

**PLANNING ADVISORY COMMITTEE  
PUBLIC MEETING AGENDA**

**Bridgetown Fire Hall  
31 Bay Road, Bridgetown, NS**

**7:00 p.m., September 21, 2022**

**1. Roll Call**

**2. Welcoming Remarks (Chair)**

The purpose of this Public Meeting is to permit members of the public to make their views known to the Annapolis County Planning Advisory Committee, via oral or written submissions, concerning an application received from Riku Raisenan on June 20, 2022, File No. 66520-35-2022-LUB-002, for a Land Use Bylaw Map Amendment; to rezone the land identified as parcel PID 05149976 at 271 Granville Street in the Community of Bridgetown from the Institutional (I1) zone to the Downtown Commercial (C1) Zone.

All questions and comments throughout the meeting are to be addressed to the Chair, who will afford an opportunity for public input and will ask that persons speaking identify themselves and the community they are from *each time* so that their comments may be recorded in the minutes of these proceedings, and that the person speaking identify if they are speaking in favour or against the application. Written presentations are acknowledged first, followed by public oral presentations in accordance with *AM-1.3.2 Public Participation Policy*.

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

**3. Minutes**

A. May 31, 2021: (*see attached*)

**4. New Business**

**A. Bridgetown Land Use Bylaw Map Amendment Application 271 Granville Street, PID 05149976**

- i. Staff Report - Application to Amend Bridgetown MPS & LUB – 271 Granville Street, PID 05149976
- ii. Presentation by Planner – Application Specifics & Planning Process
- iii. Presentation of the Request – Riku Raisenan
- iv. Acknowledgement of Written Submissions (Municipal Clerk)
- v. Call for Oral Presentations by Registration
- vi. Bridgetown Area Advisory Committee Recommendation
- vii. Call for questions or comments from Planning Advisory Committee Members
- viii. Next Steps - Planner

**5. PAC Recommendation**

**6. Closing Comments and Adjournment (Chair)**

Minutes of the **Planning Advisory Committee Public Meeting** held at the Bridgetown Fire Hall, 31 Bay Road, Bridgetown, NS, on May 31, 2022, at 7:00 p.m.

**Roll Call:**

District 1 Bruce Prout, present  
District 2 Brian Fuzzy Connell, present  
District 3 Alan Parish, absent  
District 4 Clyde Barteaux, present  
District 5 Lynn Longmire, present (7:30 p.m.)  
District 6 Alex Morrison, absent  
District 7 David Hudson, present  
District 8 Michael Gunn, Chair, present  
District 9 Wendy Sheridan, present  
District 10 Brad Redden, present  
District 11 Diane LeBlanc, present  
Citizen Member Carolyn Hubble present via zoom  
Citizen Member Rachel Humphreys, present to 930  
Citizen Member James Stronach present via zoom

**Also Present:** Acting CAO Jim Young, Municipal Clerk Carolyn Young, Community Development Linda Bent, Planner Brendan Lamb, applicant Rob Boyer (via zoom), 35 members of the public.

**Call to Order/Purpose**

The Deputy Warden noted that the purpose of today's Public Meeting is to permit members of the public to make their views known to the Annapolis County Planning Advisory Committee, via oral or written submissions, concerning File No. 66520-35 Bridgetown 2022-LUB-001: an application by CMH on behalf of the Municipality of the County of Annapolis to amend the Bridgetown Land Use Bylaw 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 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 proposed redevelopment plan submitted by CMH for the former school to a multi-unit residential development consisting of sixteen (16) two-bedroom apartments and three single unit residential dwellings.

All questions and comments throughout the public meeting are required to be addressed to the Chair. The Chair will afford an opportunity for public input and will ask that persons speaking identify themselves and the community they are from each time so that their comments may be recorded in the minutes of these proceedings, and that the person speaking identify if they are speaking in favour of or against the application. Written presentations are acknowledged first, followed by public oral presentations.

Questions and comments from PAC members will be held until all public comment is heard.

**Minutes**

Re: September 14, 2021

It was moved by Councillor Sheridan, seconded by Councillor LeBlanc, to approve the minutes of the September 14, 2021 Planning Advisory Committee as circulated. Motion carried unanimously.

**New Business**

Re: File No. 66520-35 Bridgetown 2022-LUB-001 – CMH (Municipality of the County of Annapolis) Bridgetown Land Use By-law Amendment Application

- ***Request for Decision*** (in the agenda package)
- ***Presentation by Planner Application Specifics & Planning Process*** – Planner Brendan Lamb  
The process to amend is in the Municipal Government Act and the existing planning documents. Any amendment has to be made according to policies in the municipal planning strategy, specifically articles 23.5, 23.7 and 6.5.
- ***Presentation of the Request*** – Applicant Rob Bowyer, CMH. Due to technical issues with the Mr. Bowyer’s zoom connection, the Planner gave a brief presentation of the application.
- ***Acknowledgement of Written Submissions*** (Municipal Clerk)  
No written submissions were received.
- ***Call for Oral Presentations*** (open discussion from the floor – public)

The Chair called for comments against the application.

*Kathy Sturtevant, Bridgetown* - lives across from the area. Located there to enjoy a certain quality of life and to enjoy quite residential lifestyle. School closed, now for sale. Great potential for the site. In the existing neighbourhood, people walk dogs, stop and chat. They know each other and look out for one another. Former schoolyard had basketball, parents bring children to play and ride bikes. Pride in properties. May change if multi-unit buildings are constructed. If this goes ahead, may change. The text amendment will set a precedent for multi-unit buildings to be built. Asks to work to preserve the neighbourhood to preserve it as it is. To enjoy quality of life.

*Angela Yeo, Riverview Drive* - behind school. Not opposed, but a lack of information to the community. CMH what does it stand for? Is it a construction company? Where are they from? It will affect 4 other PIDS. BL – not for the other 3. They have opportunity for the future. If rezoned would be able to do anything in that zone; but would have to follow all requirements of the Land Use Bylaw. They are relatively small, two of them. One is a bit larger. He added that the County will be starting revising and reviewing all MPS and LUBs. This will require more public engagement. AY – not against or for, just a lack of information.

*Peter Whitely, Washington Street* – why at least 2 other submissions made and were not considered? DW – all were considered. Council made a decision.

*Theresa Thomas, Park Street* – the size of the apartments these are being built inside the classrooms? What is the square footage of the classrooms? BL – yes, applicant is looking at 2 bedroom apartments, he will still need to hire architects and engineers to design, and it will need to meet all building codes. DW- must have a floor plan. Given sizes, people are willing to work them. Classrooms used to be quite big.

*Nancy Pugh, 15 Park Street* – will it be rentals? Annapolis has condos. DW – thinks rental units.

*George Bruce, Tupperville* – interested in seeing the community develop. At present, is the BRES property owned by county or has it changed hands to a developer. Is this a condition for the sale?

*Brad Fellfield, Washington Street* – against it. Here for retirement. Kids were playing there. Will that still happen? Nothing for the children. Also, is selling this, the best of the three offers? Will it affect taxes? If property values go down. Is it paid for or a condition of the Sale? *DW* – the latter – conditional if rezoned.

*Applicant Rob Bowyer, CMH*, once zoom connection was fixed, stated that all documents had been submitted to the committee (\*Clerk's note – the Bridgetown Area Advisory Committee)

*Craig Hall, Park Street* – against. Echoes comments by Mrs. Sturtevant. A historic area. Single homes. Introducing multi-use apartments in the vicinity is against town planning. Would like to hear a proper presentation from the applicant. *RB* – we don't know each other. Generally – not to disrupt neighbourhood. Repurpose into rental apartments. Have done this with other schools. With this property proposing to renovate classrooms into apartments, 16 units. The people we find that are attracted to this and that will come are usually senior citizens. They usually come and stay. He has a similar property in Ontario, with long-term tenants. Not in the business for a high turnover property. Here to support the community, not disrupt it. The classrooms are 7-800 sq. feet each. Will work with existing structure for 2 bedroom units. Hope to attract seniors, retirees who will come. When concerns about traffic, etc. disruption, from experience, this is not the case. This will be a benefit to the community, rather than a high turnover development. Experience investment, useful to the community and supportive to the community. Not here to redevelop the surrounding lots. Not to stir up issues. The schoolyard property, any use the community would like to use it for? Will work with the community. Would like to hear any suggestions. As a business, turning a school into rental properties, just by repurposing the school itself. Not here to build 50 houses – that doesn't make sense. Working with population and location of the community. Turning existing school into rentals makes sense and has been successful elsewhere. No vacancy in many of the buildings they own. They come and stay. Not to be disruptive, enhance the building and make it something of value. People downsizing looking for smaller units. Not to be disruptive, looking to be something positive. We've done this before.

*Janie Taylor, Inglewood* - address in Collingwood? 400 2<sup>nd</sup> street. King George apartments. Different than what he is proposing for here. *RB* – a schoolhouse, architecture has not changed, repurposed inside. *JT* – any single dwellings part of that development? *RB*- No. Downtown Collingwood, similar situation with residential homes.

*Roger Sturtevant, Washington Street* – across from school. Unusual unique status here, an urban planner. Welcomes Brendan Lamb, not quite CIP yet, doing a good job. He is the author of the MPS. For 25 years was Bridgetown planner. Lived in Clementsport, in 2006 chose to buy home across from the school because he knew the protections of the plan, as designed and developed. Protections built in, high density would not be allowed. Quiet subdivisions, bought into a neighbourhood. Concern is that council, the advertisement is focused on the building, not the land. Prime land, services lots – up to 12 single family lots. Intent has been, for 42 years, when the school disappeared it would protect against high density. Demolish for single family lots. This is the best market for single family homes. No lots for single family units. Out of lots. Last county 489 dwelling units, half are rental. Community provides rental accommodations. The MPS in 1982 made sure that when the school disappeared, now trying to undo that provision. 12 lots at 40,000 is 480,000. Easily pays for demolition. Homes would meet the bylaw as written. Homes would have assessed value form 12 property owners. This development is a locally unwanted land use. If the business fails, we are stuck again, holding the bag. The whole development comes vacant, bankrupt, goes to court. Council can do the right thing. Undid a lot of problems. By taking apart the MPS that intends develop to be single family to be compatible with surrounding areas. 2 bidders came to a meeting in his backyard last night. 2 developers showed up. Will work and revise their bids to present single family development. No rezoning required. In keeping

with the MPS. This is a public information meeting. Two excerpts from the MPS – as a spokesperson for a group of people/residents. He read the “General statement of purpose” from the 1982 document. This is attempting to undo a plan. Against the spirit, intent, goals, and objectives of the MPS.

*Jillian Barteaux, Park Street* – echoes what others have said. Not sure if for or against, no assurances. Disappointed in what council does not know about the application. What is target audience for the rentals? She chose to live in quiet residential neighbourhood. Comforted by zoning. Serious to rezone a neighbourhood. Not about convenience for council. Would like to be optimistic. Needs to be an exceptional proposal, not taken lightly. Nothing to prove the case. Traffic management – school traffic is different than residential traffic. Two cars cannot pass now. 16 units and additional – will have to think about the streets. Not willing to sacrifice front yard. Likes Roger’s idea to keep all R1. Not a very thoughtful process. Absentee landlord. Could be great, but could also be terrible.

*Sue Eaton, Centennial Drive* – against the proposal from Ontario. Roger met with the other 2 developers. We rallied as a neighbourhood. One lady stated there had been other proposals. Other developers live in town. We should consider local. Their ideas were different but will accommodate wishes of the community.

*Peter Whitely* - the issue is the rezoning to R2. Okay if isolated to that one property, but if it applies to all Bridgetown, they don’t want it.

*Angela Yeo – Riverview* – will the scoring sheets for the proposals be made available for the public. Is local given a higher scoring – was that type of format used? *Jim Young*- acting CAO – knows that in process choosing local is against the law as it shows favouritism. *DW* – would not be able to circulate those or even discuss them. *AY* - Heard there were 3 proposals. No public information on those? *DW* – no.

*Roger Sturtevant* – asking – right use, wrong place. The school was already too close. An apartment would not be allowed to be built because set backs are too small. Asking to live with the MPS as it is written. Didn’t know it went to BAAC. Wants them to look again. Would like to have a proper proposal.

*George Bruce, Tupperville* – suggests that more thought and information is shared to the public affected and others. So people can make decisions and have input.

*Nancy Pugh, Park Street* – if using existing sewer and water – there is flooding in that area, water backup in sewer; a flood zone.

*Brad Hall* – what about a playground for the kids? *RB* this was discussed with the committee - if that area should continue for use by families and kids. The work done on the school is one thing, has open ears for suggestions for that kind of use. Here to hear both sides of the story. *BH* - Are considering turning that land into single family dwellings? Imagine the disruption and cost for demolition. Once it is gone, he can build houses. Disruption in building and demolition. Will take years. *RB* - If building homes there, 12 homes, 4 people in a home. 48 people and homes. 16 units of seniors is 30 people, less traffic. Development time is smaller. School had 200 kids. Proposing to repurpose a school for senior living.

*Brad Hall* – suggests community garden

*Craig Hall, Park Street* – what are the next steps? *DW* – that is coming later in the agenda.

*Carolyn Crowell, Centennial Drive* - high school was taken down 4 years ago – didn’t disrupt the area. Asbestos in the school – sealed off. What happens to that? *DW* – developer would have to deal with it.

*Joanne Fellfield – Washington Street – are they employing local people? RB – all local trades people. Absolutely key to have people who are close to the project. Contacted previous custodian, Marvin Taylor – he will be the Superintendent of the building. Absolutely working with the local people.*

*Richard Devaney – Victoria Street – what is the timeline? Bowyer – once rezoned, arch and engineered drawings approved, about a year away. As smooth and quick as possible.*

*Roger Sturtevant – opportunity for all to respect and work with community to allow input, respect the plan and zoning. Will work hard with PAC. Would like PAC to work with the community.*

The Chair called for comments in support of the application.

*Angela Yeo – not for or against. Needs more information. There is a need for dwellings. Asking for information.*

*Krista Oliver – in favour. About to be homeless. In town for 16 years. She is from here. Can't find anything.*

*Rob Bowyer – had a phone call today, looking for an apartment to rent. People live in property that used to attend the school. It comes full circle.*

• ***Bridgetown Area Advisory Committee Recommendation***

Councillor Hudson read the recommendation from the Bridgetown Area Advisory Committee for information.

*To recommend that Municipal Council amend the Bridgetown Land Use Bylaw (LUB) Text & Zoning Map; amendments will include rezoning the land identified as parcels PID No. 05144787, 05144795, 05144293 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.*

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

*James Stronach –there is a process before us. Whether we rezone or not, the application is specific to the properties. Proposed zoning, the application has no attachment to what the developer does after the rezoning. No matter what it is changed to, does not tie to a particular plan. Demo cost is excess of \$30-40,000 because of the asbestos. If redeveloped, it can be encapsulated. Demand and development of single family developments – a 16 unit is far less people than 12 single family homes. To suggest that apartment building would create negative change is not fair. No control over single families. Longstanding policy with intent to protect the community, the Town. The Town was dissolved. That policy has not been updated in some time. Since 2011, population has decreased, stagnated and then increased. Existing LUB is not working if the intent is to grow and stimulate economic growth. Would like to support developer who wants to come in and help grow the area. An excellent opportunity for Bridgetown and Annapolis County. An apartment is needed in this area. Purchase of single family units is beyond many. Playground – would challenge anyone to have a look at the playground. Kids should not be playing on that equipment – it is in disrepair – it is an abandoned playground. Not losing anything even if it is removed. If concerned about neighbourhood, consider negative impact if it cannot be rezoned. County has been trying to divest since 2018 with little or no success. End result is necessary*

capital to demolish is too substantial for payback, or develop. Supports this development. Community can benefit from more housing people can actually afford.

*Connell* – County had several tries to sell. It is the job of the CAO to deal with that as property of Annapolis County. We do not provide information on the proposals to have reoffers. Council made a decision with the best suitable proposal for the area. Housing is needed. Playground – agrees it should be off limits. You are trespassing if playing there or riding bikes. Drove around tonight, there are some duplexes on street behind, row housing up the road, not that there isn't multiple-unit housing in the area because there is. If we are trying to keep seniors and families to live here, things have to be built. MPS has not reviewed for 18 years. It is outdated. We need housing. Mortgage interest rates are increasing. Most people local will not get a mortgage because of interest rates. Affordable rent, local – a good use for the school. The community has several parks, maybe should have a small park there – who would look after it? There are already several that the County looks after in the community. Is there a need for another one? Who pays for it, upkeep? Equipment inspection? What is there and what can reasonably be done with it. Rezoning, to identify those PIDs –some are small. Not all single family dwellings in that area.

*Hubble* – interesting process. Thanks to the public for showing up and expressing thoughts. Against moving this further. Re 6.8 changing character of the neighbourhood, of two minds about that. The people who live there see it as a changed. Additional housing would be helpful and good location. 9.3.2.d, arterial road – impacts the rest of the R1 zones in Bridgetown. That would open other R1 zones for development- would set a precedent. Making all of the land R2 – not approving a development, recommending approval of a zoning change. Any future owner could develop multiple buildings on those 4 different properties as long as they meet the zoning requirements. Without the access to Centennial Drive, an arterial street, doesn't seem practical. Loss of current amenities – use of the open space for play, etc. appreciates developer interest in talking to the community about that. Changing to R2 is a permanent change, which brings as-of-right usages that any future owner could do. potential to get that land to connect to Centennial Drive which is a collector, to prevent removing that section from the bylaw, allowing this development to move forward, but not put other R1 zones in jeopardy. When we take out 9.3.2. d – in future, any R1 property looking to rezone to R2 would not have to meet that criteria.

*Stronach* – these revisions will only stand until the county wide land use plan is complete. Possible but not probable. Council could also defer any application until after the countywide plan is complete.

*Prout* – thanked all for coming out and making thoughts known. Not something we do willy-nilly. Have been working on this for quite some time. Most residents elected your councillor to make hard decisions. This is one of those decisions. What is easy is not always right, what is right is not always easy. In favour of this change. Tough call. Not a resident of Bridgetown. To move forward. Demolition is expensive. Time to do something to address housing. This is the best way to move ahead.

*Sheridan* – not an easy decision. Understands. If left zoned institutional, rehabs, etc could go in there. Because of housing crisis, totally supports this project. Has looked on line at the applicants other renovation projects. This is the right thing to do.

*Longmire* – thanked everyone who came and those who could not come. Difficult to determine what is right. Can sound busy and frightening. Learning about rezoning as we go. None of what we have done has been done in haste but with good intention. This is about the many. Housing is at an absolute crisis in this province. Families and seniors need appropriate housing. Old school is magnificent. This proposal, although missing some details, he projected his intention. His comment on working with the community, hopes he intends to follow through with that. Looks for beautification. Wants to see growth. Won't grow if these properties become unsafe. We are trying to wade through all of that, safety, liability, growth, development, growth for the future. All comments are valid. Everyone here wants to move forward in the best way possible.

*Redden* – has some questions for the Planner. Only 2 other R2 zones – what are the restrictions? Height, setbacks? *BL* – limitation 12,000 sq ft for 4 units, additional for larger. Restricts development of apartment buildings. Parking is considered, front lot requirements, rear yards, side yards, etc. height limit of 3 stories. All building in R1 and R2 have max height of a 3 storey building. *Redden* – split zoning – can you build on the second lot without running into the R2 zone? Split zone? *BL* - No, odd shape, split zoned. *Redden* – this school lot – does it meet requirements for R2? *BL* – does currently meet the setbacks laid out because it is existing, can be redeveloped as long as footprint does not change. Already institutional. *Redden* - If it was R2, could that building be built? *BL* – in theory, yes, variances could be granted for setbacks. Might not meet necessary requirements.

*Redden* – in 6.5 – as read by a resident, states we should look at rezoning “*in the scope of a town, not the scope of a community.*”

*Redden* – re sewer backups in the area – disconcerting! Will have other questions about that if it gets to council! Not an easy decision. Housing crisis, is disconcerting. Massive need for housing, probably not single family dwelling housing. The LUB is from 1982. 40 years old. No significant review. World is now a different place. Respect for the opinions of everyone. People move here for specific reasons. Likes this area. This is not a new building. May change the feel of the community. Currently in favour of the motion, but support is subject to change.

*Barteaux* – comments have already been stated. R2 zone – page 10, can be used for any permitted use in R2 zone? *BL* – i.e. all R1 uses, apartment, boarding houses, homes for special care, aged, nursing homes, senior complex, offices, as well as some by development agreement. *CB* with shortage of housing we need to look at affordable housing and the creation of that. This is one way we can do that. Single family dwellings as a proposed alternate, the lots are pretty small to have a single family dwelling, and lower classification of housing. If tear down the school, it is a cost to the county, is there a good return and who renters would be? Can't assume we will have reprobates. Creating affordable housing for those around us, want to look after county residents. No crystal ball, can't know who would move in – but same for single family dwellings. In favour of redevelopment. Getting institutional out of the neighbourhood.

*LeBlanc* – thanked all for being here. An opportunity to refurbish a building, and he is willing to work with the community regarding a safe park, etc. Difficult for those who have lived there for a long time. The planning review will be going forward and there may be even more changes. If we can make a little piece be important to those who need housing to come to or stay in the community, we need to



work together for that. It is possible. We all debate these questions and have listened to every comment here tonight. It gives us more to think about.

*Hudson* – whatever proposals will have pros and cons.

*Hubble* – hears members speaking as councillors, not PAC members. Whether we agree or not with it. Affordable housing, return on investment, are not questions in front of this committee.

*Rachel Humphreys left 9:30 p.m.*

*Hudson* - appreciates all comments made. There is no crystal ball. Supports the application.

- **Next Steps** – Planner Brendan Lamb noted the following:
  - Pending a positive recommendation from the PAC, goes to council for first reading for intent to amend the LUB.
  - Council sets date for public hearing
  - Council makes recommendation at that time to approve or reject the application to amend.
  - Clerk will place Notice
  - There is an Appeal process with NS Utility and Review Board
  - If there is an appeal, the matter goes through an appeal period and goes to the Minister.

• **Recommendation**

It was moved by Councillor Hudson, seconded by Councillor Sheridan, that following the full consideration of the related goals, objectives and policies of the Bridgetown Municipal Planning Strategy, and upon receiving a favourable recommendation from the Bridgetown Area Advisory Committee, the Annapolis County Planning Advisory Committee recommend that Municipal Council give first reading to amend the Bridgetown Land Use Bylaw (LUB) by 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 proposed redevelopment plan submitted by CMH for the former school to a multi-unit residential development consisting of sixteen (16) two-bedroom apartments and three single unit residential dwellings.

*Hubble* – introduced a procedural item that may assist in resolving some tensions.

C. Hubble moved, seconded by Councillor Redden, to divide the main motion so that the rezoning of each open space PID can be considered separately from the rest of the motion. **Motion lost**, 2 in favour, 9 against.

The Question was called on the original motion,  
Motion carried, 11 in favour, 1 against.

**Closing Comments and Adjournment**

The Deputy Warden thanked everyone for their participation and declared the meeting adjourned at 9:54 p.m.

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Warden

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Municipal Clerk



# STAFF REPORT

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**Report To:** Planning Advisory Committee  
**Meeting Date:** September 21, 2022  
**Prepared By:** Planner Victoria Hamilton  
**Subject:** Application to Amend Bridgetown MPS & LUB – 271 Granville Street,  
PID 05149976

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## RECOMMENDATION:

That Municipal Council give First Reading of its intent to amend the Bridgetown Land Use Bylaw Map to rezone the land identified as parcel PID 05149976 at 271 Granville Street in the Community of Bridgetown, from the Institutional (I1) Zone to the Downtown Commercial (C1) Zone.

## LEGISLATIVE AUTHORITY:

*Municipal Government Act S. 204, 206, 210, 219 and 2021*  
Bridgetown MPS Policies – 23.5 & 23.7  
Bridgetown LUB – Part 9.3.2

## BACKGROUND

On June 22, 2022 staff received an application requesting an amendment to the Bridgetown Land Use Bylaw at the site of the former Town Hall in Bridgetown. The application was referred to the Bridgetown Area Advisory Committee on July 12, 2022 for comment

The amendment requests the rezoning of 271 Granville St, identified as Parcel PID 05149976 from the Institutional (I1) Zone to Downtown Commercial (C1) Zone.

Land Use Map amendments are considered a simple land use bylaw amendment, and under the *Municipal Government Act (MGA)* Section 210 (a) and (b) an amendment to a Land Use Bylaw that:

- a. is undertaken in accordance with the municipal planning strategy; and
- b. is not required to carry out a concurrent amendment to a municipal planning strategy.

## DISCUSSION

The amendment requests the rezoning of 271 Granville Street, Bridgetown, identified as parcel PID 05149976 from the Institutional (I1) zone to the Downtown Commercial (C1) zone. The proposed new use for the building will include a textile studio with a showroom on the main floor and an apartment on the upper level.

Municipal Council viewed the request at its regularly-scheduled Committee of the Whole meeting on July 12, 2022 and referred the application to the Bridgetown Area Advisory Committee by way of Council Motion 220719.10

The Bridgetown Area Advisory Committee met on September 6, 2022 and passed a motion recommending that Municipal Council amend the Bridgetown Land Use Bylaw zoning map to include the land identified as parcel 05149976 in the community of Bridgetown from the Institutional (I1) zone to Downtown Commercial (C1) zone. The map amendment will permit the reuse of the property from the former Town Hall to a mixed use development.

### **POLICY IMPLICATIONS**

Amendments of this nature are considered a Land Use Bylaw amendment, and under the *Municipal Government Act* s. 210 it does not require an amendment to the Municipal Planning Strategy and instead, an amendment of the Land Use Bylaw must be done in accordance with the Municipal Planning strategy.

The Bridgetown Municipal Planning Strategy has three parts that must be considered when amending the Land Use Bylaw for a residential, mixed use development.

#### Part 6.5

In considering an amendment to the Land Use Bylaw 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 Bylaw 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 former use as a Government Office, the existing infrastructure including central sewer, water systems and road network are still adequate to handle the proposed change in use from Institutional (I1) to Downtown Commercial (C1). Additionally, the future land use map identifies this area as a Downtown Commercial zone. Even with the proposed increased in the residential density of the area, it will have less impact on the community in the form of noise and traffic than the previous use as only one residential unit will be created as opposed to the number of employees and community members who used to frequent the building.

Therefore, the proposed application meets the requirements set out in the Municipal Planning Strategy.

### **NEXT STEPS**

Pending a favourable recommendation from the Planning Advisory Committee, the next step in the amendment process is that Municipal Council would give 1<sup>st</sup> reading of its intention to amend the Bridgetown Land Use Bylaw to rezone the land identified as parcel PID 05149976, in the Community of Bridgetown from the Institutional (I1) zone to the Downtown Commercial (C1) zone.

Process wise, the next steps, in accordance with the *Municipal Government Act* s. 206, Council is required to hold a public hearing before giving notice of second and final reading to approve a Land Use Bylaw amendment. As per *Municipal Government Act* s. 206 the Public Hearing notification is required to be advertised in the Annapolis Valley Register at least once a week for two successive weeks with the provision that the first notice is published at least 14 days prior to the date of the public hearing.

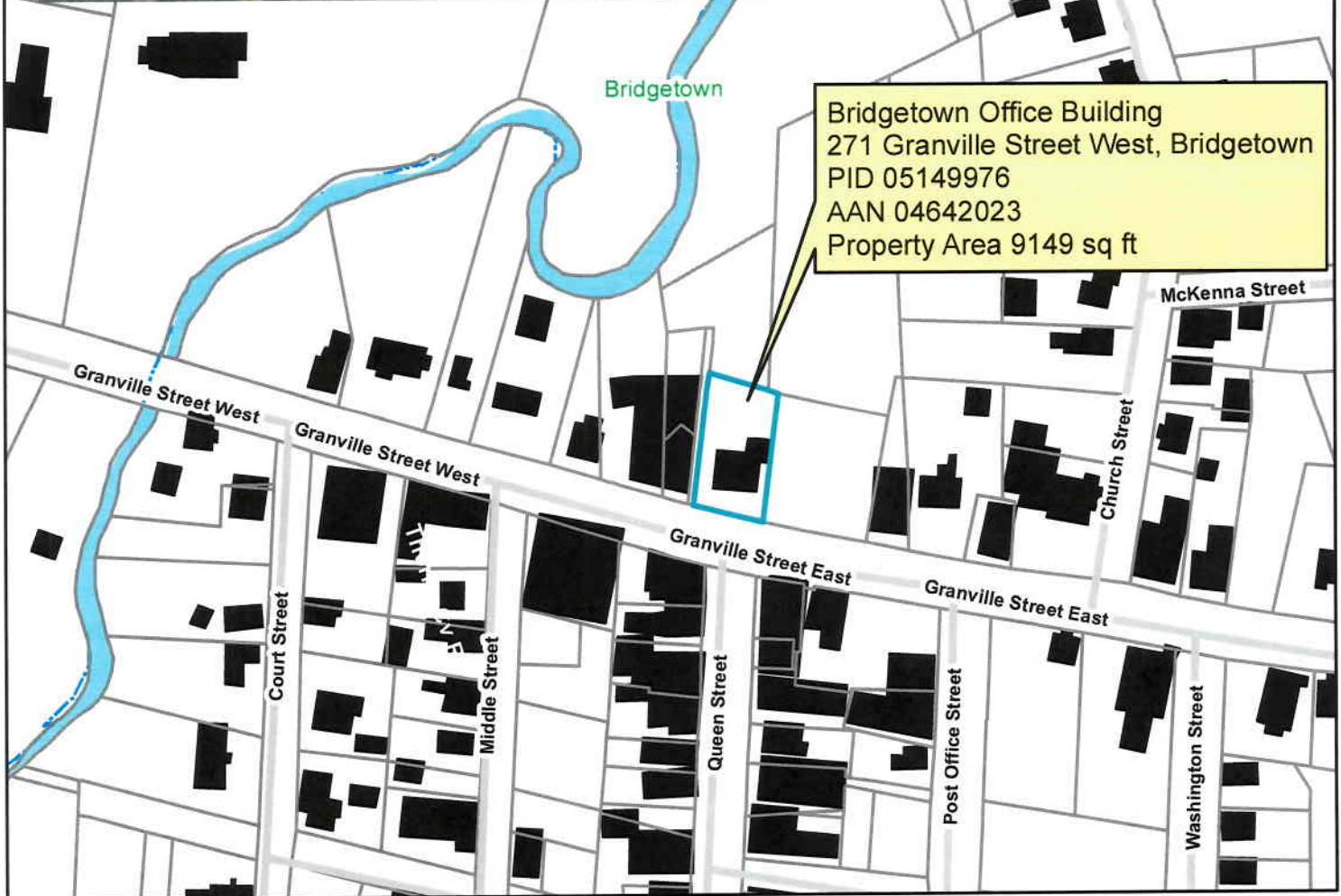
**ATTACHMENTS**

Site map  
Primary concept design for interior  
Bridgetown Municipal Planning Strategy and Land Use Bylaw excerpts

**Report Prepared by:** Victoria Hamilton,  
Municipal Planner

**Report Reviewed by:**   
Manager of Inspection Services

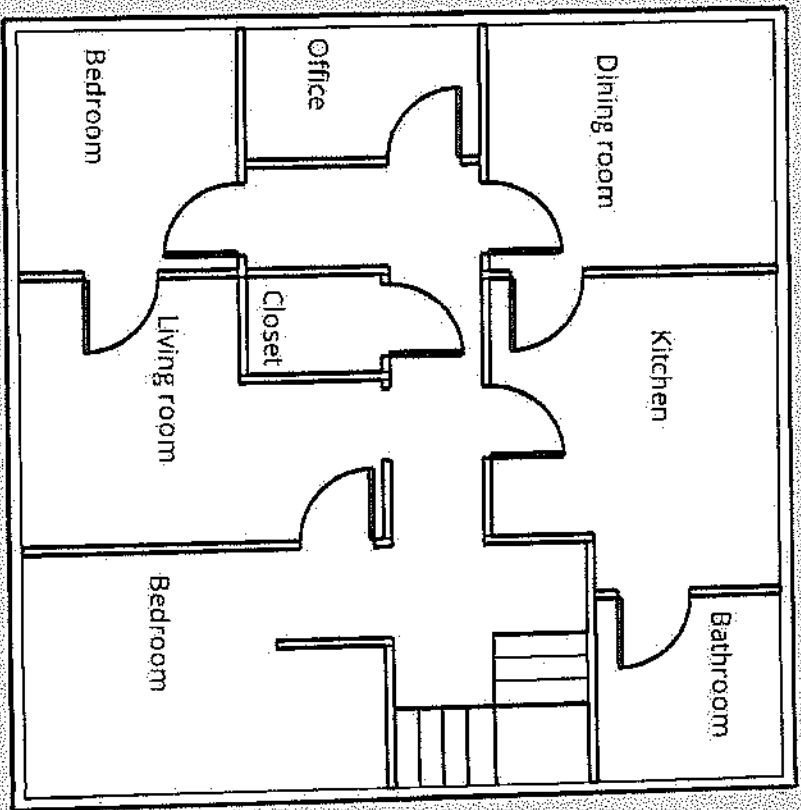
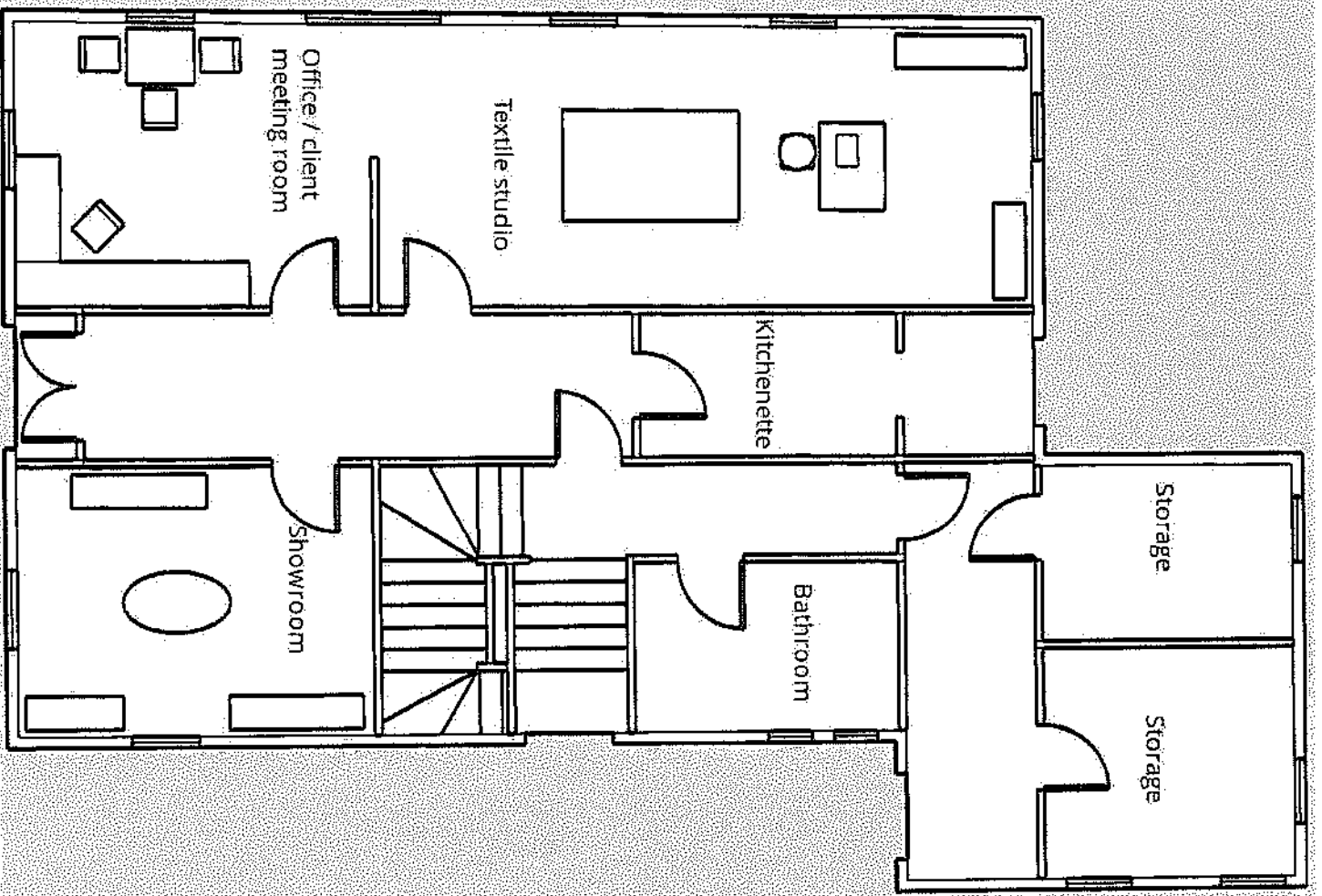
**Report Approved by:**   
Interim Chief Administrative Officer



Bridgetown Office Building  
271 Granville Street West, Bridgetown  
PID 05149976  
AAN 04642023  
Property Area 9149 sq ft

1:2,000





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Ideally, new development should occur only when central water and sewer services and roads are available or their extension is reasonable. Financial and other constraints may therefore preclude certain developments. It is appropriate to occasionally permit low density development where services are not available and Department of Environment Standards can be met.

6.6 Single family detached farm dwellings may be constructed on two hectare lots even though they cannot immediately be provided with central water and sewer services. In areas that are presently built up, Council may permit single detached and duplex dwellings without both central water and sewer services subject to larger lot size requirements and may permit single detached and duplex dwellings without central water services. Unserviced and partially serviced lots must meet Department of Environment development standards and must be infill lots that are not easily serviced or rural single detached farm dwellings. All other developments shall be permitted only where central sewer and water services are available.

6.7 Designated residential areas shall be zoned as:

Residential Light Density	(R1)
Residential Multiple Density	(R2) or
Residential Rural	(R3)

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 known that the Town has a strong residential tradition and that residential uses are typically compatible with a wide range of other land uses. It has further become evident that good quality residential redevelopment cannot always meet the standards of residential zoning, particularly when lot sizes, shapes and access are established and developed centuries ago. Given this fact and the non-conformities it produces in redevelopment planning efforts, the Town will establish comprehensive development districts known as "Residential Rehabilitation Areas". The Residential Rehabilitation Area CDD is to be applied specifically for the redevelopment of non-residential properties to multiple residential or the development of commercial/residential mixed uses. Any development in these areas can only be undertaken after a development agreement with the owner of the property proposed to be developed has been entered into with the Town.

On Church Street, the Future Land Use Map shows as CDD, a significant existing non-residential development that cannot easily be re-located and should not be made non-conforming. Where such uses are not greatly incompatible with future residential development, provision should be made for them to continue adjacent to or even as part of residential development provided they can be made to minimize any undesirable impacts. As the necessary steps to minimize conflict will almost certainly differ in each case, development agreements are an appropriate planning tool. Typical non-residential uses of low impact on adjacent residential areas can include warehousing and storage, small assembly operations, some light manufacturing applications such as electronics, and business or governmental offices.

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Highway commercial uses are not normally permitted in a residential area because of the land use conflict and excessive vehicular traffic generated. However, in Bridgetown, an existing highway commercial use, the Bridgetown Motor Hotel, is located in a designated residential area. Council has considered whether this use could be zoned residential, making it non-conforming; whether the use could be highway commercial; or whether the use could be specifically permitted as an additional use allowable within the residential zone. Making the use non-conforming restricts more than Council considers essential, while zoning the use as highway commercial could permit more incompatible uses to be developed on the property. Council therefore chooses the third alternative, allowing the use to continue and to be rebuilt, but allowing it only to be changed to uses permitted in a designated residential area. This compromise solution is an attempt to avoid undue hardship without permitting serious land use conflict to develop.

- 6.18 Council shall permit the existing highway commercial use (Bridgetown Motor Hotel) in a designated residential area, provided that:
- (a) the use shall not be expanded to cover an area of land greater than the lot so used at the time of the adoption of this Plan;
  - (b) the use shall not be converted to any use other than that existing when this Plan is adopted, except for a use permitted under the accompanying By-law in an R2 zone and if the use is converted to another permitted use, the property may not again be used for a highway commercial use;
  - (c) the erection, expansion or reconstruction of any building or structure used or intended to be used for an existing highway commercial use shall meet the least restrictive of:
    - (i) the requirements of the C2 zone; and
    - (ii) the existing yard depths;
  - (d) once the use is converted to another use permitted in the R2 zone, Council shall consider amending the Land Use By-law to delete the existing use as a permitted use in the R2 zone.
- 6.19 It shall be the policy of Council to permit existing residential uses in the downtown commercial area to continue, but Council shall limit new residential development. Existing residential uses within the designated downtown shall be zoned residential R1 or R2 according to the present use.
- 6.20 Land zoned residential within the downtown commercial area may be rezoned to commercial, but land zoned commercial may not be rezoned to residential unless the property was formerly zoned residential, continues to have a structure readily usable for residential purposes, and has experienced extended vacancy. Land zoned residential may not be rezoned to any other residential zone.
- 6.21 Dwelling units are permitted in the areas zoned commercial in the downtown commercial zone, provided that if a dwelling unit is located on a parcel fronting Queen Street or Granville Street that it is located above or to the rear of the first storey of another permitted use.
- 6.22 It is the intention of Council to consider applications to develop grouped dwellings in the Residential Multiple (R2) Zone by development agreement in accordance with the evaluative criteria set out in Policy 23.7.1. In considering such agreements Council shall have regard to Policy 23.6.3 and have particular regard to the impact the proposed development will have on surrounding neighborhood uses, particularly the adjacent residential uses, and the existing development pattern of the area in terms of architectural compatibility, parking, traffic circulation, road capacity, site access, landscaping, setbacks and the provision of municipal services.



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## PART 12 - DOWNTOWN COMMERCIAL (C1) ZONE

### 12.1 Uses Permitted

No development permit shall be issued in a Downtown Commercial (C1) zone except for one or more of the following uses:

- amusement arcade
- art galleries
- bank and financial offices
- barbershops
- beauty parlours
- bottle exchanges
- building supply outlets
- business and professional offices and buildings
- commercial schools
- dressmaking and tailoring uses
- dry cleaning or laundry depots
- dwelling units provided that if they are located on a parcel fronting on Queen Street or Granville Street that they are located above or at the rear of the first storey of another permitted use
- existing highway commercial uses subject to the requirements below
- fitness centres
- government administrative offices and services
- laundromats
- libraries
- liquor outlets
- manufacturing uses under 1,208 m<sup>2</sup> (13,003.2 sq.ft.) in connection with a retail outlet
- manufacturing, warehousing and assembly uses on present or former railway properties
- medical clinics
- music studios
- parking lots and parking structures
- parks & playgrounds
- photography studios
- private reception, banquet and meeting facility
- repair shops (excluding automotive repairs)
- retail stores and shops
- restaurants and eating establishments
- shoe repair shops
- tanning salons
- taverns
- taxis and bus stations
- tearooms

### 12.2 Zone Requirements

In a Downtown Commercial (C1) zone, no development permit shall be issued except in conformity with the following requirements:

Minimum rear yard	3 m (9.8')
Maximum height of main building	11 m (36.0')

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## **PART 6 - RESIDENTIAL POLICY**

The majority of the built environment in Bridgetown is used for residential purposes. The housing stock consists of sometimes grand historic homes, older homes and a number of newer dwellings. It is a characteristic of the Town that virtually all residential uses are well maintained. Single detached dwelling units predominate, but there are a number of semi-detached dwellings, duplexes, apartments, boarding houses, bed and breakfasts and an inn. A number of these are converted older homes. Rowhouse developments are limited to the housing provided for senior citizens through efforts of the Town and the Provincial Government. There are no mobile homes in Bridgetown. All areas of the Town are safe, enjoyable and within relatively easy walking distance of the downtown, schools and recreational facilities.

At present, there are only a few incompatible land uses within the existing residential areas.

### **Council's Residential Goal**

*Council's goal is: to assist in the provision of a variety of living environments for the people of the Town which are compatible with the existing pattern of development.*

### **Council's Residential Objectives**

*Council's objectives are: the protection and maintenance of existing residential areas, long range planning and management of future residential areas, planning and servicing new residential areas, co-operation with senior levels of Government to improve housing and residential development with the establishment of residential land use standards.*

- 6.1 It shall be the policy of Council to designate those areas shown on Map A, the Future Land Use Map, for residential development.
- 6.2 Designated residential areas shall be developed and maintained primarily for residential purposes and may include uses compatible with residential uses, including parks and playgrounds, secondary business uses, bed and breakfasts, inns, boarding houses, rooming houses, funeral parlours and existing highway commercial uses.
- 6.3 Recreational uses, institutional uses and service/utility uses may be permitted in designated residential areas by amendment to the Land Use By-law.
- 6.4 The undeveloped areas designated as residential on Map A, the Future Land Use Map shall be zoned Residential Light Density (R1) or Residential Rural (R3). Existing agriculture and low density residential uses shall be conforming.
- 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.



COUNTY of ANNAPOLIS  
NATURALLY ROOTED

# BOARDS and COMMITTEES

## Recommendations

### AdHoc, Standing, and Advisory Committees

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**To:** Annapolis County Planning Advisory Committee

**Meeting Date:** September 21, 2022

**Subject:** Recommendation from the 2022-09-06 BRIDGETOWN AREA ADVISORY COMMITTEE Meeting

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**RECOMMENDATION:**

That Municipal Council consider processing the application received on June 20, 2022, File No. 66520-35-2022-LUB-002 on behalf of the Municipality of the County of Annapolis for a Land Use Bylaw Map Amendment; to rezone the land identified as parcel PID 05149976 at 271 Granville Street in the Community of Bridgetown from the Institutional (I1) zone to the Downtown Commercial (C1) Zone.