

COUNTY *of* ANNAPOLIS

NATURALLY ROOTED

PUBLIC HEARING

Cornwallis Park Secondary Planning Strategy and Land Use Bylaw AGENDA

Time: 11:00 a.m.

Date: Tuesday, February 18, 2025

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

Welcoming Remarks – Warden Diane LeBlanc

The purpose of a Public Hearing is to permit members of the public to make their views known to Council, concerning, solely, the application before Council.

This Public Hearing concerns Cornwallis Park Secondary Planning Strategy and Land Use Bylaw.

All questions and comments throughout the public hearing are required to be addressed to the Chair. The Chair will provide an opportunity for public input and will ask that persons speaking identify themselves so that their comments may be recorded in the minutes of these proceedings and that the person speaking identify if they are speaking in favour or against the application.

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

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

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

Information Report – B. Boateng

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

- 1st call for comments against the application
- 2nd call for comments against the application
- 3rd call for comments against the application
- 1st call for comments in support of the application
- 2nd call for comments in support of the application
- 3rd call for comments in support of the application

Call for questions or comments from Council Members

Next Steps – B. Boateng

Closing Comments

Adjournment (Warden)



STAFF REPORT to COMMITTEES

Report To: Municipal Council
Meeting Date: Tuesday, February 18, 2025
Prepared By: Barbara Boateng, Manager of Planning
Subject: Adoption of Cornwallis Park Secondary Planning Strategy and Land Use Bylaw

SUGGESTED RECOMMENDATION FOR PAC:

That pursuant to first reading given on January 21, 2025, in accordance with the recommendation for approval from the Annapolis County Planning Advisory Committee and after holding a Public Hearing thereon, that second and final reading be given to adopt the Cornwallis Park Secondary Planning Strategy and Land Use Bylaw.

LEGISLATIVE AUTHORITY:

Part VIII, Sections 190, 204, 205, 206, 212 and 219 of the *Municipal Government Act*
Policy 113 Public Participation Policy

CURRENT STATUS

The Cornwallis Park Area Advisory Committee commenced the plan review in March 2022 by municipal staff. Due to staff shortage, Robert Ross, Planning Consultant was retained for some time. Municipal staff has since taken over to complete the plan review. The final draft documents were prepared in July 2024. After 15 area advisory committee meetings since March of 2022, a Public Information Meeting (PIM) was held on July 24, 2024, at the Felker Community Hall to review the planning documents and respond to public questions. Thirty-nine members of the public attended the event.

As a result of the PIM, comments and meetings with both Acadian Seaplants and Annapolis Basin Development Society, further revisions to the documents were made. Cornwallis Park Area Advisory Committee met on August 26, 2024, and recommended that the documents move to the next stage in the process, Planning Advisory Committee (PAC).

At the September 25, 2024, PAC meeting, members of the committee and residents had comments and concerns which influenced the motion to revise the document and schedule second meeting. At the second meeting on January 7, 2025, the PAC recommended that Municipal Council give first reading of their intention to adopt the Cornwallis Park Secondary Planning Strategy and Land Use Bylaw.

BACKGROUND

The first Cornwallis Park planning documents were adopted in 1999 at the time of the re-development of the community from the former Canadian Forces Base. It recognized the influence of the new development and the new opportunities for the area but also sought to preserve, protect, and enhance existing development patterns and looked to minimize potential conflicts between the two.

Over the past ten years, the community has undergone significant change. While existing industrial businesses are strong, commercial businesses have closed and today many of the

former military buildings and lands are vacant. Given that these subject lands are fully serviced with water and sewer, and an existing road network, potential redevelopment of the former military site represents an opportunity for the community.

The revised Cornwallis Park Secondary Planning Strategy is a Secondary Plan to the recently updated County-Wide Municipal Planning Strategy. Cornwallis Park, like several other local communities, is deemed by Council to deserve more focused attention to address growth and development issues, than what the County Plan provides. As a result, Cornwallis Park has its own distinct Planning Strategy.

The value of the Secondary Planning Strategy for Cornwallis Park resides with an opportunity for the community to embrace change and to utilize the Plan to guide the redevelopment. The updated community planning approach seeks to help achieve new land and building success.

DISCUSSION

As stated above, CPAAC and PAC reviewed all comments and concerns with staff which resulted in amendments that are attached and highlighted in the Secondary Planning Strategy & Land Use Bylaw.

The plan works towards a more complete community by:

- Designating a mix of land uses for the ABDS lands and for other locations of the community;
- To provide for a range of residential densities to allow for economically efficient use of land;
- To provide a choice of housing types and sizes, and for a range of income levels;
- To support higher density residential housing forms where feasible and appropriate;
- To pursue additional employment generating land areas and commercial shopping locations;
- To establish walkable streets, decreased automobile use, and safe bicycle options;
- To improve amenities of neighbourhood and park sites, and to continue working with the ABDS to maintain existing trails;
- To work towards a connective coastal walking trail; and,
- To focus on enhancing the quality of life for residents through clustering of housing and services to support them, and in the provision of active lifestyle experiences with nature.

COMMENTS FROM PROVINCIAL REPRESENTATIVE

Received comments from the Provincial Planning Representative which were considered in the revision of the Cornwallis Park SPS and LUB.

PROPOSED ZONES ESTABLISHED

Residential Low Density (R1) Zone
Residential Multi-Unit (R3) Zone
Highway Commercial (C2) Zone
Community Development (CD) Zone

Residential Medium Density (R2) Zone
Commercial (C1) Zone
Light Industrial (IND) Zone
Parkland Open Space (POS) Zone

FINANCIAL IMPLICATIONS

Costs are included in the current operating budget.

POLICY IMPLICATIONS

The policy implications of the Cornwallis Park Secondary Planning Strategy and its accompanying Land Use Bylaw include the introduction of minimum planning requirements (Section 214 of the MGA) in the Cornwallis Park Planning Area.

NEXT STEPS

After the Public Hearing, if adopted, Municipal Council is required to hold second and final reading of their intention to adopt the documents.

Following Council's stated adoption of the documents, the Municipal Clerk shall send four copies of the planning documents to the Provincial Planning Director for review. If required, the documents will be reviewed by the Minister and following their approval, a notice of adoption shall be advertised via the County's website social media, and they will be in effect on the date of the advertisement on the Municipality's website.

ATTACHMENTS

Draft Cornwallis Park Secondary Planning Strategy (SPS)
Draft Cornwallis Park Land Use Bylaw (LUB)
Cornwallis Park Planning documents amendments

Report Prepared by:

Barbara Boateng, Manager of Planning

Reviewed by:

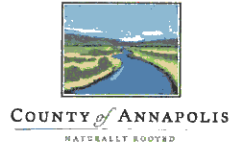
Linda Bent, Director of Planning & Inspection Services

Approved by:

Approval Date:

Chris McNeill,
Chief Administrative Officer

(Date)



Amendments to Cornwallis Park Draft SPS & LUB Documents

For Municipal Council February 18, 2025

SECONDARY MUNICIPAL STRATEGY (SPS)		
CHANGE UPDATED	PAGE	COMMENTARY
PART 1 INTRODUCTION	1-16	SUMMARIZED AND STREAMLINED
Section 1.1 Indigenous Land Acknowledgement	1	Moved section based on Staff review
Section 1.2 Role of the Secondary Planning Strategy to Section 1.2.2 Plan Content	1-2	Section Summarized and Clarified during Staff review
Section 1.2.3 Land Use designations	2	Based on provincial comments
Section 1.2.6 Market Elements of Success to Section 1.3.2 Cornwallis Park Planning Area	3-5	Streamlined section during Staff review
Section 1.3.3 Historical Context	5-6	Based on provincial comments to streamline
Section 1.4.2 Local Population	7	Demography Summarized during Staff review and provincial comments
Section 1.5.1 The Strength and Imbalance	8	Streamlined section and took out the names of specific properties based on ABDS comment
Section 1.7 Public Engagement	10	Adjusted based on provincial comments
Section 1.9.2 Environment Stewardship	12	Corrected wording of Creek to Brook
Section 1.9.5 compact and complete community	13	Added point regarding affordability in housing by Planner
Section 1.10 Goals - Goal 3	14	Updated Goal 3, Added point regarding affordability in housing by Planner
Section 1.11 Provincial Statements of Interest	14-16	Based on provincial comments
PART 2 OUR CHANGING ENVIRONMENT	17-18	SUMMARIZED AND STREAMLINED
Policy 2.2.1 Environmental Management Policies	17	updated wording
Policy 2.3.3 Development Constraints Policies	18	Ordinary High Water and top of the bank Clarified by Planner and minimum setback from Annapolis Basin changed from 100m to 30m
PART 3 NEIGHBOURHOOD DESIGNATION	19-30	SUMMARIZED AND STREAMLINED PART by
		i) Removing some pictures and specific policies (such as lot size, minimum floor area, density, maximum height, landscaping and lot coverage, Townhouse conversion of 'H' buildings and building frontage) since they are requirements in LUB.
		ii) Removing some property-specific policies
		iii) Removing section about James Horsfall, Desmond Piers Memorial Hall, and North and South Lodges
Part 3 Neighbourhood Designation	19	Based on provincial comments for designations changed to Neighbourhood

Policy 3.2.2 General Housing Policies	20	Modular & mini homes province comments regarding housing types and added that "manufactured and mobile homes may be permitted by Development Agreement within land leased communities."
Policy 3.2.15 Adaptable Housing	21	Changed wording regarding accessible uses not just physical
Section 3.3 Residential Low Density	22	Based on provincial comments and changing land use designations. Provided for wording changes to more generalized language of the planning area and based on ABDS comments
3.3.1 Type of housing option for R1- Duplex Second Paragraph (last sentence)	23	Wording change from 'limited' to 'encouraged' for "infill housing on smaller lots"
Policy 3.3.1.1.	24	Reworded for clarity
Policy 3.3.1.2 Zoning Categories	24	Added accessory residential housing
Section 3.4 Residential Medium Density	25	Updated wording as requested by the province
Policy 3.4.1.1. FLUM	26	Updated wording as requested by the province
Policy 3.4.1.6 Building Design Considerations	26	Changed EV Charging station policy within the R2 and R3 Zones from "shall" (an act of duty) to "Intent"
Section 3.5 Residential Multi-Use	27	Updated wording as requested by the province and ABDS Change maximum number of unit of 44/acre to no limit provided that they are able to meet all setback and other building requirements.
Policy 3.5.1 Residential Multi-Use Policies	27	Updated wording as requested the province and FLUM
Part 3.6 Residential Care Housing	28	Wording changes
Section 3.6.2	28	Wording changes and added various housing types in the R1 and R2 zones
PART 4 COMMERCIAL DESIGNATION	31-32	SUMMARIZED AND STREAMLINED PART by i) Removing some specific policies related to building coverage since those are requirements in the LUB. ii) Removing some property specific policies iii) Changing Commercial Basin Zone to Commercial Zone
Part 4 Commercial		
PART 5 MIXED USE CENTRES & CORRIDORS	33-34	SUMMARIZED AND STREAMLINED i) Replaced Commercial Mixed Use Zone with Highway Commercial Zone
Part 5 Mixed Use Centres and Corridors	33	Based on provincial comments and changing land use designations. Provided for wording changes to more generalized language of the planning area and also based on ABDS comments
PART 6 INDUSTRIAL DESIGNATION	35-38	SUMMARIZED AND STREAMLINED
Part 6 – Industrial Designation	35	Based on province recommendations to change the FLUM
PART 7 PUBLIC USE DESIGNATION	39-41	SUMMARIZED AND STREAMLINED

Part 7 – Public Use Designation	39	Based on province recommendations to change the FLUM
PART 8 PARKLAND AND OPEN SPACE DESIGNATION	42-48	
Policy 8.3.10 and 8.3.11	48	Based on ABDS comments. To avoid disconnected sections of a Coastal Walkway, policies about land acquisition from ABDS were removed.
PART 9 INFRASTRUCTURE	49-53	
Policy 9.3.8	51	Based on ABDS comments and staff review, parking in the R3 Zone is reduced from 1 to a minimum of 0.75 per residential unit
PART 10 ADDITIONAL MUNICIPAL DEVELOPMENT STANDARDS	54-57	
Policy 10.1.5	55	Based on the motion by the PAC to prohibit more than one unregistered motor vehicle in the neighbourhood designation instead of all zones and designations.
PART 11 IMPLEMENTING THE SPS	59-67	SUMMARIZED AND STREAMLINED
Section 11.4 Development Agreements	63	Updated wording as suggested by the Province by adding more specific direction on which uses are permitted by Development Agreement (DA). DA is change to 2 sites instead of all sites in the Planning Area.
Section 11.9 Variances	66	Removed policy
LAND USE BYLAW (LUB)		
CHANGE UPDATED	PAGE	COMMENTARY
PART 2 DEFINITIONS	3-28	i) unrelated definitions and images REMOVED ii) Simplified some definitions
PART 6 DEVELOPMENT DESIGN GUIDELINES	45-54	Significant deletion of design guidelines wording
PART 7 ZONES	55-67	i) Changes to some zones ii) Uses have been expanded to allow more uses in some zones iii) The permitted main and secondary uses have been tabulated for simplicity and easy readability