

Minutes of a **Public Hearing** held on Wednesday, February 19, 2025, at 11:00 a.m., at the Municipal Administration Building, 752 St. George St. Annapolis Royal, N.S.

Present: District 1 – Karie-Ann Parsons-Saltzman, present
District 2 – Jesse Hare, present
District 3 – Dustin Enslow, Deputy Warden, excused
District 4 – Charles “Chuck” Cranton, present
District 5 – Lynn Longmire, present
District 6 – Jon Welch, present
District 7 – Ted Agombar, present
District 8 – Nile Harding, present
District 9 – Gail “Gidget” Oxner, present
District 10 – Brian “Fuzzy” Connell, excused
District 11 – Diane Le Blanc, Warden, present

Also Present: CAO Chris McNeill; Administrative Clerk – Municipal Clerk Office Kelly Kempton; Director of Planning and Inspection Services Linda Bent; Manager of Planning Barbara Boateng; Development Officer Jay Hallett; Systems Network Coordinator Carter Hazel; Communications Coordinator Nadine McCormick; Director of Community Development Debra Ryan and 9 members of the public.

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 via oral submissions concerning, solely, the application before Council. This Public Hearing concerns Cornwallis Park Secondary Planning Strategy and Land Use Bylaw. At the end of the public hearing, the Public Hearing will be closed and Council will return to its regular session of Council. The Warden requested all questions and comments throughout the hearing be addressed to her as the Chair.

New Business

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

Presentation by Staff

Manager of Planning Barbara Boateng provided an overview of the information report and specifics as follows:

- The first Cornwallis Park planning documents were adopted in 1999 at the time of the redevelopment of the community from the former Canadian Forces Base. Over the past years, the community has undergone significant change. Despite its strong industrial businesses, commercial businesses have closed and today many of the former military buildings and lands are vacant. Given that these subject lands are fully serviced with water and sewer, and an existing road network, potential redevelopment of the former military site represents an opportunity for the community.
- The plan review commenced in March 2022. The final draft documents were prepared based on comments from the 16 Area Advisory meetings, a public information meetings, comments

and meetings with both Annapolis Basin Development Society (ABDS) and Acadian Seaplants. Comments from the provincial planning representative and 2 Planning Advisory Committee meetings were also considered in the preparation.

- The final plan works towards a more complete community by designating a mix of land uses, providing for a range of residential densities to allow for economically efficient use of land; pursuing additional employment generating land area and commercial shopping locations, establishing walkable streets; improving amenities of neighbourhood and park sites and enhancing the quality of life for residents through clustering of housing and services to support them, and the provision of active lifestyle experiences with nature.

Call for Oral Presentations for those who registered at the door

Beth Earle – CEO, Annapolis Basin Development Society (ABDS) is in support. Ms. Earle noted that they own 400 of the 600 acres in this Secondary Planning Strategy area. She noted in the past she had been vocal regarding her opposition to the previous drafts. She mentioned that she has learned few things about planning as they have been working on this for 2 years. Ms. Earle felt it has a strong framework for moving forward with the master plan. She wished to thank Barbara Boateng for her effort in this process. She hoped that with the approval of these plans their sale will go through and development will proceed. Ms. Earle noted that it had been a long process, and she expressed her thanks.

Clinton Chester is in support. Mr. Chester noted that from the comments of Ms. Earle that this is a great plan. He mentioned that he liked the small commercial area where people can have shops such as cafes where the two buses can pull in to change passengers. He hoped to be able to have public postings of the tracking systems in these shops when it becomes available.

Mike Pitts mentioned that he was not impressed with the location of the public hearing. He wished to see it held at Felker Hall. Mr. Pitts mentioned that he is an investor and has concerns that low income people will be coming into the park. He felt that it is a beautiful location that can be developed into something that will be recognized globally. He stated that the current population is seniors who would love to move into one bedroom condos. He believed it should be a resort type atmosphere. Mr. Pitts stated the need to be careful with what is developed in the area. He stated that he had been told that a dyke wall could not be installed in this area; however, he noted that he had seen the drawings and there is one already in place. Mr. Pitts noted that he liked what is happening with the Annapolis Basin Development Society. He mentioned that he is ready to move forward with this plan but wished to see more openness. He believed that if developed right, it will be the spot that everyone will want to come to.

Peter James – Director of Operations, Acadian Seaplants is opposed. He noted that he is in Cornwallis Park on a daily basis. He believed the zoning will affect the viability of the business and the daily lives of the neighbouring residents. He felt the plan to mix industrial and residential zones together was done without any regard to compatibility. He suggested that a compatibility study be done. He noted that a buffer zone should be included around the industrial zone. He asked it to be brought back to have proper zoning and compatibility studies done.

The Warden called for further representation from the floor regarding the application. No presentations were offered by members of the public.

The Warden noted that a written submission had been received and circulated to all councillors.

Call for Questions or Comments from Council Members

The Warden called for questions or comments from councillors and recognized Councillor Cranton to speak.

Councillor Cranton expressed that he was glad to see positive feedback from the Annapolis Basin Development Society. He noted that it was worth mentioning that they own 400 of the 600 acres that are affected by this plan. He stated that everyone he has spoken with is positive towards the current strategy. He wished to mention that he has served on a board regarding affordable housing and it has been proven to be successful when mixing affordable housing in with traditional housing.

The Warden recognized Councillor Longmire to speak.

Councillor Longmire noted that Mr. James raised some valid points. She recognized the tremendous amount of work that has gone into this process; she is happy to see us at this point. Councillor Longmire expressed her hopefulness that this project would be moved along. She felt we need this area to be developed. Councillor Longmire noted that we are in need of a combination of different housing. She stressed that she does not like the words low income. She stated that we all deserved to have a roof over our heads. Councillor Longmire recognized that Acadian Seaplants is a large employer in Cornwallis Park and that needs to be considered. She asked what type of conversation had been had around the commercial piece being mixed in with the residential piece.

Barbara Boateng stated that the plan had landscaping buffers around the area. She noted that a compatibility study could be considered when that side of the park is going to be developed by the developer.

Councillor Longmire stated that she could see the value in this. She noted that Acadian Seaplants are a large employer at Cornwallis Park.

The Warden recognized Councillor Hare to speak.

Councillor Hare agreed that you do need to watch out when having industrial close to residential. He stated that it is hard to please everyone but overall, it has been in the works for a long time. He felt that Council needs to pass this plan with a few changes. Councillor Hare listed the following sections he wishes to see changes made to:

- Page 59 of LUB 7.5.3 The keeping of household domestic pets, excluding all snakes, and not exceeding 4 in number, provided no more than 3 are of any one species
- Page 41 of LUB 4.34 Prohibited Uses. Would like to remove the work “trails” from bullet point one. Commercial or private-use motorized vehicle racetracks, jump

tracks, roads, trails, stadiums, arenas and commercial tracks for the racing of animals, or any other such facilities or operations.

- Page 35 4.16 Agricultural animals are not permitted in any zone within the Planning Area.
- Page 55 of SPS 10.1.5 It is the policy of Council to prohibit more than one unregistered motor vehicle to be stored on any property in the Neighbourhood Designation within the Cornwallis Park Planning Area.

The Warden recognized Councillor Agombar to speak followed by Councillor Welch.

Councillor Agombar agreed that Cornwallis Park is one of the jewels in Annapolis County. He felt that it needs to be developed and promoted. He stated that it is impossible to please everyone. Councillor Agombar stated that no system is perfect, so amendments are a tool over time used to rectify changes that are required. He noted that a lot of time and work has gone into this project. He stated that he is hearing more positive than negatives today; however, he recognized the concerns of Mr. James. Councillor Agombar believed that overall this is a good plan and he will be supporting it going forward. He thanked everyone for their input.

Councillor Welch noted that he read through the documents even before he was elected. He stated that it was a good choice of the previous council to send it back for further consideration. Councillor Welch wished to respect the concerns of Mr. James. He noted that he believed that we can still be good neighbours. Councillor Welch agreed needed changes could be made through amendments. He stated that it is a good plan, and he will be supporting it going forward.

Next Steps

Manager of Planning Barbara Boateng stated that after the Public Hearing, if adopted, Municipal Council is required to hold second and final reading of their intention to adopt the documents.

Closing Comments

Warden LeBlanc thanked the attendees. This concluded business for the public hearing, and it was declared adjourned at 11:52 a.m.

Warden

**Recording Secretary, Administrative
Clerk – Municipal Clerk Office**