
Agricultural Uses	P	P	
Animal Shelter	-	DA	
Cemetery	P	P	S7.4
Community Centre	P	P	
Cultural Facilities	-	P	
Emergency Services	-	P	
Expansion of a Non-conforming Use	S	S	
Extended Care Facility	-	P	
Government Buildings and Uses	-	P	
Hospital	-	P	
Household Livestock Operation	P	P	S7.10
Interpretive Centre	-	P	
Medical Clinic	-	P	
Parking Lot	-	S	
Parks and Playgrounds	P	P	S7.11
Place of Worship	P	P	
Private Club	-	P	
Recreation Centre	-	P	
Recreational Uses	P	P	
School –			

	HR	HC	SPECIAL REQ'S
Academic	P	P	
Commercial	-	P	
Trails and Conservation Uses	P	P	S7.17

Appendix C

A BYLAW RESPECTING AMENDMENTS TO THE REGION OF QUEENS MUNICIPALITY LAND USE BYLAW

BE IT ENACTED by the Council of Region of Queens Municipality, under authority of the Municipal Government Act, S.N.S. 1998, Chapter 18, as follows:

Region of Queens Municipality Land Use Bylaw, adopted at a meeting of the Council of Region of Queens Municipality held on the 24th day of May, 2022, and approved by the Nova Scotia Department of Municipal Affairs and Housing on the 6th day of July, 2022, is hereby amended by:

- ❖ Amending the Zoning Map to change the zoning of PID #70090691 to Hamlet Core (HC).



This is to certify that the foregoing is a true copy of a bylaw passed at a duly constituted meeting of the Council of Region of Queens Municipality held on the _____ day of _____, 2026.

Given under the hands of the Mayor and the Municipal Clerk and the seal of
Region of Queens Municipality this ____ day of _____, 2026.

MAYOR

MUNICIPAL CLERK

First Reading:

Second Reading:

Advertising:

Public Hearing:

Filed / Approved:

Nova Scotia Municipal Affairs

1. **THAT** the Developer is the registered owner of the Lands identified as PID# 70090691 and shown on Schedule "A" attached hereto, (hereinafter referred to as "the Lands");
2. **THAT** the Developer shall not develop or use the Lands, including buildings located on the lands, for purposes other than those described in this Agreement;
3. **THAT** the proposed uses permitted under this Development Agreement are the following:
 - a) Fixed-roof Overnight Accommodation containing four (4) Units; and
 - b) Hamlet Residential (HR) Zone Uses.
4. **THAT** any outdoor storage of materials shall be screened from view by an opaque fence;
5. **THAT** any lighting for proposed development shall be directed away from abutting properties;
6. **THAT** notwithstanding any other provisions of this Development Agreement, the Developer 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.
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 shall be conclusive;

8. **THAT** notwithstanding the provisions of the Region of Queens Municipality Municipal Planning Strategy and Land Use Bylaw, the Developer 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;
9. **THAT** amendments which shall be considered substantial are any affecting the following:
 - (a) A change in the uses permitted;
 - (b) An increase in the number of rental units.
10. **THAT** any amendment whether substantial or otherwise must be approved by both parties in writing;
11. **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;
12. **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;
13. **THAT** this Agreement is not assignable without the written consent of the Region;
14. **THAT** enforcement and rights and remedies on default of this Agreement shall be as follows:
 - (a) The Developer 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 Developer. The Developer further agree that, upon receiving written notification from the Development Officer to inspect the interior of any building located on the lands, the Developer agree to allow for

such inspection during any reasonable hour within two (2) days of receiving such notice.

- (b) If the Developer fail to observe or perform any condition of this Agreement, after the Region has given the Developer 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 Developer from continuing such default, and the Developer hereby submits 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 Developer; 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 Developer 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.

16. **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 _____, 2026.

(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.

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

_____)	Per: _____
Witness)	Hans-Martin Klein
)	
)	
)	REGION OF QUEENS MUNICIPALITY
)	
)	Per: _____
)	Mayor
)	
_____)	Per: _____
Witness)	Municipal Clerk

**PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS**

ON this ____ day of _____, 2026, 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 Hans-Martin Klein signed, sealed and delivered the same in his/her presence.

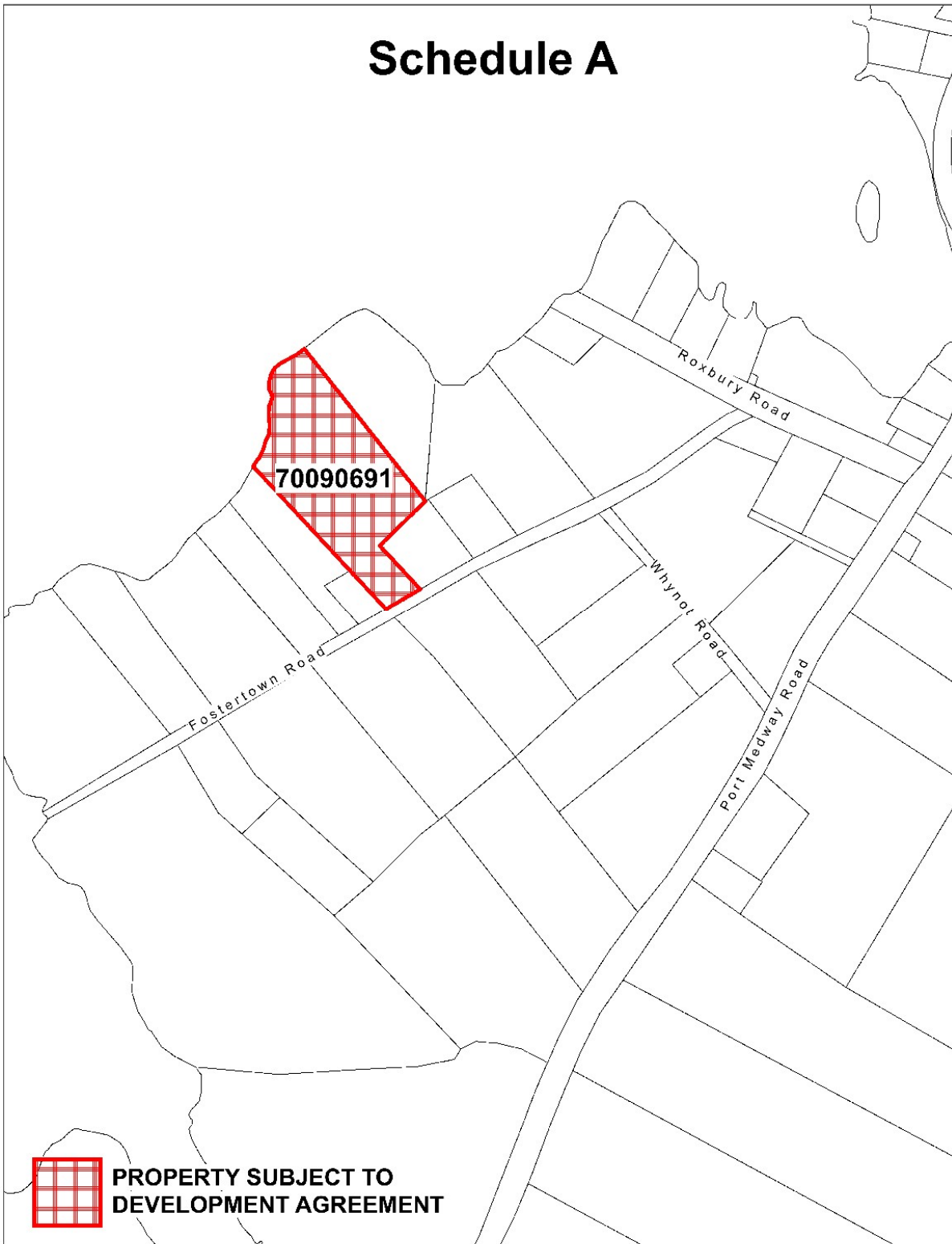
A Commissioner of the Supreme Court of Nova Scotia

**PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS**

ON this ____ day of _____, 2026, 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, Scott Christian and Angela Green, signed, sealed and delivered the same in his/her presence.

A Commissioner of the Supreme Court of Nova Scotia

Schedule A



70090691



**PROPERTY SUBJECT TO
DEVELOPMENT AGREEMENT**