

# PAC Public Meeting Agenda Package

2A Minutes 2020-01-15 .....	3
3Aii Recommendation Report .....	9
3Avi Bridgetown Area Advisory Committee Recommendation .....	17

**PLANNING ADVISORY COMMITTEE  
PUBLIC MEETING AGENDA**

**Champlain Hall  
178 Haida Street, Cornwallis Park, NS**

**10:00 a.m., September 14, 2021**

**1. Welcoming Remarks - Warden Alan Parish**

Purpose: The purpose of today's Public Meeting is to permit members of the public to make their views known to the Annapolis County Planning Advisory Committee, via oral or written submissions, concerning File No. 66520-35 Bridgetown 2021-LUB-001: an application by John Ray Lawrence representing Treeline Project Management Ltd. to amend the Bridgetown Land Use By-law Zoning Map to rezone a vacant lot known as 431 Granville Street in the community of Bridgetown, from the Residential Light Density (R-1) Zone to the Highway Commercial (C2) Zone to permit the development of a construction equipment and trailer rental facility.

**Procedure:** All questions and comments throughout the public meeting are required to be addressed to the Chair, who will afford an opportunity for public input and will ask that persons speaking identify themselves and the community they are from each time they speak 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. Written presentations are acknowledged first, followed by public oral presentations.

Questions/comments from PAC members are asked to be held until all public comment is heard.

**2. Minutes**

A. January 15, 2020 (*see attached*)

**3. New Business**

A. File No. 66520-35 Bridgetown 2021-LUB-001 – Treeline Project Management Ltd. LUB Zoning Map Amendment Application

- i. Application Specifics & Planning Process – Planner
- ii. Recommendation Report (*see attached*)
- iii. Presentation of the Request – John Ray Lawrence
- iv. Acknowledgement of Written Submissions (Municipal Clerk)
- v. Call for Oral Presentations (open discussion from the floor – public)
  - 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> call for comments against the application
  - 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> call for comments in support of the application
- vi. Bridgetown Area Advisory Committee Recommendation (*see attached*)
- vii. Call for questions or comments from Planning Advisory Committee Members
- viii. Next Steps – Planner
- ix. PAC Recommendation

**5. Closing Comments and Adjournment (*Warden*)**

Minutes of the **Planning Advisory Committee** meeting held at the Bridgetown Fire Hall, 31 Bay Road, Bridgetown, NS, on January 15, 2020, at 7:04 p.m.

**Present:** Warden Timothy Habinski; Councillors Bruce Prout, John A MacDonald, Wayne Fowler, Burt McNeil, Alex Morrison, Wendy Sheridan, and Diane LeBlanc; and citizen members André Bouchard, and Jessica Shields.

**Absent:** Deputy Warden Martha Roberts; Councillor Michael Gunn

**Also**

**Present:** CAO John Ferguson, Municipal Clerk Carolyn Young, Director of Community Services Albert Dunphy (AD), and approximately 8 members of the public.

### **Call to Order/Purpose**

The Warden called the meeting to order at 7:04 p.m. The purpose of tonight's Public Meeting is to permit members of the public to make their views known to the Annapolis County Planning Advisory Committee, via oral or written submissions, concerning File No. 66520-35 Bridgetown 2019-LUB-003: an application by Stephen and Carrie Schell to amend the Bridgetown Land Use By-law Zoning Map to rezone a portion of their property, 98 Granville Street in the community of Bridgetown, from the Residential (R-1) Zone to the Institutional (I1) Zone to permit the development of a Women's Mental Health and Alcohol Treatment Centre.

All questions and comments throughout the public meeting are required to be addressed to the Chair, who will afford an opportunity for public input and will ask that persons speaking identify themselves and the community they are from each time 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. Written presentations are acknowledged first, followed by public oral presentations.

Questions and comments from PAC members are asked to be held until all public comment is heard.

### **Minutes**

Re: March 26, 2019 – it was moved by Councillor Fowler, seconded by Councillor LeBlanc, that the minutes of March 26, 2019 (Dumanowski) be approved as circulated. Motion carried unanimously.

Re: March 28, 2019 – Councillor MacDonald moved, seconded by Councillor Prout, that the minutes of March 28, 2019 (Bridgetown Auto) be approved as circulated. Motion carried unanimously.

### **New Business**

Re: 66520-35 Bridgetown 2019-LUB-003 Schell LUB Zoning Map Amendment Application

#### **Request for Decision**

A Request for Decision was circulated in the agenda package.

#### **Presentation by Planner**

The application specifics were circulated and reviewed by the Director of Planning, who added:

- The original application was to rezone the full property, which is split-zoned between Residential and Environmental Open. The front part where the house is will remain residential.

Committee must note:

- Any portion rezoned as institutional will be allowed to have any use permitted in the Institutional zone, as supported in the policy under sections 6.3 and 23.5.2.
- Next step would be public hearing.
- If application goes through, the Traffic Authority may request traffic flow study
- If anything has not been sufficiently answered, PAC can hold an additional meeting to get the answers they seek

### **Presentation of the Request**

Carrie Schell (CS), 98 Granville Street - is looking to open women's mental health recovery centre, which is expected to be residential in nature. Clients would stay for one month. This is a timely issue - Alcoholism is on an increase (women), and mental health issues are the underlying factors (trauma, marginalization). This is to be a post detox (medically supervised) stay-on program with a focus on mental health. Yoga, meditation, and physical activity will be used as treatments. The program would be rooted with strong psychological factor, having a Clinical Psychologist, along with yoga, meditation, etc. It would be open seasonally, from May to October, with clients housed in tents. The tents would be beautiful, non-imposing, muted, natural colours. There are currently 110 mature trees on the property, which provide a natural privacy boundary to the east and west. They have staked out sites for tents to be least intrusive for neighbours and clients. Clients travelling would likely be travelling in by plane and the Centre will provide a pick-up service –reducing traffic to and from the property. The current property can accommodate staff parking, with no burden on the street, or blocking emergency access. It is the intent to use the present existing driveway. The application is for two lots, but the west piece would not be used as access or entry to the property. The programming is very quiet in nature, with the more robust taking place during hikes. They will have a strict lights out policy, so the light pollution will be limited. She would be glad to answer any questions.

### **Acknowledgement of Written Submissions**

The Municipal Clerk advised that no written submissions had been received.

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

The Chair called for comments against the application.

*Carolyn Hubble, Carleton Corner* – asked if any other properties been looked at or considered? CS - No. mature trees are an important natural element.

The Chair made a 2<sup>nd</sup> call for comments against the application.

*Steve Walker (SW), 76 Granville Street* – west neighbour, and his wife Anne. Previous counsellor. Aware of the need. Sees this an encroachment on his property. Grew up in this house. Long history of living there. When purchased, purchased residential house in a residential area. Enjoys their property to the river and their back yard. Enjoys peace and quiet and privacy. This is the bulk of their concerns. What precedent will this set? What about future applications? What might open up for rezoning of the property in the

future if they want to expand? Other nearby properties? Would become more encroached upon. Proximity of the location – can see some of the stakes, some idea of where tents will be, not sure of how many tents. They will be where we could see them. The reality is we can hear what goes on next door – with just a few people and some animals. More people will create more noise. Understands not a lot of traffic. Concern regarding security of their property. They travel and have concern about how an empty house may be exposed. What happens if/when they want to sell their property? Will the zoning stay the same? If sold with that zone, what might go there in the future? Concern about devaluation of their property. Right now, the market is a residential home in a residential area. After this passes, may limit selling. What happens to their taxes? With their property be taxed higher or less? Will ours follow? May decrease in value. Bathroom facility – understands there is a buffer zone against the river. The egress – driveway egress or walkway? Driveway. **AD** – when it is an existing Residential switching to Commercial egress is based on traffic volume. If it exceeds more than normal family movement, the Applicants will have to petition the Traffic Authority to determine if the current egress is able to handle expected traffic load. **SW** – if another driveway area – it would have to be on their side –more of an encroachment. Is the plan for 8 tents. **AD** – 8 main tents, one showers and one washrooms. **CS** – 8 small tents, 2 for yoga, 1 counselor, 6 months of the year May to October. Agrees that the Walkers can certainly see the stakes at this time of year, but the foliage will come and block more. **SW** – unfortunately does not see how it fits with the character of the area. Residential, families of all ages – young children, older couples. Fully expects that everyone in that area purchased with the understanding that it is a safe residential place to raise family. Unfortunate that this does not fit.

The Chair called a 3<sup>rd</sup> and final time for comments against the application

The Chair called for comments in support of the application.

Carrie Schell – the clientele will be highly supervised. No leaving the property unsupervised. It is a mischaracterization to assume that there would be a threat to private property. These clients are not predisposed to theft or vandalism or destroying property. She appreciates concerns about residential nature. If you have worked with this type of person, their nature is very quiet, reflective healing process. It is an illness, this is a treatment centre. Hopes there are not thoughts that alcoholic or mental health issues would characterize them to be predisposed to illegal activity. It would be similar to having a psychiatrist work from home.

The Chair called a 2<sup>nd</sup> and 3<sup>rd</sup> time for comments in support of the application. There were none.

**Bridgetown Area Advisory Committee Recommendation**

The Warden, Chair of the Bridgetown Area Advisory Committee, read the following recommendation from the committee:

‘that following the full consideration of the related goals, objectives and policies of the Bridgetown Municipal Planning Strategy the Bridgetown Area Advisory Committee recommend to PAC to recommend that Municipal Council amend the Bridgetown Land Use By-law (LUB) Zoning Map to rezone that portion of the Stephen and Carrie Schell property (PID No. 05150610) commencing fifty feet (50 ft.) south of the existing residential dwelling (98 Granville St) and running to the Conservation (02) Zone, from the Residential Light Density (R-1) to the Institutional (I1) to permit the redevelopment of that portion of the property as a Women's Mental Health and Alcohol Treatment Centre. ‘

**Call for questions or comments from Planning Advisory Committee Members**

*Andre Bouchard* – regarding the character of the area: it is a welcoming place with families, a safe place, what better place to bring people to heal? A welcoming community culture. Regarding does this set a precedent: Would this decision have an impact on future rezoning? **AD** – yes, and no! Simply, every application has to be viewed on its own merits. Upon sale? Rezoning goes with the property unless council changes it back. Re precedent. No, but does set ability to say it has already operated as such. Regarding comment about stigma about who is coming into the community. This was already addressed.

*Councillor McNeil* – regarding a plan for bathroom facility – is this existing? Will it need to be serviced? **AD** – the plan says any institution must be serviced by municipal service, with the cost borne by the developer. If any limitations, committee must be aware. **McNeil** – regarding the possibility of property trouble – his experience has seen this. Not everyone involved, but there are individuals and hard to determine that. **Warden Habinski** (to McNeil) - were these ‘post’ detox? **McNeil** No, at a detox unit, and 2 of 5 were women. **Carrie Schell** – she was a director at that facility. Treating drug addiction is different to alcohol recovery. Alcohol recovery is a far simpler situation that harder drugs and substances. .

*Councillor Morrison* – Are there two applicants? **AD** - Yes. **Morrison** – are there any other such facilities in this area? **AD** - No. there is a women’s facility at Ledgehill, but not solely post-detox alcohol recovery. **Morrison** – do the tents have electricity? **CS** – Yes, and they are on a wooden platform floor, with thick canvas walls. **Morrison** – please describe the sanitary facility. **CS** - each will have own private bathroom (toilet, shower and sink). **Morrison** – has had experience in some of these areas and recollects that all folks are not always quiet and docile all the time when afflicted. Morrison – how will they be prevented from leaving the premises? **CS** – there is no fence keeping them in, depending on the nature of supervised and monitored situation 24/7. **Morrison** – so if a client went for a walk at midnight they would be accompanied? **CS** - yes. If any individual wanted to walk, of course someone could leave, but the parameters of the Program would be broken, the expectation and policy governing the program and clients. It is the intention for staff to be there 24 hours, monitoring. Of course, someone could choose to leave the property. Clear expectations and guidelines are in place to avoid this kind of thing.

*Councillor Heming* – Hopeful to find common ground. Has a narrow perspective. Knows of 4 programs like this – California, BC, Yukon and NM that are similar. Those have been successful – for the clients and the neighborhood based on the leadership of the facility. There is an incredible need for this program, and that need will increase not decrease. A compassionate service in the community. **CS** – her background is as a Primary care licensed midwife; President of the professional body of midwives; Master’s in Public Health Admission; PhD in Public Health, Author, delivery of workshops throughout North America

*Councillor Sheridan* – regarding the Ledgehill facilities, she has never had a call or complaint and this is a detox facility located in a residential area - the former Falcourt Inn site.

*Jessica Shields* (JS)– respects the comments made regarding future use. Would any other changes have to have an additional application? **AD** – if rezoned as institutional zone – all those uses would be permitted. Each proposal would have to be reviewed on its own merit, and understand other permitted uses that would be allowed. JS - some other concerns would be equal to getting bad neighbours. Similar risk. How do you stop people going to other property? Have to treat them as adults. Fair to have concerns.

*Steve Walker (SW)* – I’m talking about residential issues – those are not residential issues. Increase property value? A big issue.

*Warden* – the initial application was to rezone entire property. That changed to rezone only a portion. Was this for future uses? **AD** – was his recommendation to rezone only a portion. There are planning controls in place which ensure proper maintenance of properties. Be careful of fearmongering.

*Councillor McNeil* – could a coverall go up in Institutional zone? **AD** - If an accessory for an institutional use – a coverall is a type of building and could be permitted.

*Councillor Prout* – is the bathroom facility 21 x 7? **AD** – yes. Washroom facility for 8 clients. 8 sets of bathrooms? **CS** - square footage is actually 21 x 14 (not 7). All facilities in this one tent.

*Councillor Leblanc* – what is on other side? **AD** - another house, totally residential. **LeBlanc** - How many people there to supervise in the evening? **CS** – 2 staff. **LeBlanc** – what is the distance between tents? **AD** – reminds that PAC can request more information at another PAC meeting. **LeBlanc** - Numbers of One employee per 4 clients – all will have a health background? **CS** - Clinic psychologist and addiction counselor plus auxiliary staff. **LeBlanc** – 2 staff minimum at all times? **CS** - yes.

*Andre Bouchard (AB)* - are these clients voluntary? **CS** – yes. **AB** A number of comments from SW are concerns around quality of life and safety – is that accurate? **SW** Yes. These are not minor things. Understands it is not an invitation for criminals. Realistic outlook. Optimistic outlook is great, needed. The reality is unknown and no guarantee of type of person that will be there. Not just personal or property security – but security of a way of life. Where are they going to cook? Anything cooked outside is not kept to that property. Security of privacy, peace of mind in own yard.

*Warden Habinski* - outside of these public forums, have neighbours taken the opportunity to have conversations about concerns? **CS** – have spoken with Walkers and other neighbours. Presented the project and invited any questions or concerns. This is the first she has heard these concerns. Other neighbour has had no objections as far as she knows.

*Andre Bouchard* - moving forward as presented will not satisfy everyone. Thinks there needs to be more work done. The concerns presented are not insurmountable. Needs to be more dialogue.

**AD** – the process still involves a statutory public hearing which would be advertised. More opportunity to bring thoughts, concerns, objections, support.

*Andre Bouchard* – could move forward beyond tonight but more work to be done.

*Warden Habinski* – the planning process can never eliminate conflict but is to mitigate conflict as much as possible. Minimal conflict to help guide through.

*Councillor MacDonald* – has not made up his mind. Heard that with future sale or change of use – could council make a decision to have the zone go back?? **AD** – council could make application themselves to re-zone. However, we don’t know when a property is sold, only after it is sold.

*Warden Habinski* – could only be actively done by the council of the day. If it was a development agreement, but it isn't. This document doesn't allow by development agreement. Once rezoned, it is rezoned. Council would have to make application later. You won't know when it is for sale or when it is sold.

*CAO* – Development agreement – no policy in existing plan to allow this type of development by development agreement. Other areas may have development agreement as part of the policy allowing council to negotiate. But this MPS does not allow that. **Warden** – Development agreement can be specific and can negotiate what is in the LUB.

*Councillor LeBlanc* – does anyone live in the house on the property? Yes, the Schells live there.

*Andre Bouchard* – quality of life and safety are no small things –they are the only things

### **Next Steps**

- PAC is required to make a rec to Municipal Council. If not enough information tonight, can call another meeting for specific information.
- A public hearing would be scheduled, a formal process inviting the public.
- If council makes a decision, after council makes a decision an ad is placed in the newspaper that locally circulates. Sets out right to appeal. Any LUB amendment the applicant or any aggrieved person can appeal to NS UARB the council's decision whether they approve or reject.
- NSUARB is a sounding board about council's decision – did they follow process
- An appeal after council makes a decision is a 14 day appeal period after the ad appears

### Re: Planning Advisory Committee Recommendation

It was moved by Councillor Heming, seconded by Member Shields, that following the full consideration of the related goals, objectives and policies of the Bridgetown Municipal Planning Strategy to recommend that Municipal Council amend the Bridgetown Land Use By-law (LUB) Zoning Map to rezone that portion of the Stephen and Carrie Schell property (PID No. 05150610) commencing fifty feet (50 ft.) south of the existing residential dwelling (98 Granville St) and running to the Conservation (02) Zone, from the Residential Light Density (R-1) to the Institutional (I1) to permit the redevelopment of that portion of the property as a Women's Mental Health and Alcohol Treatment Centre. Motion carried, 8 in favour, 3 against.

### Closing Comments and Adjournment

The Warden declared the meeting adjourned at 8:04 p.m.

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Warden

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Municipal Clerk





COUNTY of ANNAPOLIS  
NATURALLY BUILT

## RECOMMENDATION REPORT

**To:** Annapolis County Planning Advisory Committee

**Prepared by:** Albert Dunphy, MCIP, LPP, Director of Community Development  
**Approved by:** David Dick, CAO

**Date:** August 31, 2012

**Subject:** Treeline Project Management Ltd. Bridgetown Land Use By-law Zoning Map Amendment Application File No. 66520-35-Bridgetown 2021-LUB-001

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### RECOMMENDATION

That following the full consideration of the related goals, objectives and policies of the Bridgetown Municipal Planning Strategy, and upon receiving a favourable recommendation from the Bridgetown Area Advisory Committee, the Annapolis County Planning Advisory Committee recommend to Municipal Council to amend the Bridgetown Land Use By-law (LUB) Zoning Map to rezone a vacant lot known as 431 Granville Street in the community of Bridgetown, from the Residential Light Density (R-1) Zone to the Highway Commercial (C2) Zone to permit the development of a construction equipment and trailer rental facility.

### LEGISLATIVE AUTHORITY

MGA 204, 205, 206, 208 and 219  
Bridgetown MPS Policies - 7.5, 23.5, 23.7  
Bridgetown LUB – Part 13.1, 13.3, 13.4 and 4.30

### BACKGROUND

May 28, 2021, John Ray Lawrence of Treeline Project Management Ltd. submitted an application requesting Council amend the Bridgetown Land Use By-law Zoning Map to rezone the vacant property, known as 431 Granville Street, PID 05173356, from the Residential Light Density (R1) Zone to the Highway Commercial (C2) Zone to permit the development of a construction equipment and trailer rental facility.

Municipal Council viewed the request at its regular scheduled June 15, 2021 meeting and referred the application to PAC and BAAC by way of Council motion 210615.08.

## **DISCUSSION**

The applicant is requesting the rezoning to permit two particular uses, that being the construction equipment rental business and the trailer rental business. In the Highway Commercial (C2) Zone, trailer rentals are considered a permitted use being identified under "Boat, trailer, and snowmobile sales and rentals". The construction equipment rental business is also considered a permitted use in the Highway Commercial (C2) Zone under the "Equipment and machinery for businesses" clause, especially where Part 4.30 of the Bridgetown Land Use By-law notes similar uses are permitted and businesses will either rent or purchase their applicable types of equipment or machinery as necessary.

The Bridgetown Area Advisory Committee met on July 21, 2021 and passed a motion that recommended the Annapolis County Planning Advisory Committee (PAC) recommend to Municipal Council to consider the Treeline Project Management Ltd. application, ACPS File No. 66520-35-2021-LUB-001, to amend the Bridgetown Land Use By-law Zoning Map to rezone 431 Granville Street, PID 05173356 from the Residential Light Density (R1) Zone to the Highway Commercial (C2) Zone to permit the development of a construction equipment and trailer rental facility.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications to the Municipality anticipated. Payment of the advertising deposit has been made. Should advertising cost exceed the deposited amount, additional monies are required of the applicant.

## **POLICY IMPLICATIONS**

As per Bridgetown MPS Policy 7.5, Council's policy is that the commercial use of the property has been deemed compatible with the adjacent residential uses and the continued use and potential redevelopment of the property shall be permitted.

However, as per MPS Policy 23.5, Council is required to have regard to the evaluative criteria of Policy 23.5 in their deliberations.

Of special note with this application is that the business office for the proposed construction equipment and trailer rental facility is located within the main commercial building on the adjacent lot, thus the applicant will be required to consolidate both lots as a condition of rezoning approval.

## **ALTERNATIVES/OPTIONS**

It should also be noted that an amendment of this nature is considered a simple land use by-law amendment, meaning that the Bridgetown Municipal Planning Strategy does not need to be amended concurrently to permit Municipal Council's consideration of the application to amend the Bridgetown Land Use By-law Zoning Map.

It should also be noted that in accordance with MGA S. 247, the approval or refusal to amend a land use by-law may be appealed to the Nova Scotia Utility Review Board.

## **NEXT STEPS**

Communications, or public consultation as set out in the MGA is paramount in any process that seeks to change an accepted community document. MGA Section 204 speaks to the public participation process that a Municipal Council is required to adopt. The holding of a PAC sponsored public meeting is the usual end of a public participation process and as per MGA 205(4) the public participation process must be completed before Council advertises its intent to adopt an amendment via its public hearing advertisements. For background purposes, the PAC newspaper advertisement is to appear in the September 9<sup>th</sup> edition of the Annapolis Valley Register and notices are to be hand delivered to area properties September 7, 2021.

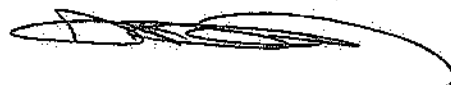
Pending a favourable recommendation from the Planning Advisory Committee, the next step in the amendment process is that Municipal Council would give 1<sup>st</sup> Reading of its intention to amend the Bridgetown Land Use By-law Zoning Map to rezone 431 Granville Street, PID 05173356 from the Residential Light Density (R1) Zone to the Highway Commercial (C2) Zone to permit the development of a construction equipment and trailer rental facility. It is anticipated that a motion would be passed giving 1<sup>st</sup> reading and setting the public hearing date at Council's next regular session on September 21, 2021.

Process wise, next steps, in accordance with the MGA Section 206, Council is required to hold Public Hearing before giving Notice of Second and Final Reading to approve a Land Use By-law Zoning Map amendment. As per MGA Section 206 the Public Hearing notification is required to be advertised in the Annapolis Valley Register at least once a week for two successive weeks with the proviso that the first notice is published at least 14 days prior to the date of the Public Hearing. If Council gives Notice of First Reading on September 21, 2021 then it is possible the Public Hearing could be held at the October 19, 2021 Regular Session of Council at 11:00 am at a TBA location.

## **ATTACHMENTS**

- Schedule A: Bridgetown MPS & LUB Excerpts
- Schedule B: Treeline Project Management Ltd. Application
- Schedule C: Property Map

### **Report Prepared by:**



Albert Dunphy, MCIP, LPP  
Director of Community Development

### **Report Approved by:**



CAO David Dick, CPA CA

**Bridgetown MPS Excerpt**

Highway commercial uses are commercial uses primarily oriented to vehicular traffic. Highway commercial uses are most successful in a community when developed in suitable locations. These uses tend to occupy larger areas of land than the more traditional downtown commercial uses, usually require outdoor storage and display areas and are less compatible with residential or more traditional forms of development. At the present time, highway commercial locations are scattered within the Town. In two specific cases large highway commercial uses are located in residential areas. By virtue of Policies 6.18 and 7.5, Council has concluded that existing highway commercial uses may be continued, redeveloped and replaced, if necessary. New highway commercial uses in downtown and residential areas are prohibited.

7.5 It shall be the policy of Council to permit highway commercial areas, permitting uses related to automobile sales and servicing, tourist accommodation facilities, sale of goods from outdoor displays, indoor commercial recreational facilities and similar commercial activities oriented to vehicular traffic or requiring extensive parking. Given that highway commercial activity is now anticipated and favoured at the East End Interchange within the CDD designation, no Highway Commercial parcels are depicted on the Future Land Use Map. A remnant highway commercially zoned parcel is located at the north side of Faye Road and Granville Street in a residential area. The commercial use of the property has been deemed compatible with the adjacent residential area and continued use and potential redevelopment of the property shall be permitted. Given that the property is located within the Residential Generalized Future Land Use designation it will be possible for the property to be converted to residential use in the future through rezoning.

**Bridgetown LUB Excerpt**

**PART 13 - HIGHWAY COMMERCIAL (C2) ZONE**

**13.1 Uses Permitted**

No development permit shall be permitted in a Highway Commercial (C2) zone except for one or more of the following uses:

- ambulance and emergency services
- animal hospitals or veterinary establishments
- automobile sales establishments
- automobile repair shops; automobile service stations
- automobile washing establishments
- boat, trailer and snowmobile sales and rentals
- bus and transit service office and depot
- drive-in businesses where people are served in vehicles
- dry cleaning establishments
- existing residential uses
- farm implements sales, service or repair
- fruit, vegetable and flower sales

funeral homes  
garden nurseries  
heavy equipment maintenance and storage  
hotels and apartment hotels including recreational uses accessory thereto  
indoor commercial recreational establishments including premises for billiards,  
bowling, curling, dancing, roller-skating, theatre, cinemas  
parks & playgrounds  
places for the sale of large goods from outdoor displays including swimming pools,  
decorative, fountains, prefabricated cottages, modular homes and mobile homes  
restaurants and drive-in restaurants  
retail sales of lumber and home improvement supplies  
retail sales within wholly enclosed buildings: arts and crafts objects, antiques  
marina and camping accessories and equipment  
equipment and machinery for businesses,  
professionals, schools and educational institutions  
tourist trailer parks

### **13.3 Outdoor Storage and Display**

Outdoor storage of goods and equipment and outdoor display of merchandise for sale is permitted on a lot in a C2 zone subject to the following restrictions:

- (a) no outdoor storage of goods or equipment not for sale shall be permitted within the front yard; and
- (b) outdoor storage or outdoor display of explosive, inflammable, poisonous or corrosive materials is prohibited.

### **13.4 Abutting Another Zone**

Where a C2 zone abuts a residential R1, R2 or R3, open space (O1) or institutional (I1) zone, the following restrictions shall apply to any yard that abuts one of those zones:

- (a) the minimum depth of the abutting yard shall be 6 m (19.7');
- (b) outdoor storage and outdoor display of merchandise for sale shall not be permitted nearer than 3 m (9.8') to the lot line; and
- (c) no parking space or loading space shall be permitted closer than 3 m (9.8') to the side or rear lot line.

### **4.30 Permitted Uses**

For the purpose of this By-law, if a use in the Business District (BD) Zone, Downtown Commercial (C1) Zone or Highway Commercial (C2) Zone is not considered by the Development Officer to be essentially similar to and typical of the uses of the zone, or is not specifically listed as a permitted use in a zone, for greater certainty it shall be deemed to be a prohibited use in that zone. A specific use may be added by amendment to the Land Use Bylaw as long as it does not contradict the intent or policy of the MPS.

FS 5



COUNTY of ANNAPOLIS  
NATURALLY ROOTED

EMailed: APRIL 22 12/1

396 Main Street, PO Box 310  
Lawrencetown, Nova Scotia, Canada B0S 1M0  
Phone: (902) 584-2255 Fax: (902) 584-3939  
Website: AnnapolisCounty.ca  
planning@annapoliscounty.ca

Schedule  
B

RECEIVED MAY 31 2021

Application for: Municipal Planning Strategy Amendment  
Land Use By-law Text Amendment  
Land Use By-law Map Amendment  
Development Agreement  
Development Agreement Amendment

NOTE: Please complete and return to the Director of Community Development for the Municipality of the County of Annapolis

1. Applicant is: Registered Owner(s)  complete Section 2  
Agent  complete Sections 2 & 3  
Lessee  complete Section 2 & 4, 3 if applicable  
Prospective Owner  complete Section 2 & 4, 3 if applicable  
Other (please specify)  complete Section 2 & 4, 3 if applicable

2. Name of Applicant(s): JOHN RAY LAWRENCE  
Mailing Address: PO Box 400 BRIDGETOWN, NS Postal Code B0S 1C0  
Telephone: Home: \_\_\_\_\_ Cell/Business: 902-665-2598  
Email: john.treeline@ns.symonico.ca

3. X Name of Agent(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Postal Code \_\_\_\_\_  
Telephone: Home: \_\_\_\_\_ Cell/Business: \_\_\_\_\_  
Email: \_\_\_\_\_

Registered Owner(s) signature(s) authorizing the agent to act on their behalf:

Signature

Print Name

Date

4. X Where the applicant is not the registered owner(s) or an authorized agent acting on behalf of the registered owner(s), written authorization from the registered owner(s) must accompany this application.

ALL APPLICANTS MUST COMPLETE THIS SECTION:

5. Lot Description:

a) Street Address: 431 GRANVILLE STREET  
b) Community: BRIDGETOWN, NS  
c) Existing Use: LOT

d) Water Services:  existing  central system  sand point  
 proposed  drilled/artesian  dug well  
 N/A  municipal  private

e) Sewer Services:  existing  central system  proposed  
 on-site  N/A  municipal

f) Access: Is there direct access to the lot(s) from an existing public street or highway?  
 yes  no street/road name GRANVILLE STREET.  
Is access provided by a private road?  yes  no road/street name \_\_\_\_\_  
Is access provided by water?  yes  no  
Is access provided by a private right of way?  yes  no

g) Proposed development: COMMERCIAL LOT  
CONSOLIDATING THE LANDS FOR THE PURPOSE OF  
CONSTRUCTION EQUIPMENT + TRAILER RENTALS

h) Other relevant information: \_\_\_\_\_

\*Note: A sketch map and a copy of the deed description of the lot(s) may be required to be attached to this application.

6. Development Agreement: Applicants applying for a development agreement shall provide additional information, where applicable, regarding:

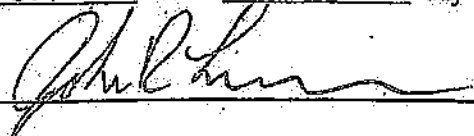
- a) landscaping or buffering of the development including fencing, walkways, outdoor lighting, earth moving and contouring;
- b) the hours of operation of the development;
- c) maintenance of the development after construction, and;
- d) a detailed site plan including:
  - (i) property dimensions and area;
  - (ii) the location and size of existing and proposed buildings(s);
  - (iii) yard setbacks and;
  - (iv) other applicable details relevant to development.

7. Legal Declaration:

I, JOHN RAY LAWRENCE of 441 GRANVILLE STREET  
(applicant's/agent's name) (address)

do solemnly declare that all of the statements and attachments are true and accurate.

Dated at BRIDGETOWN this 25<sup>th</sup> day of APRIL, 2021

Applicant's Signature: 



Treeline Project Management Ltd  
 PID 05173356  
 AAN 09151303  
 431 Granville Street East  
 Bridgetown  
 18,750 Square Feet



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PS-8



**Recommendation**  
**From 2021-07-21 Bridgetown Area Advisory Committee**  
**To**  
**2021-09-14 Planning Advisory Committee**

- Amendment Application – Treeline Project Management Ltd.  
The Bridgetown Area Advisory Committee recommends that the Planning Advisory Committee recommend that Municipal Council consider the Treeline Project Management Ltd. Application, File No. 66520-35-2021-LUB-001, to amend the Bridgetown Land Use By-law Zoning Map to rezone 431 Granville Street, PID 05173356 from the Residential Light Density (R1) Zone to the Highway Commercial (C2) Zone to permit the development of a construction equipment and trailer rental facility.