

Town of Annapolis Royal
401 St. George, 170 St. George & 82 St. Anthony Street Development Agreement
Approved Public Hearing Minutes
June 21, 2021 at 4:00 p.m.

1. Call to Order	Mayor Boyer called the meeting to order at 5:00 p.m.
2. Present	Mayor Amery Boyer (Chair), Deputy Mayor Pat Power, Councillor Holly Sanford, Councillor Paula Hafting, Councillor Michael Tompkins, Planner Chris Millier, Chief Administrative Officer (CAO) Sandi Millet-Campbell, Recording Secretary Taylor Robinson. Three members of the public joined the meeting. All members joined via Zoom.
3. Regrets	None

4. Meeting Opening – Mayor Boyer

Mayor Boyer opened and briefly explained the purpose of the hearing and went over the COVID-19 protocols. Council will not be making any decisions until the Council meeting immediately after the hearing. She then handed the meeting over to Chris Millier to explain the applications in more detail.

Mayor Boyer declared a conflict of interest and left the meeting at 4:10 p.m.

401 St. George Street

Application:

To consider the Annapolis Royal Land Use By-law (Zoning Map, Schedule A) be amended to rezone lands at 401 St. George Street from Residential Single Unit (RSU) to Residential Two Unit (RTU).

a. Presentation of Proposal – Planner Chris Millier

Mr. Millier provided an overview of the application from the owner of 401 St. George Street where they are looking to have to rezone lands at 401 St. George Street from Residential Single Unit (RSU) to Residential Two Unit (RTU) to permit the conversion of the existing single unit dwelling to a two-unit dwelling. The proposed rezoning would permit the construction of a separate dwelling unit within the existing structure. It was explained that the rezoning will not have a negative impact in accordance with the MPS/LUB and will not affect the character of the property and recommended the approval of the application.

b. Written Submissions Received

None received.

c. Public Input

None received.

Mayor Boyer returned to the meeting at 4:22 p.m.

170 St. George Street

Application:

To consider that the Annapolis Royal Land Use By-law (Zoning Map, Schedule A) be amended to rezone lands at 170 St. George Street from Residential Single Unit (RSU) to Commercial General (CG).

a. Presentation of Proposal – Planner Chris Millier

Mr. Millier provided an overview of the application to rezone lands at 170 St. George Street from Residential Single Unit (RSU) to Commercial General (CG). The application is proposed to permit conversion of the property to a primary commercial use and the intended use is a retail cheese shop. The property is comprised of two separate PIDs, the primary lot fronting on St. George Street and a small remnant parcel located to the southeast which does not have frontage. Mr. Millier cautioned that it is a challenging area for parking and unloading. Overall, the rezoning will not have a negative impact in accordance with the MPS/LUB and will not affect the character of the property and recommended the approval of the application.

b. Written Submissions Received

Two received. (TAB 1 & 2)

c. Public Input

One received. Georgia Fyfe who is the owner of 13 Prince William Street shared her concerns with the shared rear boundary with the property and the potential to have significant noise, waste, etc. Mrs. Fyfe also mentioned that lower St. George Street is mostly residential, has a narrow road, parking is demand, and a quiet neighborhood. It is her hope that Council takes these concerns into consideration.

82 St. Anthony Street

Application:

To consider that the Annapolis Royal Land Use By-law (Zoning Map, Schedule A) be amended to rezone a portion at 82 St. Anthony Street from Commercial Highway (CHW) to Environmentally Sensitive Area 2 (ESA 2).

a. Presentation of Proposal – Planner Chris Millier

Mr. Millier provided an overview of the application to rezone lands of 82 St. Anthony Street from Commercial Highway (CHW) to Environmentally Sensitive Area 2 (ESA2). The application has been submitted to have a consistent zone applied to the lands in advance of the submission of a development proposal. The current designation and zone boundaries, adopted with the approval of the 2019 MPS/LUB, do not align with the confirmed property boundaries which date to 1989. Base mapping for the previous 2006 MPS/LUB, used to establish the boundaries of the Environmentally Sensitive Area designation and zone, was adopted for the current MPS/LUB. It was stated that the

rezoning will not have a negative impact in accordance with the MPS/LUB and will not affect the character of the property and recommended the approval of the application.

b. Written Submissions Received

None received.

c. Public Input

None received.

ADJOURNMENT: Mayor Boyer moved adjournment at 5:01 p.m.

Mayor Boyer

Recording Secretary Taylor Robinson