

COMPREHENSIVE DEVELOPMENT DISTRICTS (CDD)

What you need to know about comprehensive development districts

This designation is applied to areas in Town that, due to their location, size, character and overall significance, require that new development is carefully considered and controlled so it's compatible with the character of our community. The use of a Comprehensive Development District approach allows the community to consider and regulate new development on a site-specific basis. This is done through the Development Agreement process which calls for public input and Council decision-making before any construction can go ahead.

There are three Comprehensive Development Districts in the Town...here's a quick guide:

HERITAGE WATERFRONT CDD

This district runs along the waterfront from Town Hall to Chapel Street and any new development must reflect the area's built heritage, encourage a variety of uses and activities and support a high-quality visitor experience, all of which are critical to ensure the vitality of our commercial downtown core. The CDD designation allows for architectural controls, protection of vistas and view planes, limits on types of use and the integration of any permitted new development into the existing streetscape. It also allows for the identification of mitigation measures related to sea-level rise.

FORTIER MILLS CDD

This district comprises the 17-acre residential subdivision built according to a 2009 Development Agreement on formerly owned Town land behind the Fire Hall and the Independent Grocery complex. The development was successfully implemented and much of the property has been built out. When the development of the subdivision is fully completed, the Municipal Planning Strategy and the Land Use Bylaw will be amended to remove this designation as it will no longer be necessary.

CAUSEWAY CDD

This district, located on both sides of the Causeway, is important as a gateway to Annapolis Royal and is to be used primarily for the purposes of tidal-power generation, tourism development, boat building and related sales and service, marinas, boat-launching slips, restaurants and associated licensed premises, and industrial and historical interpretation. Permitted uses in this CDD will be amended in future if there are changes in the use of the Tidal Power Generating Station.

PLANNING DOCUMENT REFERENCE

The Municipal Planning Strategy, Part 12, Comprehensive Development Districts https://annapolisroyal.com/wp-content/uploads/2019/12/MPS_September-2019_Updated-Oct.-7_Low-res_Single-Pages.pdf

The Land Use Bylaw, Part 20 (Heritage Waterfront), Part 21 (Fortier Mills) and Part 22 (Causeway) https://annapolisroyal.com/wp-content/uploads/2019/12/LUB_September-2019_Single-Pages.pdf

IF YOU HAVE QUESTIONS

Call Town Hall at 902 532-2043 to discuss your questions with the Community Development Coordinator.