

COUNTY *of* ANNAPOLIS

NATURALLY ROOTED

PUBLIC HEARING #1 **Bridgetown Secondary Planning Strategy and Land Use Bylaw** **AGENDA**

Time: 1:30 p.m.

Date: Tuesday, September 9, 2025

Place: Municipal Administration Building, 752 St. George Street, Annapolis Royal, NS

Welcoming Remarks – Warden Diane LeBlanc

The purpose of a Public Hearing is to permit members of the public to make their views known to Council, concerning, solely, the application before Council.

This Public Hearing concerns Bridgetown Secondary Planning Strategy and Land Use Bylaw.

All comments throughout the public hearing are required to be addressed to the Chair. The Chair will provide an opportunity for public input and will ask that persons speaking identify themselves so that their comments may be recorded in the minutes of these proceedings and that the person speaking identify if they are speaking in favour or against the application.

Comments from Council members are asked to be held until all public comments are heard.

All questions and comments throughout the public hearing are to be addressed to the Chair.

Re: Bridgetown Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB)

Information Report – B. Boateng

Call for Oral Presentations (open discussion from the floor – public)

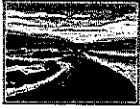
- 1st call for comments against the application
- 2nd call for comments against the application
- 3rd call for comments against the application
- 1st call for comments in support of the application
- 2nd call for comments in support of the application
- 3rd call for comments in support of the application

Call for questions or comments from Council Members

Next Steps – B. Boateng

Closing Comments

Adjournment (Warden)



STAFF REPORT

Report To: Municipal Council
Meeting Date: Tuesday, September 09, 2025
Prepared By: Barbara Boateng, Manager of Planning
Subject: File No. 66520-35 Bridgetown 2025-MPS-LUB-001 Bridgetown Land Use Bylaw and Secondary Planning Strategy Staff-Initiated Amendments (Text Amendments)

RECOMMENDATION:

That pursuant to the first reading given on July 29, 2025, in accordance with the recommendation for approval from the Planning Advisory Committee and after holding a Public Hearing thereon, Municipal Council give second and final reading to consider the proposed staff-initiated amendments to the text of the Bridgetown Land Use Bylaw and Secondary Planning Strategy as described in Appendices A and B of the report dated September 09, 2025.

LEGISLATIVE AUTHORITY

Municipal Government Act (MGA) Sections 206, 210, 211, 212, 219, 221 and 248
Bridgetown County MPS Policies 6.3, 6.8, 8.3, 8.4, 23.2, 23.5 and 23.7
Bridgetown LUB Section 4.30
Policy 113 Public Participation Policy (PPP)

CURRENT STATUS

Notices of the Public Hearing for the proposed amendments were published on the County's website and in the local newspaper.

At the June 16, 2025, Planning Advisory Committee (PAC) meeting, PAC moved the motion to authorize Staff to hold a Public Information Meeting (PIM) to consider the proposed amendments.

Prior to the PIM, notices of the amendments were published on the County's website, designated social media platform and in the local newspaper.

Three PIM sessions were held on July 02, 2025, at Council Chambers of the Municipal Office in Annapolis Royal, to review the proposal and respond to public questions. Out of the 12 who registered prior to the meeting, 9 members of the public attended the sessions.

Staff presented the proposal and members of the public were given the opportunity to comment and ask questions. Members of the public who could not attend in person were given the opportunity to comment via email. General responses from the public at the PIM were about clarification of the proposed amendments. Details of the PIM are attached to this report as Appendices D1 and D2.

Some changes were made to the proposed amendments to reflect comments from the public and the PAC members. At the second meeting on July 22, 2025, the PAC recommended that Municipal Council give first reading to the proposed amendments.

BACKGROUND

Planning Documents are living documents and as the community grows and evolves, and as external economic, environmental and social conditions and constraints change, or new trends within the development community unfold, or to accommodate a specific development proposal of significant community benefit, there may be need for municipal staff and Council to carefully consider amendments to the Policy Statements of the Secondary Planning Strategy and/or revisions to the requirements of the Land Use Bylaw.

Inconsistencies, typographical errors, duplications, omissions and areas that would benefit from clarity within the planning documents are sometimes identified. Staff has identified such amendments within the Bridgetown Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB).

Attached to this report are the list of proposed amendments to the LUB identified in Appendix A and proposed amendments to the MPS identified in Appendix B. Each appendix lists the section or policy as currently written and proposes alternative text that would replace what is currently in the LUB or MPS. Rationales applied to the proposed amendments are:

- Clarity – Addition or amendment of text that makes the policy or regulatory direction clearer.
- Consistency – Amendment that makes the policy or regulation more consistent with the municipal planning strategy or other planning documents, other municipal or provincial program, by-law or regulation.

DISCUSSION

The Bridgetown Planning Area Secondary Planning Strategy and Land Use Bylaw were originally developed in 1999 and last updated in 2012. Since then, major shifts, including population changes from the COVID-19 pandemic and national immigration policies; economic trends, and climate impacts, creating new challenges and opportunities.

Staff has identified few amendments to the Bridgetown planning documents to the need to respond to these changes, provide clarity and to be consistent with the 2023-2027 strategic priorities. The areas of interest identified are:

- Secondary Dwelling Units

Secondary Dwelling Units are single unit dwellings accessory to the main residential use, either attached or located within the main residential building or detached or located within an accessory structure, often referred to as an in-law suite, basement apartment, or backyard suite. Secondary Accessory suites are smaller living spaces and offer a balanced approach to ensuring sustainable growth, offering diverse housing options and economic opportunities without losing the unique character of Bridgetown Planning Area.

In accordance with Priority 1 of the 2023-2027 Strategic Priorities, *the greatest need in every community in Annapolis County is a need for safe, affordable housing. Having a good stock of all types of housing is critical to growing our community.* Permitting accessory dwellings will allow more homeowners to create in-law suites, granny suites, and small housing options on their main home property without the need for a subdivision of lands or the purchase of more lands, while protecting the community character of our neighbourhoods. Additionally, secondary unit development is a way of adding gentle density within the Planning area, allowing for more housing development and various types of housing development to be constructed.

Staff is proposing to amend the Bridgetown planning documents to enable the development of secondary dwellings as an accessory use to a single or two-unit residential dwelling in the R1, R2 and R3 Zones. This proposal is in line with Residential designation policies in the SPS.

- Institutional Use

Institutional use generally refers to the use of land or building by any governmental body or agency to provide service on behalf of government, and shall include an organized body or society promoting a particular purpose with no intent of profit, such as but not limited to community centre, cultural centres, food banks, public educational and learning centres such as but not limited to schools, colleges and universities and visitor or information centres.

In accordance with Part 6 and 8 of the SPS, Council shall consider amendment of the Land use bylaw for institutional uses. Allowing institutional uses within residential zones can enhance community cohesion, provide access to essential services, reduce commute time, increase public accessibility, contribute to a more balanced and diverse residential environments and overall, enhance the vibrancy and functionality of a neighborhood. With these advantages, many municipalities in Canada permit the institutional uses in residential zones.

Staff is proposing to amend the Bridgetown planning documents to allow institutional uses within specified zones outline in Appendix A.

- Cemetery Use

Cemetery refers to land primarily used for interment of human or animal remains and where chapels, churches, funeral homes, columbarium and related facilities may be incorporated as accessory uses.

Cemeteries provide quiet and peaceful green space, can act as green infrastructure which can contribute to better climate, support biodiversity and offers ecosystem services like air purification. Cemeteries can also aid in flood risk mitigation. For this reason, cemetery uses are generally allowed in the residential zones.

Staff is proposing to amend the Bridgetown planning documents to permit Cemetery Use within specified zones outlined in Appendix A.

- Places of worship

Place of worship refers to community service building or complex of buildings dedicated to religious worship or institutions including but not limited to churches, chapels, temples, synagogues, mosques, convents, and monasteries. A hall, administration office, residency for the clergy, cemetery, and day nursery operation for the congregation are considered accessory uses.

Places of worship are generally allowed in residential zones because they are less use-intensive and offer other advantages to communities including convenience, sense of community and their potential for community programs and services.

Staff is proposing to amend the Bridgetown planning documents to permit places of worship in the R2 and R3 zones

- Veterinary establishments/Animal hospitals

Veterinary establishment or animal hospital refers a facility for the medical care and treatment of animals including provisions for their overnight accommodation and any associated outdoor facilities excluding kennels.

Bridgetown is a service centre for the residents of the central portion of Annapolis County and has a strong downtown commercial area. Nonetheless there is the need for revitalization of the downtown commercial area. Downtown Commercial (C1) zone is accessible with well connected public transport and parking options and has the presence of other businesses foot traffic making veterinary establishments compatible in the zone. A veterinary establishment Offers several advantages including improved economy by strengthening the community, creating jobs and attracting clients and other business to the area further revitalizing and keeping the downtown commercial area vibrant.

Staff is therefore proposing to amend the Bridgetown planning documents to permit veterinary establishments or Animal hospitals in the C1 zone as specified in the attached Appendices A & B.

The proposal was circulated to the Municipal Departments of Operations, GIS, and Building Inspection. These departments are supportive of the proposed amendments.

CONCLUSION

In accordance with the Bridgetown SPS and LUB, a specific use may be added by amendment to the Land Use Bylaw as long as it does not contradict the intent or policy of the SPS. These proposed amendments meet the intent of the SPS policies and will enable modest increases in the developability of lots within existing Neighbourhoods while meeting demand for new residential uses in already developed residential within the Bridgetown planning area.

Additionally, the proposed amendments will help to achieve priority 1 of the Annapolis County 2023-2027 Strategic Priorities and create a vibrant downtown.

FINANCIAL IMPLICATIONS

N/A

POLICY IMPLICATIONS

The proposed development meets the policies and requirements of the MGA, LUB, SPS and PPP.

ALTERNATIVE OPTIONS:

1. Other Municipal Council recommendation as determined by the Council
2. That Municipal Council does not move forward with the application.

NEXT STEPS

After the Public Hearing, second reading and final decision will be made by Council. Following Council's consideration of comments at the Public Hearing, any Council approved amendments to the proposal shall be made.

If approved by Council, a copy of the proposed amendments will be sent to the Provincial for review and approval. After their approval, a 14-day appeal and approval notice will be advertised via the County's website and in the local newspaper.

The amendments will be effective when the appeal period has elapsed, and no appeal has been commenced or when all appeals have been abandoned or disposed of or the amendment has been affirmed by the Appeal Board.

ATTACHMENTS

- 1 – Appendix A: Proposed Amendments to the Bridgetown Land Use Bylaw
- 2 – Appendix B: Proposed Amendments to the Bridgetown Secondary Planning Strategy
- 3 – Appendix C: Policy Review for LUB Amendment
- 4 – Appendix D1: Public Information Meeting Attendance
- 5 – Appendix D2: Public Information Meeting Comments
- 6 – Questions and Answers

Report Prepared by:

Barbara Boateng, Manager of Planning

Report Reviewed by:

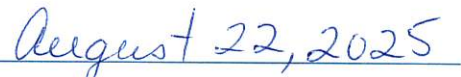
Linda Bent, Director of Planning & Inspection Services

Approved by:

Approval Date:



Dawn Campbell,
Interim Chief Administrative Officer



(Date)

ATTACHMENTS

1 – Appendix A: Proposed Amendments to the Bridgetown Land Use Bylaw

(Page 1-4)

2 – Appendix B: Proposed Amendments to the Bridgetown Secondary Planning Strategy

(Page 5)

3 – Appendix C: Policy Review for LUB Amendment

(Page 6-7)

4 – Appendix D1: Public Information Meeting Attendance

(Page 8-10)

5 – Appendix D2: Public Information Meeting Comments

(Page 11-25)

6 – Questions and Answers

(Page 26-27)

Appendix A: Proposed Amendments to Bridgetown Land Use By-law

Section	Delete /Add	Replace with	Rationale
Definitions	add	69. SECONDARY SUITE means a single-unit dwelling accessory to the main residential use, either attached or located within the main residential building or detached or located within an accessory structure, often referred to as an in-law suite, basement apartment, or backyard suite.	Clarity
4.17	<p>Accessory Buildings</p> <p>4.17.1 Accessory uses, buildings and structures shall be permitted in any zone within the Town of Bridgetown but shall not:</p> <p>(a) be used for human habitation except where a dwelling is a permitted accessory use;</p>	<p>Accessory Buildings</p> <p>4.17.1 Accessory uses, buildings and structures shall be permitted in any zone within the Town of Bridgetown but shall not:</p> <p>(a) be used for human habitation except where a dwelling is a permitted accessory use unless permitted by Section 4.31;</p>	Consistency
4.31	add	<p>Secondary Suites</p> <p>A dwelling unit in the form of a secondary suite, inside or attached to the main residential building or in the form of a separate structure, shall be permitted as an accessory use to a single or two-unit residential dwelling in the R1, R2 and R3 Zones and must meet the main use setback requirements for the zone in which the lot is located. A lot may have a maximum of one secondary suite with a maximum gross floor area of 80 m² (860 ft²).</p>	Clarity & Consistency

4.32	add	<p>Cemeteries</p> <p>Existing cemeteries shall be permitted in all zones. New cemeteries in the R1, R2 and R3 zones shall not be required to meet the lot size and frontage requirements of the zone in which they are located but lot frontage requirement shall conform with provincial driveway width requirements.</p> <p>Opaque screening, either vegetative or fencing, at least 2 m (6.56 ft) high shall be provided along the boundary of abutting residential properties.</p>	Clarity
Definition	add	<p>37. INSTITUTIONAL USE means the use of land or building by any governmental body or agency to provide service on behalf of government, and shall include an organized body or society promoting a particular purpose with no intent of profit, such as but not limited to community centre, cultural centres, food banks, public educational and learning centres such as but not limited to schools, colleges and universities and visitor or information centres, but shall not include a utility, a club, commercial community centre, commercial school or place of worship.</p>	Clarity
Definition	add	<p>10. CEMETERY means land primarily used for interment of human or animal remains and where chapels, churches, funeral homes, columbarium and related facilities may be incorporated as accessory uses.</p>	Clarity

<p>Definition</p>	<p>10. CHURCH means a building dedicated to religious worship and includes a church hall, church auditorium, Sunday School, parish hall and day care facility operated by the church.</p>	<p>60. PLACE OF WORSHIP means a community service building or complex of buildings dedicated to religious worship or institutions including but not limited to churches, chapels, temples, synagogues, mosques, convents, and monasteries. A hall, administration office, residency for the clergy, cemetery, community programs and services, and day care facility operated by the organisation are considered accessory uses.</p>	<p>Clarity</p>
<p>Definition</p>	<p>80. VETERINARY ESTABLISHMENT means the premises where animals, birds or other livestock are treated or treated and kept for monetary gain.</p>	<p>80. VETERINARY ESTABLISHMENT / ANIMAL HOSPITAL means a building or part of a building used for the medical, surgical, or therapeutic treatment of animals or livestock. Animals are neither kept nor boarded at the veterinary clinic other than the short-term care incidental to the medical use. Domestic animal grooming may be considered an accessory use. Opaque screening, either vegetative or fencing, at least 2 m (6.56 ft) high shall be provided along the boundary of abutting residential uses.</p>	<p>Clarity</p>
<p>8.1</p>	<p>Uses Permitted No development permit shall be issued in a Residential Light Density Zone (R1) except for one or more of the following uses:</p>	<p>Uses Permitted No development permit shall be issued in a Residential Light Density Zone (R1) except for one or more of the following uses: cemeteries subject to 4.32 institutional use subject to 15.2</p>	<p>Clarity & Consistency</p>

<p>9.1</p>	<p>Uses Permitted No development permit shall be issued in a Residential Multiple (R2) zone except for one or more of the following uses:</p>	<p>Uses Permitted No development permit shall be issued in a Residential Multiple (R2) zone except for one or more of the following uses: cemeteries subject to 4.32 churches, places of worship and religious institutions subject to 15.2 institutional use subject to 15.2</p>	<p>Clarity & Consistency</p>
<p>10.1</p>	<p>Uses Permitted No development permit shall be issued in a Residential Rural (R3) zone except for one or more of the following uses:</p>	<p>Uses Permitted No development permit shall be issued in a Residential Rural (R3) zone except for one or more of the following uses: cemeteries subject to 4.32 churches, places of worship and religious institutions subject to 15.2 institutional use subject to 15.2</p>	<p>Clarity & Consistency</p>
<p>12.1</p>	<p>Uses Permitted No development permit shall be issued in a Downtown Commercial (C1) zone except for one or more of the following uses:</p>	<p>Uses Permitted No development permit shall be issued in a Downtown Commercial (C1) zone except for one or more of the following uses: animal hospitals or veterinary establishments institutional use</p>	<p>Clarity & Consistency</p>

Appendix B: Proposed Amendments to Bridgetown Secondary Planning Strategy

Section	Delete	Replace with	Rationale
6.23	add	It shall be the policy of Council to permit a secondary structure containing no more than one dwelling unit on the same lot as an existing residential use where the added structure can be accommodated on the available property.	Clarity & Consistency
6.24	add	It shall be the policy of Council to allow existing and permit new institutional uses and cemeteries in the residential designation.	Clarity
6.25	add	It shall be the policy of Council to allow existing and permit new places of worship in the R2 and R3 zones.	Clarity
7.2	The downtown commercial area shall be primarily a retail and service area, including offices, stores, places of entertainment and institutions. The area shall be oriented for the convenience of pedestrians, with the emphasis on high density commercial developments including the multiple use of buildings and provision of off-street parking. The designated commercial area shall be zoned for commercial and institutional uses. Existing residential uses shall be zoned as provided in Policy 6.19, and additional dwelling units shall be permitted within the commercial zone as provided in Policies 6.20 and 6.21.	The downtown commercial area shall be primarily a retail and service area, including offices, stores, places of entertainment, veterinary establishments and institutions. The area shall be oriented for the convenience of pedestrians, with the emphasis on high density commercial developments including the multiple use of buildings and provision of off-street parking. The designated commercial area shall be zoned for commercial and institutional uses. Existing residential uses shall be zoned as provided in Policy 6.19, and additional dwelling units shall be permitted within the commercial zone as provided in Policies 6.20 and 6.21.	Clarity
8.1	It shall be the policy of Council to permit existing institutional uses to continue in the designated downtown commercial area.	It shall be the policy of Council to permit existing and new institutional uses to continue in the designated downtown commercial area.	Clarity

APPENDIX C: POLICY REVIEW – LAND USE BYLAW AMENDMENT

Bridgetown SPS Policy 23.7 Criteria for Amendment to the Land Use By-law	
Provisions	Policy Review
That the proposal is in conformance with the intents of this Strategy and with the requirements of all other Town By-laws and regulations.	The proposed amendments are consistent with the intents of the goals and policies within the SPS.
That the proposal is not premature or inappropriate by reason of:	
(i) the financial capability of the Town to absorb any costs relating to the development;	These amendments are not site-specific and do not involve any development costs to the Municipality.
(ii) the adequacy of sewer and groundwater to support the proposed density of development;	Not applicable, as these amendments are not site-specific. All Municipal, Provincial and Federal regulations will have to be met.
(iii) the adequacy and proximity of school, recreation and other community facilities;	Not applicable, as these amendments are not site-specific.
(iv) the adequacy of road networks adjacent to, or leading to the development;	Not applicable, as these amendments are not site-specific.
(v) the potential for the contamination of water courses or the creation of erosion or sedimentation;	Not applicable, as these amendments are not site-specific.
(vi) stored water capacity for fire protection;	The municipal building officials reviewed the amendments and had no comments or concerns. Secondary suites and other buildings would have to meet Building and Fire Code.
(vii) the potential for damage to or destruction of historical buildings and sites.	Not applicable, as these amendments are not site-specific.
That controls are contained in a Land Use By-Law or a development agreement so as to reduce conflict between the development and any other adjacent or nearby land use by reason of :	
(viii) type of use;	Not applicable as this is a site-specific matter.
(ix) emissions including air and water pollutants and noise;	Not applicable as this is a site-specific matter.
(x) height, bulk, and lot coverage of the proposed building	Not applicable, as these amendments are not site-specific.

<p>(xi) traffic generation, access to and egress from the site, and parking;</p>	<p>No changes have been made to the parking requirements. These amendments were sent to Municipal Operations department for review and comments. The department had no concerns.</p> <p>Please note that the amendments are not site-specific.</p>
<p>(xii) open storage;</p>	<p>Not applicable, as these amendments are not site-specific.</p>
<p>(xiii) signs;</p>	<p>Not applicable, as these amendments are not site-specific.</p>
<p>(xiv) similar matters of planning concern</p>	<p>Not applicable, as these amendments are not site-specific.</p>
<p>(b) Suitability and development costs of the proposed site in terms of steepness of grades, soil and geological conditions, marshes, swamps, or bogs and proximity of highway ramps, railway rights-of-way and other nuisance factors.</p>	<p>Not applicable, as these amendments are not site-specific.</p>
<p>(c) Provision is made for buffering, landscaping, screening and access control to reduce potential incompatibility with adjacent land uses and traffic.</p>	<p>Staff do not expect any land use compatibility Issues resulting from the proposed amendments. Please note that the amendments are not site-specific.</p>
<p>(d) Development is located so as not to obstruct any natural drainage channels or watercourses.</p>	<p>Not applicable, as these amendments are not site-specific.</p>

APPENDIX D1
PUBLIC INFORMATION MEETING ATTENDANCE
BRIDGETOWN PLANNING AREA HOUSEKEEPING AMENDMENTS
WEDNESDAY, JULY 02, 2025

VENUE: Council Chambers, Municipal Office, 752 St. George Street, Annapolis Royal

Three (3) Public Information Meeting sessions were held in Council Chambers at 10am, 3pm and 6pm. Each session was scheduled to last for 2 hours. Members of the public were required to register prior to attending. The registration was done online, via phone or email.

Those who wished to comment but If you are unable to attend in-person were given the opportunity to send emails directly to planning@annapoliscounty.ca .

Twelve (12) members of the public in total registered to attend the PIM but nine (9) were present.

Table 1: Morning session

MORNING SESSION (10:00AM - 10:30AM)	
4 Public Members in attendance	
Staff	
Name	Position
Linda Bent	Director of Planning & Inspection Services
Barbara Boateng	Manager of Planning
Dawn Campbell	Director of Corporate Services
Kelly Kempton	Administrative Clerk - Municipal Clerk Office
Ning Liang	Planner
Councillors	
Name	District
Ted Agombar	District 7
Lynn Longmire	District 5
Public Attendance (4)	
Hank Pietersma	
Sarah Kelly	
David Cranton	
Steven Hopper	

Table 2: Afternoon session

AFTERNOON SESSION (3:00PM – 3:30 PM)	
3 Public Members in attendance	
Staff	
Name	Position
Linda Bent	Director of Planning & Inspection Services
Barbara Boateng	Manager of Planning
Dawn Campbell	Director of Corporate Services
Ali Comeau	Development Officer
Kelly Kempton	Administrative Clerk - Municipal Clerk Office
Ning Liang	Planner
Maia Theriault	Planning Research Assistant
Councillors	
Name	District
Ted Agombar	District 7
Lynn Longmire	District 5
Public Attendance (3)	
Steve Raftery	
Dr Robert B Feagan	
Brandon Power	

Table 3: Evening session

EVENING SESSION (6:00PM – 6:30 PM)	
2 Public Members in attendance	
Staff	
Name	Position
Linda Bent	Director of Planning & Inspection Services
Barbara Boateng	Manager of Planning
Dawn Campbell	Director of Corporate Services
Ali Comeau	Development Officer
Ning Liang	Planner
Councillors	
Name	District
Ted Agombar	District 7
Lynn Longmire	District 5
Public Attendance (2)	
	John Osborne
	Carrie Ness

APPENDIX D2

PUBLIC INFORMATION MEETING COMMENTS

BRIDGETOWN PLANNING AREA HOUSEKEEPING AMENDMENTS

Comment Period: June 17th – July 3rd, 2025

Name	Date	Responded Via	Comment	Response
Hank Pietersma	2025-07-02	PIM Morning Session	<p>Hank, co-owner of the vet clinic, supports the vet clinic in the Downtown Commercial (C1) zone. Their business, the animal hospital, has many clients coming from Annapolis, Kings, and Digby County, and they like to tour the town while waiting for their pets. They want to expand their business and add more accessibility features to the buildings. Hank further clarified that they only plan to have a fenced area for staff to walk dogs during the day, but not to install any outdoor kennels.</p>	Linda acknowledged and appreciated Hank's comment.
Steven Hopper	2025-07-02	PIM Morning Session	<p>Steven, pastor of church, thanked for the presentation and supports the proposed amendment for Place of Worship. However, he had one concern regarding the term "Place of Worship" as the term may suggest that the building will be used once a week for worship.</p> <p>Steven also had some questions about his proposed development at 7 Park Street. The project will primarily function as a place of religious gathering and a community centre that provide spaces for afterschool programs, access to hi-tech internet, and other community events. He was concerned that the proposed definition would prohibit these uses.</p> <p>Steven also asked whether an application could be made, or a type of permit could be issued to allow them to convert the property to a church while the housekeeping amendment is still being processed.</p>	<p>Barbara clarified that the proposed definition of Place of Worship would include these uses operated by a religious organization.</p> <p>Linda clarified that 7 Park Street is currently zoned as R2 which does not permit the uses of the proposed development. With the existing Bridgetown planning documents, Steven would need to apply to redesignate and rezone the property to a zone that permits Institutional Uses.</p>

Sarah Kelly	2025-07-02	PIM Morning Session	Sarah, resident of Carleton Corner, asked about the results of the Bridgetown & Area public engagement.	Linda responded that results of the public engagement have not been compiled yet as the work has been put on hold.
Steve Raftery	2025-07-02	PIM Afternoon Session	Steve was curious why staff chose veterinary facilities and cemeteries as the focus of the amendments	Linda responded that staff noticed veterinary facility was never listed as a permitted use in the Downtown Commercial Zone. The animal hospital in Bridgetown has always been deemed as a non-conforming use, and they are considering expanding their location in downtown. The cemetery in Bridgetown also wants to expand, but the adjacent lands are zoned R1. The land also has difficulties for residential developments.
Dr. Robert B Feagan	2025-07-02	PIM Afternoon Session	Robert had a question about the outdoor facilities associated with a veterinary clinic in its definition, especially kennel and whether it is deemed as an accessory use.	Barbara clarified the proposed definition of veterinary clinic. Linda further clarified that staff would expect outdoor kennels are for day-time operation only. The Land Use Bylaw also has a separate definition for kennels, and they are subject to other regulations as well.
John Osborne	2025-07-02	PIM Evening Session	John asked for a map to show the properties zoned Institutional (I1) for verifying the zoning of a few locations. He wondered whether the new definition of veterinary facilities would allow overnight accommodation for animals. John also had some general questions about the procedure of MPS/LUB amendment applications made by public.	Linda directed John to view the map exhibiting in the room. Dawn mentioned that sometimes animals have to stay overnight at the premises for treatment and recovery. The owner of the animal hospital in Bridgetown has previously clarified that they have no plan to install overnight kennels for their expansion. Linda explained to John the process of reviewing MPS/LUB amendment applications

<p>Carrie Ness</p>	<p>2025-07-02</p>	<p>PIM Evening Session</p>	<p>Carrie was curious about the timeline for the housekeeping amendments, and whether alike engagement activities will happen in the future for similar amendments</p>	<p>Barbara explained the upcoming steps and events to enact the proposed amendments. If everything goes well, the new amendments will come into effect in the next few weeks.</p> <p>Linda confirmed that the municipality will go through the same process for other MPS/LUB amendments.</p>
<p>Brandon Power</p>	<p>2025-07-03</p>	<p>email</p>	<p><i>"Hello,</i></p> <p><i>I attended the July 2nd meeting, and I am in full support of all the proposed Bridgetown LUB amendments, especially allowing secondary suites on residentially zoned properties. I own a vacant property on Riverview Drive in Bridgetown and would love to have the option to provide extra housing for someone in need whenever I decide to build. The secondary suite allowance would also benefit many properties with existing homes as there are numerous families that have relatives living with them due to the prices and lack of rental units nearby. Allowing attached/detached secondary suites on residentially zoned properties is a great improvement and would benefit the community immensely.</i></p> <p><i>Thanks,</i></p> <p><i>Brandon"</i></p>	
<p>Mary Longley</p>	<p>2025-07-01</p>	<p>email</p>	<p><i>"I missed the dissemination of the results of the Bridgetown Planning Area Public Survey regarding Extended Boundaries and Related Developments conducted earlier this year. Nor do I recall any formal council response to the public meeting held at the Legion on March 22nd, despite the fact that there were upwards of 200 people at that gathering, the equivalent of 20% of the entire population of Bridgetown or, for greater perspective, more than 200% of the population of Carleton Corner – and at which time it was confirmed that the survey results would identify responses received from each of the 3 added communities as separate and apart from Bridgetown, so as to clearly distinguish zoning concerns being expressed by the citizens of each unique neighborhood. Thus, I would appreciate knowing where this information has been published."</i></p>	
<p>Sue Skipton</p>	<p>2025-07-02</p>	<p>email</p>	<p><i>"Good day</i></p>	

		<p><i>Why would you have the meetings in Annapolis Royal when this is for Bridgetown?</i></p> <p><i>I see it as another way to cut down attendance.</i></p> <p><i>I see this as some of the things that were done for planning and rezoning are being added or amended to suit the council and to get what you wanted in the first place.</i></p> <p><i>What was done for Carleton Corner was done behind peoples backs and now you are trying to amend that, knowing that people are very upset about it.</i></p> <p><i>It was obvious at the Bridgetown meeting that people were very upset before that meeting ever took place.</i></p> <p><i>Seemed to me they were upset with the fact of the Bridgetown Expansion , not understanding that</i></p> <p><i>A. The company and lady doing the planning was indeed to do 4 different plans for four different areas.</i></p> <p><i>B. Upset as they didn't understand that their taxes weren't going to go up by the expansion which in fact isn't complete. Or is it and they just don't know.</i></p> <p><i>C. People upset because of the outrageous amount of property taxes that already went up.</i></p> <p><i>Given there were at least THREE councilors at that meeting, they left that poor gal to defend what she was doing when none of this was explained to the people in that area.</i></p> <p><i>You have the proposed Bridgetown Expansion area but the expanded area was already done by Stantec as a countywide plan but it was never explained to the people that the three outlying areas were part of that plan. They seemed to be understanding that it was to be done with the Bridgetown plan and not already completed as a whole.</i></p> <p><i>Seems to me there is a lot of information that was never passed on to the people about any of this and now you are adding clarifications and amendments.</i></p> <p><i>Is this plan for Bridgetown and the expanded area completed?</i></p> <p><i>There was supposed to be more input. At least that is what I understood at the information session that was done in Bridgetown. How can you make amendments to a plan that is not complete? Where were the other sessions about the planning?</i></p> <p><i>I see you have two meetings, one for Bridgetown and Area and one for County wide and yet the link to the amendments is the same one at least on the Annapolis county Facebook page they are.</i></p> <p><i>Now if I check the County Web page, they are different.</i></p>
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			<p><i>Thought I would bring your attention to this.</i></p> <p><i>Very hard to understand what is going on when your post on FB says one thing and the County web page says another.</i></p> <p><i>Thank you</i></p> <p><i>Sue Skipton”</i></p>
David & Carolyn Hubble	2025-07-02	email	See email attached – Page 7-8
Rachel Taylor	2025-07-02	Email (also to Council)	<p>Excerpt of email regarding the Bridgetown Planning Area.</p> <p>See full email attached – Page 9-15 Due to the size of the email attachments, they will be made available upon request.</p> <p><i>“Proposed Changes “housekeeping” - Bridgetown Planning Area</i></p> <p><i>As noted previously, it appears that the County passed a Motion in 2018 to extend the old defunct Town of Bridgetown boundary areas to include Carleton Corner, which is south of the Old town. This Motion does not appear to have been acted upon other than Mr. Redden, past counsellor, noted that when planning and PAC meetings occurred for the adoption of the County wide MPS and LUB in 2024, the maps that the counsellors were working from included Carleton Corner as part of the Bridgetown secondary planning area up until the proverbial eleventh hour.</i></p> <p><i>You will recall the Counsel’s public meeting earlier this year regarding proposals for the Bridgetown Secondary planning area LUB, whereby over one hundred residents raised their hands in objection to the way the development at Carleton Corner was sneaked in under the radar. You will also recall the vast majority of the nearly two hundred people in attendance did not want Carleton Corner; parts of Clarence; Church Street and Inglewood Road to be absorbed into the Bridgetown secondary planning area. Despite you acknowledging that your website stated publicly the Bridgetown area has recently expanded (emphasis added) to include these areas as per the map provided, attached for convenience (5), counsellors in attendance advised the crowd this was an error, and expansion had not been decided upon.</i></p>

			<p><i>I note in your current Map showing the Bridgetown Planning area for “housekeeping changes”, the proposed expansion is not included, attached as (6). Kindly confirm if Carleton Corner is still being considered for absorption into the defunct Town of Bridgetown secondary planning area, or if Carleton Corner is now to remain in the County wide plan.</i></p> <p><i>Respectfully,</i></p> <p><i>Rachel Taylor”</i></p>
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Feedback re Proposed Changes to Bridgetown SPS and LUB

From: David and Carolyn Hubble

We own property in rural Carleton Corner within the proposed expanded Bridgetown Planning Area. Changes made to the Bridgetown Area SPS and LUB may impact our properties if the expansion is ultimately approved. Therefore we are providing feedback that we believe will improve planning for the BPA, even if our area is not added to the BPA because we want to see a thriving well planned Bridgetown Area.

Comments on SPS Amendments

Regarding the SPS additions 6.23, 6.24 and 6.25 - They are all new policies, requiring robust public consultation, and therefore not "housekeeping".

We support 6.23, although the use of the term "secondary" structure is a bit confusing. Is it a main use or an accessory use? Should it use the term "secondary suite"?

6.24 existing institutional and cemetery uses is fine

- new cemeteries in residential areas may need some qualifications (Size? How to ensure upkeep of these so not overgrown, weedy places?) - also, the definition of cemetery says it's a use of land primarily used for burials etc....so, if there is a residential dwelling as the primary use, then there can't be a cemetery? Can it only be on vacant residentially zoned land? This requires clarity. The cemetery definition also includes crematoriums...likely not desirable in a built up area, can they be specifically excluded? Is this cemetery provision really a use people want and need?
- New institutional uses - needs further discussion and may need some qualifications on what types of institutions are suitable for residential areas - e.g. may need to exclude prisons? What about needle exchange programs or safe injection sites...wouldn't those be better in a non residential area?
- We found the new definition of institutional uses very confusing as to what was included and excluded - it's unclear what use the excluded ones would be considered to be and thus where they would be allowed or not (e.g. institutional use "shall not include a utility, a club, a commercial community centre, a commercial school or place of worship") - then under places of worship, it defines it as either "a community service building or complex of buildings dedicated to religious worship OR institutions! including but not limited to churches, chapels, temples, synagogues, mosques, convents, and monasteries" - both definitions are long, poorly structured and create confusion so, is a place of worship considered an institutional use or not?

re: 6.25 - why not in R1 zones? Has the community talked about where places of worship can be located?

Re: 7.2 (in downtown commercial zone)

- addition of veterinarian establishments...existing use is OK, but we would be concerned about the new definition of veterinarian establishments to include "kennels" without any qualification as to size or use of the kennels.

Re: 8.1 (in downtown commercial zone)

- the former policy was likely intentional in limiting institutional uses to existing ones in order to preserve the area for commercial development. So adding "new" institutional uses) seems to be a policy change that needs further public discussion.

Comments on LUB changes

The added definition of secondary suite, and the edits to 4.17 and 4.31 make sense assuming 6.23 of the SPS has community acceptance as a new policy.

4.32

- existing cemeteries is ok
- New cemeteries - this is a policy change, not "housekeeping" - it only works if SPS policy change is acceptable to the community...our concerns with this are expressed above.

Institutional uses definition needs to be rewritten to clarify...long run-on sentences are hard to decipher. See comments above.

Cemetery definition - if cemetery is defined as the main use, are other uses (eg residential) allowed and if so how does one determine whether the cemetery or the residence are the main use? Must the residential component only be a secondary suite to clearly delineate this?

Place of worship definition

Second sentence - use of the word "hall" is confusing when included as an accessory use. Many religious organizations worship in a hall or meeting room or fellowship room as a primary use.

Veterinarian establishment definition

"Includes any associated outdoor facilities such as kennels, pens, runs and enclosures". This is too open ended. It needs some limits...e.g. can they be large animal (horse, cattle, goat or pig) enclosures? Or only small animal vet clinics, not large animal ones? Are there number limits? Can animals be boarded longer term (e.g. vacation boarding or animal day care boarding) or only accommodated while requiring active treatment with close monitoring by veterinarian staff?

8.1, 9.1, 10.1, 12.1

We assume the listed uses in the document are being added to the existing listed uses for the relevant zone in the current LUB, even though the existing ones are not listed on the background document? If that's not the case, then a lot more uses need to be added (e.g. agricultural uses in R3).

Adding new allowed uses to a zone are policy changes, not housekeeping amendments. All of those LUB amendments depend on whether or not the policy of the SPS is changed following the appropriate consultation and review processes.

9.1 and 10.1 seem to combine new and old terminology (places of worship and churches and religious institutions) - then institutions is also listed - confusing! Pick a term and use only it consistently everywhere.

Rachel Taylor
57 South Street
Carleton Corner
Annapolis County
NS B0S 1C0

30 June 2025

To: County planning staff, County CAO, Counsellors of Annapolis County

Concerns regarding “housekeeping” Amendments proposed by the County , for both the County wide plan and the Bridgetown Planning Area.

I am writing to share my deep concerns regarding the proposed changes to the Land Use bylaws (LUB) proposed under the guise of “housekeeping”, but in actual fact effecting sweeping changes to the Land use bylaw in contravention of your own Municipal Planning Strategy (MPS).

Context around my concerns for “housekeeping” changes

For context, I have lived near the recently commenced “Carleton Village” development of upscale, expensive rental units in Carleton Corner since 2008. As you are aware, Carleton Corner is a small rural community of around forty nine single use dwellings, most lots with space and land. There are no retail services here; no doctor’s office or hospital; no sidewalk; no public bus passes by. The one dentist office in the next town along pauses accepting new patients periodically as does the veterinary office. The school has no extra classrooms. Carleton Corner is a text book version of the areas identified under the MPS Section 2.1 as most important to our residents – access to natural landscape/scenery; fresh air and wide open spaces.

This development has been the subject of much controversy, as it is now understood that the County rezoned the development PID improperly and in contravention of their own rules in order to rush through a forty four unit dwelling, eleven rows of four, development application on a longstanding farmer’s field in the County wide planning area.

To illustrate how I know this to be fact, I provide **as attachment (1) the map of Carleton Corner that the County submitted to the Province in 2024** as part of the requirements to adopt the current MPS and LUB. The province was requested to provide a copy of that submission from the County and the attachments are what was provided. It is clear that the map submitted to the Province showed the development PID zoned as “Mixed Use”, along with most of the other parts of Carleton Corner. How that development PID changed to R2 to permit the multiple buildings remains a mystery, given that there were no public meetings on rezoning the PID between January 2024 when the map was approved by the province (Mixed Use) and when the Site Plan Application

was approved on or around August 2024 (R2). **I attach the map of Carleton Corner taken from your website late June 2025 including the mystery rezoning as attachment (2).**

To further add credence to the assertion that the County behaved improperly with this rezoning, I refer you to the comments of your past counsellor and long time current Planning Advisory Committee (PAC) member, Brad Redden. Mr. Redden has stated that initially when the MPS and LUB were being considered prior to being adopted, Carleton Corner was going to be absorbed into the old defunct "Town of Bridgetown" planning area, according to his maps at that time. There was little public knowledge of this proposed absorption, to the best of my knowledge. I understand from Mr. Redden that at the eleventh hour, that plan to absorb Carleton Corner was paused and Carleton Corner remained as part of the County wide plan when maps were submitted to the Province.

It is important to note that Mr. Redden was clear that no application; no public meetings; no effort of any kind was made to rezone the development PID from Mixed to R2; no discussion ever took place regarding this in any PAC meeting; he appeared shocked that the zoning was suddenly changed "behind the scenes" at County level.

At time of writing, June 30, 2025, the County appears to be conceding that they did improperly zone the development PID from Mixed use to R2. You have no choice but to return it to its proper zoning of Mixed Use which would require the current Site Plan Approval to be revoked / voided, and will end with, most likely, a very angry developer who has invested tens of thousands of dollars into a development that the County authorized but is now going to have to withdraw permission for him to build.

Proposed Changes "housekeeping" – County Wide Plan area

The proposed changes classed as "housekeeping" are, frankly, a poorly disguised attempt to avoid responsibility for the debacle described above and to try to fix the issue through more improper decision making.

The map on your website provided with the "housekeeping changes" information currently continues to show the Development PID as a complete anomaly zoned as R2 – the only such zoned PID in an ocean of Mixed use and Agricultural use zoning in the Carleton Corner area.

Strangely, when you first publicly posted the pdf version of the proposed housekeeping changes mid June 2025, there was a map on the last page which showed the Development PID as having been returned to Mixed Use. This map has now been removed. **I attach the original pdf with map taken from your County website, showing the Development site as Mixed use once again as (3) for your convenience.**

Within the body of your housekeeping amendment proposals, For example, 5.3.1.3 in the housekeeping proposal in part is to permit twelve dwellings, in two row houses of six, to be built on any Mixed use PID in the County as a matter of right. No public consultation, no rezoning required, and co-incidentally the Carleton Road developer, who currently has a four unit dwelling built on mixed use which only allows for a duplex as the rules stand, can continue on with his second four unit dwelling with no delay to him, and presumably therefore no Court action from him against you.

Note in your chart of housekeeping changes, you cannot point to the current rule because it is simply not permitted to build row houses on Mixed Use lands. Your chart simply states "Add".

The proposed "housekeeping" changes at 5.1.1.1 also reduce the road frontage required for multi unit developments to be built in the County wide plan from the current LUB of 120 feet in Mixed use (100 feet in R2), to 50 feet for either zoning if municipal services are present. The development PID, a flag Lot, has to my understanding 56 feet of road frontage.

Co-incidentally, this non compliance with current road frontage was raised as an issue during an **Appeal to the County from the neighbours' of the development PID, which I have attached (4)** for your convenience, with their permission. You will recall the County counsellors met December 2024, in a video recorded meeting (recorded by yourselves) to discuss whether to hear this Appeal, and despite the MPS stating that if there are substantive issues raised the Appeal must be heard, you chose to refuse to hear the Appeal on a County counsellors vote.

Also co-incidentally, my understanding is the development PID did not have municipal water and sewer at the time of their site plan Application in 2024, as it was a cow field, but since that time the municipal water and sewer has been extended to include the development PID.

Your proposed housekeeping 4.2 also changes current mixed use from low density, in alignment with the MPS, to "single, duplex, town house and townhouse" permissions.

Proposed "housekeeping 7.3.3.3 permits counsel to simply rezone properties that are a mix of Mixed/residential and agricultural. Might that be because the neighbouring Lot to the development PID is so mixed; and agricultural land is more protected than residential?

I am curious to understand why your proposed housekeeping changes would permit developers to build over Lot lines; could this perhaps be because the County staff and lawyer are aware that the previous consolidation of the Development PID (formerly three PIDs) is under challenge due to non-contiguous use since April 16, 1987?

Proposed Changes "housekeeping" - Bridgetown Planning Area

As noted previously, it appears that the County passed a Motion in 2018 to extend the old defunct Town of Bridgetown boundary areas to include Carleton Corner, which is south of the Old town. This Motion does not appear to have been acted upon other than Mr. Redden, past counsellor, noted that when planning and PAC meetings occurred for the adoption of the County wide MPS and LUB in 2024, the maps that the counsellors were working from included Carleton Corner as part of the Bridgetown secondary planning area up until the proverbial eleventh hour.

You will recall the Counsel's public meeting earlier this year regarding proposals for the Bridgetown Secondary planning area LUB, whereby over one hundred residents raised their hands in objection to the way the development at Carleton Corner was sneaked in under the radar. You will also recall the vast majority of the nearly two hundred people in attendance did not want Carleton Corner; parts of Clarence; Church Street and Inglewood Road to be absorbed into the Bridgetown secondary planning area. Despite you acknowledging that your website stated publicly the Bridgetown area has recently expanded (emphasis added) to **include these areas as per the map**

provided, attached for convenience (5), counsellors in attendance advised the crowd this was an error, and expansion had not been decided upon.

I note in your current Map showing the Bridgetown Planning area for “housekeeping changes”, **the proposed expansion is not included, attached as (6)**. Kindly confirm if Carleton Corner is still being considered for absorption into the defunct Town of Bridgetown secondary planning area, or if Carleton Corner is now to remain in the County wide plan.

Advertising of the “housekeeping proposal”

I accept that you have publicly advertised the proposed “housekeeping Amendments” to the LUB; I have seen an ad in Facebook and the local Bridgetown Reader. Unfortunately, the ad does not give any indication at all that the County is preparing to accommodate such sweeping changes to the rules – each PID in Mixed use, which is much of the County wide area, will change from permitting a single residential building, or at most a duplex, to twelve dwellings per PID as of right, and many more by Site Plan Application. In fact, the Ad implies small, administrative corrections to errors found – not the huge implications that will occur. **I attach a copy of the ad to illustrate my point (7).**

My concerns regarding why these proposed changes are not “Housekeeping”, But in fact major changes to the LUB in non-compliance with the MPS

The MPS at Section 1.7 clearly states that,

“Council is prevented from acting in a manner that is inconsistent with or at variance with this Strategy (MGA S. 217).”

MPS Policy 4.3.1 Low Density Residential Zone states,

“It is the policy of Council to establish a Low Density Residential (R1) Zone in the Annapolis County LUB to permit residential structures containing no more than two dwelling units.”

Policy 4.3.2 Secondary Residential Structure states,

“It is the policy of Council to consider the development of a second residential structure on a lot in the Low Density Residential (R1) Zone provided the proposed structure contains no more than one dwelling unit and is clearly secondary to the original residential use. “

Policy 4.3.3 Multi-unit Residential Zone states,

“ It is the policy of Council to establish a Multi-Unit (R2) Zone in the Annapolis County LUB that will permit the development of single-unit and two-unit residential structures, and multi-unit residential dwellings in rowhouse, stacked townhouse, or apartment structures.”

It must be very clear that “housekeeping amendments” to permit twelve dwellings, two rows of six, as of right to low density mixed use is simply not permitted by the MPS.

Further,

Policy 7.3.3 Amending the LUB states,

“Counsel may entertain applications to amend this LUB and what additional information must be submitted. However, there may be instances where Council may wish to entertain amendments to the LUB concerning the requirements established in the LUB.”

Policy 7.3.3.1 Criteria for Amending the LUB

“In considering an application to amend the LUB, Council shall ensure that the amendment is in conformity with the intent and policies of this Plan, the requirements of the Municipal Government Act, and is not conflicting other areas of the LUB. Council shall also ensure that the proposal is not premature or inappropriate by reason of:

1. The financial capability of the Municipality to absorb any costs relating to the development.
2. The proposal not being consistent the remaining requirements of the LUB.
3. The extent to which development might conflict with any adjacent or nearby land uses, buildings or structures by reason of the type of use proposed; the compatibility of its design; the impact of height, bulk and lot coverage of proposed buildings or structures; and the impact of nuisance factors from the proposed development such as illumination, flicker, noise, vibration, shadows, dust, odors, and other safety concerns related to the development.
4. The adequacy of road networks, in, adjacent to, or leading to the development, the adequacy of provisions for vehicle access to and from the site, and the adequacy of provisions for on and offsite parking and loading areas.
5. The adequacy of physical site conditions for, and the provision of, on-site sewage disposal, water and storm water management, where not connected to a municipal system.
6. The adequacy of municipal services with particular regard to the demand the proposed development will have on the municipal storm water system, sanitary sewer system, and water system.
7. The presence of significant natural features or buildings or sites of historical or architectural significance.
8. The suitability of the proposed site in terms of steepness of grades, soil, or geological conditions and the potential for the creation of erosion or sedimentation.
9. The potential impact of the development on watercourses, protected wetlands, or other sensitive habitat, and on endangered species in the area of the proposed site.
10. The proposal not meeting the requirements of any other applicable municipal, provincial, or federal government or First Nations department, authority, board, band, or agency

and not having been granted a permit, license, authorization, or approval of any other applicable provincial or federal government or First Nations department, authority, board, tribunal, band, or agency. “

Policy 7.3.3.2 Information Required for Application to Amend the LUB

“Council may require that any or all the following information be submitted by the applicant in text, map, photographic, or electronic form to explain and support applications for LUB amendments:

1. Information as to the physical and environmental characteristics of the proposed site, including information regarding topography, contours, elevations, dimensions, natural drainage, soils, geological features, watercourses, wetlands, swamps, or marshes, existing vegetative cover, and vegetative cover to be retained.
2. Information as to the lot area, dimensions, ownership, and location of the property.
3. Information as to the proposed location, height, color, dimensions, nameplate capacity in the case of wind turbine developments, and use of all existing and/or proposed buildings or structures to be built, erected or altered on the site.
4. Information as to the adequacy of municipal services with particular regard to demands on the municipal storm water system, sanitary sewer systems, water system, fire protection, solid waste Annapolis County MPS collection, police protection, existing schools and churches.
5. Where central piped services are not to be provided, information as to the adequacy of physical site conditions for on-site sewage, water, and storm water management.
6. Information as to the adequacy of the proposed access to and from the lands and estimated traffic flows to be generated by the proposed development, as well as parking and loading provisions.
7. Information as to intended outdoor storage and/or display, and commercial signage.
8. Information as mitigation of the impact of nuisance factors such as illumination, flicker, noise, vibration, shadows, dust, odors and other safety concerns related to the development.
9. Information as to the separation distance of the development from other buildings or structures, setback distance from public roads, watercourses, and property boundaries, and buffering between the proposed development and adjacent buildings, structures, and properties.
10. Information as to the presence of significant natural features or buildings or sites of historical or archaeological significance.
11. Information as to the presence of sensitive habitat or endangered species on the site of the proposed development.

12. Copies of a permit, license, authorization, or approval from any other applicable provincial or federal government or First Nations department, authority, board, tribunal, band, or agency approving the design and operation of the proposed use, building, structure, or project.

13. A suitability study specified by the Municipality to justify the requested amendment.”

Please can you provide in writing the steps counsel has undertaken, as required prior to amending the LUB by the MPS, to permit Mixed use to change from one residential dwelling, or a duplex, to Mixed use permitting twelve residential dwellings, in two rows of six anywhere in the County?

Conclusion

The point I am making is not that housing is not of issue to Annapolis County; I recognise that as a province and a nation there is a need, and renewed focus on housing. The point I am making is that, for the second time, you appear to be blatantly disregarding your own rules and regulations and making any changes you want in contravention of your fiduciary duty. We rely on elected officials ensuring that our processes are properly adhered to.

Respectfully, the changes that you propose belong in the secondary planning areas of Middleton and Annapolis Royal where there are sidewalks; numerous stores; medical facilities such as doctors offices and hospitals. That is where the infrastructure is able to accommodate such multi residential structures, as identified in the MPS. There is currently a multi use residential structure being erected in Middleton near the hospital, a welcome addition to our housing needs and in an area where the increase in population can be managed and accommodated.

I look forward to your full attention to this matter and seek a response in writing prior to the Motion to adopt the “housekeeping changes” being heard.

Respectfully,


Rachel Taylor

57 South Street, Carleton Corner.

greenwingmax@gmail.com

902 824 1398

Bridgetown Planning Area Final Package – Questions & Remarks

1. Definition Overlap & Zoning Clarity

The proposed definitions of *Institutional Use*, *Place of Worship*, and *Cemetery* include some overlapping uses and ambiguous exclusions.

Question: Could staff clarify whether a Place of Worship is considered a type of Institutional Use, or is it entirely separate? Similarly, could we revisit the structure of these definitions to avoid future confusion when interpreting land use permissions?

Answer:

Institutional use is defined as the use of land or building by **any governmental body or agency to provide service on behalf of government, and shall include an organized body or society promoting a particular purpose with no intent of profit**, such as but not limited to community centre, cultural centres, food banks, public educational and learning centres such as but not limited to schools, colleges and universities and visitor or information centres, **but shall not include** a utility, a club, commercial community centre, commercial school or place of worship.

Places of worship and cemeteries are not included in the institutional use definition, hence, not considered a type of Institutional use per the Bridgetown land use bylaw.

Places of worship and a cemetery have their own definitions. Kindly note that Institutional use is different from institutional zone.

2. New Cemeteries in Residential Zones

The amendments allow new cemeteries in R1, R2, and R3 zones, with only a 6m frontage.

Question: Why is there no minimum lot size or buffering requirement for these? Should there be additional standards around compatibility with adjacent residential uses?

Answer:

Lot sizes generally are in place for infrastructure requirements, safety, resource efficiency, density, affordability and accessibility.

There is generally no minimum lot size requirement for cemeteries in most places due to the nature of the use. The lot size shall be determined by Nova scotia Department of Environment and Climate Change (NSECC) if well and septic are needed to service an accessory structure to the use.

Cemeteries are viewed by municipalities similarly to parks and conservation land. Cemetery operation is governed by the province and the regulations aim to ensure the preservation and proper operation.

Cemeteries themselves can serve as buffer.

For clarity, staff can add requirement for green cemeteries and screening.

3. Exclusion of R1 from Places of Worship

Places of worship are proposed in R2 and R3 but not R1 zones, where many small churches currently exist.

Question: Could we consider including R1 or explain the rationale for its exclusion to avoid grandfathering issues?

Answer:

So far as staff are aware, there is no existing church in the R1 zone in Bridgetown planning area.

The R1 zone **does not** permit more than a duplex or two-unit residential. Staff did not include churches in R1 zones because of the structure and size of churches. Churches become vacant from time to time, and should they decide to change to residential; it will be difficult to convert to a duplex or single unit. Thus, underutilisation of the building. Churches in most cases have potential of being repurposed to be multi-units.

4. Veterinary Establishments – Outdoor Uses

The new definition allows outdoor facilities but excludes kennels.

Question: Should we specify that outdoor spaces are for daytime use only and require fencing or buffering to ensure compatibility with downtown uses?

Answer:

The owner of the existing veterinary establishment in Bridgetown intends to use the outdoor space for daytime operations only.

Staff can definitely add daytime use requirement to the definition for clarity.

Screening from abutting uses is also important and staff can add requirement to the provisions.

5. Are All Changes Truly Housekeeping?

Several residents have flagged that these changes go beyond minor text edits—they introduce new permitted uses across multiple zones.

Question: Would staff consider reclassifying some of these changes as minor policy amendments rather than housekeeping, to maintain transparency and trust?

Answer:

Housekeeping amendment is a general term for staff-initiated amendments. Housekeeping is typically done to improve the clarity and effectiveness of planning documents, ensure alignment with the Provincial Policy Statements, and respond to changes in planning legislation and community needs. This is a common practice in planning.

Staff has no issues changing the title from **housekeeping amendments** to **staff-initiated amendments**.