

COUNTY *of* ANNAPOLIS

NATURALLY ROOTED

PUBLIC HEARING #2

County Wide Municipal 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 County Wide Municipal 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: County Wide Municipal 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 County Wide 2025-MPS-LUB-001: Annapolis County Land Use Bylaw and Municipal Planning Strategy Staff-Initiated Amendments (Text & Map 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 and map of the Annapolis County Land Use Bylaw and Municipal 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
Annapolis County MPS Policies 7.1.3, 7.3.3, 7.3.5, 7.4 and 7.5
Annapolis County LUB Section 3.10
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 03, 2025, at Council Chambers of the Municipal Office in Annapolis Royal, to review the proposal and respond to public questions. Out of the 26 who registered prior to the meeting, 14 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. 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 including allowing townhouse/rowhouse developments in areas serviced by either municipal sewer or water in the Mixed Use (MX) zone.

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 Municipal Planning Strategy, the designations of the Future Land Use Map, and/or revisions to the requirements of the Land Use Bylaw or to the Land Use Map.

Inconsistencies, typographical errors, duplications, oversights, omissions and areas that would benefit from clarity within the planning documents are sometimes identified. Staff has identified such amendments within the Land Use Bylaw (LUB) and Municipal Planning Strategy (MPS) since adoption in April 2024.

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 as well as sections and policies to be added to the LUB and MPS. Rationales applied to each proposed amendment 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.
- Oversight – To formalize the zoning and/or designation due to oversight.
- Typographical – Typographical error or to correct a reference to another policy or section, as necessary.

DISCUSSION

The proposed amendments align with the vision and goals of the Annapolis County Planning Area. The Planning area envision growth and diversity which comes with the need for housing and infrastructure.

Housing is a pertinent issue and ranked third in a list of issue priorities recognized by council in Section 2.1 of the Municipal Planning Strategy. As population change has impacted housing demand in Annapolis County, we have seen an increase of nearly 1,000 residents over the past five years. This population increase has created substantial housing needs, and 564 dwelling units were added over that time. 760 more units will be required in the coming decade, or 76 each year. With Canada's current policies these estimates are likely to sustain or increase population growth – meaning housing needs in our County could very likely exceed our estimates (*Section 2.2 of the MPS*).

As our communities continue to grow, we must keep supporting new growth and the retention of our current businesses and residents. Less bureaucracy and red tape which only delays getting results is required to support our local contractors, developers, and businesses. For this reason, staff has identified various sections of the planning documents that need to amend. The purpose of these amendments is to ensure clarity and consistency while safeguarding the continued enjoyment of the County's rural character and welcoming new residents and economic opportunities.

Since the adoption of the Annapolis County Planning documents on April 23, 2024, Staff has received a total of 458 planning applications as shown in table 1. Every application is unique, and the time spent on each one can differ based on multiple actions required to complete and approve a development permit application and sometimes, ambiguities in the planning documents which can take most of staff time.

Table 1: Application Types received From April 24, 2024, to June 3, 2025

Application Types	Total Received	Timeline
Development Permit	375	2 weeks
Subdivision	74	6 weeks
Site Plan Approval	8	3 months
Land Use Bylaw & Municipal Planning Strategy Map Amendment	1	4 months
Development Agreement	1	5 months

Although useful, the Site Plan Approval application, a new planning tool used since the adoption the planning documents takes about 3 months to process which has been delaying development for applications that staff feel are minor and can be simply approved as of right. Staff is therefore proposing as part of the proposed amendment to have up to 2 main buildings as of right and ensure consistency between the LUB and MPS.

From the table, Subdivision application is the second highest received since the adoption of the documents. In areas without municipal water and sewer services, each property needs enough land to accommodate a septic system and a well. Hence, large lot size requirements. However, the current planning documents require lands in Municipally serviced areas in the MX and R2 zone to have larger lot sizes. To maximize the use of land efficiently, Staff feel that Subdivisions in municipal serviced areas do not require bigger lots. Therefore, staff is proposing to reduce the minimum lot size requirement and frontage as shown in appendix A.

The LUB and MPS amendment application is complex and takes time to process. The proposed amendments will reduce rezoning and text amendment application option for developers in the Mixed Use (MX) zone looking to build multiple low level units.

In 2021, Annapolis County showed one of the highest population growth rates in Nova Scotia which is a strong indication that there are people from outside of the community who have a strong desire to live and work here. Achieving the strategic priorities require great planning and organization, efforts from the Municipality and communities and these amendments meet 2 of the priorities outlined below.

STRATEGIC PRIORITY 1 - INVESTING IN HOUSING AND HOUSING INFRASTRUCTURE

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. We need single-family detached houses, duplexes, triplexes, quadplexes and larger multi-unit apartment buildings accessible for all ages and family sizes.

The priority aims to Support builders, contractors, developers, residents, and businesses, who are willing to invest in Annapolis County today with new housing. We will guarantee a three-day turnaround time for all fully completed building permit applications 95% of the time and we will refund all building and development permit fees if construction is completed within 12 months of initial application.

The proposed amendment will achieve this commitment by streamlining processes, that can free up resources for more complex tasks, improve compliance and help staff to be more efficient while developer be able to develop within allotted time frames.

In response to housing and economic crisis, the Governments of Canada and Nova Scotia are providing a 100% rebate of the GST and HST respectively, on new purpose-built rental housing (PBRH). The rebate will support the construction of new rental buildings. To be eligible to claim the rebate, the residential units must form part of a multiple unit residential complex that has at least: 4 residential units, and 90% of the residential units held for Long-term residential rental. The aim of the program is to incentivize the construction of rental units to increase supply and provide more affordable homes.

Staff has also received several inquiries from property owners who would like to benefit from the program in order to provide housing below market rate. These property owners have been discouraged from building due to the limitation of units in a building in the MX zone and the cost of having duplexes as opposed to triplexes or 6-unit dwellings. For instance, a developer can have 15 duplexes on a lot in the MX zone but cannot have 5 triplexes. Although both scenarios will result in 30 units. Staff feel that allowing up to 6-unit low-level townhouse/rowhouse style of development in the MX zone meets the purpose of the Mixed Use Designation.

Since the MX zone has the highest proportion of land in Annapolis County Planning area and with the need for affordable housing, staff is proposing to permit townhouses/rowhouses in the MX zone particularly in areas serviced by either municipal sewer or water in the Mixed Use (MX) zone.

The Municipality will create a new 10-year Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) for Annapolis County that will allow for accessory dwellings on all appropriately sized lots. This 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, the new plan will allow for more housing development and various types of housing development to be constructed with fewer restrictions and quicker approvals.

In view of this priority, staff is proposing to amend the planning documents in the Annapolis County to enable greater flexibility in the development of residential uses as-of-right for up to two main buildings on a lot. The proposed amendment will also address the inconsistencies in the LUB and MPS regarding Secondary dwelling units (secondary suites, granny suites, in-law suites).

STRATEGIC PRIORITY 4 - INVESTING IN OUR PEOPLE

The Municipality recognizes the tremendous work that takes place both inside and outside of our Municipality each day, and the important work that our staff and community volunteers contribute to its success. It is critical that the future growth of the Municipality and its community organizations and volunteers involve significant financial and human resource investments that are timely, strategic, and result-driven to maximize community benefits.

Our Municipality is successful when we have well trained and supported staff. To ensure we are able to provide the best possible services to residents and communities, we will implement a new organizational structure that focuses on providing better and timelier services to residents through investments in our staff, and reducing red tape

The proposed amendment will achieve this commitment by streamlining processes, that can free up resources for more complex tasks, improve compliance and help staff to be more efficient

whiles reducing developers time to complete simple developments as identified in appendices A and B as of right.

OTHER PROPOSED AMENDMENTS

- The amendment is to ensure Annapolis County planning documents comply with the current provincial regulations regarding maximum allowable setbacks for wind turbines for Nova Scotia municipalities as part of the minimum planning standards.
- Mixed Use developments create more walkable and bikeable neighborhoods, reduce reliance on cars and promote healthy lifestyle. Residential and Commercial mixed use dwelling currently permit residential only above the ground floor. To promote adaptable, accessible and inclusive housing, staff deem it necessary for residential dwelling units to be permitted on part of the ground floor and in a separate building where there is an established commercial use on the same property.
- There is no regulation about multiple commercial uses in the general commercial and highway commercial zones. For clarity, staff is proposing to add and permit multiple commercial uses in a commercial building within the general commercial and highway commercial zones.
- Split zoning occurs when a single property or lot is divided into two or more land use zones. The property can be in the same or different land use designations. This situation can occur due to zoning changes or subdivision of land. Annapolis County Planning has multiple of this instance. Split zoning is mostly effective in protecting sensitive areas and promote the efficient use of land. However, this type of situation can be complex and have several drawbacks.

Annapolis County Planning has multiple of this instance especially on Clarence Road where smaller portion of the properties are Agricultural zones and a higher proportion on the rear are MX zones. Some zones are compatible with each other such as the MX zone and AG zone. Although the AG zone is limiting, the MX zone offer a wide variety of uses including Agricultural related uses. For this reason, staff is proposing in the MPS for Municipal Council to consider rezoning properties split between the MX and AG zone to either zone as well as properties split between multiple residential zones in the same Residential Designation.

- Also indicated in Appendices A and B, the proposed amendment is also proposed to correct mapping errors for the land use and future land use maps.

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

CONCLUSION

The proposed amendments will enable modest increases in the developability of lots within existing Neighbourhoods, reduce red tapes for simple development application, clarify existing land use policies and improve the overall quality of the Annapolis County Planning documents.

Additionally, the proposed amendment will help to achieve priorities 1 and 4 of the Annapolis County 2023-2027 Strategic Priorities of Council. Overall, the proposed amendments can streamline the planning processes, making it easier for residents and developers to comply, which can lead to reduced costs and time and ultimately increase efficiency.

As these do not result in any further restriction but align with MPS goals and the strategic priorities, staff is requesting that the Planning Advisory Committee give positive recommendation to this staff-initiated amendment.

FINANCIAL IMPLICATIONS

N/A

POLICY IMPLICATIONS

The proposed development meets the policies and requirements of the MGA, LUB, MPS 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 Annapolis County Land Use Bylaw
- 2 – Appendix B: Proposed Amendments to the Annapolis County Municipal 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:

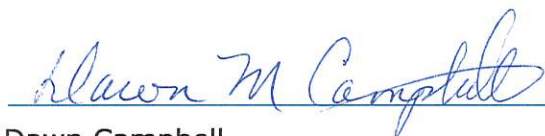
Barbara Boateng, Manager of Planning

Report Reviewed by:

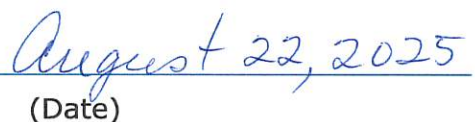
Linda Bent, Director of Planning & Inspection Services

Approved by:

Approval Date:



Dawn Campbell,
Interim Chief Administrative Officer



(Date)

ATTACHMENTS

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

(Page 1-6)

2 – Appendix B: Proposed Amendments to the Annapolis County Municipal Planning Strategy

(Page 7-10)

3 – Appendix C: Policy Review for LUB Amendment

(Page 11-12)

4 – Appendix D1: Public Information Meeting Attendance

(Page 13-15)

5 – Appendix D2: Public Information Meeting Comments

(Page 16-33)

6 – Questions and Answers

(Page 34-35)

Appendix A: Proposed Amendments to Annapolis County Land Use By-law

Section	Delete/Add	Replace with	Rationale
Definitions	DWELLING, SECONDARY SUITE means a single-unit dwelling accessory to the main residential use, either attached or located within the main residential building or located within an accessory structure, often referred to as an in-law suite, basement apartment, or backyard suite.	DWELLING, 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
4.14	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 backyard structure, shall be permitted as an accessory use to a single or two-unit residential dwelling in the MX, R1, R2, AG, LCR2, LCR4, GW4, and GW5 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).	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 backyard structure, shall be permitted as an accessory use to a single or two-unit residential dwelling in the MX, R1, R2, AG, LCR2, LCR4, GW4, and GW5 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).	Clarity
4.2	Multiple Buildings on a Lot More than one main building may be permitted on a lot by site plan approval in accordance with MPS Policy 6.2.1.7 and the evaluative criteria set out in MPS Policy 7.3.4.1.	Multiple Buildings on a Lot Up to 2 main buildings may be permitted on a lot. A lot containing more than two main buildings may be permitted by site plan approval in accordance with MPS Policy 6.2.1.7 and the evaluative criteria set out in MPS Policy 7.3.4.1. For a second main building, opaque screening, either vegetative or fencing, at least 2 m (6.56 ft) high shall be provided along the boundary of abutting residential uses.	Consistency
4.26	WIND TURBINES	WIND TURBINES	Consistency

	<p>Large-scale wind turbines shall be permitted by development agreement, in accordance with MPS Policy 4.4.8 and the evaluative criteria set out in MPS Policy 7.3.4.1 of the Annapolis County Municipal Planning Strategy, only within a designated Wind Resource Area as indicated on the Zoning Map (Appendix A) but shall not:</p> <ol style="list-style-type: none"> 1. Be built closer than two times the total wind turbine height to any lot line, building, public or private road, street, or highway, or within 1,000 m (3,280 feet) of a residential building; 2. Display any commercial advertising or signage; 3. Be provided with artificial lighting except for lighting that is required to meet a Provincial or Federal regulation; and 4. Be finished in anything other than a non-reflective white, grey or light blue matte finish or any other color or combination of color that is required to meet a Provincial or Federal regulation. 	<p>Large-scale wind turbines shall be permitted by development agreement, in accordance with MPS Policy 4.4.8 and the evaluative criteria set out in MPS Policy 7.3.4.1 of the Annapolis County Municipal Planning Strategy, only within a designated Wind Resource Area as indicated on the Zoning Map (Appendix A) and shall have regards to the following:</p> <p>1. Be built closer than two times the total wind turbine height to any lot line, building, public or private road, street, or highway, or within 1,000 m (3,280 feet) of a residential building;</p> <ol style="list-style-type: none"> 1. Adequate separation distances are maintained from adjacent land uses to minimize impacts of noise and shadow and to ensure public safety, but installations shall not be required to have separation distances from a dwelling that exceed the greater of: <ol style="list-style-type: none"> I. four times the wind turbine height; and II. the distance required to ensure that <ol style="list-style-type: none"> a) sound levels from the wind turbine do not exceed 40 dBA at the exterior of a residential dwelling, and b) residential dwelling receives less than 30 minutes per day or 30 hours per year of shadow flicker; 2. Display any commercial advertising or signage; 3. any required provincial and/or federal government environmental assessment processes have been completed. 	
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		<p>3. Be provided with artificial lighting except for lighting that is required to meet a Provincial or Federal regulation; and</p> <p>4. Be finished in anything other than a non-reflective white, grey or light blue matte finish or any other color or combination of color that is required to meet a Provincial or Federal regulation.</p>																																																		
<p>Definitions</p>	<p>Add</p>	<p>DWELLING, TOWNHOUSE/ROWHOUSE means a residential dwelling that contains three (3) or more residential units, each of which has access to the front and rear yard and are divided vertically by one or more walls extending ground to roof and may be divided by one or more lot lines. Where residential units are divided by one or more lot lines, each lot shall contain only one (1) residential unit.</p>	<p>Consistency</p>																																																	
<p>5.2.1.1</p>	<p>General</p> <table border="1" data-bbox="289 824 1010 943"> <tr> <td>Land Use</td> <td>MX</td> <td>R1</td> <td>R2</td> <td>AG</td> <td>C1</td> <td>C2</td> </tr> <tr> <td>Residential</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Multi-Unit Dwellings</td> <td></td> <td></td> <td>R2</td> <td></td> <td>C1</td> <td>C2</td> </tr> </table> <p>Notes: See Section 5.3 Zone Provisions for lot size, setback, coverage, and height specifications.</p> <p>1. By Development Agreement or Site-Plan Approval only.</p> <p>2. Ground floor must be designated for a permitted commercial use.</p>	Land Use	MX	R1	R2	AG	C1	C2	Residential							Multi-Unit Dwellings			R2		C1	C2	<p>General</p> <table border="1" data-bbox="1035 824 1776 984"> <tr> <td>Land Use</td> <td>MX</td> <td>R1</td> <td>R2</td> <td>AG</td> <td>C1</td> <td>C2</td> </tr> <tr> <td>Residential</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Multi-Unit Dwellings</td> <td></td> <td></td> <td>R2</td> <td></td> <td>C1</td> <td>C2</td> </tr> <tr> <td>Townhouse/Rowhouse</td> <td>MX</td> <td></td> <td>R2</td> <td></td> <td></td> <td>C2</td> </tr> </table> <p>Notes: See Section 5.3 Zone Provisions for lot size, setback, coverage, and height specifications.</p> <p>1. By Development Agreement or Site-Plan Approval only.</p> <p>2. Ground floor must be designated for a permitted commercial use.</p> <p>2. Subject to section 5.5.1.3</p>	Land Use	MX	R1	R2	AG	C1	C2	Residential							Multi-Unit Dwellings			R2		C1	C2	Townhouse/Rowhouse	MX		R2			C2	<p>Consistency</p>
Land Use	MX	R1	R2	AG	C1	C2																																														
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Multi-Unit Dwellings			R2		C1	C2																																														
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Multi-Unit Dwellings			R2		C1	C2																																														
Townhouse/Rowhouse	MX		R2			C2																																														

5.3.1.1			Water & Waste-water status	Minimum Lot Area	Minimum Lot Frontage			Water & Waste-water status	Minimum Lot Area	Minimum Lot Frontage	Clarity
	Zone	Land Use		A, B**	E, F**	Zone	Land Use		A, B**	E, F**	
	MX	Mixed Use	N/A	2,700 m2 29,063 ft2	36.6 m 120 ft.	MX	Mixed Use	Municipal*	465 m2 5,005 ft2	15.2 m 50 ft.	
								On-site	2,700 m2 29,063 ft2	36.6 m 120 ft.	
	R1	Low Density Residential	Municipal*	465 m2 5,005 ft2	24.4 m 80 ft.	R1	Low Density Residential	Municipal*	465 m2 5,005 ft2	15.2 m 50 ft.	
	R2	Multi-unit Residential	Municipal*	930 m2 10,010 ft2	30.5 m 100 ft.	R2	Multi-unit Residential	Municipal*	465 m2 5,005 ft2	15.2 m 50 ft.	
5.5.1.2	MX Abutting Yard Requirements Where a General Mixed Use (MX) Zone abuts an Agricultural (AG) Zone, Highway Commercial (C2) Zone, Local Industrial (M1) Zone, or Industrial/Business Park (M2) Zone, the following restrictions shall apply to the abutting yard(s) within the General Mixed Use (MX) Zone:					MX Abutting Yard Requirements Where a General Mixed Use (MX) Zone abuts an Agricultural (AG) Zone, Highway Commercial (C2) Zone, Local Industrial (M1) Zone, or Industrial/Business Park (M2) Zone, the following restrictions shall apply to the abutting yard(s) within the General Mixed Use (MX) Zone :					Typographical
5.5.1.3	Add					5.5.1.3 MX Townhouse/Rowhouse dwellings The development of townhouse dwellings or rowhouse dwellings in the Mixed Use (MX) zone shall: <ol style="list-style-type: none"> 1. Be permitted within municipal serviced areas. 2. Be limited to six (6) dwelling units. 3. Be permitted by site-plan approval in accordance with the evaluative criteria set out in MPS Policy 7.3.4.1 of the Annapolis County Municipal Planning Strategy if the lot contains more than two (2) main buildings. 					Consistency

		<p>4. At a minimum, provide for a landscaped screen or decorative fence, or a combination of both, as approved by the Development Officer, of not less than 2 m (6.56 ft) in height on all property lines adjoining adjacent single-family dwelling uses.</p>	
5.5.5.1	<p>C1 Residential & Commercial Mixed-Use Development</p> <p>The development of new residential units within the Local Commercial (C1) Zone are permitted only within a mixed use residential and commercial building where the first or ground floor is dedicated to a permitted commercial, business, or office uses and the remaining upper stories contain the residential dwelling(s).</p>	<p>C1 Residential & Commercial Mixed-Use Development</p> <p>The development of new residential units within the Local Commercial (C1) Zone are permitted only:</p> <ol style="list-style-type: none"> 1. within a mixed use residential and commercial building where the first or ground floor is dedicated to a permitted commercial, business, or office uses and the remaining upper stories contain the residential dwelling(s); and/or 2. within a separate main building provided that there is an established commercial use on the property. 	Clarity
5.5.5.3	Add	<p>5.5.5.3 C1 Multiple Uses</p> <p>Multiple commercial uses are permitted within a commercial building in the C1 zone.</p>	Clarity

<p>5.5.6.1</p>	<p>C2 Residential & Commercial Mixed-Use Development</p> <p>The development of new residential units within the Highway Commercial (C2) Zone are permitted only within a mixed use residential/commercial or office building where the first or ground floor is dedicated to commercial/business/office uses and the remaining upper stories contain the residential dwelling(s). Residential uses are permitted to locate in existing commercial building(s) providing the residential use(s) is not located on the first or ground floor of the existing building(s) or structure(s)</p>	<p>C2 Residential & Commercial Mixed-Use Development</p> <p>The development of new residential units within the Highway Commercial (C2) Zone are permitted only:</p> <ol style="list-style-type: none"> 1. within a mixed use residential/commercial or office building where the first or ground floor is dedicated to commercial/business/office uses and the remaining upper stories contain the residential dwelling(s). 2. within a separate main building provided that there is an established commercial use on the property. 3. Residential uses are permitted to locate in existing commercial building(s) providing provided the residential use(s) is not located on the first or ground floor of the existing building(s) or structure(s) there is an established commercial use on the first or ground floor of the existing building. 	<p>Consistency</p>
<p>5.5.6.3</p>	<p>Add</p>	<p>5.5.6.3 C2 Multiple Uses</p> <p>Multiple commercial uses are permitted within a commercial building in the C2 zone.</p>	<p>Clarity</p>
<p>Appendix A Zoning Map</p>	<p>PID 05125406 – Parks and Recreation (PR) Zone PID 05125588 – Parks and Recreation (PR) Zone PID 05019765 – Parks and Recreation (PR) Zone PID 05013107 – Parks and Recreation (PR) Zone PID 05102389 – Parks and Recreation (PR) Zone PID 05102421 – Parks and Recreation (PR) Zone PID 05182894 – Parks and Recreation (PR) Zone</p>	<p>PID 05125406 – Local Commercial (C1) Zone PID 05125588 – Multi-Unit Residential (R2) Zone PID 05019765 – Multi-Unit Residential (R2) Zone PID 05013107 – Low Density Residential (R1) Zone PID 05102389 – Low Density Residential (R1) Zone PID 05102421 – Low Density Residential (R1) Zone PID 05182894 – Low Density Residential (R1) Zone</p>	<p>Oversight</p>

Appendix B: Proposed Amendments to Annapolis County Municipal Planning Strategy

Section	Delete	Replace with	Rationale
4.2	<p>MIXED USE DESIGNATION</p> <p>The purpose of the Mixed Use Designation is to identify on the FLUM those areas within the Planning Area that are presently characterized by mixed use development or are considered appropriate for future mixed-use development. The mixed-use term refers to present allotment or the potential availability of land to support a mixing of residential with compatible, low-level density, non-obnoxious commercial or light industrial uses</p>	<p>MIXED USE DESIGNATION</p> <p>The purpose of the Mixed Use Designation is to identify on the FLUM those areas within the Planning Area that are presently characterized by mixed use development or are considered appropriate for future mixed-use development. The mixed-use term refers to present allotment or the potential availability of land to support a mixing of residential with compatible, low-level density residential including single units, duplexes and townhouses/row houses, non-obnoxious commercial or light industrial uses</p>	Consistency
Policy 4.2.2	<p>Accessory Dwelling Units</p> <p>It is 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 by site plan approval in accordance with the evaluative criteria set out in Policy 7.3.4.1</p>	<p>Accessory Dwelling Units</p> <p>It is 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. by site plan approval in accordance with the evaluative criteria set out in Policy 7.3.4.1</p>	Consistency
4.5.3	<p>Residential Uses in Commercial Zones</p> <p>It is the policy of Council that all existing residential uses shall be considered permitted uses in the Commercial zones, but the development of new residential uses shall not be permitted, except where the entire ground floor area of the structure is</p>	<p>Residential Uses in Commercial Zones</p> <p>It is the policy of Council that all existing residential uses shall be considered permitted uses in the Commercial zones, but the development of new residential uses shall not be permitted, except where there is an established commercial use and in the case of mixed use</p>	Clarity & Consistency

	devoted exclusively to commercial or office use, in which case the upper stories may contain dwelling units.	residential and commercial building, part of or the entire ground floor area of the structure is devoted exclusively to commercial or office use, in which case part of the ground floor not exceeding 35% of the ground floor and the upper stories may contain dwelling units.	
Policy 6.2.1.7	<p>Multiple Main Buildings on a Lot</p> <p>It is the policy of Council to permit no more than one main building on a lot except by site plan approval in accordance with the evaluative criteria set out in Policy 7.3.4.1 where development on the lot shall comply with the land use, yard, height, setback, and coverage requirements of the applicable zone and where provisions for separation of all additional structures are sufficient to accommodate convenient pedestrian and vehicle access, provide for onsite water and wastewater servicing where applicable, and ensure the safety of occupants and the public.</p>	<p>Multiple Main Buildings on a Lot</p> <p>It is the policy of Council to permit no more than one two main buildings on a lot except by site plan approval in accordance with the evaluative criteria set out in Policy 7.3.4.1 where development on the lot shall comply with the land use, yard, height, setback, and coverage requirements of the applicable zone and where provisions for separation of all additional structures are sufficient to accommodate convenient pedestrian and vehicle access, provide for onsite water and wastewater servicing where applicable, and ensure the safety of occupants and the public.</p>	Consistency
Policy 7.3.3.3		<p>Policy 7.3.3.3 Special situation: Rezoning</p> <p>It is the policy of Council to consider rezoning a property that is split between multiple residential zones in the same Residential Designation or split between the Agricultural and Mixed Use Zone, to the predominant zone. In considering such application Council shall have regards to the criteria set out in Policy 7.3.3.1.</p>	Clarity & Consistency

<p>Policy 7.4.1</p>	<p>Public Participation Program</p> <p>It is the policy of Council that a public participation program for development agreements, LUB text or rezoning amendments, and amendments to this MPS shall consist of the following:</p> <ol style="list-style-type: none"> 1. Referral of the application to the Planning Advisory Committee 2. Setting the date of the Planning Advisory Committee Public Meeting 3. Advertising the Planning Advisory Committee Public Meeting on the Municipal website as well as in a local newspaper (with the advertisement specifying in both cases the date, time and place of the public meeting, the matter to be discussed, the specific property affected, where applicable, and the place where application information is available) 4. Where an agreement or amendment pertains to a specific site, the applicant shall post a sign on the site in a location visible to the public in text readable from the property boundary stating the nature of the application and the date, time and place of the public meeting 5. At the Planning Advisory Committee Public Meeting, prior to any discussion among Planning Advisory Committee members, members of the public are to be afforded an opportunity to speak, ask questions or obtain further information about the application 	<p>Public Participation Program</p> <p>It is the policy of Council that a public participation program after staff review for development agreements, LUB text or rezoning amendments, and amendments to this MPS shall consist of the following:</p> <ol style="list-style-type: none"> 1. Setting the date of the Public Information Meeting 2. Advertising the Public Information Meeting on the Municipal website (with the advertisement specifying in both cases the date, time and place of the public meeting, the matter to be discussed, the specific property affected, where applicable, and the place where application information is available) 3. Where a development agreement or amendment pertains to a specific site, the applicant shall post a sign on the site in a location visible to the public in text readable from the property boundary stating the nature of the application and the date, time and place of the Public Information Meeting 4. At the Public Information Meeting, prior to any meeting of the Planning Advisory Committee members, members of the public are to be afforded an opportunity to speak, ask questions or obtain further information about the application 5. At the Public Information Meeting, written submissions from members of the public may be received prior to the Planning Advisory Committee meeting. 	<p>Clarity & Consistency</p>
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	6. At the Planning Advisory Committee Public Meeting, prior to any discussion among Planning Advisory Committee members, written submissions from members of the public are to be heard.	6. Referral of the application to the Planning Advisory Committee	
Appendix A Future Land Use Map	PID 05125406 – Parks and Recreation Designation PID 05125588 – Parks and Recreation Designation PID 05019765 – Parks and Recreation Designation PID 05013107 – Parks and Recreation Designation PID 05102389 – Parks and Recreation Designation PID 05102421 – Parks and Recreation Designation PID 05182894 – Parks and Recreation Designation	PID 05125406 – Commercial Designation PID 05125588 – Residential Designation PID 05019765 – Residential Designation PID 05013107 – Residential Designation PID 05102389 – Residential Designation PID 05102421 – Residential Designation PID 05182894 – Residential Designation	Oversight

APPENDIX C: POLICY REVIEW – LAND USE BYLAW AMENDMENT CRITERIA

MPS Policy 7.3.3.1 – Criteria for Amending the LUB	
Provisions	Review for compliance
1. The financial capability of the Municipality to absorb any costs relating to the development	These amendments are not site-specific and do not involve any development costs to the Municipality.
2. The proposal not being consistent the remaining requirements of the LUB	Not applicable, as these amendments are not site-specific.
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.	<p>The proposed amendments do not result in land use conflicts or incompatibilities.</p> <p>Please note that the amendments are not site-specific.</p> <p>LUB requirements shall still apply to development and all Municipal, Provincial and Federal regulations will have to be met.</p>
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.	<p>Not applicable, as these amendments are not site-specific.</p> <p>No changes have been made to the existing zoning provisions pertaining to this criterion through the proposed amendments. LUB requirements shall still apply to development and all Municipal, Provincial and Federal regulations will have to be met.</p>
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.	<p>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>No changes have been made to the existing zoning provisions pertaining to this criterion through the proposed amendments. LUB requirement shall still apply to development and</p>

	all Municipal, Provincial and Federal regulations will have to be met.
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.	<p>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. Relevant when there is an application for a development.</p> <p>No changes have been made to the existing zoning provisions pertaining to this criterion through the proposed amendments. LUB requirement shall still apply to development and all Municipal, Provincial and Federal regulations will have to be met.</p>
7. The presence of significant natural features or buildings or sites of historical or architectural significance.	Not applicable, as these amendments are not site-specific.
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.	Not applicable, as these amendments are not site-specific.
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	<p>Not applicable, as these amendments are not site-specific.</p> <p>Relevant when there is an application for a development and land use bylaw requirements would have to be met.</p>
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.	All Municipal, Provincial and Federal regulations will have to be met.

APPENDIX D1

PUBLIC INFORMATION MEETING ATTENDANCE

ANNAPOLIS COUNTY-WIDE PLANNING AREA HOUSEKEEPING AMENDMENTS

THURSDAY, JULY 03, 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 .

Twenty-six (26) members of the public in total registered to attend the PIM but fourteen (14) were present.

Table 1: Morning session

MORNING SESSION (10:00AM – 10:30AM)	
5 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 (5)	
Adele Thompson	
Hank Pietersma	
Bob Thompson	
Lance Aikman Green	
Sarah Kelly	

Table 2: Afternoon session

AFTERNOON SESSION (3:00PM – 3:30 PM)	
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
Ali Comeau	Development Officer
Councillors	
Name	District
Ted Agombar	District 7
Lynn Longmire	District 5
Public Attendance (4)	
Christine Young	
Sylvie Aikman Green	
Kimberly Anne Whiteman	
Andrew Oliver	

Table 3: Evening session

EVENING SESSION (6:00PM – 6:30 PM)	
5 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
Ning Liang	Planner
Councillors	
Name	District
Ted Agombar	District 7
Lynn Longmire	District 5
Gail Oxner	District 9
Public Attendance (5)	
Glenn Young	
Brandon Power	
John Osborne	
Carrie Ness	
Angelika Waldow	

APPENDIX D2

PUBLIC INFORMATION MEETING COMMENTS

ANNAPOLIS COUNTY-WIDE PLANNING AREA HOUSEKEEPING AMENDMENTS

Comment Period: June 17th – July 4th, 2025

Name	Date	Responded Via	Comment	Response
Lance Aikman Green	2025-07-03	PIM Morning Session	<p>Lance mentioned that in the previous document, developing mid-density residential development would require rezoning which involves assessing the environmental impact. He expressed his concerns about allowing 12 townhouse dwelling units in two building as-of-right would overlook the environmental impacts.</p> <p>Lance questioned that whether such amendment align with the intent of the County’s planning documents. He speculated that the proposed amendments are for allowing an ongoing project in Carleton Corner without requiring the developer to rezone the property.</p> <p>Lance deemed that mid-density development is not environmentally safe in the rural environment, and culturally not compatible with the rural communities. He suggested that the amendments shall include more provisions to regulate denser residential development in the rural area.</p> <p>Lance would also like to know whether the Municipality could amend the Public Participation Program Policy without holding a formal Public Consultation Meeting. He deems that the PIM is not adequate for being a Public Consultation Meeting.</p>	<p>Barbara explained the purpose of the relevant amendments. Rezoning is a process that involves more uncertainties and administration resources, and council may refuse the approve the application. The proposed amendments intend to incentivise more housing development, which align with the intent of the MPS and LUB.</p> <p>Linda clarified that Public Information Meeting is the public engagement process, as defined and stated in the MGA. Public would also have the chance to voice their opinion at the public hearing before the second reading.</p>
Sara Kelly	2025-07-03	PIM Morning Session	Sara wants to know the date of the next PAC meeting	Barbara answered that the tentative date of next PAC meeting is on July 14

				Linda mentioned that the PAC date will be posted on the municipal website on Friday (July 4 th)
Christine Young	2025-07-03	PIM Afternoon Session	Christine wanted to know the next steps for the proposed amendments and verify the differentiated zoning requirements of the MX zoned properties serviced by onsite or municipal infrastructures.	Barbara explained the anticipated timeline and events to enact the proposed amendments. She also clarified the proposed MX zoning requirements.
Sylvie Aikman Green	2025-07-03	PIM Afternoon Session	<p>Sylvie wanted to know how staff assess the environmental impacts of mid-density developments of mid-density residential developments in the MX zone, and how we deem whether the assessment is adequate.</p> <p>Sylvie also wondered how staff came to the decision of directing mid-density residential development to the MX zone instead of any secondary planning areas where services and facilities are more available to better achieve walkability and accessibility. She expressed her concern about this approach of allowing 12 townhouse dwelling units as-of-right in the MX zone.</p> <p>Sylvie noticed that the street frontage requirements for serviced MX zoned property is lower than any zones in the Secondary Planning Areas. She wondered if this makes sense.</p>	<p>Barbara and Linda responded that on-site septic systems which are the main environmental concerns of residential development, would require approval from NSECC. The province is the one that assess the environmental aspects in development control.</p> <p>Barbara responded to her second question by clarifying the intent of the amendments. Rather than directing development to the rural area, the amendments only intent to enable more development options to encourage more housing developments. Any residential development that exceeds the maximum of 12 units or 2 building would be permitted by site plan approval which has a set of criteria to set more specific requirements in regards of environmental aspect.</p> <p>For her final question, Linda clarified that the intent of the amendment is to align the zoning requirement with the county's subdivision bylaw.</p>
Andrew Oliver	2025-07-03	PIM Afternoon Session	Andrew wanted to verify whether the apartment building next to his property in Carleton Corner is a permitted use.	Linda explained that the building would be deemed as an existing dwelling which is permitted in the LUB. About his inquiry for

			He also mentioned that he is interested in purchasing a property in Carleton Corner and wondered whether he could build an apartment building on it	the property, Linda met with him individually after the end of the PIM session.
Glenn Young	2025-07-03	PIM Evening Session	Glenn showed support for the proposed amendment. He wanted to confirm the capping density for townhouse and rowhouse.	Barbara confirmed the limit for townhouse dwelling in MX zone is 2 six-unit townhouse dwelling
John Osborne	2025-07-03	PIM Evening Session	<p>John wanted to verify the following questions</p> <ol style="list-style-type: none"> 1. Whether the proposed rezoning option is only available for properties that are split-zoned AG & MX 2. Whether the proposed amendments apply to Bridgetown Planning Area 3. Are wind turbines considered as industrial uses? 4. Any regulations on solar? 	<p>Barbara & Linda responded:</p> <ol style="list-style-type: none"> 1. Barbara: confirmed that it is only for AG&MX zoned property. The rezoning is neither eligible for any portion under the water supply zones 2. Linda: confirmed that this is only for County-wide planning areas. 3. Linda: we regulate and permit large wind turbine designating overlays. They are by development agreement only. The proposed amendment is to align with the provincial direction 4. Linda: we permit them as utilities in all zones within the county-wide plan, but other secondary planning areas may miss these out.
Angelika Waldow	2025-07-03	PIM Evening Session	Angelika was frustrated with the nuisances caused by the ongoing Dike Project in Granville Beach and found it confusing that how the municipal planning documents permitted the project in the first place. The disturbance from the construction and noise is unbearable for her neighbours and her. Angelika thought the engagement process for the project is underwhelming.	<p>Linda responded that the project is a provincial initiative that overrides the municipal government.</p> <p>Dawn further mentioned that even though the provincial legislation do not have the power to turn down provincial and federal projects, municipalities can lobby to the senior government.</p>

<p>Jim & Janet Colburne</p>	<p>2025-06-28</p>	<p>Email (live outside planning area)</p>	<p><i>"Hello</i> <i>Regarding the proposed changes to the county-wide planning.</i> <i>We believe the mixed zone areas should not be opened to large scale development unless within a high density area where services can be provided.</i> <i>thank you</i> <i>Jim & Janet Colburne</i> <i>1094 Brooklyn Road,</i> <i>Annapolis County, NS"</i></p>
<p>Ralph Eugene Hay</p>	<p>2025-06-29</p>	<p>Registration Link</p>	<p><i>"Just learning of this proposal 4 days prior to the scheduled meeting. Cannot attend - not enough notice. If you really wanted public input, why was this not advertised weeks in advance and made open to all. I do not support this massive shift in land use policy."</i></p>
<p>Nancy Hare</p>	<p>2025-06-30</p>	<p>Email</p>	<p><i>"I'm writing to express my concerns on one of the proposed changes to Annapolis County. If a citizen from this area were asked to sum up a definition of the county to a far away person I'm sure it would be something along this line - Annapolis County is a scenic rural county with a strong farming presence. Annapolis County represents a way of life where children can grow up having the experience of animals and nature.</i></p> <p><i>Row houses certainly do not fit in this picture. People who have lived here for generations and those who moved here for the peace and beauty of the county are forgotten. What once was a beautiful countryside will just be extreme housing. Agriculture will be pushed out as greater numbers of non farming community members move in and complain about noises and smells. Wildlife will also be forced away from their natural habitat and those that stay will be deemed a nuisance.</i></p> <p><i>Yes, we need housing but we also need to respect the land and those who are already here. Large housing developments do not belong in rural areas.</i></p> <p><i>Sincerely,</i> <i>Nancy Hare</i></p>

<p>Lance Akiman Green</p>	<p>2025-07-02</p>	<p>Email (also to Council)</p>	<p><i>Mount Hanley, Annapolis County”</i></p> <p><i>“Dear Annapolis County Council Members,</i></p> <p><i>I, Lance Aikman Green, write to urge the council not to support the changes to the countywide MPS and LUB. It is evident that county planning staff has rewritten the documents to allow the Carleton Corner (“Carleton Village”) development to continue to build two quadplexes without the need for a site plan approval following our challenge in the NS supreme court. It is assumed that this will allow time to properly (this time) rezone and go through the site plan approval process again to enable project completion.</i></p> <p><i>As a body the council has failed in their fiduciary duty to uphold the county’s existing LUB and MPS. Contrary to MGA 236A(3), it failed to hear our valid appeal on the 17th December 2024. It failed to ensure that the county maintains an orderly system for planning. As a minimum, since April 2025, when evidence of improper rezoning was served to the county, it has been known openly that Carleton Village where the 44 homes were to be built was misrepresented as R2 zoned by senior county planning staff. At time of writing (July 1st), the countywide maps maintain that the zoning is R2. This infraction continues to mislead the public and is an affront to orderly conduct. It is noted that despite knowledge of the extrajudicial development in Carleton Corner, a stop work order has not been issued and work has continued unabated. It is noted that issuing stop work orders for nonconforming construction activity in Annapolis county is commonplace.</i></p> <p><i>Rereading our appeal of December 2024, and the proposed changes to the countywide LUB and MPS, direct correlation is evident between what we challenged and the changes. Additionally, the changes significantly alter the intent of the MPS and LUB. A full public consultation is required as required by MGA s205-210. The changes, as proposed, are incongruous with the other county Planning Strategies and LUBs for secondary planning areas. A reasonable person may conclude that the changes are being rushed through without considering the overall context of robust planning processes for the county as a whole.</i></p> <p><i>The residents of Annapolis County have been wronged. Accepting the proposed changes will further wrong your constituents, and this cannot stand without further challenge. It would be prudent to scrap the changes, admit the county’s part in wrongdoing and hold staff accountable for their illegal acts. Further, an independent review should be commissioned to investigate and provide assurance that no other illegal acts have been undertaken by county leadership. To do otherwise demonstrates complicity and will likely damage the council’s credibility. If it</i></p>
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			<p><i>is determined that individual council members have been complicit in this wrongdoing, they should resign and a byelection be called. The council body holds the ultimate responsibility and accountability for planning decisions – staff only advise and act with council’s authority. A recent policy shift has been noted, allowing more planning decisions to be made by staff without the need for council motions. Ordinarily, and assuming robust assurance processes, this makes sense but given the knowledge that senior leadership within county staff have acted illegally and seemingly with impunity, affording greater authority is folly. To regain public trust, the council must demonstrate to the public that itself and the staff are accountable for their acts and omissions. To this point, I have been careful in avoiding comment on this to interested journalists, as I anticipate that this may further damage the reputation of our county. Our court case and associated documents are of course a matter of public record at the supreme court – with a little knowhow these records may be sourced by anyone. I would welcome a discussion with council members. Alternatively, you can request records from staff leadership involved with the case. It is reasonably suspected that you have been largely kept in the dark.</i></p> <p><i>It is time to get ahead of this and do the right thing. In general, a wrongful act may be forgiven, but the coverup cannot. It is my understanding that illegal acts undertaken by municipal government are not protected from civil action.</i></p> <p><i>Sincerely Yours,</i></p> <p><i>Lance Aikman Green”</i></p>
Carolyn Hubble	2025-07-02	Email	<p>See attached Email – Page 7-11</p>
Rachel Taylor	2025-07-02	Email (also to Council)	<p>See attached Email – Page 12-18</p> <p>Due to the size of the email attachments, they will be made available upon request.</p>
Jodi Bruce	2025-07-03	Text to Councillor	<p><i>“Good morning,</i></p> <p><i>My name is Jodi Bruce, born and raised in brickton for 53 years. I do not support townhouses in the mixed use zone.</i></p> <p><i>Jodi Bruce”</i></p>

<p>Glenn Young</p>	<p>2025-07-04</p>	<p>Email</p>	<p><i>“Good Morning,</i></p> <p><i>I want to thank Annapolis County for their forward thinking on these amendments. Being in the hospitality business has given us lots of exposure to housing shortages in our area. We receive 2-3 requests per month of citizens looking for long term accommodations in our cottages and suites that have full kitchens.</i></p> <p><i>The economic spin off from new construction is powerful. Whenever we have expanded practically every dollar spent has remained in Annapolis County and that has been well over a million dollars to date. And of course that also increases the tax revenue for the county which is badly needed, as witnessed by the sidewalk plan in Bridgetown and the arena in need of new Zamboni. Then there is the spin off to all the retailers and service businesses in the area who rely on tourism and good population numbers to support them. This will generate lots of investment in our area and make things easier on everyone as a whole.</i></p> <p><i>Thank You</i></p> <p><i>Glenn Young</i></p> <p><i>Carleton Inn and Cottages</i></p> <p><i>902-825-7558”</i></p>
<p>Johnny Foster</p>	<p>2025-07-05</p>	<p>Email (after comment period ended)</p>	<p><i>“Hello there,</i></p> <p><i>I just wanted to say I am a no to row housing!</i></p> <p><i>Thank you,</i></p> <p><i>Johnny Foster”</i></p>
<p>Kristen Foster</p>	<p>2025-07-05</p>	<p>Email (after comment period ended)</p>	<p><i>“Hello there,</i></p> <p><i>I just wanted to say I am a no towards row housing.</i></p> <p><i>Thank you,</i></p> <p><i>Kristen Foster”</i></p>

**Re: Amendments to the County-Wide MPS and LUB
Submission To: Public Information Meeting of July 3, 2025**

My first comment is about the last column of the chart that identifies the reason for the proposed change. In the document provided, the words “consistency” and “clarity” are often used. The column should include a specific reference to what is currently inconsistent or unclear with **existing** policy, bylaw, or regulation. One can’t make a major change to both LUB and MPS and use the word consistent because you are making them consistent with each other.

Secondly, I find some of the changes actually change the meaning of, or the requirements under, the policy...thus they are not really “housekeeping” and should undergo a more robust public consultation.

Thirdly, in some cases, I find the reworded provision introduces a different inconsistency or lacks clarity.

I provide specific comments below. I’d be happy to discuss them with you.
Sincerely,
Carolyn Hubble

Comments on MPS Amendments

I address these first because policy (MPS) must be clear, consistent and error-free before by-laws are written. When bylaw changes require MPS changes this typically requires a more rigorous/comprehensive public consultation process and is not generally considered housekeeping.

Re: 4.2.2 - applies to the Mixed Use Designation

I suggest a common term/definition be developed for multi unit dwellings that is then used consistently through all plans/bylaws, including secondary planning strategies unless a specific change is needed for a specific area. MPS 4.3.3 uses the terminology “multi unit residential dwellings in rowhouse, stacked townhouse or apartment structures”, which I find pretty clear. If each term (rowhouse etc) is defined, then “multi unit” could be the standard term used throughout the policy.

It doesn’t make sense to add the new definition under 5.2.1.1. If the intent is to change the MPS to allow R2 uses in the MX zone, why not just do that? Personally, I would be in favour of allowing some lower density R2 in MX zones. However, I find the added 5.5.3.1 is confusing and I don’t agree with the policy premise. It seems to say that up to and including six units (in any number of buildings?) are as of right. Site plan approval is reserved for more than 12 units in a maximum of 2 buildings, I think, but the wording is much less clear than that! And it’s unclear what happens with 7 to 11 units. There seems to be no maximum # of units or number of buildings allowed, and never a requirement for a development agreement. And are apartment style buildings allowed with up to 6 units?

I believe there needs to be much more discussion of what level of housing density is appropriate for the Mixed Use Zone, which, by current policy is intended to provide for “a wide range of compatible land uses suited to a rural environment” (MPS 4.2.1). Dense housing is more suitable for built up areas. Otherwise, we are encouraging urban sprawl without access to transit, schools or other facilities.

I think that site plan approval should be required for anything above a small number of residential units in any configuration or # of buildings (the number should emerge from consultation, not be randomly chosen) and there should be a maximum number established (again through consultation).

Finally, the need for screening with adjacent properties needs more thought. Why only with single family dwelling uses? Should it be based on zones, not uses? Uses can change with new owners as long as they are already permitted, but zoning is more stable.

In my opinion, 5.5.1.3 is a policy change, not an amendment for consistency (what does it need to be consistent with)? How were the numbers of units and buildings determined? That's policy development.

In general, there also needs to be clear and consistent delineation between and use of the terms structure/building and units (separate components of buildings). "Main building(s)" - main refers to main use, so both main buildings must presumably have the same main use with additional accessory buildings also allowed.

Re: 4.5.3

Again, this is not about clarity, but actually changes the policy intent, which is very clear that the entire ground floor must be commercial.

Re: 6.2.1.7

What does this need to be consistent with?...provide a reference. One can't reference the bylaw change, because the policy needs to come first. If there is a need to change policy, it is not a "housekeeping" amendment.

Re: 7.3.3.3

This is clearly addition of a new policy (not housekeeping). There are implications for the preservation of agricultural land that need to be considered in formulating this new policy. Some lots have split zones/uses deliberately, in order to preserve the agricultural land (based on soil mapping plus usage, while allowing other uses on a portion of the lot. This bylaw change defeats the purpose of identifying and protecting agricultural land, since the owner can simply have the agricultural portion rezoned to the same zone as the other portion of the lot.

There is lack of clarity in this new proposed policy. Definition of a property? There isn't one in the LUB. Presumably it means a single lot, or single PID? Or could it be interpreted as any number of PIDs adjacent to each other and owned by a single property owner? If so, it opens the door to someone acquiring a single pid zoned R2, buying up adjacent properties zoned R1 or AGR, and properties adjacent to those newly acquired ones, ad infinitus, and using this policy to convert all those adjacent properties to R2.

The reference to being subject to 7.3.3.1 does not provide any real protection for agricultural land. When written, 7.3.3.1 did not envision or adequately address the issues that might arise if a new 7.3.3.3 policy were to be added.

Re: 7.4.4 Again, this is changing current policy by gathering information from the public before PAC looks at the issues. It is not clear whether or nor there is Council discussion and direction to staff before they embark on a whole public information process. If not PAC, then Council direction needs to be step 1. Also, it is no longer clear that once it goes to PAC, there is a

further public meeting where people can speak or make written submissions to PAC. I assume this will still be the case, but it seems to have been removed from the policy.

Re: Appendix A rezoning of individual properties

Oversight may be an insufficient explanation. Several of these pids are currently vacant waterfront land. I am assuming that none are currently owned by the municipality and the municipality has no intent to develop them for parks/recreation uses? That could be explained.

Comments on LUB changes

Re: 4.2 General Provisions (applies to all lots regardless of designation or zone)

This isn't a clarity issue, but a policy change. It's already very clear that a second main building (which, by definition means a second building in which the principal or main use of the lot is located) requires site plan approval. I think that should still be the case.

Re: 4.26, Wind Turbines

The reference to MPs 4.4.8 is unclear (4.4.8 speaks to rezoning agricultural land).

The reason for changing a minimum separation (two times height and no closer than 1000 m) to a maximum separation (not more than 4 times height) is not clear. I would think both are needed. The whole new #1 is less clear than what it replaces. It also only deals with separation from residences, not from roads, institutions, commercial or industrial uses.

There is no rationale provided for removing the requirements for specific colour, non reflective finishes (previous 4.26, #4 requirement). Similarly, no rationale for removing lighting restrictions.

One should assume that any required federal or provincial processes are followed and requirements met in the design phase anyway, but residents of the municipality wanted additional protections (which were built into the LUB). The proposed changes are not housekeeping changes, the requirements have been almost entirely rewritten.

Re: Added definition of Rowhouse/townhouse

Not a clear definition....does it mean only 3 townhouses attached in a row, or only 3 dwelling units allowed per townhouse in the row? The last sentence is a policy statement, and conflicts with the new proposed 4.2 which would allow 2 buildings on ANY lot (even one created for a townhouse).

Re: 5.2.1.1

Policy change is required first. The change is not about clarity, it's about adding a permitted use to the MX zone...and changing current policy for the commercial zone to allow residential use on the main floor. Further public consultation should be undertaken.

Re: 5.5.1.3

I have the same questions as I did for the related new addition to the MPS. Who decided that 6 is the right number, or 12 in 2 buildings? Etc... this is a major policy addition.

Re: 5.5.6.1

The new #2, and the revised #3 are trying to set policy not contemplated by the current MPS....further consultation required.

Re: zoning Map changes

PIDs #0512558 and 05019765 are currently vacant waterfront properties, with limited access options, the southern parts of which are floodplain, and the adjacent properties are not high density. So, it seems to me, these should be R1, versus R2 zoned within the Residential designation.

Rachel Taylor
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Annapolis County
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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 council 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

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Countywide PAC Final Package – Questions & Answers to PAC member

1. Density in MX Zones & Urban Sprawl

The proposal allows up to 12 townhouse units as-of-right in rural MX zones.

Question: Has there been any planning or infrastructure capacity analysis to ensure this density is appropriate for rural contexts? Could this lead to unintended sprawl or servicing challenges?

Answer:

Staff are not proposing to increase density in the MX zone.

Currently, without this amendment, there can be multiple duplexes (more density) built in the MX zone without infrastructure capacity analysis requirement of the bylaw.

Nova Scotia Department of Environment and Climate Change(NSECC) regulates well and septic in areas not serviced by water and sewer. On-site septic systems which are the main environmental concerns of residential development, require approval from NSECC. The province assesses infrastructure capacity at the developers cost.

Again, this change will not increase density but enable more development options to encourage more housing developments. Any residential development that exceeds the maximum of 12 units or 2 buildings would be permitted by site plan approval which has a set of criteria to set more specific requirements in regards to various impacts.

2. Process Transparency & Carleton Corner Concerns

There are multiple public comments suggesting that these amendments are designed to retroactively legitimize the development in Carleton Corner.

Question: Can staff confirm whether any specific development prompted these changes, and if so, has legal counsel reviewed the implications for fair process?

Answer:

These amendments are not property specific but to respond to national and provincial policies aiming towards affordable housing.

The MX zone has the highest proportion of land in Annapolis County Planning area and with the need for affordable housing, staff believe that permitting rowhouses in the MX zone would be essential.

3. Public Participation Program Changes

The revised PPP appears to remove the requirement for a second public comment opportunity at PAC.

Question: Can staff confirm whether this new PPP still meets the full intent of MGA Sections 205–210, and if not, can we commit to restoring a second opportunity for public input before PAC makes recommendations?

Answer:

Currently, the public is consulted twice, a public information meeting (PIM) and public hearing.

The proposed amendment is for staff to schedule a PIM before meeting with the PAC. Thus, one PAC meeting. Staff is not proposing to remove the requirement for a second public comment opportunity at PAC **but second PAC meeting**. The public consultation stays the same and will meet the MGA requirements.

4. Two Main Buildings As-of-Right

Allowing two main buildings without site plan approval may introduce compatibility concerns.

Question: Could we require minimum lot sizes or visual screening standards when allowing two main buildings on a single lot, particularly in rural and mixed zones?

Answer:

Lot size is determined by the availability of municipal services (water and sewer) on the property. Where there are limited or no municipal services, the lot size requirement is up to NSECC.

Staff can definitely add screening requirement to the Land Use Bylaw for 2 main buildings.

5. Residential Uses on Ground Floor (C1 and C2 Zones)

Residential use is now permitted on the ground floor if there's also a commercial use.

Question: Could staff clarify how this aligns with existing commercial zone intent and whether it might undermine efforts to protect core commercial spaces?

Answer

Currently, dwelling units are permitted above the first floor in the Commercial zone. Staff are proposing to allow **part of the ground floor** (not the entire) to contain dwelling uses.

This is to provide accessible units to accommodate different occupancy types. The proposal does not deviate from the intent of the commercial designation. Nonetheless, staff can propose a percentage to be used for dwelling units on the ground floor as well as accessible or adaptive unit limitation.