

July 31, 2025

Re: East End Planning Area Planning Document Review & Updates

This notice is to inform you that a meeting is being held to consult local farmers on the proposed updates to the East End Planning Area Secondary Planning Strategy and the East End Planning Area Land Use Bylaw.

Proposed updates to the East End Planning Area documents shall include alterations to the permitted uses within the Agricultural (AG) Zone. We are holding a focus group meeting to discuss the proposed changes with farmers who own and farm land in the Planning Area. If you would like to know whether your land is within the East End Planning Area, please check the attached map.

A copy of the relevant proposed zoning provisions for the agricultural zone can be found on the Municipal Webpage at **Planning // Planning Areas// East End Planning Area** or <https://annapoliscounty.ca/east-end-planning-area>.

Focus Group Workshop

Please note that two focus group workshop sessions will be held Wednesday August 13th at 9am and Thursday August 14th at 1:30pm in the Boardroom at the Municipal Satellite Office, 291 Marshall Street - Unit 4, Middleton, to discuss the impacts of these potential changes with relevant property owners. If you are a farmer from within the identified area, you and any other members of your household or farming operation are invited to attend and speak or ask questions concerning these proposed planning documents. If you know of other farmers who are actively farming in the East End Planning Area, please invite them to attend as well.

Please RSVP to the below contact information if you are interested in attending.

Please see attached:

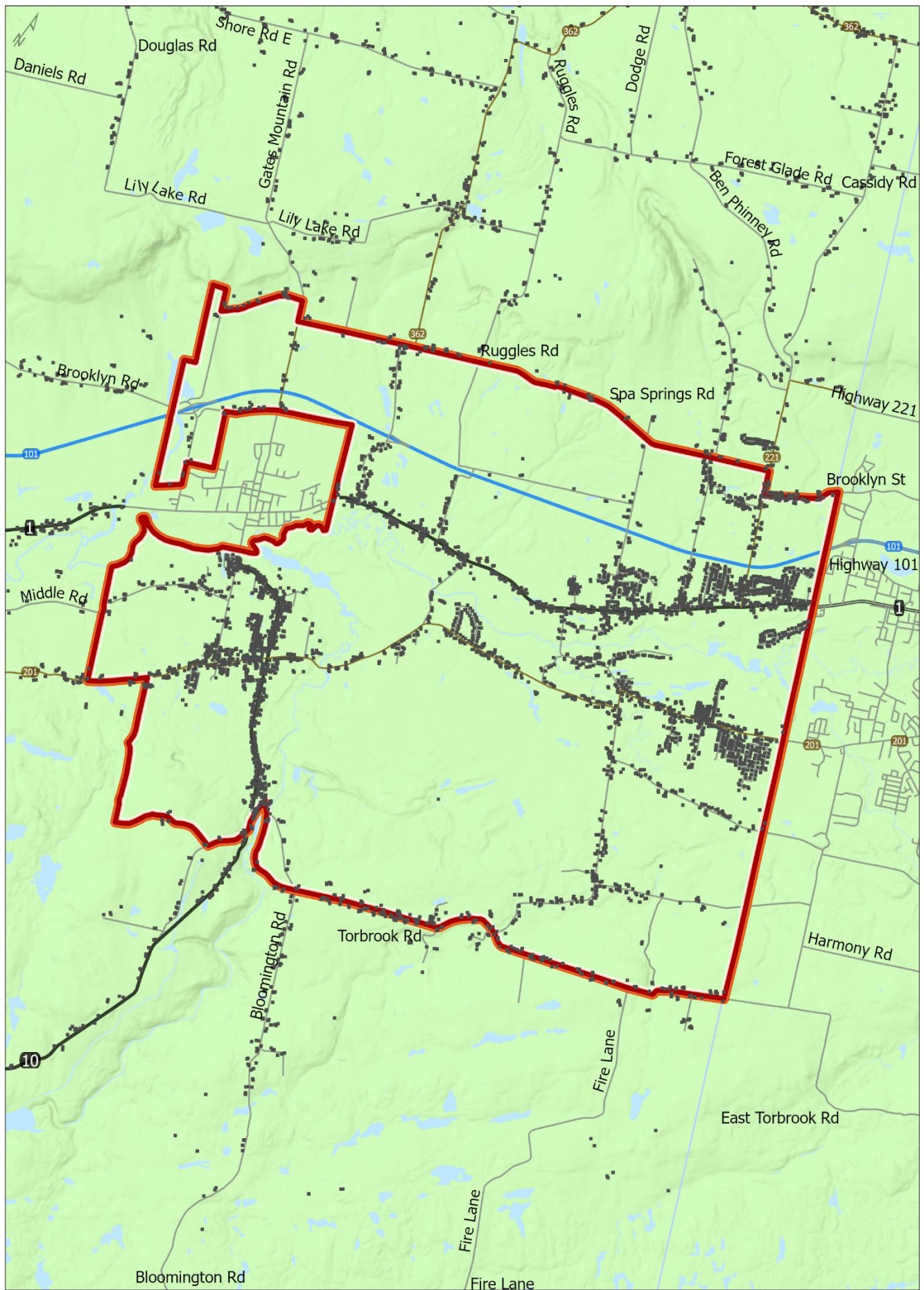
1. East End Area boundaries map
2. Proposed allowable uses for the Agricultural Zone
3. Comparison of current and proposed provisions for the Agricultural Zone

Please contact me by email at mtheriault@annapoliscounty.ca or by phone at (902) 955-0554 if you have any questions regarding the process or the proposed updates. If you are unable to attend the meeting but still wish to share your input, please contact me, or visit the Municipal Satellite Office, 291 Marshall Street - Unit 4, Middleton, Wednesdays and Thursdays from 8:30 AM to 4:30 PM.

Yours truly,




Maia Theriault
Planning Research Assistant



PROPOSED AGRICULTURAL (AG) ZONING PROVISIONS

Proposed As-of-right Uses

- Single-unit dwelling
 - Double dwelling
 - Duplex/semi-detached dwelling
 - Existing dwellings
 - Home occupations
 - Mobile homes & tiny homes
 - Farm residences
 - Temporary workers housing
 - Recreational vehicle parking sites
 - Recreational cottage
 - Parks and recreation uses
 - Public campgrounds
 - Conservation uses
 - Bed & Breakfasts
 - Counselling offices
 - Kennels & animal daycare facilities
 - Microbreweries, distilleries & wineries
 - Repair shops
 - Veterinary offices & clinics
 - Artisan, Artist, Craft, & Custom workshops
 - Abattoirs & agricultural processing facilities
 - Commercial greenhouses
 - Agricultural uses
 - Agri-tourism uses
 - Animal rescue and rehabilitation
 - Forestry uses
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- Only one of the main buildings on an agricultural lot shall be a residential building
 - A maximum of two (2) residential units shall be permitted
 - Workers' housing shall be separate from the maximum of two units and shall allow six (6) additional residential units for farm labourers
 - One secondary suite/Accessory dwelling unit

Proposed Uses by Site-Plan Approval

- A second secondary suite/Accessory dwelling unit
- Firing range and shooting clubs
- Golf courses and driving ranges
- Historical sites and interpretation centres
- Public recreation facility
- Commercial campgrounds & RV parks
- Commercial recreation centre
- Restaurants

CURRENT AGRICULTURAL (AG) ZONING PROVISIONS

Current As-of-right Uses

- Agricultural Uses and Structures
- Agricultural Related Industries
- Agri-tourism Uses
- Forestry Uses and Structures
- Agricultural Related Uses
- Veterinary Offices and Clinics
- Animal Hospitals, Animal Rescue and Rehabilitation Centres
- Farm Supportive Uses
- Farm Residences accessory to Bona Fide Agricultural Farm Operations
- Existing Non-Farm Residential Uses
- Existing Non-Farm Supportive Commercial or Industrial Uses
- Bed and Breakfast Operations (in Existing Residential Dwellings Only)
- Home Occupations
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Current uses by Site Plan Approval or Development Agreement

- Sod or peat removal operations

RELEVANT PROPOSED POLICIES

MPS

Agricultural Marshlands and Wetlands

It is the policy of Council to identify marshlands, wetlands, and other wet or swampy areas and include them in the Agricultural (AG) Zone, except where current land uses and structures would not be permitted in the Agricultural (AG) Zone in which case the zone to be applied shall reflect those current land uses and structures. These areas are not suitable for development and are to mainly be used as buffers and to provide a filter for agricultural runoff. Any new buildings and additions that are permitted in these areas shall be floodproofed and the placing of fill and the alteration of topography will be restricted. Residential dwellings and any use associated with the warehousing or the production of hazardous materials shall not be permitted within these areas.

Related Agricultural Uses and Agri-tourism

It is the policy of Council to permit agriculture related uses, agri-tourism and agricultural themed entertainment uses in the Agricultural (AG) Zone, such as, but not limited to, wineries and cider operations, veterinary clinics, agricultural research offices, petting farms, farm markets, bed and breakfasts, garden centres, riding trails, and various open land uses, with appropriate standards related to agricultural zone uses including provisions for abutting yard / zone requirements.

LUB

Farm Supportive Uses

In the Agricultural (AG) Zone, farm supportive commercial or industrial uses shall be permitted provided that at least 75% of their operation is related to the sale, processing, sorting, grading, packaging, inspection, storage, retailing, and transport of agricultural goods or the servicing of agricultural operations.

Uses Accessory to Farming

In the Agricultural (AG) Zone, accessory uses to farming shall be permitted by Site Plan Approval with the requirement that the use will not impact future agricultural use of lands.

Open Land Uses

In the Agricultural (AG) Zone, open land projects such as, but not limited to, farming and nature tours, horseback activities, mountain bike parks, adventure parks, campgrounds, RV parks, shooting sports ranges, drive in theaters, glamping and nature retreats, and multi-use trails, shall be permitted by Site Plan Approval with the requirement that the use will not impact future agricultural use of lands.

PROPOSED VS. EXISTING POLICY COMPARISON

Proposed	Current/Existing with Notes
More than one main building and use shall be permitted, however a maximum of one (1) main building shall be permitted as a residential building.	More than one main building is permitted to be located on a lot, the setback requirements set out in the respective zone shall apply to all main buildings, and a minimum of 6.0 m ((19.7 ft.) shall be required between main buildings, unless otherwise provided for in this Bylaw. - Did not explicitly regulate number of main residential buildings
A maximum of two (2) dwelling units in one structure shall be permitted per lot.	Permits farm residences. - Did not explicitly regulate residential units, implies only one, only residential alongside a farm
The development of up to six (6) dwelling units to house farm labourers may be permitted by site plan approval as an accessory use of farm properties.	Permits secondary farm residences required for additional labour. - Did not explicitly regulate number of units
Subdivision of lots only permitted once in a given year	- No current provisions
- Removed, allowing non-farm residential (as we are permitting a maximum of two-unit dwellings as-of-right)	The expansion or replacement of existing non-farm related a residential use is permitted provided that the expansion or replacement does not result in the creation of additional dwelling units.
- Removed, allowing non-farm residential (as we are permitting a maximum of two-unit dwellings as-of-right)	One single detached non-farm related residential dwelling may be permitted on existing lots is 10,200 sq. m. (109,796 sq. ft.) or less in area.
Farm supportive commercial or industrial uses shall be permitted provided that at least 75% of their operation is related to agricultural operations.	Farm supportive commercial or industrial uses are permitted provided that the majority of their operation is related to agricultural operations. - Did not have a minimum percentage
Accessory uses to farming shall be permitted by Site Plan Approval with the requirement that the use will not impact future agricultural use of lands.	- No current provisions
Open land projects will be permitted by site plan approval.	- No current provisions
Removal of topsoil shall only be permitted by development agreement.	Removal of topsoil shall only be permitted by development agreement. - No change
Large-scale developments in the Agricultural (AG) Zone with a total built development area of over a gross floor area of 929 sq. m. (10,000 sq. ft.) shall be required to prepare a	- No current provisions

Stormwater Management Plan and measurable stormwater management policies.	
Minimum required rear and side yard setback when abutting another zone shall be 23 m. (75.5 ft.), unless a high opaque vegetation buffer is left between the lots, in which case the minimum rear yard setback shall be 15.2 m. (50 ft.).	<p>The minimum required rear and side abutting yard setback shall be 23 m. (75.5 ft.).</p> <ul style="list-style-type: none"> - Did not include decreased setback with buffer
No buildings or structures used for the housing of agricultural animals and manure storage facilities shall be permitted in an abutting setback or within 50.0 m. (165 ft.) from any watercourse or off-site residential dwelling.	<p>No buildings or structures shall be permitted to be developed in a required abutting yard.</p> <ul style="list-style-type: none"> - Did not consider manure storage, watercourse or off-site dwelling setbacks <p>No structure shall be erected within 7.6 m (25 ft.) of the edge (mean high water mark) of any watercourse.</p> <ul style="list-style-type: none"> - Change increases watercourse buffer
All structures developed or altered within marshlands, wetlands or other wet and swampy areas shall be floodproofed.	<p>Designates wet or swampy areas, which have little alternate development potential to act as a filter for agricultural runoff and to provide a buffer or physical separation between agricultural areas and adjacent lands within the Agricultural Designation on the Future Land Use Map.</p> <ul style="list-style-type: none"> - No bylaw requirements
The rezoning of any lot zoned Agricultural (AG) shall be prohibited except through development agreement with an Agricultural Impact Assessment Report prepared and signed by a qualified professional at the expense of the property owner provided for consideration.	<p>Refuse to consider rezoning applications to rezone lands from the Agricultural (AG) Zone to the any other zone unless otherwise provided.</p> <ul style="list-style-type: none"> - No significant change
Prohibit the use or development of any land, building or structure for aquaculture operations or for the housing or raising of fur-bearing animals for the purposes of the production of pelts or products from fur-bearing animals.	<p>No business, operation, facility, building or use of land for the purpose of housing or raising fur-bearing animals, for the purposes of the production of pelts or products from fur-bearing animals.</p> <ul style="list-style-type: none"> - Did not mention aquaculture