



COUNTY of ANNAPOLIS
NATURALLY ROOTED

**MUNICIPALITY OF THE COUNTY OF ANNAPOLIS
PUBLIC MEETING AGENDA**

Park Trust Termination 7 Park Street Bridgetown, PID 05144787

**Municipal Administration Building,
752 St. George Street, Annapolis Royal
11:00 A.M., March 21, 2023**

1. Welcoming Remarks - Warden Alex Morrison

At the end of the public meeting, Council will return to its regular session.

The purpose of this public meeting is to permit members of the public to make their views known to Council, via oral or written submissions, concerning, solely, the termination of a land trust dated December 13, 1887, that declared that the present 7 Park Street, Bridgetown lands (PID 05144787) were to be used for the “purposes of a public park for the citizens of Bridgetown for their use forever.”

All questions and comments throughout the public meeting are to be addressed to the Chair. In accordance with *AM-1.3.2 Public Participation Policy* any individual has to register to speak with the Clerk either prior to the day of the public meeting or at the public meeting itself. The Chair will call upon the individuals registered to speak to provide an opportunity for public input. All individuals who are providing public input will be asked to identify themselves *each time* for their comments to be recorded in the minutes of these proceedings. We ask 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 in accordance with *AM-1.3.2 Public Participation Policy*. After the Chair has heard from all registered speakers, the chair will call three times to ask the public members in attendance if there are any additional speakers. Questions and comments from Council members are to be held until all public comment is heard.

2. SR2023-13 Park Trust Termination, 7 Park Street, Bridgetown, PID 05144787

- a. Presentation by Staff Person – Report Specifics
- b. Acknowledgement of Written Submissions (Municipal Clerk)
- c. Call for Oral Presentations (following AM-1.3.2 Public Participation Policy)
- d. Call for questions or comments from Council Members

3. Next Steps (Staff Person)

- a. Municipal Council to return to its regular session of Council
- b. Council to add "Termination of Park Trust" to the Regular Session of Council.
- c. It is recommended that Council make one of the following motions:
 - i. to instruct the municipal solicitor to make application to the Court to terminate the trust;
 - ii. to maintain the trust and separate the land to develop a park; or,
 - iii. to maintain the trust.

4. Closing Comments and Adjournment (Warden)

5. Return to Regular Session of Council



STAFF REPORT

Report To: Committee of the Whole
Meeting Date: February 14, 2023
Prepared By: Linda Bent, Manager of Inspection Services
Report Number: SR2023-13 Park Trust Termination 7 Park Street PID 05144787
Subject: Park Trust Termination – 7 Park Street, Bridgetown (former Bridgetown Elementary School PID 05144787)

RECOMMENDATION(S):

That municipal Council direct staff to hold a public meeting on March 21, 2023, at 11:00 am in Council Chambers regarding the termination of a land trust dated December 13, 1887, that declared that the present 7 Park Street, Bridgetown lands were to be used for the "purposes of a public park for the citizens of Bridgetown for their use forever."

LEGISLATIVE AUTHORITY

The applicable legislative authority is section 50(3) of the *Municipal Government Act*, which provides that any property that is vested in the municipality, absolutely or in trust, is under the exclusive management and control of Council.

BACKGROUND

In March of 2022, the Municipality entered into a purchase and sale agreement for the sale of the former Bridgetown Elementary School properties. This sale included PIDs 05114293, 05144795, 05005475 and 05144787. One of the conditions of the sale was that the property be migrated to the Land Registration System.

In spring 2022, Municipal staff initiated the process of migration through the Municipal solicitor. A requirement of the migration was to have PID 05144787 surveyed, as the property description was difficult to determine without a current survey. Surveying of the property began in September 2022 and was completed in mid-October 2022. The surveyor had to research old deeds and old Town of Bridgetown Council Minutes to help determine multiple possible property features, including road widths and property boundaries.

A couple of items came to light during this process; one was that PID 05144787 comprises four separate properties (now known as PIDs 05144787, 05319280, 05319330 and 05319348). The land continues to be comprised of the four PID numbers and the sale will be closed as such.

A second issue discovered during the survey research was the requirement of the Municipal Council to formally close a portion of Park Street (now known as PID 05319280) that has been used as part of the school property since before the construction of the building in the late 1950s. This was completed in November of 2022.

The last issue discovered during the survey research is the subject of this report. In the course of his investigations, the surveyor discovered a December 13, 1887 deed, which was registered at the Registry of Deeds in Book 88, Page 212 on February 20, 1887. The deed created a trust, where private citizens of Bridgetown held the property in trust for the community, for use as a park. The deed read: "... at a public meeting of the citizens of Bridgetown... for the purposes of holding lands to be purchased by the Town and to be used as a public park" ... "in trust for the citizens of Bridgetown for their use forever...". The property, and the trust, would later pass to the Town of Bridgetown through the operation of a 1902 Act entitled "An Act to enable the School Commissioners of the Town of Bridgetown to acquire Lands for School Purposes".

The 1887 deed only applies to one of the parcels that comprise the old school property: PID 05144787 ("the Property"). The Property is approximately 0.79 acres. It represents roughly 40% of the Bridgetown Elementary properties.

Prior to the discovery of the 1887 deed, the municipality was not aware of a trust on the property. There is little evidence that there was ever significant use of the property as a park. The only known records are as follows:

1. A celebration of the park opening was held on July 2, 1888.
2. In Elizabeth Ruggles Coward's book "Bridgetown Nova Scotia Its History to 1900", published in 1955, she makes reference to the park on pages 238 and 239. *"The park was planted in 1887 and is still there east of the school but hardly ever used as a park".* She further tells of a tourist who visited the area and wrote of his impressions in a Halifax paper – *"It was not a parterre, for there were no flowers; it was not a kitchen garden, for vegetables were conspicuous by their absence; it could be not called a yard, and its originators had evidently no intention that it should be desecrated by being used as a play-ground by small boys... What to call that plot of ground was the question. He decided to call it a 'parklet'."*

The trust established by the 1887 deed was varied by the 1902 Act noted above. That Act adds an additional permitted use to the property: a school. The Act states that the Land *"is hereby vested in the town of Bridgetown ... upon the same trust that is created by the deed"* and authorizes the Land to be used for school purposes with the consent of the Town.

The trust was not removed in 1902 when the second school was constructed on said lands, nor was it regarded when the third and final school was constructed in 1959. In fact, the March 3, 1902, Town of Bridgetown Council minutes state, *"Resolve that the Council hereby consent to the erection of the new school house in so much of the lands known as the Park as may be necessary when the new building is erected as near the present building as possible and also that the public street next the present school house be closed as a public street and be added to the school lands of the town."* This might lead one to believe that the intent was for the Property to be wholly for the purposes of a school.

The Bridgetown elementary school closed in 2017, when the new Bridgetown Community School opened. There is no intention to open a new school on the Property: the school board has declared the Bridgetown Elementary School property surplus, and those parcels that were not already owned by the municipality were conveyed back to the municipality.

DISCUSSION

Staff recommend that the municipality initiate public consultations about the municipality taking steps to have the park trust terminated.

The effect of the trust is to limit the use of the Property to two uses: a school or a public park. The school use is now foreclosed: the Property has been declared surplus. The second legal use, a park, would be difficult if not impossible for the municipality to implement in light of the Property's long-term use as a school. Given that the two permitted uses of the Property are impracticable, the only viable option is taking steps to have the trust removed.

The first barrier to installing a park on the Property is that the municipality has already entered into an agreement to sell it.

The second barrier is that the municipality would need to make a sizeable expenditure to operate a park on the Property. The Property is still the site of a disused school building. That building would need to be demolished, at an estimated cost of \$300,000. After demolition, the municipality would need to have a new park designed and landscaped, at a minimum estimated cost of \$150,000. Following installation, the municipality would need assume the annual costs of maintaining a new park, including maintenance, insurance, and materials. Ultimately, the presence of a school building on the Property makes it an impractical location for a park. Installing a park on the Property would not be a cost-effective investment: the citizens of the municipality would need to invest at least \$450,000 in initial costs, for a small park of less than 1 acre.

The municipality intends to continue to invest in the quality parks that the community already enjoys. The former Town of Bridgetown, now known as the community of Bridgetown, has several parks and recreational facilities for the use of the citizens of the community:

1. Queen Elizabeth II Jubilee Park is a riverside park that offers a natural playground that uses elements of nature – logs, boulders, hills, and sand- creating a unique play area for children. Jubilee Park is a well-treed 2.9-acre park that also hosts a boat launch to facilitate the use of the Annapolis River. This park is within one kilometer of the Property.
2. The Bridgetown Regional Outdoor Sports Hub sits on the former Bridgetown Regional High School site. It has an eight-lane running track and field, soccer, tennis and pickleball facility. The site also boasts a Memorial Park with a unique chimney built for the endangered Chimney Swifts that migrate to the area yearly. This property is approximately 11 acres in size and located approximately one kilometer from the Property.
3. The community of Bridgetown is also home to a: 1. Ball field, 2. Arena facility, and 3. A swimming pool. The three properties total approximately 6 acres and are located within one kilometer of the Property.

All of the above facilities are owned by the Municipality and are either fully funded and maintained by the Municipality or funded through agreements that include Municipal support. These facilities provide recreational opportunities to the area for all seasons. In summary, The Municipality currently maintains a total of approximately 20 acres of parks and recreational facilities in the community of Bridgetown.

During the Land Use Bylaw amendment application process held in 2022, Council supported the development of the Property for residential use.

Municipal staff recommend that Municipal Council hold a public meeting to invite the public to provide comments on the termination of the 1887 Land Trust for the use of the Property as a public park.

FINANCIAL IMPLICATIONS

As described above, the municipality would need to make a sizeable expenditure to demolish the school building on the Property and construct a park. Staff estimate that the initial expenditure would be at least \$450,000. The municipality would then need to maintain the park on an ongoing basis. The ongoing costs would include providing staffing and materials for maintenance and insurance premiums.

The Municipality sees no cost effective or practical strategy to develop the Property for park use. Any actions to support and develop the Property for public use would entail additional use of tax dollars with accompanying upward pressure on Municipal taxes. Conversely, costs and efforts dedicated to serving public space at the Property could also detract from Municipal ability and funds available to support the immediate area's high-value and proven existing park facilities. The Property is limited in its ability to support functional public park space given the relatively small land size coupled with immediate proximity to travelled roads on multiple sides. Factors such as potential public use were considered when deciding to re-zone and sell the Property. The conclusion was that the most effective benefit to residents as taxpayers was the sale of the site vs ongoing tax dollars to maintain and find uses for it.

With the use proposed by the purchaser to re-purpose the former school lands as a 16-unit housing development, the Property would be re-assessed from a non-taxable property to a taxable property.

POLICY IMPLICATIONS

Continuing the plan to sell the Property and remove the park trust stipulation is consistent with community work already completed and disclosure to the public via the re-zoning process.

ALTERNATIVES / OPTIONS

Staff see two alternatives to removing the trust.

The first alternative is installing a park on the Property. As described above, this alternative is impractical due to the costs associated with demolishing the school on the Property.

The second alternative is doing nothing and allowing the trust to remain in effect. At a minimum, the presence of the trust would significantly hinder the development of the Property.

NEXT STEPS

Should municipal Council make a motion to hold a public meeting to inform the public of their intent to terminate the trust of 1887, the public meeting will be advertised in the local paper two weeks in advance of the meeting. The staff report will be available to the public in person or on the Municipality's website. Upon completion of the public meeting, municipal Council will make a motion at its regular session of Council on March 21, 2023, to instruct their solicitor to make an application to the Court to terminate the trust. If the Court agrees to allow the termination of the trust, the Municipality will be in a position to successfully transfer the Property to the purchaser.

ATTACHMENTS

Deed dated December 13, 1887

Town of Bridgetown Council Minutes dated March 3, 1902

Copies of public meeting notices for the re-zoning application process

Staff report for re-zoning application from Institutional Zone to Residential Zone

Prepared by:

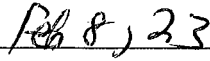
Linda Bent, Manager of Inspection Services

Approved by:

Approval Date:



Doug Patterson
Interim Chief Administrative Officer



(Date)

by him signed and executed the foregoing deed for the uses and purposes therein written and expressed

William O'Boon Justice of the Peace

I certify that James Taylor & Co. subscribing witnesses to this deed make oath before me that the same was signed and executed in his presence by the then named William Halliday and Henrietta A. his wife.
Witness my hand and seal this 28th day of January 1888
Wm O'Boon Justice of the Peace

Presented
At a Court of Sessions
Held at Perth
On the 28th day of January 1888
Present
C. Kent
Magistrate

This Indenture made the thirtieth day of December in the Year of our Lord one thousand, eight hundred and eighty seven between Sarah Crosskill, widow of James Crosskill junior deceased, George A. Crosskill, and Harry J. Crosskill, watch makers, Catherine Russell and Jane Annan Kelly, married women, children and heirs of the said late James Crosskill junior, James G. Russell, husband of the said Catherine Russell, George Kelly husband of the said Jane Annan Kelly, and Rosamund Crosskill wife of the said George A. Crosskill, all of the County of Halifax, in the Province of Nova Scotia, all parties of the first part and Harry Hughes, Henry J. Papp, J. Whalen, Wash with, Thornton & Dwyer and John W. Ross all of Bridgton in the County of Annapolis, and Promises of several Gentlemen and Trustees appointed at a Justice Meeting of the Citizens of Bridgton held and advertised and holden on the fourth day of November A.D. 1887 for the purpose of holding lands to be purchased by the town and to be used as a Public Park, and their successors in office, parties of the second part, Witnesseth that for and in consideration of the sum of Four hundred and ten dollars of lawful money of Canada, to the said parties of the first part by the said parties of the second part, at & before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, they the said parties of the first part have granted bargained sold, conveyed, conveyed, released and confirmed, and by these presents do grant, bargain, sell, convey, release and confirm unto the said parties of the second part, their successors in office, in trust for the uses and purposes herein above set forth

All that certain lot piece or parcel of land situate in Bridgton aforesaid and bounded and described as follows viz - Bounded on the South by an open street running between itself and land of William H. Thomas, on the East by an unpaved street running between itself and land of Papp, on the South by an unpaved street called The Town Street leading to the Cemetery, and on the West by an unpaved street between itself and the school house ground, and comprising four buildings No. 53, 54, 56, and 57, as marked on the plan of the eastern division of Bridgton measuring one hundred and eighty feet on each side of the block and the hereditaments, easements and appurtenances to the same belonging, and the reversion, remainder, parts, issues and profits thereof also all the estate, interest, claim and demand, together with one or in Equity of the said parties of the first part or either or any of them, of or to the said Wm. Ross and G. Hold the said above granted and described land and premises with the appurtenances unto and to the use and behoof of the said parties of the second part, as aforesaid, and their successors in office in trust for the

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Citizens of Beale's town for their use for ever - And the said parties of the first part
 for themselves, and their respective heirs Executors and Administrators, do hereby
 jointly and severally covenant with the said parties of the second part, and
 their successors in Office, that we have good right and lawful authority to
 Rent and Convey the said land and premises in manner aforesaid, and
 that we and each of us, and each of our heirs, the said land and premises
 unto the said parties of the second part, and their successors in Office against
 the lawful claims and demands of all persons, shall and will by their presents
 warrant and for ever defend. In Witness Whereof the said parties to these
 presents of the first part have hereunto set their hands and seals the day and
 year first above written, signed, sealed

Sarah Crosskill S. P.
 George H Crosskill, S. P.
 Catharine Russell, S. P.
 Jane Anna Kelly, S. P.
 Jas W Russell, S. P.
 George C Kelley, S. P.
 Harriet C Crosskill, S. P.

and witnessed in presence of - Charles M. Nutting
 Wm Gray Robertson witnesses to the signature
 of Henry J Crosskill.
 Promisee of Nova Scotia, Halifax Co. N.S.
 Be it Remembered that on this 30th day of
 December in the year of our Lord 1887 before
 me the Subscriber personally came and appeared Harriet C Crosskill
 wife of the within named George H Crosskill who having been by me examined
 separately and apart from her said husband declared that she did of her own
 free will and without any fear, threat or compulsion of, from or by her said
 husband, execute the within and foregoing Indenture for the purposes
 therein mentioned and as a full release of all her right, title or claim to the
 within described land and premises in right of dower, or otherwise
 Promisee of Nova Scotia

Halifax N.S. } On this 30th day of December A.D. 1887 before me the
 subscriber personally came and appeared Charles M Nutting one of the
 subscribing witnesses to the foregoing Indenture who having been by me duly sworn
 made oath and said that Sarah Crosskill, George H Crosskill, Catharine
 Russell, Jane Anna Kelly, James W Russell, George C Kelley and Harriet
 C Crosskill the parties thereto, signed, sealed, and delivered the same in his
 presence.
 C. W. Des Barres - Notary Public & Registrar at Law

On this 11th day of January A.D. 1888, before me the Subscriber personally
 came and appeared Wm Gray Robertson one of the subscribing witnesses to the
 foregoing Indenture who having been by me duly sworn made oath and said
 that Henry J Crosskill one of the parties thereto, signed, sealed, and delivered
 the same in his presence. Daniel Owen, in and for the Promisee of Nova Scotia
 residing at Lunenburg - Nova Scotia

Witnessed
 February 20th 1888
 At the above P.M.
 duly proved
 C. West

Noted of Agreement made the 18th day of February A.D. 1888. Between the
 C. Call of Beale's town in the County of Annapolis, vicinity of the first
 part and John Aldous of Beale's town in the County of Kings' Part of
 of the second part. Witnesseth that the said party of the first part
 for and in consideration of the sum of fifteen hundred dollars
 of lawful money of Canada to be fully paid as hereinafter mentioned
 has covenanted and agreed to sell to the said party of the second part all that

The Town Council met on the Council Chamber March 1902 with Mayor Chamber in the chair and councillors as follows. Messrs Hoyt, Marsh, Neily, Ross, Young, and Sockett

Ordered that the following bills be paid

Charles S. Williams	Streets	
S. M. Wear	Poor	10.82
O. Burdell	Streets	11.06
G. Foster	Water	7.10
J. H. Langmuir	Reservoir	10.08
		12.00

Ordered that the Clerk purchase Clark's Magistrate's manual for use in Town Council.

Ordered that Rev. D. J. Post be allowed to fence off the street near his house on payment of the sum of twenty five cents per year and he is at the City of the Council.

Mr. Marsh reports for the temperance committee that Mr. Anderson, refuses to accept the position of policeman and peat act inspector at \$350 but would accept for \$400.00

Ordered that the Mr. Anderson be paid \$400.00 to perform the various duties of the duties of policeman and peat act inspector to which office he is hereby appointed to begin March 23. inst.

The following estimates were made

Schools	\$1300	Electric light	700
Streets	600	Water	100
Police etc	400	Exp. on school bus	400
Stip. Mag.	150	Printing funds do	300
Clerk & Rec	400	" Eng Hour	50
Assessors	30	" Res.	80
Reservoir	15	Exp on bus	120
Auditor	20	Contingent fund	300
Rent	100		
Printing	70		
County	500		
Poor	100		
Health of poor	100		

Resolved that the Town Council authorize the levying and collection of a rate of eighty five cents on the hundred dollars of assessed value of the property and income assessed on the town assessment roll to raise the sum required to defray the expenses of the Town for the current year and also a rate of fifty cents on the hundred dollars of assessed value of the property and income assessed in the town and county assessment rolls of the school section of Bridgetown.

Resolved that the Council hereby consent to the erection of the new school house in so much of the lands known as the Park as may be necessary when the new building is erected as near the present building as possible and also that the public street next the present school house be closed as a public street and be added to the school lands of the town.

Minutes read and approved

Council adjourned

J. D. Shapiro
Mayor

J. H. Miller
Clerk



COUNTY OF ANNAPOLIS

STAFF REPORT

To: Municipal Council
Submitted by: Brendan Lamb, Planner/Development Officer
Date: July 19, 2022
Subject: Planning Process Update - CMH (Municipality of the County of Annapolis) Bridgetown LUB Zoning Text & Map Amendment

BACKGROUND

File No. 66520-35 2022 LUB-001: is an application by CMH to amend the Bridgetown Land Use Bylaw (LUB) by removing Part 9.3.2 (d) regarding the location of multi-unit buildings on local streets and to amend the Bridgetown Zoning Map to rezone the land identified as parcels PID No. 05144787, 05144795, 05114293 and 05005475, in the community of Bridgetown from the Institutional (I1) and Open Space (O1) Zones to the Residential Multiple (R2) Zone. The aforementioned text and map amendments will permit the redevelopment of the property from a former school to a multi-unit residential development consisting of sixteen (16) two-bedroom apartments and the potential future development of the remaining empty lots. The following is a list of the planning process undertaken:

PLANNING PROCESS TO DATE

1. April 6, 2022 – LUB Text and Zoning Map amendment application received
2. May 10, 2022 – Committee of the Whole Meeting
Action – recommendation Council accept application for processing.
3. May 17, 2022 – Municipal Council Session
Action – motion paces to commence the amendment process and adopt PPP with BAAC and PAC Public Meetings.
4. May 18, 2022 – Bridgetown Area Advisory Committee (BAAC) Meeting
Action – motion that PAC recommend to Council to approve CMH application to amend Bridgetown LUB Text and Map amendment.
5. May 26, 2022– PAC ad appears in Annapolis Valley Register
6. May 26 and May 27, 2022 – Hand Delivery of PAC Meeting Notices

7. May 31, 2022 – The Planning Advisory Committee (PAC) Meeting
Action – Public Meeting held. Planner's report reviewed. Motion made that PAC recommend to Council to amend Bridgetown LUB.
8. June 21, 2022 – Municipal Council Meeting
Action – motion passed giving 1st Reading and to hold Public Hearing on July 19, 2022.
9. June 30 and July 7, 2022– Public Hearing ads appear in the AV Register.
10. July 19, 2022 – Public Hearing. Staff prepared a Public Hearing agenda and planning process update report.

STAFF RECOMENDATION

Text and map amendments of this nature are considered a simple LUB amendment, and under the Municipal Government Act (MGA) Section 210 it does not require an amendment to the MPS. Section 210 (1) (a) of the MGA states that an amendment of the LUB must be done in accordance with the Municipal Planning Strategy (MPS). The Bridgetown MPS has three (3) policies that must be considered before making an amendment to the corresponding LUB for a residential use.

Part 6.5

In considering an amendment to the Land Use By-law to allow residential development of land, the Council shall take into account the feasibility of extending central sewer and water systems, roads and other services to the proposed development; the compatibility of the proposed development with adjacent land uses; the direction and pattern of services which the proposed use will establish within the Town; and environmental constraints on services, utilities and development.

Part 6.8

In considering the zoning of designated residential areas and in particular amendments to the Land Use By-law or development agreements that would permit increased residential density or permit non-residential uses in residential areas, Council shall ensure that the proposed use does not alter the predominant character of the area or the amenities of the area; does not have a deleterious effect on Town services; does not result in excessive noise or traffic; and does not have extended hours of activity.

It is the opinion of staff that due to the properties former use as a school, the existing infrastructure including central sewer, water systems and road network are all adequate to handle the proposed change in use from Institutional (I) and Open Space (OS) to Residential Multiple (R2). The redevelopment of the existing building into a sixteen (16) unit residential dwelling and any potential future development of single unit dwellings on the remaining three lots, would have less impact on the community in the form of noise and traffic nuisance than its previous use as a school. Since the closing of the school the existing infrastructure has been underutilized and the

properties in question have not been contributing the tax base of the community to help fund the maintenance of the local infrastructure.

In regards to altering the predominant character of the area, the properties in question are located within a residential designation. The proposed use for the former school being a multi-unit residential dwelling with no commercial, institutional, or industrial uses, therefore the proposed change to the Residential Multiple Zone fits with the predominate residential character of the area. The proposed mix of high density residential development on local streets amongst lower density residential buildings is mirrored throughout the areas given the residential designation as demonstrated by the four (4) unit building on Water Street, the eight (8) unit building on the corner of Albert and Middle Street, the two four (4) unit buildings located on the same property off Chipman Avenue.

Finally, under Part 23.5 of the Bridgetown MPS, as stated in Part 23.5.3 when considering an amendment to the LUB Council shall have regard for those matters identified in Policy 23.7.1 (see attachment for a list of criteria). Before approving the amendments, the criteria set out in Policy 23.7.1 were reviewed and discussed throughout the public participation program including the Bridgetown Area Advisory Committee (BAAC), Planning Advisory Committee (PAC), and will be further discussed at the Public Hearing.

Therefore, the proposed application meets the requirements set out in the MPS to consider the map amendment application for parcels PID No. 05144787, 05144795, 05114293 and 05005475.

It is the opinion of staff that based off the discussion held by the BAAC and the PAC the proposed rezoning meets all of the requirements set out in Policy 23.7.1.

It is also important to note that Policy 4.1 of the Bridgetown MPS states that it is the intent of Council to encourage moderate population growth. When the Bridgetown MPS and LUB was adopted in 1996 the population for the planning area was 994. According to the 2016 Canadian Census the population for the planning area had decreased to 949. The 4.5% decrease in population since the plan was established indicates that the current MPS and LUB is failing to providing housing options that support growth within the community. It is the opinion of staff that removing Part 9.3.2 (d) from the Bridgetown LUB to allow for multi-unit residential developments to be permitted on local streets brings the LUB in line with the above mention policy as well as the following goals laid out within the MPS:

- 3.2.1 To encourage the present and future development of Bridgetown as a distinct growth and service centre within the Annapolis County area.
- 3.2.2 To encourage managed, moderate growth.
- 3.2.8 To encourage development that is not financially detrimental to the Town.
- 3.2.9 To ensure the costs of development and service provision are responsibly allocated.
- 3.2.13 To encourage the provision of adequate housing of a variety of types.

LEGISLATIVE AUTHORITY FOR THE AMENDMENT PROCESS

MGA Section 210: Amendment of a Land Use Bylaw,
MGA Section 204: Public Participation Program,
MGA Section 206: Public hearing,
MGA Section 221: Notification and costs,
MGA Section 219: Adoption of a land-use by-law or amendment

Report Prepared by: *Brendan Lamb*

**Brendan Lamb
Planner**

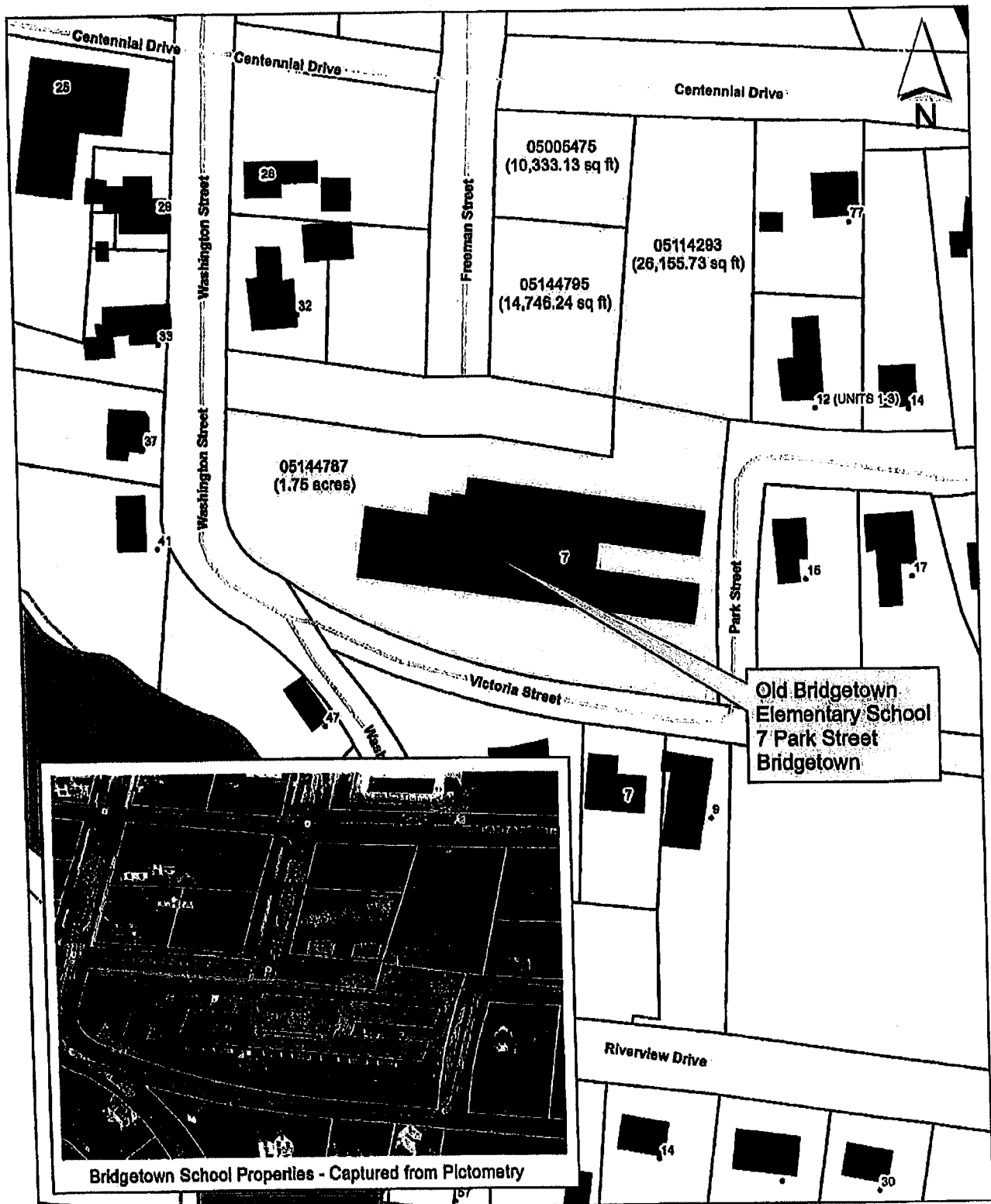
Report Reviewed by: *Linda Bent*

**Linda Bent
Manager of Inspection Services**

Report Approved by:



**David Dick, CPA CA
CAO**



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23.5 Amending the Land Use By-law

It may be necessary from time to time to amend the Land-Use By-law, although the by-law must always be amended in conformity with the Municipal Planning Strategy. Those situations for which there is provision to initiate the process of amending a Land-Use By-law include:

- (a) a request by an individual to amend the by-law;
- (b) a motion by a member of council to amend the by-law; or
- (c) the amendment of the Municipal Planning Strategy such that the Land-Use By-law is not longer in conformance with the strategy.

23.5.1 The Council in considering an amendment to the Land-Use By-law shall comply with all requirements as provided for in the Municipal Government Act, and this strategy.

23.5.2 It shall be the intent of Council that the following uses, within the designations specified, shall only be considered by amendment to the land use by-law:

- (a) mobile homes in the Residential Designation (Policy 6.13);
- (b) recreational uses, institutional uses and service/utility uses may be permitted in designated residential areas (Policy 6.3).

23.5.3 In considering an amendment to the Land-Use By-law the Council shall have regard for those matters identified in Policy 23.7.1 as well as those criteria set out in other applicable policies of this Strategy.

23.5.4 In considering amendments to the Land-Use By-law, it shall be the intention of Council to:

- (a) request a report from the development officer;
- (b) refer the matter to the Planning Advisory Committee for their report with respect to any other policies of this strategy which affect the proposed amendment.

23.5.5 In considering an amendment to the Land-Use By-law, Council shall hold a public hearing in accordance with the provisions of the Municipal Government Act

23.7 Criteria for Amendment to the Land Use By-law and Evaluation of Proposals for Development Agreements

Zoning and Development Agreements are mechanisms for implementing land use aspects of Municipal Planning Strategies (MPS). As such they must be in conformity with the MPS. An Amendment to a Land Use By-law or entering into a Development Agreement can have a significant impact on fiscal, land use and other matters in the Town. With this in mind, the Municipal Government Act provides that a Municipal Planning Strategy contain the criteria to be used by council when considering an amendment to a Land Use By-law or entering into a Development Agreement.

23.7.1 In considering amendments to the zoning in the by-law or, entering into development agreements, in addition to all other criteria as set out in various policies of this planning strategy, Council shall have regard for the following matters:
That the proposal is in conformance with the intents of this Strategy and with the requirements of all other Town By-laws and regulations;

- (a) That the proposal is not premature or inappropriate by reason of:
 - (i) the financial capability of the Town to absorb any costs relating to the development;
 - (ii) the adequacy of sewer and groundwater to support the proposed density of development;
 - (iii) the adequacy and proximity of school, recreation and other community facilities;
 - (iv) the adequacy of road networks adjacent to, or leading to the development;
 - (v) the potential for the contamination of water courses or the creation of erosion or sedimentation;
 - (vi) stored water capacity for fire protection;
 - (vii) the potential for damage to or destruction of historical buildings and sites.

-
- (b) That controls are contained in a Land Use By-Law or a development agreement so as to reduce conflict between the development and any other adjacent or nearby land use by reason of:
- (i) type of use;
 - (ii) emissions including air and water pollutants and noise;
 - (iii) height, bulk, and lot coverage of the proposed building;
 - (iv) traffic generation, access to and egress from the site, and parking;
 - (v) open storage;
 - (vi) signs;
 - (vii) similar matters of planning concern.
- (c) Suitability and development costs of the proposed site in terms of steepness of grades, soil and geological conditions, marshes, swamps, or bogs and proximity of highway ramps, railway rights-of-way and other nuisance factors.
- (d) Provision is made for buffering, landscaping, screening and access control to reduce potential incompatibility with adjacent land uses and traffic.
- (e) Development is located so as not to obstruct any natural drainage channels or watercourses.

23.8 Subdivision Control

The Town of Bridgetown presently has a Subdivision Bylaw, which was put in place April 1, 1999. Pursuant to the provisions of The Municipal Government Act, the province prescribed Provincial Subdivision Regulations. An amended Subdivision By-law for the Town of Bridgetown should be considered to add provisions such as engineering specifications for subdivision developments.

- 23:8.1 It shall be the intent of Council to review the existing Subdivision By-law for the Town of Bridgetown.



COUNTY OF ANNAPOLIS

STAFF REPORT

To: Municipal Council
Submitted by: Brendan Lamb, Planner/Development Officer
Date: July 19, 2022
Subject: Planning Process Update - CMH (Municipality of the County of Annapolis) Bridgetown LUB Zoning Text & Map Amendment

BACKGROUND

File No. 66520-35 2022 LUB-001: is an application by CMH to amend the Bridgetown Land Use Bylaw (LUB) by removing Part 9.3.2 (d) regarding the location of multi-unit buildings on local streets and to amend the Bridgetown Zoning Map to rezone the land identified as parcels PID No. 05144787, 05144795, 05114293 and 05005475, in the community of Bridgetown from the Institutional (I1) and Open Space (O1) Zones to the Residential Multiple (R2) Zone. The aforementioned text and map amendments will permit the redevelopment of the property from a former school to a multi-unit residential development consisting of sixteen (16) two-bedroom apartments and the potential future development of the remaining empty lots. The following is a list of the planning process undertaken:

PLANNING PROCESS TO DATE

1. April 6, 2022 – LUB Text and Zoning Map amendment application received
2. May 10, 2022 – Committee of the Whole Meeting
Action – recommendation Council accept application for processing.
3. May 17, 2022 – Municipal Council Session
Action – motion paces to commence the amendment process and adopt PPP with BAAC and PAC Public Meetings.
4. May 18, 2022 – Bridgetown Area Advisory Committee (BAAC) Meeting
Action – motion that PAC recommend to Council to approve CMH application to amend Bridgetown LUB Text and Map amendment.
5. May 26, 2022– PAC ad appears in Annapolis Valley Register
6. May 26 and May 27, 2022 – Hand Delivery of PAC Meeting Notices

7. May 31, 2022 – The Planning Advisory Committee (PAC) Meeting
Action – Public Meeting held. Planner's report reviewed. Motion made that PAC recommend to Council to amend Bridgetown LUB.
8. June 21, 2022 – Municipal Council Meeting
Action – motion passed giving 1st Reading and to hold Public Hearing on July 19, 2022.
9. June 30 and July 7, 2022– Public Hearing ads appear in the AV Register.
10. July 19, 2022 – Public Hearing. Staff prepared a Public Hearing agenda and planning process update report.

STAFF RECOMENDATION

Text and map amendments of this nature are considered a simple LUB amendment, and under the Municipal Government Act (MGA) Section 210 it does not require an amendment to the MPS. Section 210 (1) (a) of the MGA states that an amendment of the LUB must be done in accordance with the Municipal Planning Strategy (MPS). The Bridgetown MPS has three (3) policies that must be considered before making an amendment to the corresponding LUB for a residential use.

Part 6.5

In considering an amendment to the Land Use By-law to allow residential development of land, the Council shall take into account the feasibility of extending central sewer and water systems, roads and other services to the proposed development; the compatibility of the proposed development with adjacent land uses; the direction and pattern of services which the proposed use will establish within the Town; and environmental constraints on services, utilities and development.

Part 6.8

In considering the zoning of designated residential areas and in particular amendments to the Land Use By-law or development agreements that would permit increased residential density or permit non-residential uses in residential areas, Council shall ensure that the proposed use does not alter the predominant character of the area or the amenities of the area; does not have a deleterious effect on Town services; does not result in excessive noise or traffic; and does not have extended hours of activity.

It is the opinion of staff that due to the properties former use as a school, the existing infrastructure including central sewer, water systems and road network are all adequate to handle the proposed change in use from Institutional (I) and Open Space (OS) to Residential Multiple (R2). The redevelopment of the existing building into a sixteen (16) unit residential dwelling and any potential future development of single unit dwellings on the remaining three lots, would have less impact on the community in the form of noise and traffic nuisance than its previous use as a school. Since the closing of the school the existing infrastructure has been underutilized and the

properties in question have not been contributing the tax base of the community to help fund the maintenance of the local infrastructure.

In regards to altering the predominant character of the area, the properties in question are located within a residential designation. The proposed use for the former school being a multi-unit residential dwelling with no commercial, institutional, or industrial uses, therefore the proposed change to the Residential Multiple Zone fits with the predominate residential character of the area. The proposed mix of high density residential development on local streets amongst lower density residential buildings is mirrored throughout the areas given the residential designation as demonstrated by the four (4) unit building on Water Street, the eight (8) unit building on the corner of Albert and Middle Street, the two four (4) unit buildings located on the same property off Chipman Avenue.

Finally, under Part 23.5 of the Bridgetown MPS, as stated in Part 23.5.3 when considering an amendment to the LUB Council shall have regard for those matters identified in Policy 23.7.1 (see attachment for a list of criteria). Before approving the amendments, the criteria set out in Policy 23.7.1 were reviewed and discussed throughout the public participation program including the Bridgetown Area Advisory Committee (BAAC), Planning Advisory Committee (PAC), and will be further discussed at the Public Hearing.

Therefore, the proposed application meets the requirements set out in the MPS to consider the map amendment application for parcels PID No. 05144787, 05144795, 05114293 and 05005475.

It is the opinion of staff that based off the discussion held by the BAAC and the PAC the proposed rezoning meets all of the requirements set out in Policy 23.7.1.

It is also important to note that Policy 4.1 of the Bridgetown MPS states that it is the intent of Council to encourage moderate population growth. When the Bridgetown MPS and LUB was adopted in 1996 the population for the planning area was 994. According to the 2016 Canadian Census the population for the planning area had decreased to 949. The 4.5% decrease in population since the plan was established indicates that the current MPS and LUB is failing to providing housing options that support growth within the community. It is the opinion of staff that removing Part 9.3.2 (d) from the Bridgetown LUB to allow for multi-unit residential developments to be permitted on local streets brings the LUB in line with the above mention policy as well as the following goals laid out within the MPS:

- 3.2.1 To encourage the present and future development of Bridgetown as a distinct growth and service centre within the Annapolis County area.
- 3.2.2 To encourage managed, moderate growth.
- 3.2.8 To encourage development that is not financially detrimental to the Town.
- 3.2.9 To ensure the costs of development and service provision are responsibly allocated.
- 3.2.13 To encourage the provision of adequate housing of a variety of types.

LEGISLATIVE AUTHORITY FOR THE AMENDMENT PROCESS

MGA Section 210: Amendment of a Land Use Bylaw,
MGA Section 204: Public Participation Program,
MGA Section 206: Public hearing,
MGA Section 221: Notification and costs,
MGA Section 219: Adoption of a land-use by-law or amendment

Report Prepared by: *Brendan Lamb*

**Brendan Lamb
Planner**

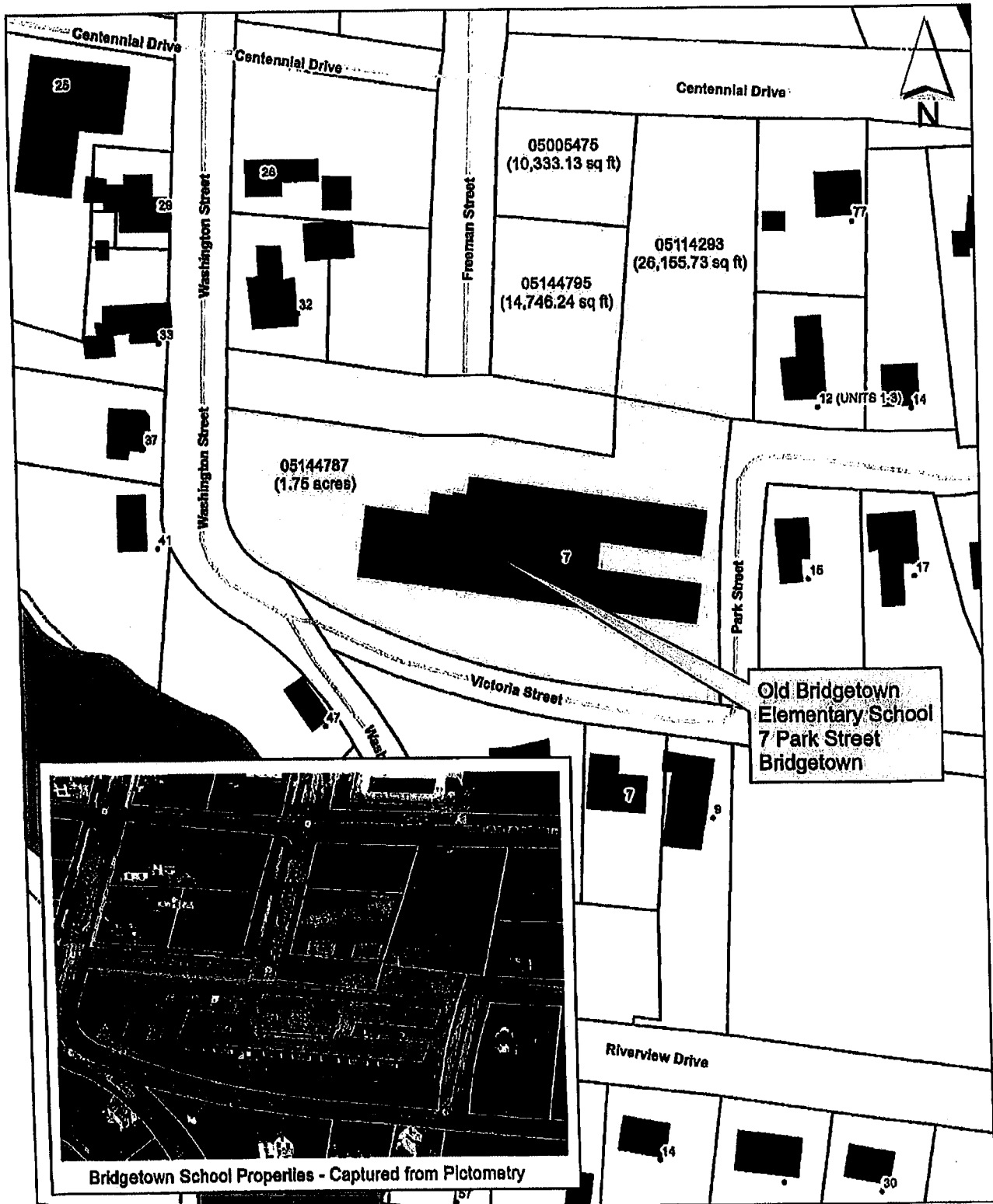
Report Reviewed by: *Linda Bent*

**Linda Bent
Manager of Inspection Services**

Report Approved by:



**David Dick, CPA CA
CAO**



1:1,250



23.5 Amending the Land Use By-law

It may be necessary from time to time to amend the Land-Use By-law, although the by-law must always be amended in conformity with the Municipal Planning Strategy. Those situations for which there is provision to initiate the process of amending a Land-Use By-law include:

- (a) a request by an individual to amend the by-law;
- (b) a motion by a member of council to amend the by-law; or
- (c) the amendment of the Municipal Planning Strategy such that the Land-Use By-law is not longer in conformance with the strategy.

23.5.1 The Council in considering an amendment to the Land-Use By-law shall comply with all requirements as provided for in the Municipal Government Act, and this strategy.

23.5.2 It shall be the intent of Council that the following uses, within the designations specified, shall only be considered by amendment to the land use by-law:

- (a) mobile homes in the Residential Designation (Policy 6.13);
- (b) recreational uses, institutional uses and service/utility uses may be permitted in designated residential areas (Policy 6.3).

23.5.3 In considering an amendment to the Land-Use By-law the Council shall have regard for those matters identified in Policy 23.7.1 as well as those criteria set out in other applicable policies of this Strategy.

23.5.4 In considering amendments to the Land-Use By-law, it shall be the intention of Council to:

- (a) request a report from the development officer;
- (b) refer the matter to the Planning Advisory Committee for their report with respect to any other policies of this strategy which affect the proposed amendment.

23.5.5 In considering an amendment to the Land-Use By-law, Council shall hold a public hearing in accordance with the provisions of the Municipal Government Act.

23.7 Criteria for Amendment to the Land Use By-law and Evaluation of Proposals for Development Agreements

Zoning and Development Agreements are mechanisms for implementing land use aspects of Municipal Planning Strategies (MPS). As such they must be in conformity with the MPS. An Amendment to a Land Use By-law or entering into a Development Agreement can have a significant impact on fiscal, land use and other matters in the Town. With this in mind, the Municipal Government Act provides that a Municipal Planning Strategy contain the criteria to be used by council when considering an amendment to a Land Use By-law or entering into a Development Agreement.

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That the proposal is in conformance with the intents of this Strategy and with the requirements of all other Town By-laws and regulations;

- (a) That the proposal is not premature or inappropriate by reason of:
 - (i) the financial capability of the Town to absorb any costs relating to the development;
 - (ii) the adequacy of sewer and groundwater to support the proposed density of development;
 - (iii) the adequacy and proximity of school, recreation and other community facilities;
 - (iv) the adequacy of road networks adjacent to, or leading to the development;
 - (v) the potential for the contamination of water courses or the creation of erosion or sedimentation;
 - (vi) stored water capacity for fire protection;
 - (vii) the potential for damage to or destruction of historical buildings and sites.

-
- (b) That controls are contained in a Land Use By-Law or a development agreement so as to reduce conflict between the development and any other adjacent or nearby land use by reason of:
- (i) type of use;
 - (ii) emissions including air and water pollutants and noise;
 - (iii) height, bulk, and lot coverage of the proposed building;
 - (iv) traffic generation, access to and egress from the site, and parking;
 - (v) open storage;
 - (vi) signs;
 - (vii) similar matters of planning concern.
- (c) Suitability and development costs of the proposed site in terms of steepness of grades, soil and geological conditions, marshes, swamps, or bogs and proximity of highway ramps, railway rights-of-way and other nuisance factors.
- (d) Provision is made for buffering, landscaping, screening and access control to reduce potential incompatibility with adjacent land uses and traffic.
- (e) Development is located so as not to obstruct any natural drainage channels or watercourses.

23.8 Subdivision Control

The Town of Bridgetown presently has a Subdivision Bylaw, which was put in place April 1, 1999. Pursuant to the provisions of The Municipal Government Act, the province prescribed Provincial Subdivision Regulations. An amended Subdivision By-law for the Town of Bridgetown should be considered to add provisions such as engineering specifications for subdivision developments.

- 23.8.1 It shall be the intent of Council to review the existing Subdivision By-law for the Town of Bridgetown.

BUSINESS

Ready to welcome tourists

Operators encouraged for upcoming season

JASON MALLOY
ANNAPOLIS VALLEY REGISTER
EJ Jason.Malloy@valwire.com
T JasonMal7772894

David Hovell is optimistic for the upcoming tourist season despite the uncertainty surrounding spiking fuel prices.

The Magic Winery Bus Limited managing partner said he is looking forward to some strong results this year after two pandemic-impacted seasons. The company operates tours in the Annapolis Valley and in the Niagara region of Ontario.

"There are some economic realities that we're all facing. As tourism operators, we're always the eternal optimists. The glass of wine is always half full," he said.

Hovell described the market as "enthusiastic" with many returning customers and noted it was at 80 per cent capacity during the Victoria Day weekend, its first weekend of the season in the Valley.

"People are eager to come. Despite the increase in the costs of living, there is a certain segment of the population that still wants to get out there and enjoy an experience," he said. "After two very difficult years, the tourism sector is looking forward to lots of renewed and positive numbers."

The company is encouraged with its charter business for corporate and convention groups this year.

"We're seeing more businesses reaching out to us and saying, 'We've had two years where we haven't been able to gather as a staff, for a team-building or a customer-appreciation event,'" he said. "They're reaching out to us and saying, 'We're ready.'"

While fuel prices can fluctuate, Hovell said he hasn't seen this kind of volatility in the market before as gas prices have surpassed \$2 per litre.

"This is a bit of an anomaly." A recently released Leger survey for the Tire and Rubber Association found 71 per cent of Atlantic Canadian drivers are planning to cancel or limit road trips and 81 per cent believe today's gas prices are the "new normal."

A survey of 1,538 Canadian drivers was completed between April 8 and 10, using Leger's online panel. A probability sample of the same size would yield a margin of error of +/- 2.5 percent, 19 times out of 20.

The association reminded motorists that monthly tire inflation checks are one of the most effective ways to achieve peak fuel efficiency.



David Hovell, managing partner of the Magic Winery Bus Limited, says he is looking forward to the upcoming tourism season. MAGIC WINERY BUS LIMITED

Hovell said he hasn't noticed the impacts of the fuel prices yet on bookings, which he described as "on track."

"It may be a little early for us to maybe draw any direct correlation."

But that isn't to say the fuel increases isn't impacting the company's bottom line. It pays a fuel surcharge to its transportation supplier, Coach Atlantic.

"The increased fuel surcharge is something we're going to be absorbing," Hovell said, noting it set its pricing more than two months ago. "We've made the decision to hold where we are presently unless we see something quite dramatic happen within the fuel price market. We're holding the line for the moment."

"There was a lot of excitement in the tourism sector in late February when the provincial government announced all COVID-19 public health restrictions would end on March 21. While there is still that optimism in the sector, people are watching the fuel prices and trying to determine if there will be an impact."

"It's definitely a concern," said Laura Robinson, general manager of Thistle Hospitality Group, which operates Founders House Dining & Drinks, the Fort View Golf

KEJIMIKUJIK

A recent survey conducted by Parks Canada in the Kejimikujik National Park area in Ontario, shows that 80% of visitors are planning to return to the park in the next 12 months. The survey also found that 75% of visitors are planning to visit the park again within the next six months.

Course and the Whiskey Teller in Annapolis Royal

"The cost of everything is rising because the cost of fuel is rising." She said the occupancy rate with bed and breakfasts in the town was ahead of the two previous years.

"Those are really bright lights," she said. "We're seeing people are ready to come. They're making plans."

Annapolis Valley Chamber of Commerce president Sue MacDonnell said while fuel price could play a factor in the tourism season, it was seeing high hotel occupancy rates in the region.

"We're encouraged for our operators and all those in the tourism sector," she said in a statement. "The addition of discount airlines may also see a bump in those flying into the province for excursions, assuming they can source rooms and vehicles."

CAMPING

Alicia Brett, a partnering, engagement and communications officer for Parks Canada in mainland Nova Scotia, said while reservations for Parks Canada accommodations and most summer weekends are now booked, there is still some availability, particularly for shoulder-season and weekday visits. Visitors are also encouraged to continue to check back for cancellations with real-time information available at <https://reservation.pc.gc.ca/Home.aspx>.

The demand from Canadians to visit national parks continues to be extremely

high," she said. "Outdoor recreational opportunities, as well as local staycations continue to be a trend across the tourism industry, and Kejimikujik (National Park) is well positioned to serve these needs, for both the overnight and day-use visitor."

In the last couple of years, Parks Canada has invested in Kejimikujik by adding new universal-access washroom and shower facilities, a new water treatment facility and upgraded power and sewer utilities, new roofed accommodations, and new shared-use trails.

LOOKING AHEAD

Hovell said he is encouraged by bookings into September and October, and he recently had people from Milwaukee, Wis., book.

"While that isn't scientific, it does signal to me that perhaps we're seeing some of the broader tourism travel return to Atlantic Canada this year."

Hovell said they will continue to monitor fuel prices and make changes as needed.

"As a small business owner, I guess, you really have to be nimble," he said. "You have to be prepared to do that proverbial pivot quickly, if you have to, but that's what we do to earn a dollar."

TOWN OF BERWICK

**Proposed Development Agreement
A&J Balcom Holding Inc.**

The Berwick Town Council passed First Reading on May 10, 2022 and will now hold a Public Hearing concerning a proposed Development Agreement on Foster Street, Berwick, NS - PID 55243372. This is regarding a request to permit the development of 20 residential apartment units within two buildings.

The Public Hearing will be held on June 14, 2022, beginning at 6:30pm, at Council Chambers, Berwick Town Hall, 236 Commercial Street, Berwick, NS.

Michael Payne
CAO

COUNTY OF ANnapolis

Residents of the Bridgetown Planning Area

TAKE NOTICE The Annapolis County Planning Advisory Committee (PAC) will hold a **PUBLIC MEETING** on Tuesday, May 31, 2022 at 7:00 pm in the Bridgetown Fire Hall, 31 Bay Road, Bridgetown to discuss the following:

File No. 6520-35 2022-LUB-001: an application by CMH, on behalf of the County of Annapolis, to amend the Bridgetown Land Use Bylaw (LUB) Text & Zoning Map. The amendments will include rezoning the land identified as parcels PID No. 05144787, 05144795, 05144293 and 05005476, in the community of Bridgetown from the Institutional (I1) and Open Space (O1) Zones to the Residential Multiple (R2) Zone as well as the removal of Part 9.3.2 (d) regarding the location of multi-unit buildings on local streets. The aforementioned text and map amendments will permit the redevelopment of the property from a formal school to a multi-unit residential development consisting of sixteen (16) two-bedroom apartments.

You are invited to attend, speak or ask questions concerning the application. A copy of the Bridgetown MPS & LUB and associated staff reports may be inspected by contacting Brenden Lamb, Planner at the phone number below or by visiting the Municipal Building, 336 Main Street, Lawrencetown, weekdays, except public holidays, from 8:30 am to 4:30 pm. For further information, please contact:

Brenden Lamb, Planner
(802) 626-0478
Email: blamb@annapoliscounty.ca

AnnapolisCounty.ca

SEEKING A SOLUTION

Kentville researchers tracking viability of frost fans in N.S.

JASON MALLOY
ANNAPOLIS VALLEY REGISTER
jason.malloy@navr.com
@JasonMa4772894

Steve Ellis remembers June 4, 2018, well.

A severe frost caused more than \$30 million worth of damage to crops across the province as temperatures plunged while plants were experiencing a growth spurt following some warm weather in May and early June. The mercury dropped to -1.87 C in Kentville and remained below freezing for a significant time.

Ellis, who owns and manages Ellslea Farms Limited in Sheffield Mills, said the company is just getting back to full production this year after the vineyard lost about 60 per cent of its production in 2018 due to the spring freeze event. "It was devastating for us. We're still actually just coming out of the effects of it," he said.

Ellis is intrigued by research underway at Agriculture and Agri-Food Canada's Kentville Research and Development Centre that may provide some insight into the effectiveness of using a fan as a risk-management tool. "All the research they can do that can help us mitigate climate change is valuable to the industry," said Ellis, who is also the Grape Growers Association of Nova Scotia president.

The latest research has scientists in Kentville using a portable frost fan at its vineyard.

"They're not novel; they're not new," plant physiologist Harrison Wright said of frost fans, noting the Kentville researchers are gathering data to determine the fan's effectiveness in Nova Scotia. "It's really more of a regional question, like how useful could a frost fan be here?"

HISTORY

The Kentville facility planted a one-hectare vineyard in 2016 to conduct various research trials.

"There's a long history of wine grape research here," Wright said, noting there are trials dating back about a century.

The vineyard was in its third season when the 2018 frost event occurred. The third year is often the first crop worth harvesting to produce wine, but this vineyard was being used for research purposes.

"I am glad we weren't having to rely on the income from that crop this year," Wright said. "If we were a grower, and that had hap-



Agriculture and Agri-Food Canada plant physiologist Harrison Wright in the vineyard at the Kentville Research and Development Centre earlier this year. JASON MALLOY

pened to us, that would have been a very lean year."

The 2018 frost impacted a variety of crops, including wild blueberries, apples and Christmas trees. Farmers began asking themselves how they could protect their crops from a recurrence, and the research facility decided to study a fan's effectiveness.

THE SCIENCE

The fan could provide a solution to radiation frost by drawing warmer air from above to the ground and creating air movement so frost cannot settle and damage crops.

How low the temperature reaches and how long it remains at that level are factors that determine how much damage will be seen following a frost event.

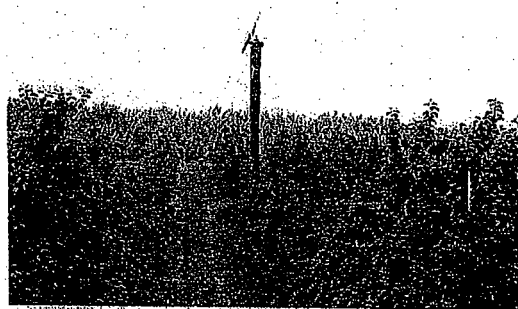
Wright said the 2018 event saw low temperatures remain for a long time.

"That was the coldest June temperature on record (at the Kentville station), and again those records go back to 1913," Wright said. "It was devastating."

Wright said while they believe the fan helps somewhat, more data needs to be collected to determine trends.

"It won't help in all situations," he said. "It's not the answer to all your frost problems. It's just one more tool to use."

Cost is one obstacle keeping some farmers from investing in the technology, but Ellis said it is something his



A wind machine has been located in a South Berwick orchard for more than 20 years. JASON MALLOY

company is looking at buying after undergoing an expansion during the past 10 years.

"The fans are pretty effective and they're almost standard pieces of equipment in some vineyards in the Okanagan and the Niagara Region," he said. "I see that as probably a risk-management tool that we will purchase in the future."

Other techniques are used worldwide, such as vineyard canals, smudge pots, heated wires and helicopters.

IN USE

There are some wind machines already in use in Nova Scotia.

One can be seen in an apple orchard along Highway 1 near the border of Waterville

and South Berwick. It was there when Lloyd Dyck purchased the property in 1999.

"I've never really used it for what it was supposed to be used for," he said. "I'm not a fan of it."

The owner of Apples and Spice Orchard said it takes a lot of energy to move the gas-powered fan's large blades.

"In my mind, they are a dangerous piece of machinery if they are installed in such a tight area as mine," he said.

Dyck said he decided to take a different approach to help protect his orchard. It included pruning the trees, making sure the grasses are mowed, opening up the edges of the orchard and planting the rows north-south to increase airflow.

"In areas that have thousands of hectares of flat land, you have the ability to plan your air movement with greater precision," he said. "In areas like the Annapolis Valley, with our valleys and high spots, topography and orchard layout must be considered. Since cold air is heavier than warm air and has the same hydrodynamic features as water, it will flow to collect in lower areas. These are the most susceptible areas for frost damage, namely, the bottoms of valleys or depressions in rolling land and flat lands."

Ellslea's vineyard has two sections, one about 20 metres higher than the other. The higher elevated area was less impacted in 2018.

Women's Place Resource Centre
190 Marshall Street, P.O. Box 215
Tel: 902-553-8839

Employment Opportunity Program Support Worker

Persons interested in working to make a difference in the community the position may be for you. This is an opportunity to work in an environment dedicated to learning, growing, and stimulating positive change from a feminist perspective.

The mission of the Women's Place Resource Centre is to advance and advocate for the well-being, economic status, equity and equality of all who identify as women in the Kings and Annapolis Counties. We support women by collaborating with community partners, advocating the policy change, and providing a safe space for women for access programming and support services.

The Women's Place, located in Middlesex Hill, is looking to hire a woman interested in working in the community who serves. The position includes working with Co-workers to assist with development, promotion and delivery of programs. This position involves direct contact with clients, one-on-one peer support and referrals. It is a 30 hour per week position with wages to be discussed and is subject to a successful background check and a valid driver's licence.

Responsibilities and Duties will include:

- Liaise with schools, community and other organizations and groups
- Develop, led and coordinate groups with the Program Coordinator
- Develop and coordinate fundraising efforts
- Write organizational direction, along with Co-workers, contribute to grants
- Literature review of various feminist-related materials
- Assist in delivery of programs
- Attend staff meetings
- Submit reports to Executive Director
- As with all staff, receive phone, record state information, and other general day-to-day duties
- Other duties as assigned by the Executive Director

Qualifications:

- Post-secondary education with a focus on social justice or equivalent work experience
- Strong ability and comfort with social media
- Strong communication, writing, organizational, and problem solving skills
- Ability to work in a team atmosphere, respecting everyone's voice as well as the ability to work independently
- Work from a sensitive and compassionate perspective (please be honest)

To apply:

Please forward your resume and cover letter to hr@womensplace.ca no later than July 7, 2022. You have any questions or would like to contact the Women's Place Resource Centre for any reason please call 902-553-2000.

Governed by the Western Area Women's Coalition (WAWC)

COUNTY of ANnapolis
NATURALLY ROOTED

Residents of the Bridgetown Planning Area

TAKE NOTICE that Municipal Council for the Municipality of the County of Annapolis will hold a PUBLIC HEARING on Tuesday, July 19, 2022 at 11:00 am in the Municipal Administration Building, 752 St. George Street, Annapolis Royal to discuss the following:

File No. 65320-35 2022-4-UB-001: an application by CDEI on behalf of the County of Annapolis to amend the Bridgetown Land Use Bylaw (LUB) Text & Zoning Map. The amendments will include re-zoning the land identified as parcels PID No. 05144787, 05144795, 05114263 and 05025478. In the community of Bridgetown from the Institutional (I1) and Open Space (O1) Zones to the Residential Multiple (RM) Zones as well as the removal of Part 6.3.2 (3) regarding the location of multi-unit buildings on local streets. The aforementioned text and map amendments will permit the redevelopment of the property from a former school to a multi-unit residential development consisting of sixteen (16) two-bedroom apartments.

Any interested persons who wish to speak on the matter are invited to attend and make their opinions known to Council. Written submissions are encouraged and may be delivered to the Municipal Clerk at the Municipal Administration Building in Annapolis Royal any time prior to the Public Hearing. Copies of the amendment application and any associated staff reports may be inspected by contacting Brendan Lamb, Planner at the numbers below or by visiting the Planning Office, Municipal Building, 396 Main Street, Lawrenceton, Waterville, except public holidays, from 8:30 AM to 4:30 PM.

Brendan Lamb, Planner
(902) 536-0478 or (902) 584-2355
Email: blamb@annapoliscounty.ca

Annapolis County.ca

**FROM PAGE 1
READY**

Sabeen's story is one of the many from this year's graduating class.

GOVERNOR GENERAL MEDAL

Brooklyn McClelland received the Governor General Medal. "I am really excited. I have worked really hard throughout high school to have the highest average," she said.

The 17-year-old Deep Brook resident is looking forward to the next steps of her educational journey, which will take her to the University of Ottawa, where she will study math and computer science.

Her sister, Sterrah McClelland, also received the Governor General Medal during her graduation year.

QUEEN ELIZABETH II MEDAL

Mia Curry was recognized with the Queen Elizabeth II Medal for her academic achievement in high school while maintaining an outstanding record in school and



Brooklyn McClelland received the Governor General Medal at Annapolis West Education Centre's graduation ceremony on June 22.

community involvement. The 18-year-old resident of Bear River First Nations and Lequille received the Lieutenant Governor's Education Medal in 2021.

Curry enjoyed her time at AWEC but is looking forward to the future. She will be attending Dalhousie University to study science and wants to pursue a career revolving around space. In April, she also received a

Schulich Leader Scholarship, which includes a \$20,000 renewable annual scholarship for four years, bringing the total to \$80,000. There were 100 awarded across the country from 1,400 applicants. "It was a massive shock," she said. "It was very relieving to know that I can sustain myself during university."

COVID-19

Valedictorian David Salomon said the pandemic halted their lives and made them adapt.

"We wore facemasks that we normally only see on an episode of Grey's Anatomy and vaccinated ourselves against a deadly virus," he said.

Curry said there were some very stressful times, but they found unique ways to persevere.

"Near the start of COVID, I transformed my closet into my little makeshift office," she said. "So, when we went into online school, I would use that as my space to do all my work."

McClelland said their high school years were different than most and included moving back and forth to online learning.



Mia Curry was Annapolis West Education Centre's Queen Elizabeth II Medal recipient this year.

"It's been a long journey," she said. "It's been a struggle, but it's been really nice to be back this year to just spend some time with people we grew up with."

Sabeen said she was grateful to be able to talk with her teachers and get help when needed to complete her assignments while learning online. Principal Sue Anne Cooper said the graduates have been

"tremendously resilient." "Although the challenges of your high school years have been significant, they don't define you," she told them during the graduation ceremony. "Thanks for showing resilience in the face of challenges."

And while the first couple of years were significantly interrupted by measures put in place to slow down the spread of COVID-19, things returned closer to normal by the end of the school year.

"I think they'll look back and remember what they could do and not what they couldn't," Cooper said.

FINAL MESSAGE

Cooper reminded the graduates of the importance of being lifelong learners while offering some other advice.

"Whatever the future holds, don't stop learning, take time to understand the perspectives of people who are different from you, use your life to make the world a better place one day at a time, be kind and don't forget where you came from," she said. "Class of 2022, we are very, very proud of you."

Sharing the moment together

AWEC graduation returns to group ceremony

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Together, that's how the graduates of Annapolis West Education Centre (AWEC) wanted to celebrate their final high school hours.

And that's exactly what happened June 29 as the school held its graduation ceremony at the Oqwa'tick Amphitheatre on the waterfront in Annapolis Royal.

"They wanted to be together — that was their priority," said principal Sue Anne Cooper.

The school's past two graduating classes had a drive-thru style graduation due to the COVID-19 pandemic. Each graduate was given a time to show up at the school in their cap and gown and went through the bus loop

where staff greeted them. The graduate would get out at the stage and receive their diplomas and any awards they had earned.

While some people liked the format, the graduating class put a premium on graduating together and asked to have the ceremony outside at the amphitheatre.

"It was nice to be able to have a full graduation," graduate Mia Curry said, "where you could see all the grads together."

There was room for everyone, and Mother Nature

co-operated with the sun glistening off the Annapolis Basin and a slight breeze blowing in off the water.

"It was better than I expected," said Tori Sabeen, noting she preferred being outside as opposed to in a stuffy gym. "I'm really glad that I actually got to do it in person so I could see all my friends one last time."

The class also has the designation as the school's first to begin Grade 6 at the school and go through to graduation. AWEC was a Grade 9-12 school until September 2015

when it became a Grade 6-12 facility.

"To think that just yesterday, we stood as two elementary schools joined together, fused, to what would become years of friendship," valedictorian David Salomon said.

This year's graduating class had 53 students. Sabeen said she will miss the close-knit school community.

"You really get to know everyone really, really well," she said. "I know every single one of the people in my school."

IN THE MATTER OF: The Companies Act, Chapter 81, of the Revised Statutes of Nova Scotia, 1889, as amended
- and -

IN THE MATTER OF: An application by MILBERRY CONSTRUCTION LIMITED for leave to surrender its Certificate of Incorporation

NOTICE IS HEREBY GIVEN THAT Milberry Construction Limited will make an Application to the Registrar of Joint Stock Companies for Leave to Surrender its Certificate of Incorporation.

DATED at Greenwood, Nova Scotia, this 28th day of June 2022.

W.W. (BILL) WATTS
NATHANSON SEAMAN WATTS
(GREENWOOD)
BARRISTER & SOLICITOR
811 CENTRAL AVENUE
GREENWOOD, NOVA SCOTIA
B0P 1N0
SOLICITOR FOR MILBERRY
CONSTRUCTION LIMITED

COUNTY of ANnapolis
NATURALLY ROOTED

Residents of the Bridgetown Planning Area

TAKE NOTICE that Municipal Council for the Municipality of the County of Annapolis will hold a **PUBLIC HEARING** on Tuesday, July 19, 2022 at 11:00 am in the Municipal Administration Building, 752 St. George Street, Annapolis Royal to discuss the following: File No. 665210-35 2021-1109-001: an application by CMH on behalf of the County of Annapolis to amend the Bridgetown Land Use Bylaw (LUB) Text & Zoning Map. The amendments will include rezoning the land identified as parcels PID No. 05144787, 05144795, 05114293 and 05005475, in the community of Bridgetown from the Institutional (I1) and Open Space (O1) Zones to the Residential Multiple (R2) Zone as well as the removal of Part 9.3.2 (d) regarding the location of multi-unit buildings on local streets. The aforementioned text and map amendments will permit the redevelopment of the property from a former school to a multi-unit residential development consisting of sixteen (16) two-bedroom apartments.

Any interested persons who wish to speak on the matter are invited to attend and make their opinions known to Council. Written submissions are encouraged and may be delivered to the Municipal Clerk at the Municipal Administration Building in Annapolis Royal any time prior to the Public Hearing. Copies of the amendment application and any associated staff reports may be inspected by contacting Brendan Lamb, Planner at the numbers below, or by visiting the Planning Office, Municipal Building, 396 Main Street, Lawrencetown, weekdays, except public holidays, from 8:30 AM to 4:30 PM.

Brendan Lamb, Planner
(902) 526-0478 or (902) 584-2255
Email: blamb@annapoliscounty.ca


WE WANT TO HEAR FROM YOU!

Now is your chance to contribute to the development of Grand-Pré National Historic Site's new Management Plan. Your knowledge of the area, your experience at the site, and how you see its future are important to us.

Until August 5, 2022, you can share your views, opinions and ideas with us by:

- Participating in a public consultation session on Tuesday July 12, from 6 p.m. to 8:30 p.m. at Grand-Pré National Historic Site.
- Completing the online survey form: pc.gc.ca/grandpre-plan;
- Requesting to receive a hard copy of the preliminary Management Plan or the survey form by mail.

TEL 1 902-542-3631
EMAIL | grandpre@pc.gc.ca



Canada

HOUSING Working together

Federal minister, municipal leaders meet to discuss options, ideas to improve housing

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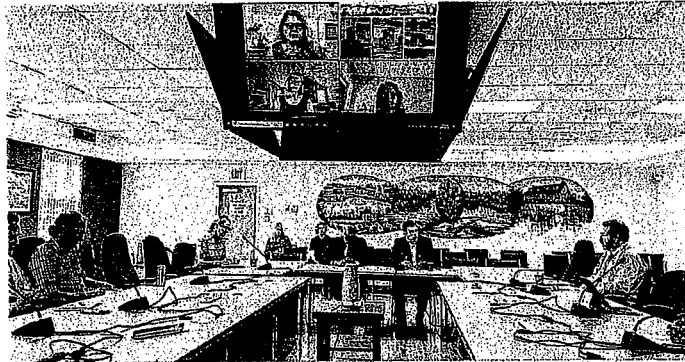
Municipal leaders recently had an opportunity to learn more about federal housing programs.

Ahmed Hussien, Canada's minister of Housing and Diversity and Inclusion, was joined by Kings-Hants MP Kody Blois for the session with municipal leaders from East Hants, West Hants, Wolfville, Kentville and Kings County July 20 in Windsor.

Hussien was in Nova Scotia as part of funding announcements in Hammonds Plains and Antigonish. While there was no specific announcement for Kings-Hants this trip, the minister said there is funding available to municipalities through a series of programs. He added some recent announcements came following round table discussions similar to the Kings-Hants session.

"I was encouraging local leaders to send (in) those applications, find ways to benefit from these new and existing programs," he said. "That's part of the magic. Announcements don't happen without people applying to these programs and they can't apply to what they don't know."

"While the programs will help increase the supply of housing across the country, people are living in tents, RVs and couch surfing now in places like Windsor. Hussien



Ahmed Hussien, Canada's minister of Housing and Diversity and Inclusion, met with municipal leaders in Kings-Hants on July 20. CONTRIBUTED

said the federal government "dramatically increased" funding for affordable housing in this year's budget.

"We're building more than ever before. We're providing more money through rental supplements. We're providing transitional housing. We're building more shelter beds," he said. "We understand there's more work to be done. I sympathize. For even one Canadian to end up on the street, we're all diminished as a society so we have to do everything that we can to really tackle this."

Kentville Mayor Sandra Snow said homelessness is an issue across the province.

"Homelessness in Nova Scotia, and particularly in

rural Nova Scotia, doesn't look like city homelessness. We don't see the person sleeping in a doorway or a tent popping up at say Oakdene Park."

She said the idea of what housing is also has to evolve. It might include people just needing a place to go on the coldest nights of the year, or a place to sleep and a secure spot for their belongings.

Wolfville was among the fastest-growing communities in Atlantic Canada in the last census. And the town is working on its Fast Track Secondary plan, which would see the population double when complete.

"There is a lot of demand to live in Wolfville," said Mayor

Wendy Donovan, noting the municipality will need support to expand infrastructure like sewer and water.

Donovan added small municipalities need support to access the programs and prepare applications. She said the session was a good first step but would like to see provincial representation involved in future meetings.

She also said there are opportunities for funding she wants to explore more that could see the development process digitized and streamlined to get shovels in the ground sooner. The town contractors building services, like permits and inspection, to the County of Kings. One issue facing the region

is the lack skilled workers to build housing.

"One of the solutions to that skill shortage and worker shortage is immigration, but ... we also need to make sure we're housing those immigrants," said Hussien, who was the immigration minister for three years.

Snow said the idea of Not In My Backyard (NIMBY) was also discussed.

"There are still people who don't want density next to their neighbourhoods."

But there have been successes too like the Miners Landing development. Snow said it was expected to have two buildings at this point, but there's already four due to the demand.



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COUNTY of ANnapolis
NATURALLY ROOTED

NOTICE OF APPEAL

TAKE NOTICE that on Tuesday, July 19, 2022 at its Regular Session, Municipal Council for the Municipality of the County of Annapolis approved an amendment to the Bridgetown Land Use Bylaw (LUB) Text & Zoning Map. The amendments include rezoning the land identified as parcels PID No. 05144787, 05144788, 05114283 and 05005475, in the community of Bridgetown from the Institutional (I1) and Open Space (O1) Zones to the Residential Multiple (R2) Zone as well as the removal of Part 2.3.2 (c) regarding the location of multi-unit buildings on local streets. The aforementioned tax and map amendments will permit the development of the property from a former school to a multi-unit residential development.

AND TAKE NOTICE that in accordance with Section 247 (1) and 249 of the Municipal Government Act Council's decision may be appealed to the Nova Scotia Utility and Review Board within fourteen (14) days of the publication of this notice.

For further information, please contact:
Brendan Lamb, Planner
(902) 526-0478 or (802) 594-2255
Email: blamb@annapoliscounty.ca

AnnapolisCounty.ca



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