

# COUNTY *of* ANNAPOLIS

NATURALLY ROOTED

## PUBLIC HEARING

### East End Area Secondary Planning Strategy and Land Use Bylaw AGENDA

**Time:** 11:00 a.m.

**Date:** Tuesday, February 17, 2026

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

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1. **Call to Order** - Warden Diane LeBlanc
2. **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 the East End Area Secondary Planning Strategy and Land Use Bylaw.

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

The Chair will provide an opportunity for public input and will ask that people 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.

Re: East End Area Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB)

*Information Report* – B. Boateng

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

*Call for comments from Council Members*

*Next Steps* – B. Boateng

*Closing Comments*

*Adjournment* (Warden)



# STAFF REPORT

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**Report To:** Municipal Council  
**Meeting Date:** Tuesday, February 17, 2026  
**Prepared By:** Barbara Boateng, Manager of Planning  
**Subject:** File No. East End Area Land Use Bylaw Review 2021-SPS/LUB-003 Proposed East End Planning Area Land Use Bylaw and Secondary Planning Strategy Documents

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## **RECOMMENDATION:**

That pursuant to the first reading given on January 20, 2026, 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 their intention to adopt the proposed East End Planning Area Land Use Bylaw, Secondary Planning Strategy documents and Maps attached as Appendices A, B and C of the report dated February 17, 2026.

## **LEGISLATIVE AUTHORITY**

1. Municipal Government Act (MGA): Part VIII, Sections 190, 200, 201, 203, 204, 205, 206, 212, 213, 214, 214A and 219
2. Policy 113 Public Participation Policy

## **CURRENT STATUS**

Notices of the Public Hearing were published on the County's website, designated social media platform and in two local newspapers; Bridgetown Reader (advertised 3 times / weeks) and Valley Register (advertised 2 times / weeks).

The East End Area Advisory Committee commenced the plan review in March 2022 by municipal staff, as initiated by Council. Due to staff shortage, C&D Community Design was retained for some time as a consultant. Municipal staff has since taken over to complete the plan review.

During the three-year review process, the EEAAC met periodically to review, evaluate and assess proposed regulation and policies, and consider community feedback and correspondence. Consultation with the public, various stakeholders and informative sources was undertaken including focus group workshops, meetings with the Town of Middleton public works department, Municipality of the County of Annapolis departments and Halifax Regional Municipality's Wildfire Mitigation Program Manager.

A survey was released to all community members who own land, live or work in the planning area. The survey received 370 valid responses. An open house and community forum was also held at the Wilmot Community Centre. Focus groups were identified and workshops and information sessions focused on discussions pertaining to the impacts of the potential changes were held with these groups expected to be most impacted by the proposed changes including farmers, residents of the Lily Lake area, and residents of the proposed Mixed-Use Corridor (MXC) Zone.

Eight (8) public information meeting sessions authorized by the EEAAC were held over two (2) days at the Nictaux Fire Hall and Melvern Square Community Centre. Community members were invited to review presentation materials and speak with municipal staff at these sessions to answer

any questions regarding the proposed changes to the SPS and LUB. After each session, members of the public were invited to speak, either in person or by written correspondence, in favour of or against the proposed planning topics and policies. Details of the focus group and public information meetings is attached to this report.

The final draft documents were prepared based on input from the public, various stakeholder consultation and focus group meetings and comments from the EEAAC. The East End Area Advisory Committee (EEAAC) met on November 24, 2025, and recommended with amendments that the documents move to the next stage in the process, Planning Advisory Committee (PAC).

At the January 12, 2026, Planning Advisory Committee (PAC) meeting, PAC recommended that Municipal Council give first reading of their intention to adopt the East End Planning Area Secondary Planning Strategy, Land Use Bylaw and Maps with amendments.

## **BACKGROUND**

The current East End Planning Area Secondary Planning Strategy and Land Use Bylaw has been in effect since August 16, 2012. Under the current *Municipal Government Act*, the provincial Minimum Planning Requirements Regulations section 3(2)(c) states that a municipal planning strategy and its implementing land use bylaw must be reviewed no later than 10 years after its effective date. Municipal Council instructed staff to start the review of the East End Area Secondary Planning Strategy and Land Use Bylaw in January 2022.

The current 2012 documents focused on orderly development, preventing undesirable development, agricultural preservation and service distribution. The documents were developed at that time based on consideration of the Planning Area's growth, public and Council opinion, and predictions for the future. The current documents encourage much more orderly development and lack the needed considerations around diversification of economic opportunities and housing typologies. The documents were well suited to the area at the given time. However, they were unable to predict the significant population and development changes experienced by the communities and other subsequent economic and political landscape changes such as the housing crisis.

Over the past years the Planning Area has undergone changes which show the need for the review of the documents to better suit the current state and desired future of the communities within the planning area. During this time there have also been changes to the Municipal Government Act and the priorities of Council. The Planning Area, and the County as a whole, have also been experiencing population changes. The current documents did not account for these significant changes.

The proposed documents aim to support the Planning Area to develop in a manner which considers population changes, growth and changing priorities, while still retaining the existing rural characteristics of the East End Planning Area and encouraging growth in a sustainable manner.

Due to the East End Planning Area's proximity to areas such as the Town of Middleton, the Village of Greenwood and the Village of Kingston the area is home to development that spreads to the outskirts of these communities, as well as a strong agricultural history. The East End Planning Area is currently the fastest growing area in the Annapolis County. Specific planning policies must be in place to balance these uses and this growth in a manner which supports all community members and limits conflict. This supports the need to continue having the East End Planning Area as a Secondary Planning Area.

## **DISCUSSION**

The proposed documents are based upon the following vision developed by Municipal staff based on careful consideration of the landscapes of the communities within the East End Planning Area and the goals described by the Committee and the public:

*The East End Planning Area of Annapolis County will be a welcoming, rural community that prioritizes the development of diverse, accessible, and sustainable housing options. By supporting thoughtful growth that meets the needs of residents at all stages of life, the area will maintain its rural character and agricultural values while attracting newcomers and strengthening community well-being.*

The draft SPS looks towards creating a more complete and diverse community by:

- (a) Encouraging economic opportunities
- (b) Creating more diverse housing landscapes
- (c) Protecting and enhancing the rural and agricultural character of the Planning Area
- (d) Developing diverse uses in proximity to each other while minimising the chance of conflict
- (e) Protecting valued environmental features and reducing pollution
- (f) Considering accessibility, affordability, sustainability and various family and household structures

The proposed documents are majorly based on community and allow more uses as of right and by site plan approval as opposed to development agreement whiles utilising clearer and more direct language.

The proposed SPS and LUB have also been developed in a manner which aligns with the priorities of, and pertinent issues identified by, the Provincial Statements of Interest, Council, residents of the East End Planning Area and the EEAAC. Additionally, the documents look to balance restrictions and development flexibility in a way that supports growth within the community in a safe manner and focus on encouraging a rural-style community in all areas with a diverse range of housing typologies.

## **PROPOSED DESIGNATIONS**

- |                             |                                    |
|-----------------------------|------------------------------------|
| 1. Neighbourhood (NH)       | 5. Agricultural (AG)               |
| 2. Commercial (C)           | 6. Industrial (IND)                |
| 3. Mixed-Use Corridor (MXC) | 7. Public Use (PU)                 |
| 4. Rural (RU)               | 8. Open Space & Conservation (OSC) |

## **PROPOSED ZONES**

- |  |  |
|--|--|
| 1. Low-Density Residential (R-1) Zone          | 8. Rural (RU) Zone                       |
| 2. Medium-Density Residential (R-2) Zone       | 9. Agricultural (AG) Zone                |
| 3. Multi-Unit Residential (R-3) Zone           | 10. Aggregate Related Industry (AR) Zone |
| 4. Commercial (C) Zone                         | 11. Institutional (I) Zone               |
| 5. Highway Commercial (C-2) Zone               | 12. Industrial (IND) Zone                |
| 6. Mixed-Use Corridor (MXC) Zone               | 13. Open Space (OS) Zone                 |
| 7. Lily Lake Protected Residential (LLPR) Zone |  |

## **CONCLUSION**

The proposed documents allow for more clarity in policy language, more diverse allowable uses, and increase permissible development to match community need. The draft SPS encourage the development of a diverse, equitable community with economic opportunities and environmental protections, while still acknowledging the historical context of the Planning Area and preserving agricultural areas. Overall, the proposed SPS and LUB align with the Municipal Government Act,

statements of provincial interest and the priorities and goals of Council. The documents are based on community input and align with the vision of the East End Planning Area.

**COMMENTS FROM PROVINCIAL REPRESENTATIVE**

Received comments from the Provincial Planning Representative about the Annapolis River Flood line Map database and wind turbine regulations which were considered in the proposed documents.

**FINANCIAL IMPLICATIONS**

Costs are included in the current operating budget.

**POLICY IMPLICATIONS**

The proposed documents meet the policies and requirements of the Municipal Government Act.

The County-Wide zoning maps and documents must be amended to account for the removal of the Lily Lake area from the County-Wide plans and maps and its addition into the East End Planning Area boundaries.

**ALTERNATIVE OPTIONS:**

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

**NEXT STEPS**

After 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 by staff.

Following Council's stated adoption of the documents, the Municipal Clerk shall send four copies of the planning documents to the Provincial Planning Director for review. If required, the documents will be reviewed by the Minister and following their approval, a notice of adoption shall be advertised.

**ATTACHMENTS**

- 1 - Proposed East End Planning Area Land Use Bylaw
- 2 - Proposed East End Planning Area Secondary Planning Strategy
- 3 - Appendix A: Proposed Zoning Map
- 4 - Appendix B: Proposed Future Land Use Map
- 5 - Appendix C: Floodplain Projections (20 & 100 year) Map
- 6 - Public engagement (August-October)


**Report Prepared by:**

Barbara Boateng, Manager of Planning

**Report Reviewed by:**

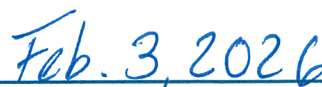
Linda Bent, Director of Planning & Inspection Services

**Approved by:**



Rob Frost,  
Chief Administrative Officer

**Approval Date:**



(Date)