

Comprehensive Development Districts – MPS Part 12 and LUB Parts 19, 20, 21 December 12, 2018

- The Comprehensive Development District Designation is applied to precincts or areas that are appropriate for both comprehensive development regulations and approval of individual development pursuant to common planning themes and objectives
- Development within the Comprehensive Development District is considered by Development Agreement
- The MPS establishes 3 Comprehensive Development Districts:
 - The Waterfront Comprehensive Development District (WCDD)
 - The Fortier Mills Comprehensive Development District (FMCDD)
 - Hogg Island Comprehensive Development District (HICDD)
- The Waterfront Comprehensive Development District will be applied to that portion of the waterfront side of the downtown, as well as lands in the vicinity of the Annapolis River Causeway
- The Fortier Mills Comprehensive Development District is be applied to the Fortier Mills subdivision and will reflect the existing development agreement which currently regulates this comprehensively planned development
- The Hogg Island Comprehensive Development District will apply to the Nova Scotia Power Tidal Generating Station and related properties at Hogg Island
- Development within each of these 3 districts will be required to acknowledge the unique requirements of each area
- New development on the Town's waterfront is required to support and enhance the boardwalk, the working waterfront and the historic fabric of the adjacent development
- Ongoing development within the Fortier Mills Comprehensive Development District will continue to be guided by the Fortier Mills Community design plan and the terms of the existing development agreement
- Development within the Hogg Island Comprehensive Development District will be required to acknowledge the importance of the area as a gateway and ensure that commercial, institutional and industrial activities are undertaken in a manner that supports Annapolis Royal as a destination and enhances the community's commercial, economic and cultural opportunities