

## DEVELOPMENT AGREEMENTS

### What you need to know about Development Agreements

A Development Agreement is a legal and property-specific agreement between the Town and a property owner. It describes the scope and nature of an approved development and it transfers with any change in property title or ownership.

#### WHAT IS THE DEFINITION OF A DEVELOPMENT AGREEMENT?

It is defined as a formal written agreement made between the Town of Annapolis Royal and a property owner for the purposes of regulating the use and development of a property pursuant to the policies of the Municipal Planning Strategy (MPS). You can read about the potential terms, conditions and content of a Development Agreement in Policy 17.5.3 of the MPS.

#### WHY IS IT AN IMPORTANT POLICY TOOL?

It is an important tool because it allows for public input and Council decision-making before any development can go ahead. It has more flexibility than traditional zoning, while still allowing adequate controls. A good example of a successful project governed by Development Agreement was the transformation of the Annapolis Royal Regional Academy (zoned Institutional) into residential housing and a community hub. Another good example is the Fortier Mills subdivision.

#### WHAT KINDS OF DEVELOPMENTS NEED A DEVELOPMENT AGREEMENT?

Here's a partial list:

- new service or utility uses
- new development within the Environmentally Sensitive Area 2 (ESA2) Zone
- new development in the Comprehensive Development Districts (Heritage Waterfront CDD, Fortier Mills CDD and Causeway CDD)
- new residential dwellings in various zones
- new bed and breakfast, inns and historic vacation suites in various residential zones
- new institutional uses on lands zoned Residential
- redevelopment of existing institutional properties for residential purposes
- new light industrial uses in the Commercial Highway (CH) Zone

#### PLANNING DOCUMENT REFERENCE

The Municipal Planning Strategy, Part 17 (Implementation) Section 17.5

[https://annapolisroyal.com/wp-content/uploads/2019/12/MPS\\_September-2019\\_Updated-Oct.-7\\_Low-res\\_Single-Pages.pdf](https://annapolisroyal.com/wp-content/uploads/2019/12/MPS_September-2019_Updated-Oct.-7_Low-res_Single-Pages.pdf)

The Land Use Bylaw, Part 3 (Zones and Zoning Map), Section 3.7 (Uses Considered by Development Agreement) which references policies related to each use.

[https://annapolisroyal.com/wp-content/uploads/2019/12/LUB\\_September-2019\\_Single-Pages.pdf](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 about Heritage Related Provisions with the Community Development Coordinator.