

**From:** [Brock General](#)  
**To:** [Clerks](#)  
**Subject:** FW: McLennan's Beach Development - Letter to Council  
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Bruce Reynolds  
McLennan's Beach Road  
[REDACTED]

March 20th, 2024

An open letter to Brock Town Council regarding the proposed McLennan's Beach Road Subdivision

What's your rush?

Dear Council members

First of all, thank you for your public service. As a frequent volunteer in the community, since my wife Cathy and I purchased in Beaverton in 2006 and retired here in May 2012, I have tried to give back to the community by serving on Beaverton Curling Club and the Cedarhurst Golf Club Board of Directors. I'm well aware of the countless hours it involves and sometimes thankless feedback from those you serve. I would also like to thank all my neighbours for their efforts over the past years to address their concerns about the proposed development on McLennan's Beach.

I'm struck at this moment by the words of a neighbour on Cedar Beach Heather Beaudoin In your open forum of May 22nd 2022, her son Cameron read her letter to the audience titled "What's the rush?" I point to two recent developments you have approved. The first is on Concession Road Five and Simcoe Street; a much-delayed project due to the fact that they discovered after work began that they had significant water and drainage problems. (We personally have two sump pumps that run consistently; do we not have the same potential drainage problems with the proposed McLennan's Beach Road Project?) The second development is across from the Beaverton Curling Club, an exercise to jam as many units and people together in the sole interest of maximizing the developer's bottom line. This developer produced marketing material advertising an investor could make \$36,000 a year from an Airbnb which I believe is against the law in Brock Township.

A third site development on Nine Mile Drive appears to be stalled? I wonder if these three developments will be your legacy of your time on Brock council?

Turning to the development proposal on McLennan's Beach, we first met Mr. Rebanks, when he purchased the 44 acres across the street. He said that he was an architect and his goal was to build 14 houses that we residents would be proud of. This statement was made to a neighbour and myself. Since that time, we have seen development proposals of 86 units, reduced to current 63 units. These proposed edifices apparently would be high enough to be marketed as view of the lake! My limited knowledge of development projects is that once you give approval, the value of the project doubles?

What's the rush of approval at this Monday's Council meeting when the majority of our neighbours cannot attend because of the short notice? I thank you for your kind consideration.

Yours sincerely

Bruce Reynolds