



COUNTY *of* ANNAPOLIS

NATURALLY ROOTED

East End Planning Area Document Review

MAJOR POINTS FOR PUBLIC REVIEW

DATE: October, 2025

Introduction

The review process for the East End Planning Area Secondary Planning Strategy and Land Use Bylaw has been underway since it was initiated in 2022. In the spring and summer of 2025 public engagement was held in the form of an online survey, a public meeting, and various focus groups.

Staff in the planning department for the Municipality of the County of Annapolis have utilized all the information received from the public to update the current strategy and bylaw for the East End Planning Area. The drafts are currently up for review by the public after having been approved by the East End Area Advisory Committee.

Some of the draft policies and bylaws were identified by the Committee as needing extra public review. The purpose of this document is to highlight those sections and provide a brief explanation of each for members of the community to review. These sections are in need of extra public feedback, both positive and negative, to ensure that they best align with the needs of the community and best support the future of the Planning Area.

Secondary Suites/Accessory Dwelling Units

Draft Policies:

A secondary suite is permitted, as an accessory dwelling unit to the main residential dwelling either inside or attached to the main residential building or detached or in the form of a backyard suite located in an accessory building, in all zones with the exception of the IND, I, OS, and LLPR Zones.

A lot in the R1, R2, and C1 Zones may have a maximum of one (1) secondary suite with a maximum gross floor area of 80 sq. m. (860 sq. ft.) and must meet the main use setback requirements for the zone in which the lot is located.

A lot in the R3, RU, AG, C2 or MXC Zones may have a maximum of two (2) secondary suites with a maximum gross floor area of 80 sq. mx. (860 sq. ft.) per unit and must meet the main use setback requirements for the zone in which the lot is located. The second accessory dwelling unit in the R3, RU, AG, C2 or MXC Zones may be approved by the site plan approval process in accordance with SPS Policy 6.4.4.1.

All secondary suites must comply fully with the requirements of the National Building Code of Canada. All accessory residential dwellings shall provide for one (1) parking space and shall have a separate dwelling unit entrance and access to the outside, and provision for a minimum of 20 sq. m. (215.2 sq. ft.) of private outdoor space. A secondary suite is not permitted in the front yard of a lot unless part of the main dwelling.

There shall only be one (1) of either an accessory residential dwelling, a boarding use, a bed and breakfast use, a small options home use, or a residential care use, permitted within any property zoned as Low Density Residential (R1).

A tiny home on wheels may be permitted as an accessory dwelling unit providing the following requirements are met:

- (a) It is not located in a front or flankage yard and follows all applicable setbacks.
- (b) There shall only be one (1) tiny home on wheels per lot.
- (c) The tiny home on wheels shall use existing on-site services or shall provide approval from Nova Scotia Environment for an alternative grey water and/or sewage treatment system.

Main Questions:

- Are there any areas the proposed draft allows secondary suites that you think it should not allow?
- Do you feel there should be design requirements for secondary suites?
- Do you feel the proposed draft regulations would be beneficial for the community? If not, what changes could make them so?

Household Livestock

Draft Policies:

The keeping of agricultural animals and household livestock is permitted as an accessory use in all zones where residential uses are permitted within the Planning Area, with the exception of the R1 Zone, but must meet all special zone requirements as set out in Section 5.4 and require a development permit for the development of any building or structure used to house such animals, unless otherwise stated in this Bylaw.

In all zones except for the AG and RU zones the number of permitted household livestock per lot shall be calculated by animal unit. One animal unit shall be permitted per acre of land in all zones with up to a maximum of 5 animal units within Residential Zones (R2, R3) except the R1 Zone where the keeping of agricultural animals shall be prohibited.

On properties of one (1) acre or less in size within the R2 and R3 Zones the keeping of agricultural animals shall be prohibited with the exception of maximum of fifteen (15) egg laying fowl.

All livestock shall be confined to a barn, feedlot, pasture, or other facility and shall not be permitted to run at large. Manure storage and livestock housing shall be set back a minimum of 15.2 m (50 ft.) from any off-site dwelling.

Type of Animal	Number of Animals Equal to One Animal Unit
Cows (All types)	2
Horses (draft, light, ponies)	2
Pigs	2
Donkeys/Miniature Horses	3
Llamas/Alpacas	3
Ostriches/Emus	3
Sheep/Goats	4
Turkeys	5
Egg-Laying Fowl	25
Rabbits	25

Main Questions:

- Do you have concerns around the types or numbers of animals allowed in certain areas?
- Do you think these proposed regulations should be more or less restrictive?
- Are there certain types of animals you feel need specific consideration in the number of animals per animal unit that are not listed?

Secondary Access and Exit Route for Subdivisions

Draft Policy:

All subdivisions which contain a roadway of 555 m (1,820.87 ft.) or longer in an area with access to municipal services or 980 m (3,215.2 ft.) or longer in an area without access to services shall be required to have a minimum of two access routes that are suitable for emergency response and evacuation. The secondary routes may be either public or private roads or right-of-ways, trail roads or access points to existing trails and may be utilized for regular traffic or as emergency access only and must be constructed to a standard approved by the appropriate authority for emergency access.

Development phasing shall be required in a manner that completes water infrastructure and a minimum of one transportation access route prior to constructing the first proposed structure.

The relaxation of access route requirements may be considered by development agreement with the requirement of the implementation of other emergency measures and considerations of the vulnerability of the proposed location.

Main Questions:

- Do you have concerns around the length before requiring the second route? Do you feel it is too long or too short?
- Do you feel this proposed bylaw would be beneficial for the community? If not, what could be changed to make it so?

Subdividing Agricultural Property

Proposed Policy:

In the Agricultural (AG) Zone, an existing lot may be divided once every three years into no more than two lots. The consolidation of land shall not be limited.

The minimum lot size shall be the minimum allowable by the Nova Scotia Department of Environment and Climate Change.

Main Questions:

- Do you feel the proposed regulations are too strict or not strict enough?
- What are your main concerns surrounding this proposed policy?