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Introduction

C+D Community Design, a local consulting firm, was brought on by the County of Annapolis to help the East End Planning Area Advisory Committee review their Secondary Planning Strategy (SPS) and the related Land Use Bylaw (LUB).

Our company has partnered with the East End Advisory Committee to conduct a thorough background study of the area. This involves reviewing the latest County Municipal Planning Strategy, new Provincial guidance on planning policies, and land use best practices tailored for rural regions.

Additionally, we have collaborated with the Committee to create a public engagement plan, ensuring that everyone has a voice in shaping the future of development in our community.

We are currently in the process of drafting new policies based on the valuable insights we've received from the East End Advisory Committee. [As part of this effort, we are reaching out to the community to gather feedback through surveys and conversations.](#) Your input is essential in crafting regulations that truly reflect the needs of our community.

Your voice matters in this process! Feedback collected from focus groups, town halls, pop-up events, and online surveys will directly influence our new visionary strategy for the community. [What you say truly counts!](#)

This summary report is a result of the discussions and direction received from the East End Advisory Committee on Housing Diversity and Affordability.

Background

The East End Planning Strategy, established in 2012, focuses on local values and needs, especially regarding housing. The population grew slightly to 3,049 in 2021, mainly in areas with water and sewer services, while rural regions remain less densely populated.

C+D Community Design, a local consulting firm, was engaged by the County of Annapolis to assist the East End Planning Area Advisory Committee in reviewing their Secondary Planning Strategy (SPS) and the corresponding Land Use Bylaw (LUB). Our company has partnered with the Committee to conduct a comprehensive background study, analyzing the latest County Municipal Planning Strategy, incorporating new Provincial guidance on planning policies, and using best practices suitable for rural regions.

We have worked with the Committee to develop a public engagement plan that allows all community members to contribute to future developments. We are currently drafting new policies influenced by the insights gathered from the East End Advisory Committee.

As part of this initiative, we invite your feedback through surveys and conversations. Your input is crucial for creating regulations that accurately reflect our community's needs. Contributions from focus groups, town halls, pop-up events, and online surveys will shape our visionary strategy for the community, highlighting the importance of your voice.

This report summarizes the discussions and guidance received from the East End Advisory Committee regarding housing. We have included advice from the Provincial Department of Municipal Affairs and Housing

on planning housing in Nova Scotia, focusing on removing discriminatory housing policies, permitting innovative landholding structures, and establishing the registration of short-term rentals (AirBnB, Vrbo, and Booking.com). The East End prioritizes affordable, diverse housing near the highway, alongside farmland preservation and water source protection.

The Municipal Planning Strategy emphasizes diverse housing options, including single-family homes, apartments, townhouses, duplexes, and accessory dwelling units, while taking into account affordability, accessibility, and cultural and social factors. Specific policies comprise low-density areas, multi-unit residential zones, and secondary residential structures, all designed to preserve community character. The East End Advisory Committee aims to foster more housing development and investment opportunities.

A study with CBCL identified areas for future services, focusing on dense housing and larger business developments. The strategy prioritizes well-planned growth near interchanges and fills in development around larger communities. The East End encompasses lands surrounding the Town of Middleton and extends east to border the Villages of Greenwood and Kingston. Coordination on shared infrastructure with neighboring communities is essential for effective planning, aiming to balance new developments with services and costs while protecting farmland.

Additionally, lands around Lily Lake are being integrated into the planning area, with the County committed to safeguarding its water supply. Class 4 soils in the region, while valuable, are difficult to farm, requiring conservation efforts to prevent erosion and maintain productivity. Effective management of these lands is vital for supporting the farming sector.

HOUSING

East End Planning Area	2022/2023
Type	Number of Permits
New/SFU	29
New/MFU*	6
Add/Alt/Res	41
Res. Accessory	41
Commercial	6
Industrial	3
Institutional	0
Agricultural	6
Demolitions	1
Other**	10
TOTAL	143
* 13 units in total	
** Development Permits/Signs	

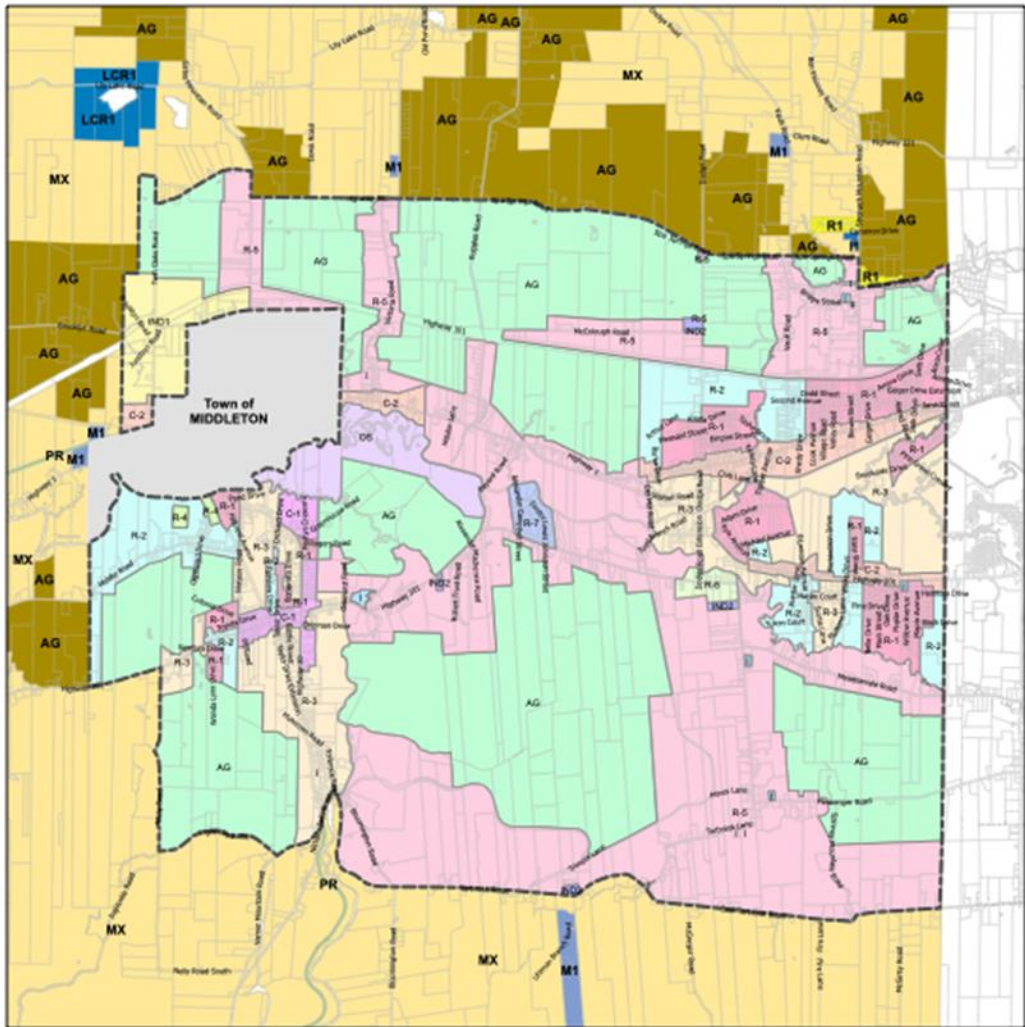
Table 1 Development permits issued in the past two years

Context

The East End Area Advisory Committee (AAC) reviewed research and suggestions about water quality, housing, farming, and economic growth. They developed new ideas and requested policies to balance development while protecting farmland, water, and natural resources.

The Committee has decided to involve the community in discussions about Housing, Watercourse Buffers (known as Setbacks), Agriculture, and Economic Development. Updates, like this one, will be shared as references for the public survey and upcoming Open Houses.

Community feedback will guide the AAC in creating policies and land-use rules to present to the Council of the County of Annapolis for adoption. There will be more opportunities for public participation in the next step of this process.



MPS & SPS Zones

East End Planning Area

Legend

- East End Planning Area Boundary
- Property Data July 2024

Please see zoning legends on following page.



1:70,000



COUNTY OF ANNAPOLIS
NATURALLY BUILT

FIGURE 1 EXISTING ZONING MAP FOR EAST END

Housing Public Input

Diverse housing is key to solving the housing crisis being experienced throughout Nova Scotia, as well as in the County of Annapolis and the East End Planning area. This crisis has been caused by rapid population growth, leading to a large influx of residents moving from the city to more affordable rural areas. Consequently, this has resulted in a reduction in housing stock and an increase in costs. Additionally, there is a lack of contractors available to build within an appropriate timeframe due to high demand and building costs. Council is focusing on making housing accessible for working families, seniors, and young people, many of whom are facing significant housing challenges.

Why is Diverse Housing Important

- **Variety:** Single-family homes, apartments, townhouses, and accessory units to cater to different people and lifestyles.
- **Affordability:** Homes at a range of prices for all income levels.
- **Rental & Ownership:** Options for renting or buying to meet different financial situations and needs.
- **Accessibility:** Housing that works for people with mobility issues and differing abilities.
- **Community Needs:** Supporting different family and cultural arrangements.

By focusing on these areas, Council aims to build inclusive neighbourhoods where everyone can find a suitable home, creating a stronger and more vibrant community.

Accessory Buildings

An accessory building is an additional structure that complements the main building. In residential settings, this often refers to sheds or garages. The East End Advisory Committee invites the community to share any concerns or thoughts regarding these accessory structures in their neighborhoods.

Home Design Rules

Currently, the East End Strategy imposes specific "Architectural Design Standards" that prohibit long and skinny homes. The province of Nova Scotia has determined that these prohibitions are discriminatory against various forms of housing, including trailers, manufactured homes, tiny homes, and others. Therefore, these standards need to be revised. The upcoming public survey will inquire about your thoughts and concerns regarding specific home designs.

Recreational Vehicles as Homes

In response to the ongoing and increasing housing challenges, many people are turning to Recreational Vehicles (RVs) as homes across Nova Scotia and beyond. The Area Advisory Committee for the East End Planning area is seeking public input on the potential allowance of RVs as homes, along with identifying concerns that may need to be addressed through policy development.

****NOTE:**** RVs refer to motorized campers, fifth wheel trailers, and travel trailers.

Livestock in Residential Areas

For many residents of East End, one of the appealing aspects of rural living is the opportunity to garden and keep livestock on their properties. The East End Advisory Committee is seeking input from the community about concerns or opinions related to the types of animals permitted, their housing, and how to address any issues. It is important to note that the survey acknowledges that any potential policy regarding livestock will explicitly prohibit the killing, processing, or commercial exporting of these animals within residential areas.

Public Survey Questions

The East End Planning Advisory Committee identified that certain housing policies needed further community engagement. They made recommendations for the C + D Community Design Engagement Coordinator on advancing discussions on these topics.

Residential Property Questions

Accessory Buildings

1. How do you feel about the having accessory buildings, like sheds or garages, in residential areas?
2. Should there be size limits for accessory buildings compared to the main house?
3. Which parts of accessory buildings should have rules?
 - a. Height
 - b. Size
 - c. Aesthetic appearance
 - d. Location in the yard
 - e. Other
4. How important is it to you that accessory buildings look nice and go well with the neighbourhood?
5. What concerns you most about accessory buildings?
 - a. Safety
 - b. Aesthetics
 - c. Property value
 - d. Spillover effects (e.g., noise, obstruction)
 - e. Multiple or excess number of accessory buildings per property
 - f. No concerns
 - g. Other
6. How important is it to have rules about East End accessory buildings?
7. Any additional comments or suggestions about accessory buildings in your neighbourhood?
8. Would you like to join a community meeting to talk about rules for accessory buildings?

Home Design Rules

1. Did you know that current home design rules in the East End stop some areas from having long and skinny homes?
2. What do you think about the current rules for how homes are built in the East End?
3. How would you feel about living near a long and skinny home?
4. Have you ever had trouble getting a building permit because of the rules about long and skinny homes?
5. How do you feel about the idea of building, owning, or living in a long and skinny home, if rules allowed for it?

6. What is your opinion on tiny homes in the East End planning area? *Tiny home = dwelling unit 37.0 m² (398.3 sqft) or less in floor area.*
7. Please share your concerns, if any, about mobile homes in your community? *Mobile homes are long, skinny homes that can be towed onto a lot.*
8. Please share your concerns, if any, about prefabricated homes in your community? *Prefabricated homes are also known as modular or ready-to-move, and they come in a wide variety of shapes and sizes.*
9. Are there any specific features you think should be considered when discussing housing design regulations in your area?

Recreational Vehicles as Dwellings

1. Are you in favour of RVs being used as places to live?
2. What concerns you about the use of RVs as homes?
 - a. Safety
 - b. Aesthetics
 - c. Property value
 - d. Other
3. Where do you think RVs should be permitted as homes?
 - a. RV parks only
 - b. Rural residential
 - c. Nowhere
 - d. Anywhere
 - e. Other

Livestock in Residential Areas

The following questions fully recognize that any policy regarding the keeping of livestock would clearly prohibit killing, processing, or commercial exporting within residential areas.

1. Have current rules stopped you from keeping animals like chickens or goats on your property?
2. Which areas in our community do you think are good places for keeping livestock animals?
 - a. Brooklyn Road (from Town of Middleton to the 101 Highway access)
 - b. Junction Road (North Side of the Road)
 - c. South Side of Twin Oaks Road
 - d. Parts of Gates Mtn Road
 - e. South side of Spa Springs Road
 - f. Wilmot
 - g. Melvern Square
 - h. Nictaux

- i. Nictaux Falls
 - j. Torbrook
 - k. Torbrook Mines
 - l. Meadowvale
 - m. South Farmington
3. What is a good number of poultry (like chickens) to allow on residential property, assuming rules are in place?
- a. None
 - b. 1-3 poultry
 - c. 4-6 poultry
 - d. 7-9 poultry
 - e. 10 or more poultry
4. What are your concerns about residential livestock? (select all that apply)
- a. Safety
 - b. Aesthetics (how it looks)
 - c. How animals are treated (animal care)
 - d. Property value
 - e. Spillover effects (e.g., noise, smells)
 - f. Other
5. Do you have any other comments or ideas about keeping livestock on residential properties?