

Town of Annapolis Royal
401 St. George, 170 St. George & 82 St. Anthony Street Development Agreement
Unapproved 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

Sally O'Grady
PO Box 512, 50 Drury Lane (soon to be permanent resident of 158 St. George Street)
Annapolis Royal, NS B0S 1A0

June 17, 2021

To: Mayor Amery Boyer and Councillors, Town of Annapolis Royal
Sandi Millet-Campbell, Chief Administrator Officer
Ken Knox, Community Development Coordinator
Property Owner (Andrew) 170 St. George Street

RE: Submission of my opinion for the re-zoning of 170 St. George Street to Commercial General

My opinion is the property of 170 St. George Street should be in the commercial designation, Commercial General seems to suit.

- The commercial designation is in keeping with the character of dwelling and it's store front.
- This dwelling was built to be a "store" front within this historic streetscape. My understanding it was built as the business office to the Pickles and Mills Warehouse across the street.
- The new owner's desire to have a "home-made" cheese retail business, pursuing their profession as cheese makers, is a business that would be an asset to the area.
- Having a business in this dwelling recognizes our needs in a rural economy.

I would like to point out this property's historical zoning (which has me a bit perplexed on how it resulted in the present residential zoning).

- This dwelling has a long history of been commercially zoned and since 1980 was zoned as C1 (possibly even prior to this – I only researched back to 1980).
- During reviews and revisions of specific properties in 1990, 1992, 1995, 2003 and 2007 this property continued to be C1.
- During the public input in 2018/2019 this property was under consideration to go from C1 to Commercial General.
- During the final development of the 2020 Land Use By-Law (LUB) it seemed to go from the Commercial General Zoning consideration to Residential Zoning without input from those who thought it was staying in the commercial designation (and being rezoned from C1 to Commercial General).
- The Municipal Planning Strategy (MPS) Generalized Future Land Use Map has it zoned as Commercial General – that is what was put forward during this past review (2018-2020) that we are striving towards. As pointed out in the MPS – this document establishes the vision for growth and development in Annapolis Royal and is organized by major land use activity classes or groupings (such as residential, commercial, etc.). Seems like a good time to change the zoning of this property to something that has already being identified.
- Vision – Town of Annapolis Royal Municipal Planning Strategy "... our MPS and LUB are designed to recognize the changing needs of our 21st century rural economy in both innovative and respectful way, reflecting the dynamic combination of physical factors, economic interests and social patterns that make up the unique character of the Town."

I would also like to point out that to create our guiding documents (i.e. the MPS and LUB) takes an inordinate amount of energy. It is no small task. Though we see things a certain way at a certain time, we must be open to embrace change that make the zoning work for the peoples of this community.

Thank you
Sally

Hello. I am hoping you will accept this although the deadline was Friday for written submissions. Can you please let me know if it's accepted so that I would know if I need to attend the meeting to read it there? Thanks.

In September of 2018 we sold 170 Saint George Street to Tom Carleton after operating a business there for nearly 25 years. At the time of sale the building was full on C1 commercial. Historically it's been a commercial building since being built. Based on a former survey the majority of citizens in the town wanted lower Saint George to remain the same mixed use.

I am going to give a little history below because the whole issue started as a result of two air bnb's being on the block.

In the last few years of being in business there we developed an airbnb upstairs and one in the entire house next door. Tom continued to operate an airbnb upstairs at 170 after purchasing it. Our clients were families and older couples for the most part. There were no parties and no unusual activity that we were aware of. It was made clear to us by the Inn owner on the street that she did not want the air bnb's there even though she claimed full occupancy every summer. Meanwhile the town reviewed it's bylaws and as part of that process reviewed airbnb's and decided that if you lived above the lights the owner must live in it but below the traffic lights they could be free standing and independent. I was told by Sandi Campbell that the issue was put to rest and we could carry on.

The winter of 2019-2020 the Inn keeper went to her neighbours and asked them to help her make the block 'more residential'. A small group went to the town and the result was that the town changed the designation to some kind of quazi historical on the C1 building, with very restrictive uses permitted and then had to make an exception to its new rule to allow the spa to be housed there. I am guessing the town probably charged the spa people a thousand dollars too to have the exception. As for 174 we were no longer able to operate the airbnb under the new 'residential' designation unless we also lived in it.

Tom nor ourselves were not informed this was going on and were not told about the meeting to decide this even though we were the only buildings/businesses affected. The haul up, museum and Pickles and Mills shop are all still operating there. How is that more 'residential'? The town didn't even have the decency to contact us after the fact to let us know. We found out from a neighbour that spring while getting the airbnb ready. We were fully booked at the time for the entire season.

This was an arbitrary decision made by council in response to a disgruntled citizen and it should never have happened and was probably not legal.

The right thing to do would be to restore the building to its former status give the new owners their \$1000 back and call it a day.

Interestingly in the map projecting the future zoning in Annapolis Royal the building is shown to have commercial status again.

As a last word it is well known that Annapolis is known as a difficult place to do business. It has that undeniable reputation. For 25 years we heard about it from many people coming through the door of our shop as well as from our colleagues in the town. Please please start being a yes town instead of a no town. Yes how can we help you rather than no you can't. I think citizens would be shocked at some of

the business ideas we've been privey to that were not allowed to be implemented. If we want the town to thrive the business community has to be strong too, who wants to live in a town with no ammenities and no business tax base? We need to stop being so unfriendly to potential business people. The new owners of 170 have commited themselves to Annapolis, purchasing two properties and moving with their family, we should welcome them with open arms and help them facilitate their business dreams, not make them wait for over two months for an answer they shouldn't have needed in the first place.

Angela Chartier

Former owner of 170 and 174 Saint George