

ENVIRONMENTALLY SENSITIVE AREAS

What you need to know

Environmentally sensitive areas are important parts of our community's character and play a significant role in the physical, environmental and social wellbeing of the Town. Our Land Use Bylaw includes two Environmentally Sensitive Areas – the Environmentally Sensitive Area 1 (ESA1) Zone and Environmentally Sensitive Area 2 – (ESA2) Zone.

ENVIRONMENTALLY SENSITIVE AREA 1

This area generally encompasses the lowlands and marshlands bordering the north side of Allains River.

Non-polluting agricultural uses, grazing, wetlands, recreation, garden and landscape projects and uses related directly to conservation projects are allowed in this Zone. Intensive development and permanent structures are prohibited.

ENVIRONMENTALLY SENSITIVE AREA 2

This area encompasses the land on the west side of Prince Albert Road (Highway 1).

Residential, commercial, institutional, recreation and mixed-use development is permitted in this zone but only by Development Agreement, where an engineering assessment is provided demonstrating that the proposed construction is safe, and the proposed specific use will not have an adverse effect on the adjacent marshlands.

IF YOU HAVE QUESTIONS

You can read about the Environmentally Sensitive Areas in Part 7 of the Municipal Planning Strategy. The areas are outlined on Map 1 – the Generalized Future Land Use Map, part of the Municipal Planning Strategy. https://annapolisroyal.com/wp-content/uploads/2019/12/MPS_September-2019_Updated-Oct.-7_Low-res._Single-Pages.pdf

Regulations involving Environmentally Sensitive Areas are outlined in the Land Use Bylaw, Parts 16 and 17. https://annapolisroyal.com/wp-content/uploads/2019/12/LUB_September-2019_Single-Pages.pdf

For more information about **Development Agreements** related to Environmentally Sensitive Areas, see the brochure or call Town Hall at 902-532-2043 and speak to the Community Development Coordinator.