

## Development Agreements – MPS/LUB Various Parts – December 12, 2018

- Development Agreements are a development approval and regulation process which is an alternative to as-of-right development or approval of development by rezoning
- Development Agreement is a legal, property specific agreement between the Town and the property owner which describes the scope and nature of an approved development
- Development Agreement applications are evaluated against pre-determined criteria (MPS Policies 17.5, 17.6)
- Development control provisions can include architectural control and regulation
- The Development Agreement is registered against the property and transfers with any change in title/ownership
- Per various policies in the MPS and Part 3. 7 of the LUB, Development Agreements are used for the following prescribed development:

New residential dwellings containing seven (7) or more units or the conversion of existing dwellings to seven (7) or more units and grouped dwellings located on a single lot within the Residential Designation (Policy 1.7.3);

New residential dwellings containing three (3) or more units within the Residential Mixed Use Zone (Policy 1.8.1);

Home-based businesses within the Residential Designation not otherwise permitted by the By-law, provided that they are not identified as Prohibited Home-based Businesses (Policy 1.9.4);

New Bed and Breakfasts, Inns and Historic Vacation Suites in the Residential Single Unit (RSU) and Residential High Density (RHD) Zones (Policy 1.10.1, 1.10.4);

New light industrial uses, including manufacturing, fabricating, industrial assembly, warehousing and processing of goods and materials which are wholly contained within a building and which are not obnoxious by means of noise, light, odour, vibration or other emissions within the Commercial Highway (CHW) Zone and the Environmentally Sensitive 2 (ESA2) Zone. (Policy 3.1.2);

New institutional uses on lands zoned residential and/or the redevelopment of existing institutional properties for residential purposes (Policy 4.1.4);

Redevelopment and/or reuse of civic 752 St. George Street (PID 05000484), the Municipality of the County of Annapolis Administrative Building, for residential or commercial or mixed-use development (Policy 4.1.5);

New service and utility uses (Policy 5.3);

New residential, commercial, institutional, recreation and comprehensively planned mixed-use development within the Environmentally Sensitive Area 2 (ESA2) Zone (Policy 7.4);

Development located in the Waterfront Comprehensive Development District (WCDD) Zone, the Fortier Mills Comprehensive Development District (FMCD) Zone and the Hogg Island Comprehensive Development District (HICDD) Zone (Policies 12.2, 12.3, 12.4).