

# COUNTY *of* ANNAPOLIS

NATURALLY ROOTED

## PUBLIC HEARING #2

### Annapolis County - Land Use Bylaw and Municipal Planning Strategy Map Amendment – 33 Parker Mountain Road, Granville Ferry

## AGENDA

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**Time:** 11:00 a.m.

**Date:** Tuesday, March 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 an application to amend the Annapolis County Land Use Bylaw Zoning Map from Low Density Residential (R1) Zone to General Mixed Use (MX) Zone. of Council regarding the heritage deregistration.

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: Annapolis County 2024-LUB-001: Annapolis County - Land Use Bylaw and Municipal Planning Strategy Map Amendment**

*Information Report* – B. Boateng

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

1<sup>st</sup> call for comments against the application

2<sup>nd</sup> call for comments against the application

3<sup>rd</sup> call for comments against the application

1<sup>st</sup> call for comments in support of the application

2<sup>nd</sup> call for comments in support of the application

3<sup>rd</sup> 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

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**Report To:** Municipal Council  
**Meeting Date:** Tuesday, March 18, 2025  
**Prepared By:** Barbara Boateng, Manager of Planning  
**Subject:** File No. 66520-35 Annapolis County 2024-LUB-001: Annapolis County - Land Use Bylaw and Municipal Planning Strategy Map Amendment.

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## RECOMMENDATION:

That pursuant to the first reading given on February 19, 2025, in accordance with the recommendation for approval from the Planning Advisory Committee and after holding a Public Hearing thereon, Municipal Council give second and final reading to consider an application submitted by Mr. David Hebb to rezone the property located at 33 Parker Mountain Road (PID 05015698) from Low Density Residential (R1) Zone to General Mixed Use (MX) Zone which will require an amendment to the Future land use Map designation from Residential (RES) to Mixed Use (MX).

## LEGISLATIVE AUTHORITY:

Municipal Government Act Sections 204, 206, 210, 219, 221, 240 and 247  
Annapolis County MPS Policies, 4.2, 7.3 and 7.4  
Annapolis County LUB Part 5  
Policy 113 Public Participation Policy (PPP)

## CURRENT STATUS

At the January 7, 2025, Planning Advisory Committee (PAC) meeting, PAC moved the motion that Staff to hold a Public Information Meeting (PIM) to consider the subject application.

Prior to the PIM, a sign was posted on the subject property outlining the proposal and information about the and Public Information Meeting and Public Hearing. Notice of the amendment has been published on the County's website and mailed to property owners within 200ft of the property.

A PIM was held on January 21, 2025, at 3pm at the Boardroom of the Municipal Office to review the application and respond to public questions. Five members of the public attended the meeting. Members of the public in attendance had no major concerns with the proposal. General questions from the public were about the scale and future impacts of the amendment. The applicant answered the questions and staff addressed concerns of the Mixed-Use zone provisions. Details of the PIM is attached to this report.

At the second meeting on February 3, 2025, the PAC recommended that Municipal Council give first reading to the amendments.

## BACKGROUND

Staff received an application from Mr. David Hebb to rezone 33 Parker Mountain Road (PID 05015698) from Low Density Residential (R1) Zone to General Mixed Use (MX) Zone which will also require an amendment to the Future land use Map designation from Residential (RES)

to Mixed Use (MX). These amendments will enable an existing repair garage/ shop to commence operation and allow the owner to utilize the facility.

The subject property is approximately 2.07 acres located on Parker Mountain Road, north of Highway 1 in the Annapolis County Planning area. Land uses within this portion of the network include a mix of residential, repair shop and other commercial operations. Neighbouring properties are zoned MX and R1. Currently, on the property are a 30 X 60 steel dome (main structure which was used as the repair shop) and a temporary shed (to be removed).

### **PROPOSAL**

The subject property was used as repair shop since 1979 until the owner decided to discontinue in 2018. During the plan review for the Annapolis County MPS and LUB (effective April 2024), the business had stopped operating, and the property was zoned R1 which does not permit a repair shop. Had the business been in operation during and after the new Annapolis County LUB and MPS, this property would have been treated as non-conforming, and the owner could have carried on with his business.

However, pursuant to Section 240 (c) of the MGA, a nonconforming use of land may not be recommenced, if discontinued for a continuous period of six months. For this reason, the proposed amendments will allow the owner to carry out their repair garage/shop.

### **DISCUSSION**

According to Section 2.1 of the MPS, economic and natural resources related issues ranked fourth of the ten priorities of issues in the County identified in the County. This necessitates the need to increase opportunity for more local employment to sustain the growing population and economy. Additionally, to achieve the County of Annapolis 2023-2027 Strategic Priorities, supporting new growth and the retention of our businesses is vital to economic growth and development

The proposed amendments are compatible with the neighborhood and land uses. It also meets the amendment criteria and the intent of the Mixed-Use zone and designation which identifies the mixed use designation as supporting a mix of low-density residential with compatible wide range of commercial and light industrial uses.

As part of the amendment process, the proposal was reviewed by the municipal operation department, GIS and Building Inspection Department. These departments had no concerns with the proposed amendments.

### **CONCLUSION**

The structure for the repair shop is existing and requires to be zoned appropriately for the use. In consideration of the above and its consistency with the intent of the MPS and Strategic Priorities, staff is comfortable with the proposed map amendments.

### **FINANCIAL IMPLICATIONS**

N/A

### **POLICY IMPLICATIONS**

The proposed amendments meet the policies and requirements of the MGA, LUB, MPS and PPP.

### **ALTERNATIVE OPTIONS:**

1. That Municipal Council does not move forward with the application.
2. That Municipal Council request additional information on a specific concern.

**NEXT STEPS**

After the Public Hearing, if approved, Municipal Council is required to hold second and final reading of their intention to amend the Annapolis County Land Use Map and Future Land Use Map. Following Council’s stated adoption of the map amendments to the Land Use Bylaw and the Municipal Planning Strategy, the Municipal Clerk shall post a notice on the County’s website for at least 14 days stating that the amendment has been adopted and setting out the right to appeal.

The amendments will be effective when the appeal period has elapsed, and no appeal has been commenced or when all appeals have been abandoned or disposed of or the amendment has been affirmed by the Appeal Board.

**ATTACHMENTS**

- Site Location Maps
- Public Information Meeting Notes
- Proposed Zoning Map & FLUM
- Annapolis County MPS & LUB Excerpts

**Report Prepared by:**

Barbara Boateng, Manager of Planning

**Report Reviewed by:**

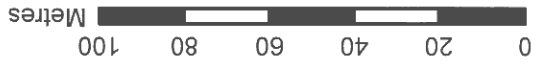
Linda Bent, Director of Planning & Inspection Services

**Approved by:**

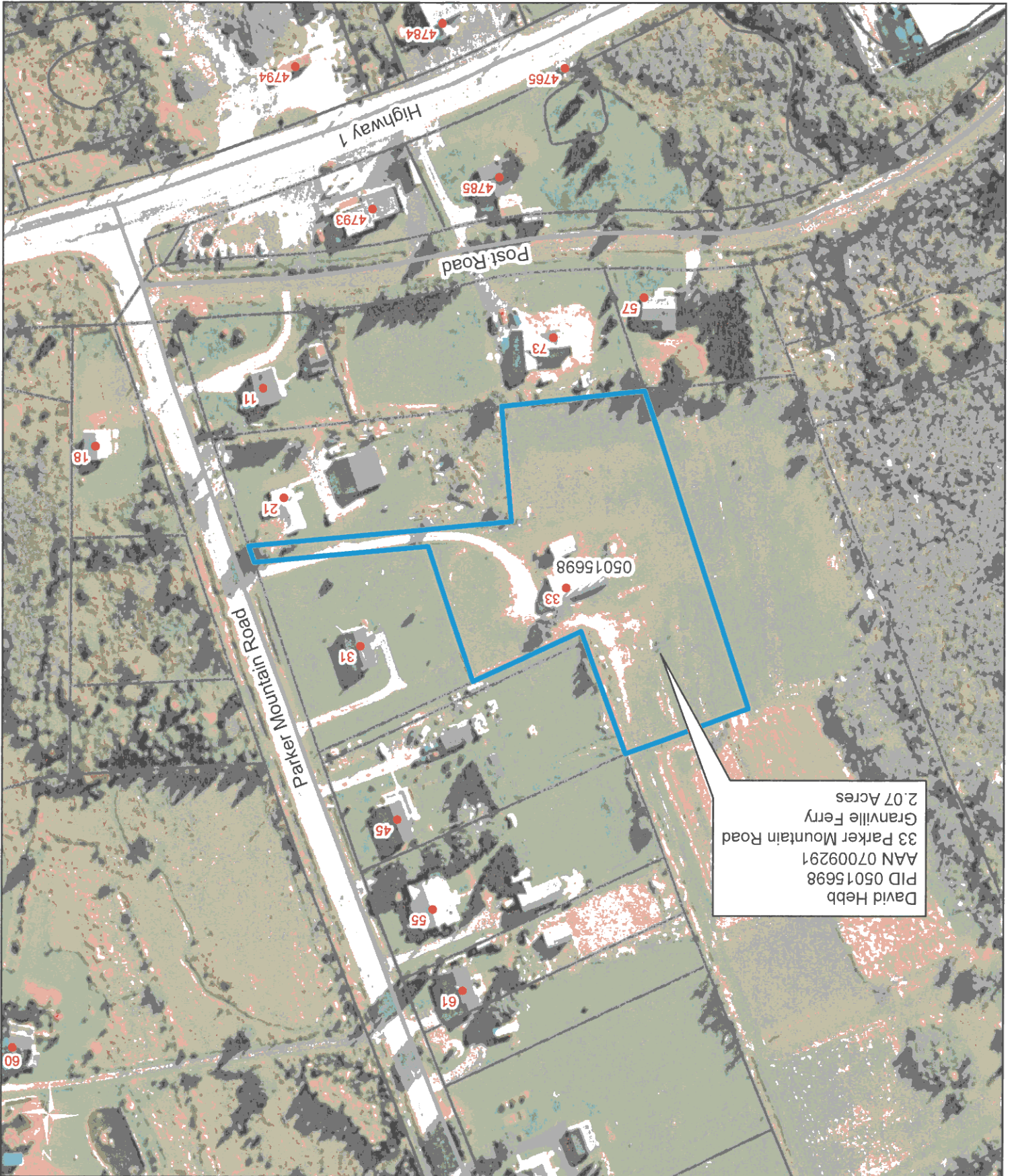
**Approval Date:**

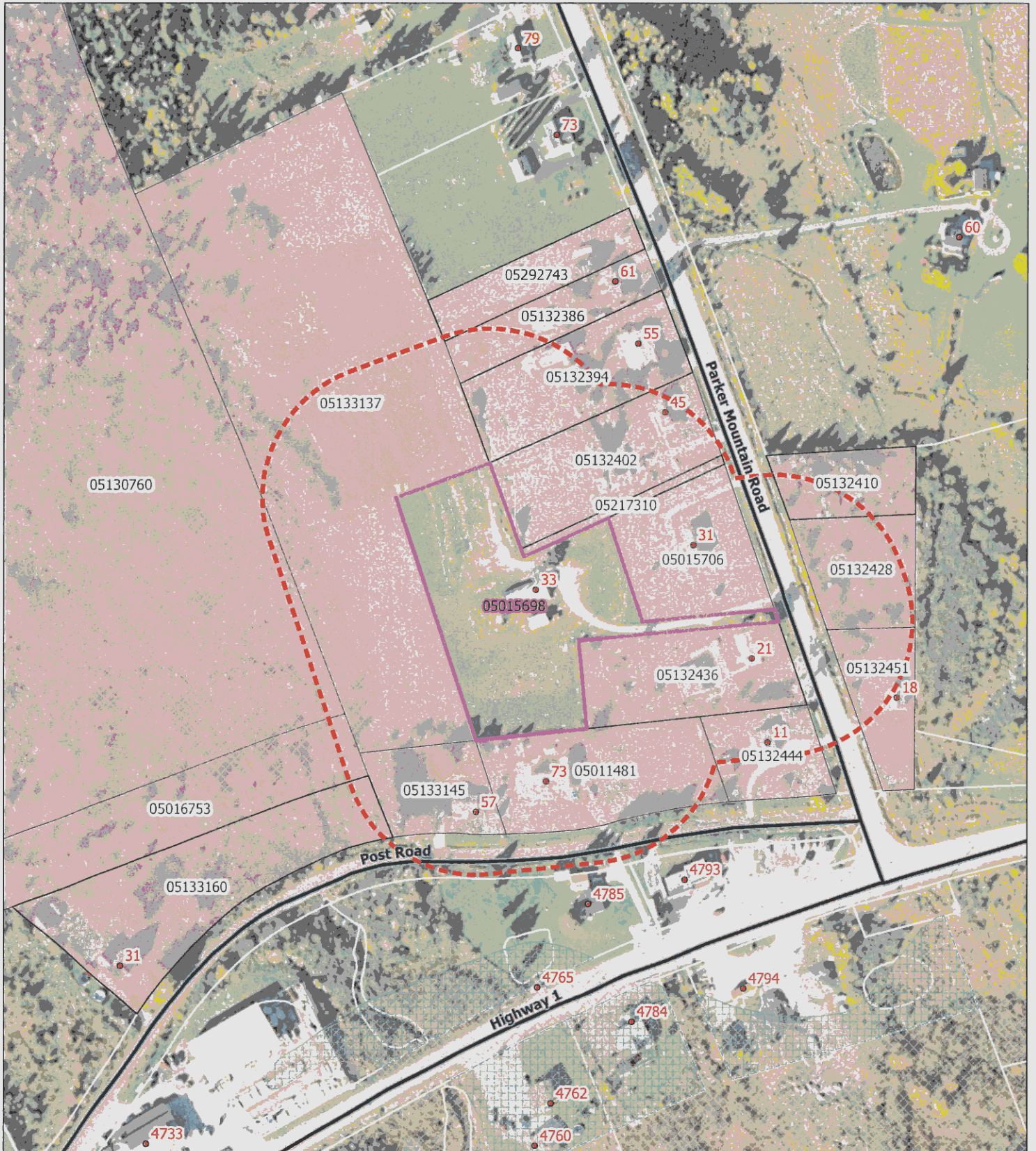
Chris McNeill,  
Chief Administrative Officer

(Date)



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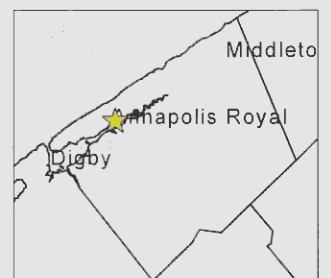
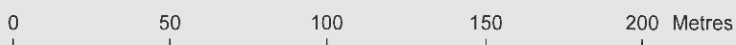


### Site Plan Location Map

- Civic Number
- Named Roads
- ▭ 33 Parker Mountain Road
- - - 200 ft Buffer
- ▭ Properties within 200 ft



Scale: 1:2,300



## PUBLIC INFORMATION MEETING NOTES

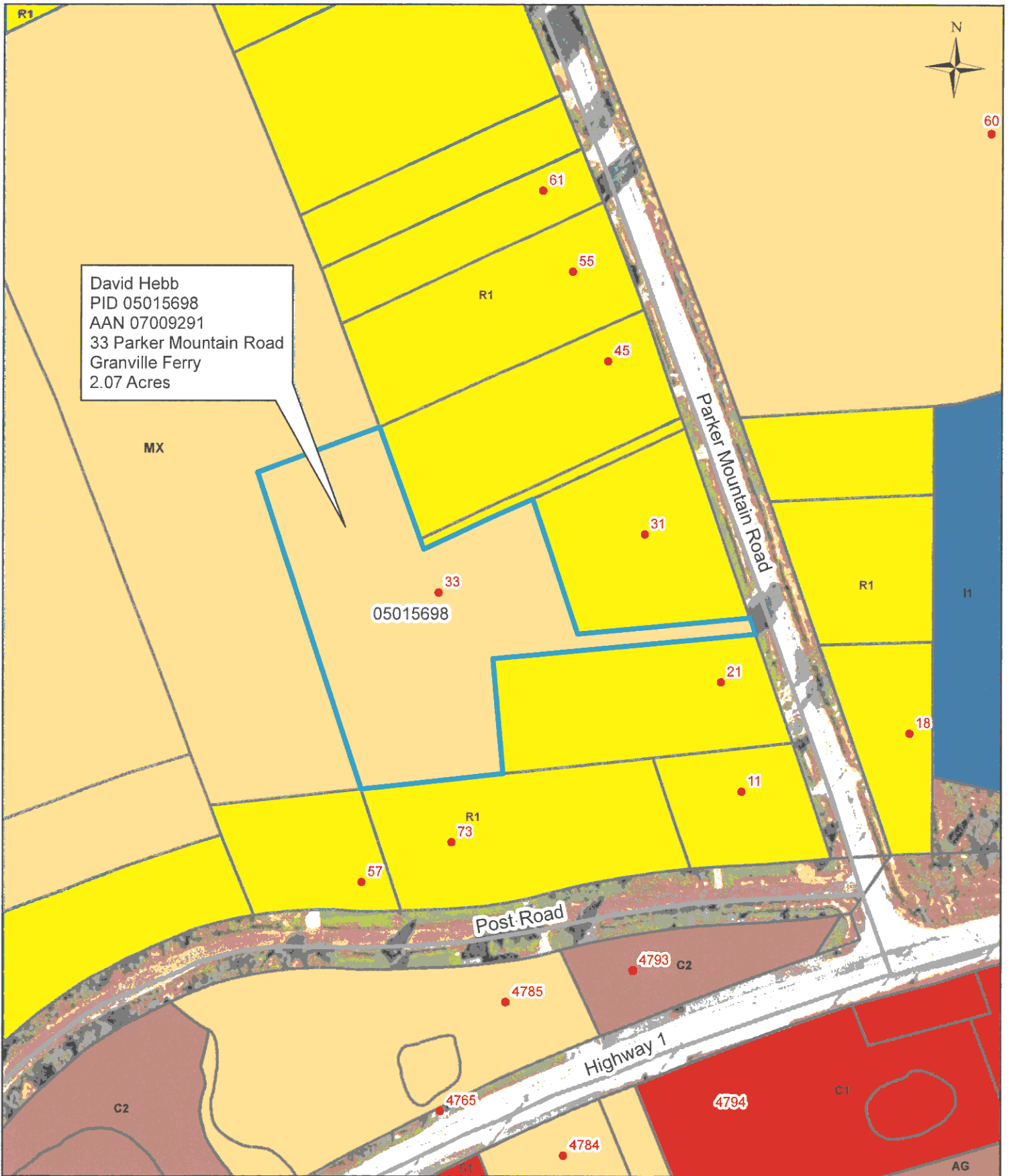
33 Parker Mountain Road (PID 05015698)

File No. 66520-35 Annapolis County 2024-LUB-001: Annapolis County - Land Use Bylaw and Municipal Planning Strategy Map Amendment.

Meeting date and Time	January 21, 2025, at 3:00pm.
Venue	Boardroom, Municipal Office, 752 St. George Street, Annapolis Royal.
Attendance	<p>Four (4) members of staff:</p> <ol style="list-style-type: none"> <li>1. Linda Bent (Director of Planning)</li> <li>2. Barbara Boateng (Manager of Planning)</li> <li>3. Jeremy Banks (Planner)</li> <li>4. Jay Hallett (Development Officer)</li> </ol> <p>Five (5) members of the Public including the Applicant.</p>
Presentation	<p>Overview &amp; Introduction</p> <p>Barbara reviewed the agenda and staff presentation</p> <ul style="list-style-type: none"> <li>• Application to permit a repair shop on a parcel that stopped operation for a period of more than 6 months.</li> <li>• Staff support the request</li> <li>• Next steps include sharing comments with PAC on Feb 3 before sharing with Council consideration and decision</li> <li>• Another opportunity for public input shall happen at a public hearing before council.</li> </ul>
Comments	<p>3 members of the public spoke during the Public Information Meeting.</p> <p>1) Curley, 57 Post Road, asked:</p> <ul style="list-style-type: none"> <li>• What would going in there? A return to original use was fine by him.</li> <li>• What does 'if the property changes hands' mean?</li> </ul> <p>Mr. Hebb (applicant) answered that: The property will be restored to the original use as it was before. The scale of business is not intended to change.</p> <p>Barbara answered further that Change of hands means new ownership.</p>

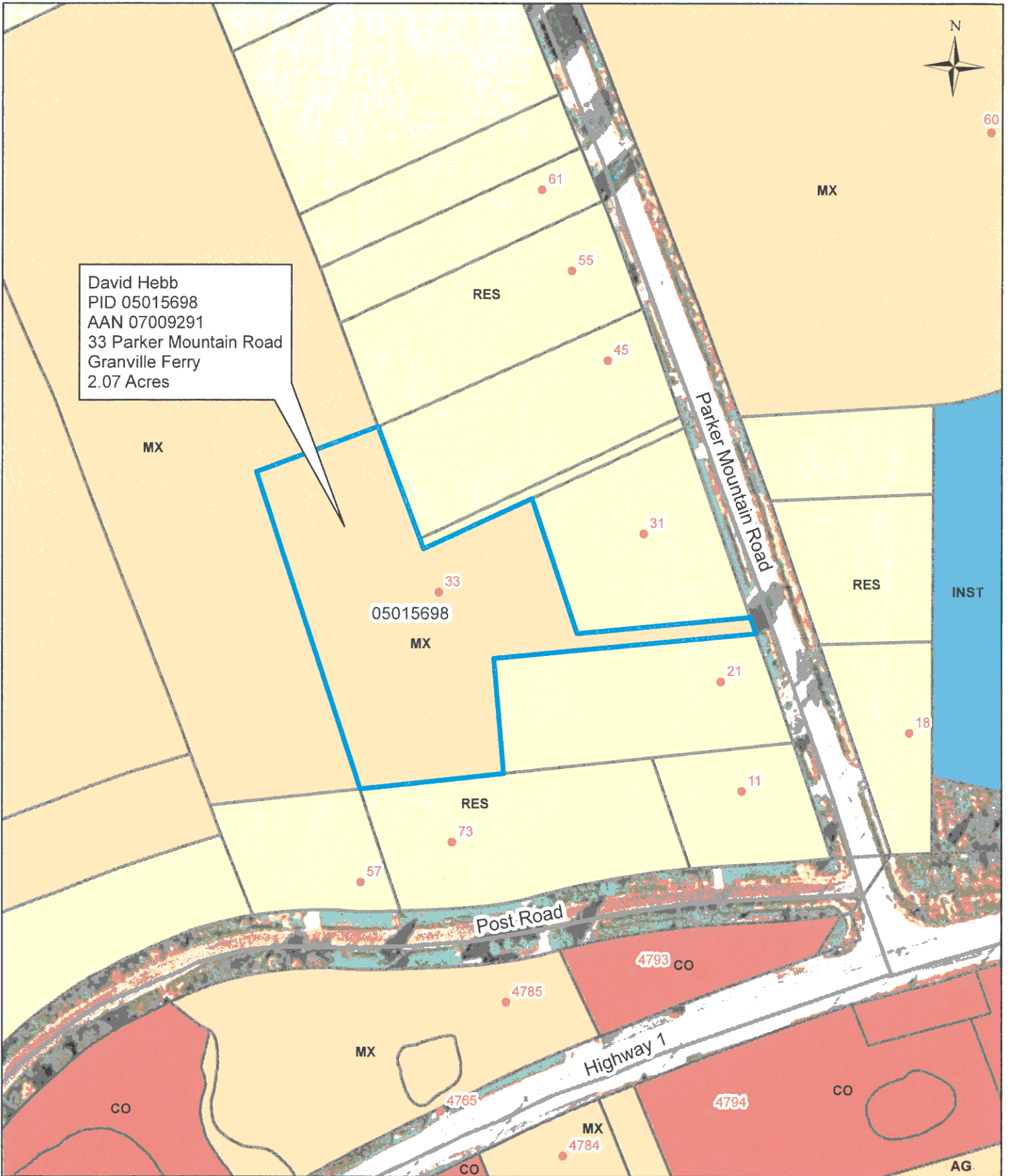


	<p>2) Mr. Longmire(father) Representing Mr. Keegan Longmire (4785 Highway 1) of 73 post Road wanted to know about:</p> <ul style="list-style-type: none"> <li>• What would be going in there? As he does not want a junkyard.</li> </ul> <p>Mr. Hebb (applicant) replied that: The property was not going to be a junk yard.</p> <p>Barbara added that: From the application, the applicant intends to operate the repair as it originally was. Nothing new is going in. The MX Zone does not permit heavy industrial. Permitted uses within MX zones include low and medium density residential and light industrial uses.</p> <p>3) Morgan, 73 Post Road asked:</p> <ul style="list-style-type: none"> <li>• What are the setbacks, buffering, what does it mean if someone wants to use it for something different? Can it turn into a junkyard in an MX zone?</li> </ul> <p>Barbara replied that:</p> <ul style="list-style-type: none"> <li>• The landowner can use the property for a different use, provided that the intended use is permitted in the zone.</li> <li>• Also, the zone has provisions including setbacks and other special requirement from abutting properties.</li> <li>• The Mixed Use zone does not allow heavy industrial. This zone is compatible with residential zones and allows, light industrial uses, greenhouses, and other uses permitted in bylaw.</li> </ul> <p>No further questions were asked.</p>
Adjournment	The Public Information Meeting was adjourned at approximately 3:32p.m.



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## Part 5 ZONES

### SECTION 5.1 ZONES ESTABLISHED

Annapolis County is generally divided into the following zones, which are also referred to by the appropriate shortforms. Each land use zone has certain land uses that are permitted outright, others are conditional upon approval, and some are prohibited.

#### 5.1.1 LAND USE ZONES

Land Use Category	Shortform	Zone
Mixed Use	<b>MX</b>	Mixed
Residential	<b>R1</b>	Low Density Residential
	<b>R2</b>	Multi-Unit Residential
Agricultural	<b>AG</b>	Agriculture
Commercial	<b>C1</b>	Local Commercial
	<b>C2</b>	Highway Commercial
Industrial	<b>M1</b>	Local Industrial
	<b>M2</b>	Industrial/Business Park
Institutional	<b>I1</b>	Institutional
Parks & Recreation	<b>PR</b>	Parks and Recreation
	<b>NP</b>	Nature Park

#### 5.1.2 WATER SUPPLY PROTECTION ZONES

Land Use Category	Shortform	Zone
Lake Cady	<b>LCR1</b>	Lake Cady Lakeside Residential
	<b>LCR2</b>	Lake Cady Residential Low Density
	<b>LCR3</b>	Lake Cady Residential
	<b>LCR4</b>	Lake Cady Rural Residential
Lawrencetown & Margaretsville	<b>GW1</b>	Well Head 1
	<b>GW2</b>	Well Head 2
	<b>GW3</b>	Groundwater Supply
	<b>GW4</b>	Groundwater Buffer
	<b>GW5</b>	Groundwater General

**SECTION 5.2 PERMITTED LAND USES**

**5.2.1 LAND USE ZONES AND USES**

The following land uses are permitted in the zones indicated by the shortform to their right and are subject to all other requirements of this Bylaw.

**5.2.1.1 General**

Land Use	MX	R1	R2	AG	C1	C2	M1	M2	I1	PR	NP
<b>Residential</b>											
Single-Unit Dwellings	MX	R1	R2	AG	C1 <sup>2</sup>						
Two-Unit Dwellings	MX	R1	R2	AG	C1 <sup>2</sup>						
Multi-Unit Dwellings			R2		C1 <sup>2</sup>	C2 <sup>2</sup>					
Existing Dwellings	MX	R1	R2	AG	C1	C2	M1	M2	I1	PR	NP
Boarding or Rooming Houses	MX		R2								
Cottage	MX	R1	R2	AG							
Residential Care Community	MX	R1	R2		C1	C2					
Home Occupations ( <b>Section 4.22</b> )	MX	R1	R2	AG	C1	C2			I1		
Land Lease Communities	MX <sup>1</sup>										
<b>Agricultural</b>											
Agricultural Uses & Related Use	MX			AG							
Agricultural-related Industries	MX			AG				M2			
Agritainment Uses	MX			AG							
Animal Rescue & Rehabilitation	MX			AG							
Farm Residences	MX			AG							
Primary Forestry Use	MX	R1	R2	AG	C1	C2	M1	M2			
<b>Commercial</b>											
Auctioneering Establishment	MX				C1	C2		M2			
Automotive & Autobody Repair	MX						M1	M2			
Automotive Sales & Rental	MX					C2		M2			
Banks & Financial Institutions					C1	C2					
Bars, Pubs, & Taprooms					C1	C2					
Bed & Breakfast Operations	MX	R1	R2	AG	C1	C2					
Building Supplies	MX					C2	M1	M2			
Call & Data Processing Centres						C2		M2			
Campgrounds & RV Parks	MX										
Carwash Facilities	MX				C1			M2			
Clubs (Commercial & Private)	MX				C1	C2		M2			
Commercial Art Galleries	MX				C1	C2					
Commercial Daycare Centres	MX				C1	C2					
Commercial Meeting Space	MX				C1	C2		M2			
Commercial Recreation Centres	MX				C1	C2		M2			
Commercial Schools, Training & Educational Facilities	MX					C2	M1	M2			
Construction & Landscaping Industry	MX					C2	M1	M2			
Counselling Offices	MX			AG	C1	C2			I1		
Display Courts	MX				C1	C2		M2			
Existing Hotels & Motels	MX	R1	R2		C1	C2					
Farm Markets	MX	R1	R2	AG	C1	C2			I1	PR	

# ANNAPOLIS COUNTY LAND USE BYLAW

Land Use	MX	R1	R2	AG	C1	C2	M1	M2	I1	PR	NP
Fitness Centres	MX		R2		C1	C2		M2			
Funeral Homes	MX				C1	C2					
Hotel, Motel & Tourist Establishments	MX				C1	C2					
Instruction Studios	MX				C1	C2					
Kennels & Animal Day Care	MX			AG				M2			
Licensed Liquor Establishment	MX				C1	C2					
Medical Offices & Clinics	MX	R1	R2		C1	C2			I1		
Microbreweries, Microdistilleries & Wineries	MX			AG	C1	C2	M1	M2			
Offices	MX				C1	C2		M2			
Parking Area & Structures	MX				C1	C2	M1	M2	I1	PR	NP
Personal Service Shops	MX				C1	C2					
Repair Shops	MX			AG	C1	C2		M2			
Rental Shops	MX				C1	C2		M2			
Restaurants	MX			AG	C1	C2					
Retail Stores	MX				C1	C2					
Self-Storage Facilities	MX				C1	C2		M2			
Service Industries	MX				C1	C2					
Service Station	MX					C2	M1	M2			
Shopping Centre or Mall						C2					
Recycling Depots	MX				C1	C2		M2			
Taxicab Operation & Dispatch	MX				C1	C2		M2			
Private Utilities & Services	MX	R1	R2	AG	C1	C2	M1	M2	I1	PR	
Veterinary Offices & Clinics	MX			AG	C1	C2					
Wholesale Establishments	MX					C2		M2			
Workshops (Arts, Craft, & Custom)	MX			AG	C1	C2		M2			
<b>Industrial</b>											
Accessory Commercial Uses	MX						M1	M2			
Abattoirs & Agricultural Processing Facilities	MX			AG			M1				
Automotive Impound Facilities	MX						M1				
Batching Plants							M1				
Breweries & Distilleries								M2			
Bulk & Cold Storage Facilities								M2			
Commercial Cannabis Facilities							M1				
Construction Debris Disposal Sites							M1 <sup>1</sup>				
Commercial Greenhouses	MX			AG			M1				
Excavation Operations	MX						M1				
Extractive-Related Facilities							M1				
Fuel Depots							M1	M2			
Heavy Industrial Uses							M1	M2			
Light Industrial Uses	MX						M1	M2			
Scrap & Salvage Yards							M1				
Secondary Forestry Uses	MX						M1	M2			
Truck Transport Operations	MX							M2			
Warehouse, Depots, Storage & Distribution Facilities	MX						M1	M2			
Waste Disposal Facilities							M1 <sup>1</sup>				

# ANNAPOLIS COUNTY LAND USE BYLAW

Land Use	MX	R1	R2	AG	C1	C2	M1	M2	I1	PR	NP
Waste Transfer & Processing Facility							M1 <sup>1</sup>				
<b>Institutional</b>											
Accessory Commercial & Retail	MX				C1	C2			I1	PR	
Cemeteries	MX								I1		
Community Centres	MX	R1	R2		C1	C2			I1	PR	
Courthouse	MX				C1	C2			I1		
Fire & Emergency Services	MX					C2		M2	I1		
Hospital	MX					C2			I1		
Institutional Uses	MX	R1	R2		C1	C2		M2	I1	PR	
Library	MX					C2			I1	PR	
Museums	MX					C2			I1	PR	
Places of Worship	MX				C1	C2			I1		
Post Office	MX				C1	C2			I1		
Public Utilities & Facilities	MX	R1	R2	AG	C1	C2	M1	M2	I1	PR	
Public Schools, Training & Educational Facilities					C1	C2			I1	PR	
Research & Development Centres	MX				C1	C2			I1	PR	
Transit & Taxi Stations/Stops	MX	R1	R2		C1	C2		M2	I1	PR	
<b>Recreational</b>											
Conservation & Compatible Uses	MX	R1	R2	AG	C1	C2	M1	M2	I1	PR	NP
Docks, Marinas & Wharves	MX	R1	R2	AG	C1	C2	M1	M2	I1	PR	NP
Firing Range & Shooting Club	MX <sup>1</sup>									PR	
Golf Courses & Driving Ranges	MX				C1	C2				PR	
Historical Sites & Interpretation Centres	MX	R1	R2		C1	C2			I1	PR	NP
Parks & Recreation Uses	MX	R1	R2	AG	C1	C2		M2	I1	PR	NP
Public Campground	MX			AG				M2	I1	PR	NP
Public Recreation Facility	MX		R2		C1	C2		M2	I1	PR	
Recreational Vehicle Parking Sites	MX			AG				M2	I1	PR	
Tracks & Facilities for Racing Animals or Motorized Vehicles	MX <sup>1</sup>									PR	

## 5.2.1.2 Water Supply Protection

Land Use	Lake Cady				Lawrencetown & Margaretsville				
	LCR1	LCR2	LCR3	LCR4	GW1	GW2	GW3	GW4	GW5
<b>Residential</b>									
Single-Unit Dwellings	LCR1	LCR2	LCR3	LCR4			GW3 <sup>1</sup>	GW4	GW5
Two-Unit Dwelling		LCR2 <sup>2</sup>		LCR4 <sup>1</sup>			GW3 <sup>1</sup>	GW4	GW5
Home Occupations	LCR1	LCR2	LCR3	LCR4			GW3	GW4	GW5
Existing Agricultural & Forestry Uses	LCR1	LCR2	LCR3	LCR4				GW4	GW5
<b>Institutional</b>									
Water Supply Infrastructure	LCR1	LCR2	LCR3	LCR4	GW1	GW2	GW3	GW4	GW5
Passive Public Parks & Recreation		LCR2	LCR3	LCR4			GW3	GW4	GW5
Public Trails		LCR2	LCR3	LCR4	GW1	GW2	GW3	GW4	GW5
All Uses Not Prohibited									GW5

**Notes:** See Section 5.3 Zone Provisions for lot size, setback, coverage, and height specifications.

1. By Development Agreement or Site-Plan Approval only.
2. Ground floor must be designated for a permitted commercial use.

# ANNAPOLIS COUNTY LAND USE BYLAW

## SECTION 5.3 ZONE PROVISIONS

### 5.3.1.1 General

The following building height and yard requirements shall apply in the zones listed:

Zone	Land Use	Water & Waste-water Status	Minimum Lot Area	Minimum Lot Frontage	Minimum Yard Requirements			Maximum Building Height
					Front & Flankage H, L**	Side K, M**	Rear I, J**	
			A, B**	E, F**				C**
MX	Mixed Use	N/A	2,700 m <sup>2</sup> 29,063 ft <sup>2</sup>	36.6 m 120 ft.	7.6 m 25 ft.	3.0 m 10 ft.	7.6 m 25 ft.	10.6 m 35 ft.
R1	Low Density Residential	Municipal*	465 m <sup>2</sup> 5,005 ft <sup>2</sup>	24.4 m 80 ft.	4.6 m 15 ft.	1.2 m 4 ft.	7.6 m 25 ft.	10.6 m 35 ft.
		On-site	2,700 m <sup>2</sup> 29,063 ft <sup>2</sup>	30.5 m 100 ft.	7.6 m 25 ft.	3.0 m 10 ft.	7.6 m 25 ft.	
R2	Multi-unit Residential	Municipal*	930 m <sup>2</sup> 10,010 ft <sup>2</sup>	30.5 m 100 ft.	7.6 m 25 ft.	3.0 m 10 ft.	7.6 m 25 ft.	18.3 m 60 ft.
		On-site	4,047 m <sup>2</sup> 43,600 ft <sup>2</sup>	36.6 m 120 ft.	7.6 m 25 ft.	3.0 m 10 ft.	7.6 m 25 ft.	
AG	Agricultural	N/A	20,234 m <sup>2</sup> 5 acres	45.7 m 150 ft.	7.6 m 25 ft.	7.6 m 25 ft.	7.6 m 25 ft.	15.2 m 50 ft.
C1	Local Commercial	Municipal*	930 m <sup>2</sup> 10,010 ft <sup>2</sup>	24.4 m 80 ft.	3.0 m 10 ft.	1.2 m 4 ft.	7.6 m 25 ft.	10.6 m 35 ft.
		On-site	2,700 m <sup>2</sup> 29,063 ft <sup>2</sup>	36.6 m 120 ft.	7.6 m 25 ft.	3.0 m 10 ft.	7.6 m 25 ft.	
C2	Highway Commercial	Municipal*	930 m <sup>2</sup> 10,010 ft <sup>2</sup>	30.5 m 100 ft.	3.0 m 10 ft.	3.0 m 10 ft.	7.6 m 25 ft.	18.3 m 60 ft.
		On-site	2,700 m <sup>2</sup> 29,063 ft <sup>2</sup>	36.6 m 120 ft.	7.6 m 25 ft.	3.0 m 10 ft.	7.6 m 25 ft.	
M1	Local Industrial	N/A	4,047 m <sup>2</sup> 43,600 ft <sup>2</sup>	45.7 m 150 ft.	15.2 m 50 ft.	15.2 m 50 ft.	15.2 m 50 ft.	15.2 m 50 ft.
M2	Industrial/Business Park	Municipal*	2,700 m <sup>2</sup> 29,063 ft <sup>2</sup>	30.5 m 100 ft.	7.6 m 25 ft.	15.2 m 50 ft.	15.2 m 50 ft.	15.2 m 50 ft.
		On-site	4,047 m <sup>2</sup> 43,600 ft <sup>2</sup>	45.7 m 150 ft.	7.6 m 25 ft.	15.2 m 50 ft.	15.2 m 50 ft.	
I1	Institutional	Municipal*	930 m <sup>2</sup> 10,010 ft <sup>2</sup>	24.4 m 80 ft.	3.0 m 10 ft.	1.2 m 4 ft.	7.6 m 25 ft.	10.6 m 35 ft.
		On-site	2,700 m <sup>2</sup> 29,063 ft <sup>2</sup>	37 m 120 ft.	7.6 m 25 ft.	3.0 m 10 ft.	7.6 m 25 ft.	
PR	Parks and Recreation	N/A	2,700 m <sup>2</sup> 29,063 ft <sup>2</sup>	30.5 m 100 ft.	15.2 m 49.9 ft.	7.6 m 25 ft.	7.6 m 25 ft.	15.2 m 50 ft.
NP	Nature Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A

\* Both municipal water and wastewater services are available

\*\* See **Figure 1** for measurement of relevant dimensions.



## PART 2 COUNTY PROFILE

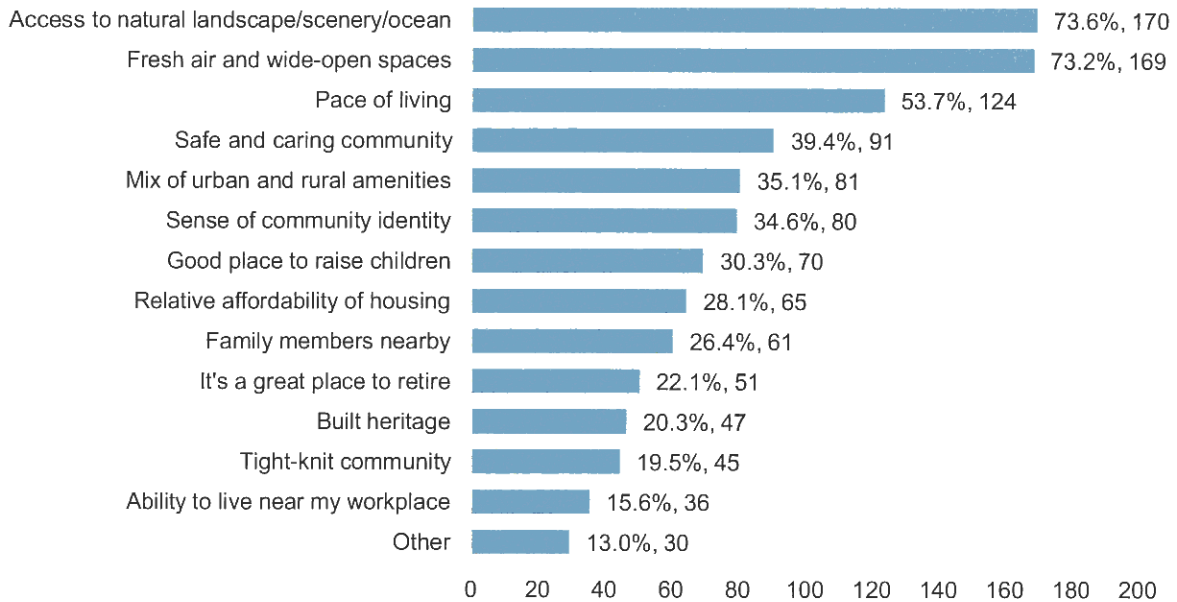
Annapolis County is located in Southwest Nova Scotia at the western end of the Annapolis Valley. The County is recognized as the site of one of the first permanent European settlements in North America at Port Royal and for its agricultural industry. While the County is directly connected to Halifax via Highway 101, which is also the primary transportation corridor within its limits, it is far enough removed to be beyond the influence of development in the province's largest urban centre. It has developed a small but largely independent economic base building on the long history of settlement in the area and its unique attributes as a well-established centre of agricultural, fishing, and forest industry.

### SECTION 2.1 ISSUES AND OPPORTUNITIES

As described in **Section 1.4 of Part 1**, this MPS was developed through an extensive consultation process involving Council and Planning Advisory Committee (PAC) members as well as the public and key-groups. An important source of information on issues was the community survey, which asked respondents to review an extensive list of potential planning issues categorized into topics such as housing and transportation and to identify which ones they considered relevant to Annapolis County. The survey obtained 231 responses. A similar survey was administered to Annapolis County Council and Planning Advisory Committee members.

Opinion responses reinforced and quantified views obtained through other sources. Our question regarding the features most valued by residents of Annapolis County drew responses that emphasized access to the natural environment and the area's easy-going lifestyle (**Figure 1**). Responses concerning issues the MPS may address, likewise, prioritized the environment, followed by agriculture and housing (**Figure 2**).

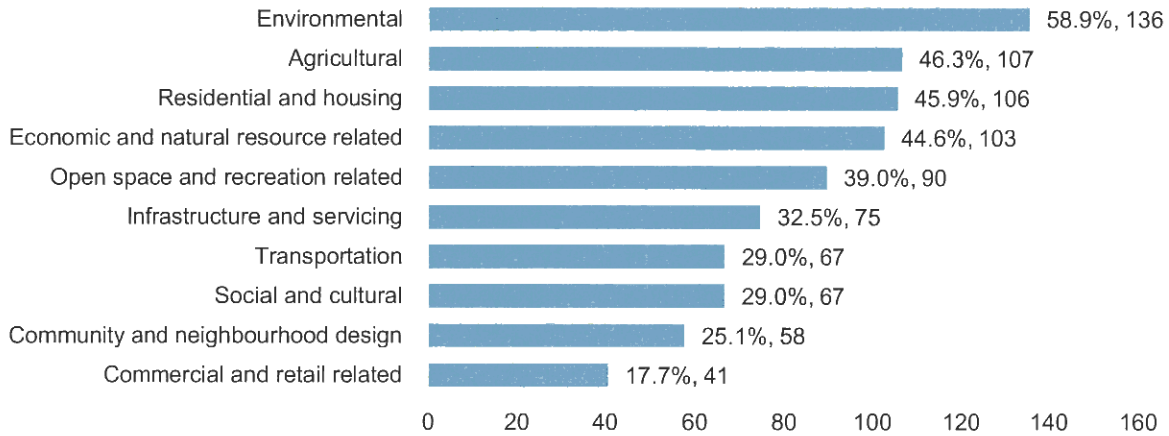
**Figure 1 Valued Features of Annapolis County, Online Community Survey, 2022**



Source: Stantec Consulting Limited

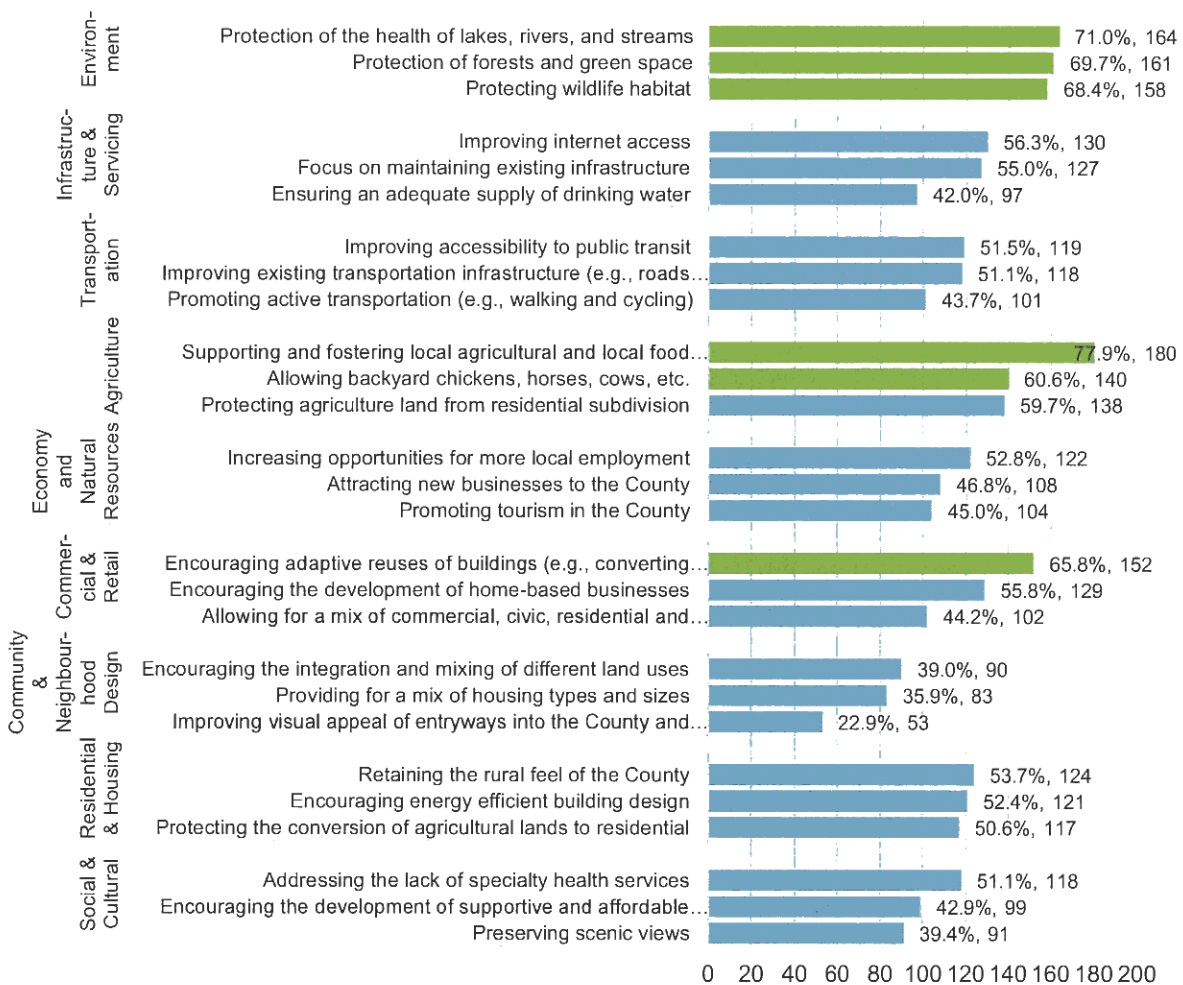
# ANNAPOLIS COUNTY MUNICIPAL PLANNING STRATEGY

**Figure 2 Issue Priorities for the MPS Review, Online Community Survey, 2022**



Source Stantec Consulting Limited

**Figure 3 , Most Important Issues by Category, Online Community Survey, 2022**



Source Stantec Consulting Limited

As **Figure 3** illustrates, more detailed inquiries exploring specific concerns further reinforced public interest in environmental protection. The three leading environmental issues were identified as concerns by more than 68% of the 231 survey respondents. All three received more mentions than any other issue listed in the questionnaire except for "Supporting local agriculture and local food," which was mentioned by 77.9% of respondents and was the leading issue under the Agriculture heading. Other leading concerns mentioned by more than 60% of respondents were permitting livestock animals on residential properties (60.6%) and adaptive re-use of commercial structures for residential purposes (65.8%). On the whole, the survey reinforced the high value that Annapolis County residents place on their rural environment, particularly the preservation of natural features and habitat, but also as a cultural feature.

### SECTION 2.2 POPULATION AND HOUSING

Population change in Annapolis County has been moderate. The Census population of the County including the towns of Annapolis Royal, Bridgetown, and Middleton was 18,121 according to the first census after Confederation in 1871. It peaked at 23,641 in 1986 but fell consistently over the next 30 years. The number of residents in the County dropped to 20,591 in 2016, however, since 2016, Annapolis added 661 people or a 3.2% increase.

Stantec predictions for the municipality (i.e., excluding the Towns of Annapolis Royal and Middleton) based on Statistics Canada population estimates for 2016 and 2021, which correct Census population counts for undercount and similar errors, suggest the County will grow from 19,404 in 2021 to 20,862 by 2031, an increase of 1,458 or 7.5% (**Figure 4**).

The percentage share of total population in each age group suggest recent in-migration has stabilized the number of youth and young adults. Predictions for the future indicate numbers in younger adult age groups (i.e., 15 to 44 years) should increase moderately over the next ten years. With more families, the share of children in the population should grow more substantially, returning to levels present in 2011. At the same time, we estimate that the share of population in the oldest age groups (75 and over) will grow well ahead of other age groups, rising to 14.5% or nearly double its 2006 level (8.5%). The group that is expected to be less prominent will be middle-aged and young seniors (45 to 64 years) whose presence grew from 2006 to 2021 but will now decline as Baby Boomers born from 1946 to 1961 age out of the group and are replaced by subsequent smaller generations.

Population change has had a significant impact on housing demand in Annapolis County. The addition of nearly 1,000 residents over the past five years has created substantial housing needs and 564 dwelling units have been added in response. **Figure 5** represents dwelling units in the county in 2016 as estimated by Stantec based on the size and age structure of the county's population according to Statistics Canada's 2016 estimate for the county along with Stantec's predictions of housing requirements in 2026 and 2031 based on the same parameters.

Our predictions suggest that 760 more units will be required in the coming decade, or 380 every five years. While these expected additions are substantial, the number of dwelling units is less than the growth from 2016 to 2021 (564 units) because of aging in the county's population. According to our calculations, the number of residents between 15 and 64 years of age, which are the ages at which people are most prone to head households, will decline (see **Figure 4**). Many factors are however at work, Canada's current immigration policy is aggressive and likely to sustain or even increase the recent high level of national population growth. In addition, an increasing number of homes in the county are second residences, while housing costs and shifts in unit types may alter the profile of needs and the

Given that most of the areas covered by this MPS have been subject to limited planning controls in the past, they are characterized by a mix of land uses. While residential uses predominate, farms and farmsteads are common, as are highway and roadway-oriented commercial uses, resource-based industries, and community facilities. Recognizing the mixed-use nature of the Planning Area, it is largely designated Mixed Use to accommodate the common mixture of low to medium-density residential development with agriculture and compatible commercial uses. Coastal areas where fisheries uses are found, as well as undeveloped and resource lands, are also included in the Mixed Use designation.

The Planning Strategy also designates areas for wind resource development that overlay the listed land use designations. Within wind resource areas, the rights of property owners to develop appropriate land uses in accordance with the applicable zoning are to be respected. Wind developments will be required to setback appropriately from such sensitive land uses as may exist at the time the wind development is proposed. Following approval and construction of wind turbines, property owners will continue to have the right to develop within the framework of the MPS, LUB, and Subdivision Bylaw recognizing the presence of wind development in their vicinity.

Finally, the Strategy supports measures to address sensitive environmental features that may also present hazards if developed. These include watercourses, coastal zones, and steeply sloped lands where structures may be subject to instability, flooding, or inundation, and where structures may, in turn, pose threats such as promotion of storm water runoff or reduction of wildlife habitat. Restrictions on development in these areas complement land use designations. They do not necessarily preclude development of the land use in question, although they may limit construction in areas such as riverbanks to which they will be directly applied.

### SECTION 4.2 MIXED USE DESIGNATION

The purpose of the Mixed Use Designation is to identify on the FLUM those areas within the Planning Area that are presently characterized by mixed use development or are considered appropriate for future mixed-use development. The mixed-use term refers to present allotment or the potential availability of land to support a mixing of residential with compatible, low-level density, non-obnoxious commercial or light industrial uses.

#### Policy 4.2.1 Mixed Use Zone

It is the policy of Council to establish a Mixed Use (MX) Zone in the Annapolis County LUB to permit a wide range of compatible land uses suited to rural environments.

#### Policy 4.2.2 Accessory Dwelling Units

It is the policy of Council to permit a secondary structure containing no more than one dwelling unit on the same lot as an existing residential use where the added structure can be accommodated on the available property by site plan approval in accordance with the evaluative criteria set out in **Policy 7.3.4.1**.

## Policy 4.2.3 Mixed Use Development Standards

It is the policy of Council to require new land uses developed in the Mixed Use (MX) Zone to satisfy the standards set out for the land use in question in the Annapolis County LUB. Standards to regulate lot size, yard requirements, building height, the dimensions and permitted locations of accessory buildings, and such other standards as may be deemed appropriate to ensure the quality and compatibility of residential structures for each land use category shall apply.

## Policy 4.2.4 Rezoning in the Mixed Use Designation

It is the policy of Council to consider rezoning properties in the Mixed Use Designation to alternative zones in accordance with the evaluative criteria set out in **Policy 7.3.3.1**, where alternative zoning provisions will provide protections from potentially incompatible land uses and/or increased development potential in locations where such alternative uses can be supported by available land and services, and are compatible with established adjacent land uses.

## Policy 4.2.5 Land Lease Communities in the Mixed Use Designation

It is the policy of Council to consider the development of new land lease communities (including any use necessary or incidental to normal operations of a land lease community such as an administrative office and storage buildings) in the Mixed Use (MX) Zone by site plan approval in accordance with the evaluative criteria set out in **Policy 7.3.4.1**.

In considering applications for the development of new land lease communities in the “Mixed Use” designation, the Development Officer shall have regard for the criteria set out below to ensure that:

1. The land lease community is compatible within the surrounding area.
2. Adequate vegetative or other buffering is provided between the land lease community and adjacent residential, commercial, institutional, agricultural, or industrial uses.
3. Satisfactory arrangements are made to service the land lease community with on-site water and sewer services.
4. A minimum of 10% of the total land lease community development area is reserved and developed exclusively for parks, playgrounds, and recreational open space.
5. The land lease community is a minimum of four hectares (9.88 acres) in area.

## SECTION 4.3 RESIDENTIAL DESIGNATION

The Residential Designation is applied to areas that have developed as residential communities or neighbourhoods with little or no commercial development. It is intended to protect the predominately residential use of the lands so designated and can be applied to lands proposed for residential subdivision that are intended to be predominantly residential development. Notwithstanding the designation, short term rentals, and typical home-based business activities (i.e., home-based businesses, offices, day cares operations) and household livestock shall be permitted.

In consideration of the foregoing, is the intention of Council in consultation with relevant stakeholders to consider:

1. The addition of lands abutting to the north and of the current Bridgetown Planning Area to the Bridgetown Planning Area as shown on the FLUM.
2. The addition of lands around Lily Lake to the East End Planning Area as shown on the FLUM.

### **Policy 7.1.2.3 Interim Policy for Areas to Be Added to Secondary Planning Areas**

It is the policy of Council to apply the policies of this Plan and the regulations contained in its accompanying LUB in the areas suggested to added to the Bridgetown and East End Planning Areas until such time as those lands are formally added to each planning area by resolution of Council and alternative policies and regulations are adopted by amendment to the respective secondary planning strategies and their accompanying LUBs.

### **Policy 7.1.3 Conditions for Amending the MPS**

It is the policy of Council to amend this Plan where any of the following occurs:

1. A change to the intent of one or more MPS policies.
2. A change to the FLUM.
3. Where the plan is in conflict with a Provincial Government land use policy or regulation.
4. Where a requested amendment to the LUB is in conflict with this Plan and there are valid reasons for an amendment to address the conflict.
5. Where a secondary planning strategy is to be incorporated into this MPS.

### **Policy 7.1.4 Notification of Abutting Municipalities**

It is the policy of Council, as required by the Section 206(5) of the *Municipal Government Act*, to notify all abutting municipalities of its intention to consider the adoption of a revision of this MPS, or the LUB or Subdivision Bylaw, or an amendment to this MPS.

## **SECTION 7.2 DEVELOPMENT OFFICER**

*Municipal Government Act* requires a municipality to appoint a Development Officer to administer their LUB and Subdivision Bylaw.

### **Policy 7.2.1 Appointment of Development Officer**

It is the policy of Council, as required by Section 243(1) of the *Municipal Government Act*, to appoint Development Officers to administer the Annapolis County LUB and the Subdivision Bylaw for the Municipality of the County of Annapolis.

## **SECTION 7.3 ANNAPOLIS COUNTY LAND USE BYLAW**

Annapolis County LUB is the principal mechanism by which the land use policies of this MPS are implemented, and as such, the LUB defines applicable land use zones, permitted uses, and development standards that reflect the policies of this Plan. Development standards may vary according to the use, zone, and location.

The common theme throughout the LUB is that Council has set appropriate development standards that aim to maintain sufficient control to ensure good quality, compatible development within the Annapolis County Planning Area; however, the need may arise to change Bylaw provisions and standards in response to changing conditions and opportunities either within the context of established MPS policy or pursuant to amended MPS policy.

Applications for a LUB amendment, whether a rezoning or a text amendment, require careful consideration of the circumstances surrounding the request and Council has established policy below setting out criteria for such consideration. To ensure Council's informed consideration, it is incumbent on the applicant to supply adequate information to Council so Council can adequately evaluate the application.

### **Policy 7.3.1 LUB Content**

Annapolis County LUB shall state in text, the permitted or prohibited uses and development standards, while identifying on the Zoning Map the division of land into zones, These regulations and zones shall be generally compatible with the policies of the Annapolis County MPS. The Zoning Map, appended as Appendix A to the LUB, shall represent the geographical extent of all zones in the Planning Area and the following zones shall be established in the LUB:

1. Mixed Use (MX) Zone
2. Low Density Residential (R1) Zone
3. Multi-unit Residential (R2) Zone
4. Agricultural (AG) Zone.
5. Local Commercial (C1) Zone
6. Highway Commercial (C2) Zone
7. Local Industrial (M1) Zone
8. Industrial/Business Park (M2) Zone
9. Institutional (I1) Zone
10. Parks and Recreation (PR) Zone
11. Nature Park (NP) Zone.
12. Lake Cady Lakeside Residential (LCR1) Zone
13. Lake Cady Residential Low Density (LCR2) Zone
14. Lake Cady Residential (LCR3) Zone
15. Lake Cady Rural Residential (LCR4) Zone
16. Well Head 1 (GW1) Zone
17. Well Head 2 (GW2) Zone

18. Groundwater Supply (GW3) Zone
19. Groundwater Buffer (GW4) Zone
20. Groundwater General (GW5) Zone.

### Policy 7.3.2 LUB Provisions

It is the policy of Council to regulate the use and development of land, buildings and structures in the LUB. This LUB shall also contain provisions, regulations, and development standards, which may vary according to the use, zone and location, including but not limited to:

1. Requirements for municipal development permits and the submission of supporting documentation.
2. Listing of permitted or prohibited uses in a zone.
3. Permitting multiple uses, buildings, or structures to be developed on a lot and provisions with respect to permitting multiple uses to be developed within a building.
4. Regulate the location of buildings and structures relative to other buildings and structures.
5. Regulate the location of buildings and structures relative to public roads and watercourses.
6. Regulate the location of buildings and structures relative to property boundaries, allowing for a waiving of setbacks of common boundaries where the properties under consideration are owned by the same person.
7. Waiving the minimum property setback requirement so as to permit the rotor blade of a large-scale wind turbine to overhang a property boundary.
8. Regulate the height of buildings or structures.
9. Regulate or prohibit the placing of signage on buildings, structures or property.
10. Nonconforming uses of land, nonconforming structures and nonconforming uses in a structure.
11. The regulation of main buildings and structures and accessory buildings and structures on a lot.
12. The regulation of mini-scale, small-scale, and large-scale wind turbines.

### Policy 7.3.3 Amending the LUB

Council may entertain applications to amend this LUB and what additional information must be submitted. However, there may be instances where Council may wish to entertain amendments to the LUB concerning the requirements established in the LUB.

#### Policy 7.3.3.1 Criteria for Amending the LUB

In considering an application to amend the LUB, Council shall ensure that the amendment is in conformity with the intent and policies of this Plan, the requirements of the *Municipal Government Act*, and is not conflicting other areas of the LUB. Council shall also ensure that the proposal is not premature or inappropriate by reason of:

1. The financial capability of the Municipality to absorb any costs relating to the development.



2. The proposal not being consistent the remaining requirements of the LUB.
3. The extent to which development might conflict with any adjacent or nearby land uses, buildings or structures by reason of the type of use proposed; the compatibility of its design; the impact of height, bulk and lot coverage of proposed buildings or structures; and the impact of nuisance factors from the proposed development such as illumination, flicker, noise, vibration, shadows, dust, odors, and other safety concerns related to the development.
4. The adequacy of road networks, in, adjacent to, or leading to the development, the adequacy of provisions for vehicle access to and from the site, and the adequacy of provisions for on and off-site parking and loading areas.
5. The adequacy of physical site conditions for, and the provision of, on-site sewage disposal, water and storm water management, where not connected to a municipal system.
6. The adequacy of municipal services with particular regard to the demand the proposed development will have on the municipal storm water system, sanitary sewer system, and water system.
7. The presence of significant natural features or buildings or sites of historical or architectural significance.
8. The suitability of the proposed site in terms of steepness of grades, soil, or geological conditions and the potential for the creation of erosion or sedimentation.
9. The potential impact of the development on watercourses, protected wetlands, or other sensitive habitat, and on endangered species in the area of the proposed site.
10. The proposal not meeting the requirements of any other applicable municipal, provincial, or federal government or First Nations department, authority, board, band, or agency and not having been granted a permit, license, authorization, or approval of any other applicable provincial or federal government or First Nations department, authority, board, tribunal, band, or agency.

### **Policy 7.3.3.2 Information Required for Application to Amend the LUB**

Council may require that any or all the following information be submitted by the applicant in text, map, photographic, or electronic form to explain and support applications for LUB amendments:

1. Information as to the physical and environmental characteristics of the proposed site, including information regarding topography, contours, elevations, dimensions, natural drainage, soils, geological features, watercourses, wetlands, swamps, or marshes, existing vegetative cover, and vegetative cover to be retained.
2. Information as to the lot area, dimensions, ownership, and location of the property.
3. Information as to the proposed location, height, color, dimensions, nameplate capacity in the case of wind turbine developments, and use of all existing and/or proposed buildings or structures to be built, erected or altered on the site.
4. Information as to the adequacy of municipal services with particular regard to demands on the municipal storm water system, sanitary sewer systems, water system, fire protection, solid waste

collection, police protection, existing schools and churches.

5. Where central piped services are not to be provided, information as to the adequacy of physical site conditions for on-site sewage, water, and storm water management.
6. Information as to the adequacy of the proposed access to and from the lands and estimated traffic flows to be generated by the proposed development, as well as parking and loading provisions.
7. Information as to intended outdoor storage and/or display, and commercial signage.
8. Information as mitigation of the impact of nuisance factors such as illumination, flicker, noise, vibration, shadows, dust, odors and other safety concerns related to the development.
9. Information as to the separation distance of the development from other buildings or structures, setback distance from public roads, watercourses, and property boundaries, and buffering between the proposed development and adjacent buildings, structures, and properties.
10. Information as to the presence of significant natural features or buildings or sites of historical or archaeological significance.
11. Information as to the presence of sensitive habitat or endangered species on the site of the proposed development.
12. Copies of a permit, license, authorization, or approval from any other applicable provincial or federal government or First Nations department, authority, board, tribunal, band, or agency approving the design and operation of the proposed use, building, structure, or project.
13. A suitability study specified by the Municipality to justify the requested amendment.

### **Policy 7.3.4 Development Agreements and Site-Plan Approvals**

Development agreements provide a flexible approach to approving development applications through structured negotiation between Council and the development proponent. A development agreement is a formal written agreement between Council and a developer and as such is binding on both parties. As provided for through the provisions of the *Municipal Government Act*, where a Council intends to regulate development by way of a development agreement, a municipal planning strategy is required to establish policy with regard to the types of development to be considered by development agreement; those items that may form a part of the development agreement; and evaluation criteria that Council shall consider prior to entering into a development agreement. Policies establishing the types of development subject to development agreements are found in the land use sections of this Annapolis County MPS and are implemented by the Annapolis County Land Use Bylaw. The evaluative criteria for a development agreement as well as items to be included in the agreement are summarized in the following two policies.

#### **Policy 7.3.4.1 Criteria for a Development Agreement or Site-Plan Approval**

It is the policy of Council that in considering an application for a development agreement, a development by site-plan approval, or an application for an amendment to an existing development agreement or site-plan that Council, with the written advice of staff, shall have regard to the following evaluative criteria, where applicable, to ensure that the agreement or agreement amendment is in conformity with the intent and policies of this Municipal Planning Strategy and the requirements of the Land Use Bylaw. It is further

generated and parking provisions.

5. Information as to intended hours of operation, open storage, and signs.
6. Information as to provision of appropriate buffering between the proposed development and the adjacent structures and/or uses; and
7. Presence of significant natural features or historical buildings or sites of historical or archaeological significance.

### Policy 7.3.5 Completeness of Applications

Applications for development agreements, site-plan approval, or Land Use Bylaw amendments, whether a rezoning or a text amendment, require careful consideration of the circumstances surrounding the request. The onus therefore falls to the applicant to provide adequate and accurate information to Council to make the case for receiving development agreements, site-plan approvals, or Land Use Bylaw amendments. However, because the complexity of requests varies, the nature of the information that Council will require to assess the request will also vary.

## SECTION 7.4 PUBLIC CONSULTATION

As outlined at the beginning of this MPS, Council through its staff and consultants undertook an extensive public consultation process. It was designed to involve the residents of Annapolis County and to solicit their input in the development of this MPS and LUB. It is the opinion of Council that this plan and Bylaw are public documents and the public must be informed of changes to, or the entering into of development agreements made pursuant to the documents, beyond the statutory public hearing as set out in the *Municipal Government Act*.

### Policy 7.4.1 Public Participation Program

It is the policy of Council that a public participation program for development agreements, LUB text or rezoning amendments, and amendments to this MPS shall consist of the following:

1. Referral of the application to the Planning Advisory Committee
2. Setting the date of the Planning Advisory Committee Public Meeting
3. Advertising the Planning Advisory Committee Public Meeting on the Municipal website as well as in a local newspaper (with the advertisement specifying in both cases the date, time and place of the public meeting, the matter to be discussed, the specific property affected, where applicable, and the place where application information is available)
4. Where an agreement or amendment pertains to a specific site, the applicant shall post a sign on the site in a location visible to the public in text readable from the property boundary stating the nature of the application and the date, time and place of the public meeting
5. At the Planning Advisory Committee Public Meeting, prior to any discussion among Planning Advisory Committee members, members of the public are to be afforded an opportunity to speak, ask questions or obtain further information about the application
6. At the Planning Advisory Committee Public Meeting, prior to any discussion among Planning Advisory Committee members, written submissions from members of the public are to be heard.

## Policy 7.4.2 Extending the Public Participation Program

It is the policy of Council to extend the public participation program, where Council deems it to be applicable and warranted, in relation to applications for LUB text or rezoning amendments and amendments to this MPS so as to require more advertisements or more information in the advertisement or otherwise vary the public information process set out in County of Annapolis Policy.

Council may, in any matter, choose to extend the public information process more widely, require the Development Officer to notify all landowners within a minimum 61-metre (200 foot) radius affected area by personal service or regular mail, require more advertisements or more information in the advertisement or otherwise vary the public information process, so long as the minimum set out above is met.

Council, in the case of a LUB amendment or development agreement, or their subsequent amendment which does not require Ministerial approval, allows the Municipal Clerk to refer the application to the Annapolis County Planning Advisory Committee for recommendation and to set and advertise a date for a public hearing for Council.

## Policy 7.4.3 Notifying Abutting Municipalities

It shall be the policy of Council to require the following notification standards when consulting with abutting municipalities as required by the *Municipal Government Act*:

1. Notification shall occur under the following circumstances directed by Council:
  - The creation or review of a Municipal Planning Strategy.
  - The creation or review of a Land Use Bylaw.
  - The creation or review of a Subdivision Bylaw.
  - The preparation of a draft Development Agreement, where the property is located within 500 metres of the County Boundary.
  - The preparation of amendments to a Municipal Planning Strategy or Land Use Bylaw, where the amendment is for a property located within 500 metres of the County boundary, or where the amendment has potential to impact a property located within 500 metres of the Town boundary.
  - The preparation of amendments to a Municipal Planning Strategy or Land Use Bylaw, where the amendment is associated with the Statements of Provincial interest.
2. Notification shall be sent by regular mail or electronic mail to the Clerk of the adjacent municipality. The notice shall provide a general summary of the proposed work and provide an opportunity for the abutting municipality to submit comments on the proposal.
3. Comments received from the abutting municipality shall be considered at a Council meeting prior to Council giving first reading.
4. The notification and opportunity to submit comments prior to the date of the first reading shall be deemed as having solicited comments, regardless of whether a written response is received.

## SECTION 7.5 COST RECOVERY

The MGA permits a municipality to recover notification and advertisement costs, as well as processing costs associated with MPS and LUB amendments, variances, and development permits. Costs can be expected to change over time and may also vary in relation to the scope of the application in question.

### Policy 7.5.1 Advertising Costs Associated with Amendments and Variances

It is the policy of Council to include provisions in the LUB regarding an administration deposit fee to cover the cost of advertising for development agreements, MPS and LUB Amendments and Variances, and the processing costs for notification of affected property owners. As estimated by the Council, the applicant shall deposit to the Municipality an amount sufficient to pay the cost of all advertising and notification with respect to the application. Should the notification or advertising cost be more than the established deposit, the applicant may be billed for the difference, or if the cost is less than the established deposit, the applicant shall be refunded the difference.

### Policy 7.5.2 Processing Costs for Amendments and Permits

It is the policy of Council to include provisions in the LUB regarding an administrative processing fee to recover costs associated with applications for development agreements, MPS and LUB Amendments, Variances, and Municipal Development Permits.

## SECTION 7.6 REPEAL

Municipal Planning Strategy of the Municipality of the County of Annapolis, approved by the Minister of Municipal Affairs and Housing and effective on December 1, 2011, and amendments thereto, are hereby repealed.

Lake Cady Water Supply Area Municipal Planning Strategy, approved by the Minister of Municipal Affairs and Housing and effective on November 10, 2004, and amendments thereto, are hereby repealed.

Lawrencetown Water Supply Area Municipal Planning Strategy, approved by the Minister of Municipal Affairs and Housing and effective on June 5, 2008, and amendments thereto, are hereby repealed.