

**REGION OF QUEENS MUNICIPALITY  
PUBLIC HEARING  
AMENDMENTS TO MUNICIPAL PLANNING STRATEGY AND  
LAND USE BYLAW – TOURIST COMMERCIAL (C6) ZONE, LABELLE  
TUESDAY, MAY 24, 2016  
8:45 A.M.**

**MEMBER OF COUNCIL:** Mayor Christopher Clarke, Chair  
Councillor Brian Fralic  
Councillor Jack Fancy  
Councillor Peter Waterman  
Councillor Susan MacLeod  
Councillor Raymond Fiske  
Councillor Bruce Inglis

**MEMBERS OF STAFF:** Jennifer Keating-Hublely, Director of Finance  
April Whynot-Lohnes, Municipal Clerk  
Christine Watson, Recording / Management Secretary  
Mike MacLeod, Planner

**REGRETS:** Councillor Darlene Norman  
Richard MacLellan, Chief Administrative Officer

**CALL TO ORDER:**

Mayor Clarke called the Public Hearing to order at 8:45 a.m.

**REMARKS:**

Mayor Clarke reviewed that the purpose of this Public Hearing was to provide any interested person with an opportunity to present an oral or written presentation to the Council of the Region of Queens with regard to proposed amendments to the Region's Municipal Planning Strategy and Land Use Bylaw, which would see:

1. the creation of a new Tourist Commercial (C6) Zone;
2. the rezoning of PID#s 70177357, 70177365, 70177373, 70117381, 70177399 and a portion of 70117817 from Seasonal Residential (R7) to Tourist Commercial (C6); and
3. the rezoning of PID# 70261029 and a portion of 70117817 from Seasonal Residential (R7) to Conservation (O1).

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

**REPORTS AND PRESENTATION BY STAFF:**

Mike MacLeod, Planner, reviewed the background of the application from Interlake Realty and provided revisions to the application that arose from the December 8, 2015 Public Hearing to rezone properties from Seasonal Residential (R7) to Tourist Commercial (C6), rezone properties from Seasonal Residential (R7) to Conservation (O1) and the creation of a new Tourist Commercial (C6) zone (copy of presentation attached).

**WRITTEN AND ORAL PRESENTATIONS:**

April Whynot-Lohnes, Municipal Clerk, read the list of written submissions which were received prior to the submission deadline:

Diana Dalton  
Carol & Raimo Kujala  
Kevin & Donna Stewart  
Carol Mercier

1. Doug White, Inter Lake Realty, Applicant

Mr. White provided a brief update on the revised application to the Region for rezoning, which now includes protecting the wet land area (PID #70261029 and a portion of 70117817) to Conservation (O1) zone which is his way of protecting the pond area.

He stated that he has increased the setback to 40 feet from neighbours (Wayne Haines and Vernon Eagle) on either side of properties to reduce any potential negative impact.

2. Vernon Eagle – 851 Labelle Road, Labelle

Mr. Eagle explained that he has been a resident since 1984 and is next door to the proposed development. He stated that this kind of development will impede the enjoyment of his property and is concerned that this will be used as a party location and is opposed.

3. Jacqueline Barkley – 145 Gulch Road, Labelle

Ms. Barkley explained that she purchased the property adjacent to the proposed development in 2000. She expressed her concern for the rezoning and questioned whether this will allow other properties in the Region to be rezoned tourist accommodations and Mr. MacLeod confirmed yes.

She explained that the properties have been on the market several times and feels that Mr. White may have made a poor investment decision. She further stated that she was not challenging his right to use the property as seasonal residential; however, she was opposed to the rezoning of the property to tourist commercial as she would not have invested in her properties if the neighbouring lands had a commercial component.

4. Diana Dalton, 21 Lyngby Avenue, Dartmouth (95 Ponhook Shore Road, Labelle)

Ms. Dalton explained that she owns property that abuts the proposed development and expressed her concern for the parcel of land around the wetlands and would like to see that area zoned as conservation.

5. Warren Montgomery, 113 Gulch Road, Labelle

Mr. Montgomery explained that he has invested significant money into improvements of his property and expressed concerns over the noise levels created by potential boat traffic as the sound would be amplified as this area is between hills.

6. Cecil Stevens, 723 Labelle Road, Labelle

Mr. Stevens explained that there is a 20-25 foot marsh between the shoreline and waterline which is a haven for turtles and endangered plant life and would like to see the area zoned as conservation.

7. Darren Richards, 884 Narrows Road, Labelle

Mr. Richards indicated that he has recently purchased property in the area and agrees that the area is not really suitable for this type of development.

8. Sarah Newton, 3-39 School Street, Liverpool

Ms. Newton indicated that she would like this type of access for the public and the use of non motorized boats.

9. Wayne Haines, 15 Forest Point Loop, Labelle

Mr. Haines explained that Old Mill Lane and Lodge Roads were private roads and the association maintains them. At this time the lots proposed to be developed were not paying for the upkeep. With the potential increase in use, he asked if the County would be upgrading the road to two-lanes and maintaining them. In response, Mayor Clarke stated that they were private roads, and the Region would not be doing upgrading or maintaining them.

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Mr. Haines also expressed that the small beach in the area is used by local residents and feels with a commercial use, i.e. partying on the beach and boats on the water, that there would be a lack of respect for the area and property values would be effected.

10. Ian Flinn, 265 Forest Point Loop, Labelle

Mr. Flynn explained that he owns 5 properties which he does not intend to develop on Forest Point Loop and is President of the Landowners Association. He explained that he purchased the property because of what the area represented and would not have purchased if zoning in place changes and strongly opposed the application.

11. Joan Mahoney, 175 Hardwood Ridge Road, Labelle

Ms. Mahoney enquired if the written submissions could be read so the galley could hear what was submitted. Mayor Clarke stated that they would not be read but a copy would be provided to anyone who made the request through the Municipal Clerk.

12. Jacqueline Barkley – 145 Gulch Road, Labelle

Ms. Barkley stated that there are many public parks i.e. Kejimkujik and beach access already provided by governments. Access in this area is for residents within the local area.

The concern is the application for rezoning to a commercial use which she and others are opposed.

13. Arthur O'Neill, 97 Forest Point Loop, Labelle

Mr. O'Neill stated that the private cottage country areas supplied more residential taxes than any other area in Queens County and stressed that this proposal was a bad idea.

14. Doug White, Inter Lake Realty, Applicant

Mr. White summed up that the present zoning would be acceptable, but it will not protect the wetlands area. He stated that if the application as proposed was not accepted, he would still ask that the Mill Pond area be rezoned as conservation.

**CLOSING OF PUBLIC MEETING:**

Mayor Clarke asked three times if there were any further members of the public who wished to speak on this matter; hearing none declared the Public Hearing closed at 9:40 a.m.

  
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Mayor Christopher Clarke, Chair

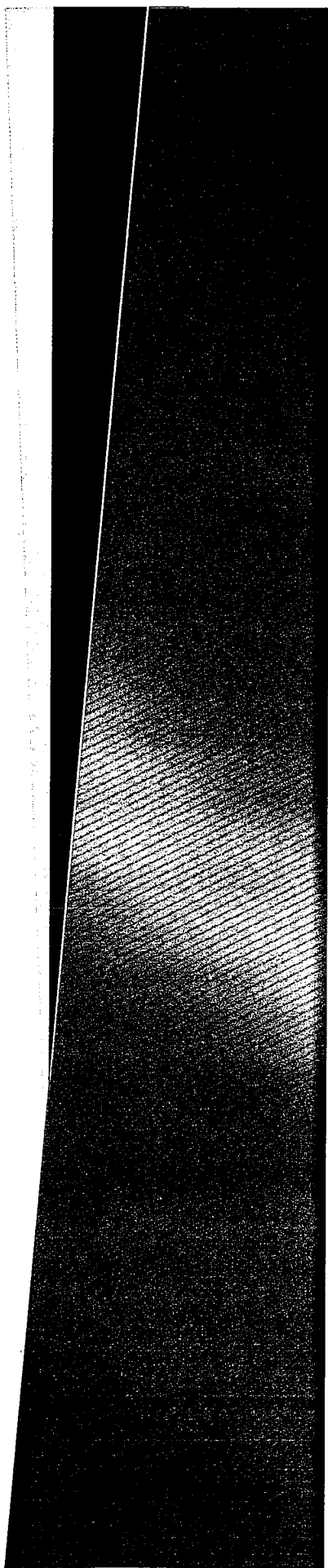
  
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April Whynot-Lohnes, Municipal Clerk

  
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Christine Watson, Recording / Management Secretary

Date approved:   
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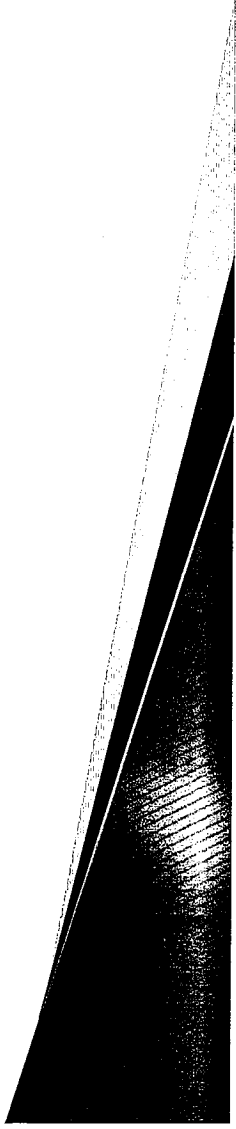
**Proposed Municipal Planning Strategy  
and Land Use Bylaw Amendments -**

**Old Mill Lane, Labelle**



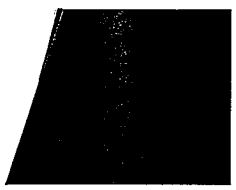
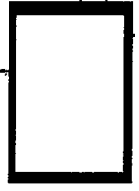
## Background:

- In September of 2015, application was received respecting proposed amendments to the Municipality's Planning Documents to allow for a recreational rental development on seven parcels of privately owned land on Old Mill Lane in Labelle.
- The original proposal was to establish a new Tourist Commercial (C6) Zone, create special development requirements to apply to this zone and to rezone the lands from Seasonal Residential (R7) to Tourist Commercial (C6).





REZONE FROM SEASONAL RESIDENTIAL (R7) TO  
TOURIST COMMERCIAL (C6)

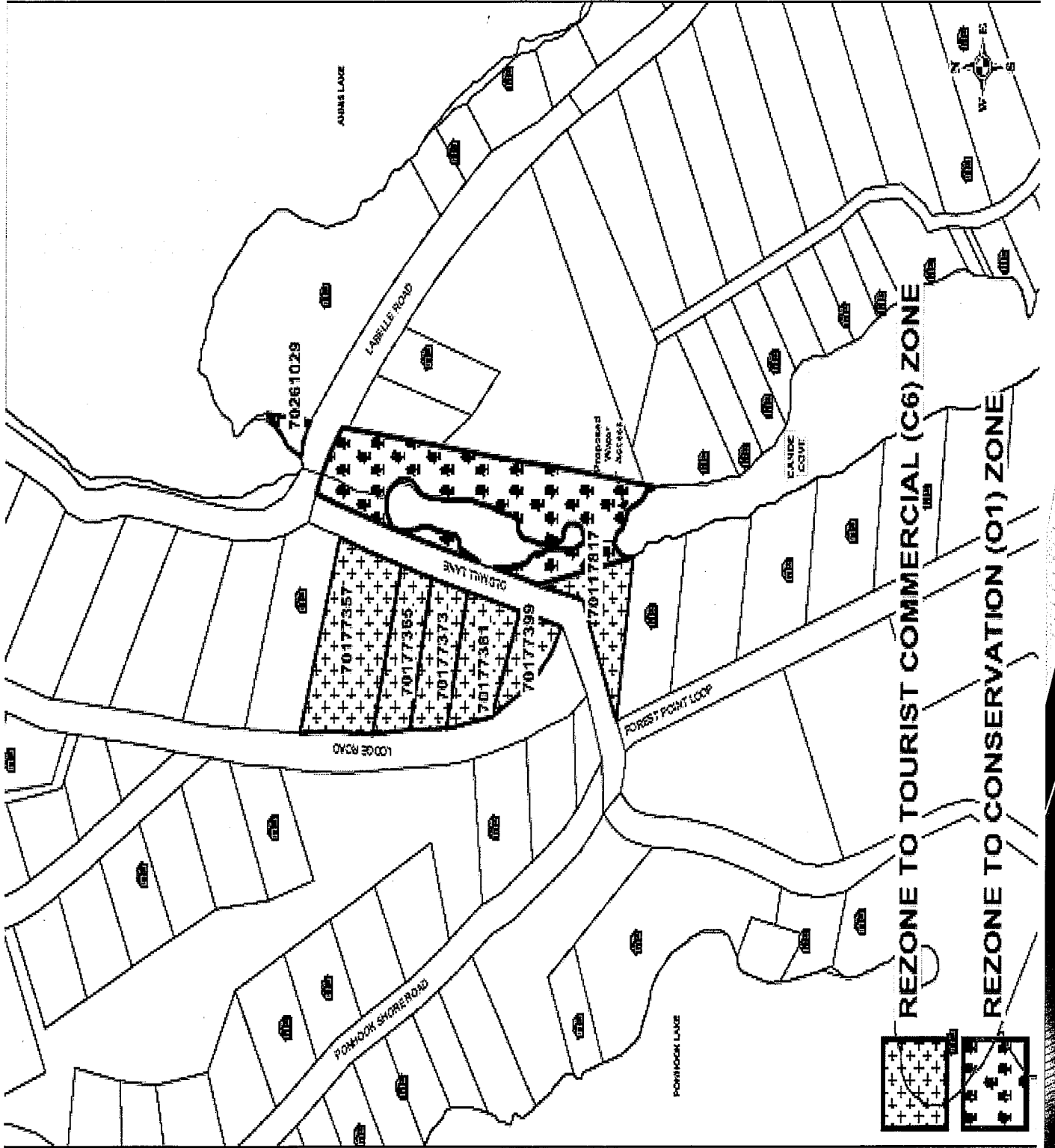




- The proposal went to the Planning Advisory Committee and to Council in November of 2015, with a recommendation to proceed to the public hearing stage.
- A public hearing on the proposed amendments was held on December 8, 2015.
  - Concern was expressed by property owners in the area, particularly for the area around what is known as the Mill Pond.
  - Request to have the Mill Pond area removed from the proposed commercial zone and to have it zoned as a conservation area.
  - Municipal Staff was requested to review proposed amendments with the Developer, in light of comments received at the public hearing.
  - A second public hearing was scheduled for May 24, 2016.

- Municipal Staff met with the Developer to discuss suggested changes to original proposal and Developer agreed that the area around the Mill Pond should be zoned as conservation.
- Developer would like to erect a small building, to store several canoes and kayaks, on a portion of PID# 70117817 closer to Forest Point Loop.
- Developer proposes to access the top of Canoe Cove for canoe and kayak use via the south east corner of PID# 70117817. No physical development; however.





REZONE TO TOURIST COMMERCIAL (C6) ZONE

REZONE TO CONSERVATION (O1) ZONE

