

**Public Meeting Regarding an Amendment to the Municipal Planning Strategy and Land Use By-Law**

4OCT21, 9:00am

Agenda

1. Present:
2. Regrets:
3. Call to Order:
4. Approval of the Agenda
5. New Business
  - a. Report from Planner Chris Millier (TAB 1)
  - b. Written submissions
  - c. Public Input
6. Adjournment

**Planning & Heritage Advisory Committee**

4OCT21, 2021 10:00 a.m.

Agenda

7. Present:
8. Regrets:
9. Call to Order:
10. Approval of the Agenda:
11. Approval of the minutes of the Planning & Heritage Advisory Committee held on 13SEP21 (TAB 2)

**PLANNING ADVISORY COMMITTEE**

12. New Business (TAB 3)
  - a. AR21-01-DA- 82 St. Anthony report from Planner Chris Millier
13. Reports (TAB 4)
  - a. Planning Reports – August 2021
14. Business Arising (TAB 1)
  - a. Amendment to the MPS/LUB re AR21-01-04-RZ

**HERITAGE ADVISORY COMMITTEE**

15. New Business-NONE
16. Business Arising-NONE
17. Correspondence- NONE
18. Next Meeting: November 1, 2021 at 9:00 am
19. Adjournment

**Planning & Heritage Advisory Committee  
 Unapproved Minutes  
 September 13, 2021 at 9:00 a.m.**

<b>1. Call to Order</b>	Chair Bohaker called the meeting to order at 9:00 a.m.
<b>2. Present</b>	Brian Bohaker (Chair), Heather Sprague (Vice-Chair), Councillor Paula Hafting, Mike Bernard, Planner Chris Millier (left at 9:20 a.m.), Community Development Coordinator (CDC) Ken Knox, and Recording Secretary Taylor Robinson. All members joined via Zoom.
<b>3. Regrets</b>	Councillor Holly Sanford, Cheryl Hassen, Chief Administrative Officer (CAO) Sandi Millett-Campbell
<b>4. Additions to the Agenda</b>	None
<b>5. Approval of the Agenda</b>	<b>MOTION #PHAC2021-09-13-01</b> It was moved by Mike Bernard, seconded by Vice-Chair Sprague to approve the September 13, 2021 agenda as presented. <b>Motion carried.</b>
<b>6. Edits to the Minutes</b>	None
<b>7. Approval of the Minutes</b>	Planning & Heritage Advisory Committee Minutes – June 7, 2021 <b>MOTION #PHAC2021-09-13-02</b> It was moved by Vice-Chair Sprague, seconded by Mike Bernard to approve the June 7, 2021 minutes as presented. <b>Motion carried.</b>

**PLANNING ADVISORY COMMITTEE**

**8. NEW BUSINESS:**

a. AR21-04-RZ-Public Works

Mr. Millier reported that the Town has submitted an application to initiate an amendment to the Municipal Planning Strategy and Land Use By-law relating to a portion of PID 05287016, lands of the Town of Annapolis Royal. The property is currently used as the Town’s Public Works yard. The application request is to redesignate a portion of the lot area on Victoria Street from Commercial to Residential and to rezone these lands from Commercial Highway (CHW) to Residential Single Unit (RSU). The proposed amendment to the Municipal Planning Strategy and Land Use By-law would enable subdivision of a portion of the property, sale of the subject area and development for residential purposes. It was noted that amendments to the Municipal Planning Strategy are subject to review by the Province’s Director of Planning and/or the Minister of Municipal Affairs to ensure that the amendment process has been undertaken in compliance with the required process. The Committee will advertise and hold a public information meeting to solicit community input relating to the proposed redesignation and rezoning of 144 Victoria Street.

**MOTION #PHAC2021-09-13-03**

It was moved by Mike Bernard, seconded by Councillor Hafting to recommend to Council to move first reading and initiate the process of amending the Municipal Planning Strategy and Land Use By-Law for Lot 1 on Victoria Street (PID 05287016) pursuant of the application AR21-04-RZ-Public Works submitted by the Town of Annapolis Royal on May 20, 2021. **Motion carried.**

**9. REPORTS**

a. Planning Report – May, June, July, August 2021

The Committee reviewed the Planning Report for May, June, July, August 2021. CDC Knox stated that the number of activities is within average compared to past years.

**10. BUSINESS ARISING:** None

**HERITAGE ADVISORY COMMITTEE**

**11. NEW BUSINESS:**

- a. 170 St. George Street

CDC Knox that the applicant at 170 St. George Street is requesting the addition of an awning. Staff recommends that the addition of an awning will not comprise the heritage value of the property. The Committee agreed to approve the application.

**MOTION #PHAC2021-09-13-04**

It was moved by Mike Bernard, seconded by Vice-Chair Sprague that PHAC recommends to Council that the applicant at 170 St. George Street be given heritage approval to construct an awning, as detailed in the application AR21-24-HER, providing the requirements of the Land Use By-Law are met.

**Motion carried.**

**12. BUSINESS ARISING:**

- a. Ratification of Electronic Vote for AR21-19-HER

**MOTION #PHAC2021-09-13-05**

It was moved by Vice-Chair Sprague, seconded by Councillor Hafting to ratify the electronic vote on June 10, 2021 that PHAC recommends to Council that the applicant at 300 St George Street be given heritage approval change the facial sign as detailed in the application AR21-19-HER, providing the requirements of the Land Use By-Law are met. **Motion carried.**

**13. CORRESPONDENCE:** None

**14. NEXT MEETING:** October 4, 2021 at 9:00 am

**15. ADJOURNMENT:** Vice-Chair Sprague moved adjournment at 9:35 a.m.

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Chair Brian Bohaker

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Recording Secretary Taylor Robinson



**Planning  
Development  
Project Management**

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**To: Annapolis Royal Planning and Heritage Advisory Committee**  
**From: Chris Millier**  
**Date: October 4, 2021**  
**Re: Application for Development Agreement, Lands of 3339060 Nova Scotia Limited, 82 St. Anthony Street/Prince Albert Road (PID 05002712)**

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## **Introduction**

The Town has received an application from Alex D'Souza from Able Engineering on behalf of 3339060 NS Limited to enter into a development agreement with the Town to permit the development of twelve (12) semi-detached dwellings containing a total of twenty-four (24) dwelling units on lands fronting on 82 St. Anthony Street (PID 05002712).

The proposed development calls for the construction of three (3) dwelling/six (6) units on the St. Anthony Street frontage. The remaining nine (9) dwelling/eighteen (18) units are to be constructed on a private driveway accessed from Prince Albert Road. The internal driveway will terminate in a cul-de-sac and will included a sidewalk as well as all required sewer, water and storm sewer infrastructure. The driveway and related infrastructure will be owned and maintained privately.

The current application follow the rezoning of a portion of the subject property from Commercial Highway (CHW) to Environmentally Sensitive Area 3 (ESA2) which was approved by Town Council in June 2021.

The September 20, 2021, application and supporting documentation is attached for the Committee's information.

## **Subject Property, Generalized Future Land Use Designation and Zoning**

The subject property is located on the east side of St. Anthony Street, in the vicinity of the intersection with Prince Albert Road. The property has a total area of approximately 1.87 hectares (4.64 acres) and has frontage on both St. Anthony Street (approximately 125 meters/410 ft.) and Prince Albert Road (approximately 200 meters/656 ft.).

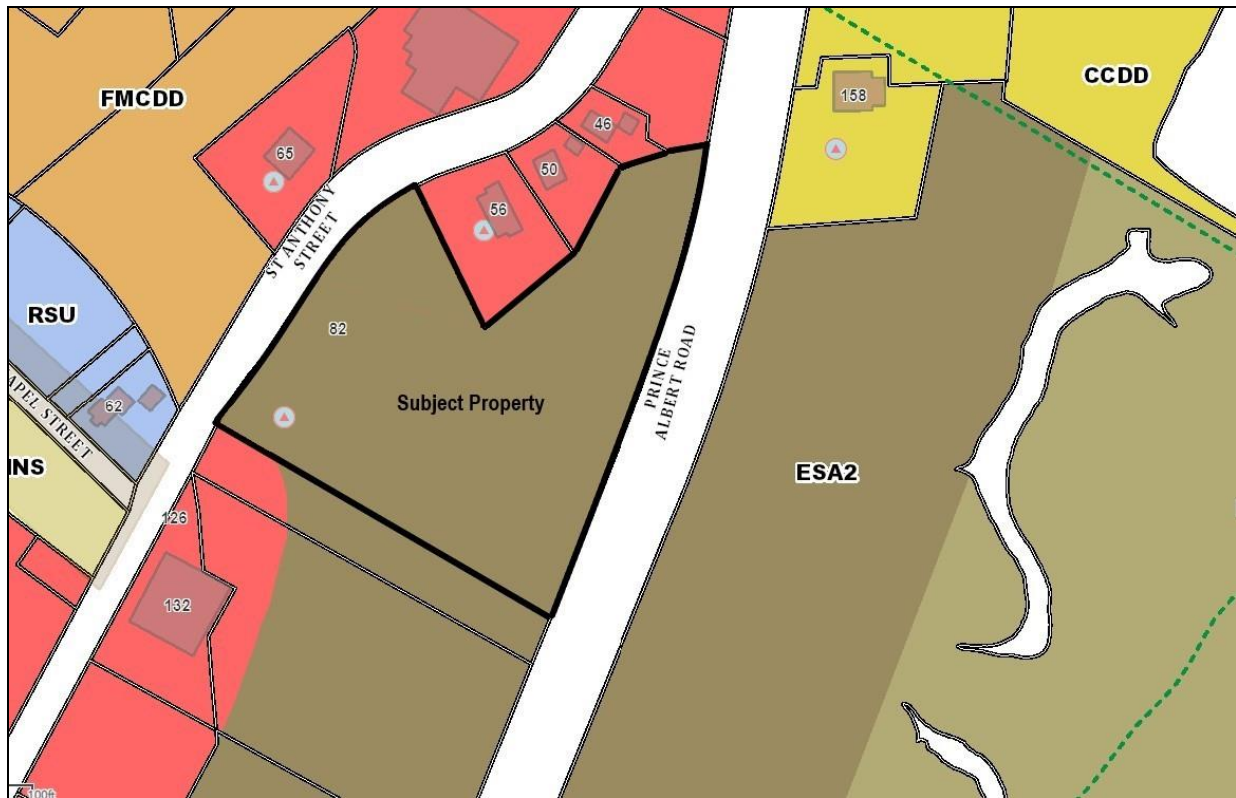
The property is primary vacant, with a small, fenced enclosure present and use for seasonal commercial storage. The lands are generally low lying and the existing vegetation confirms that it is poorly drained. Development in the area includes a mix of residential, institutional, office and general commercial uses.

The subject property is designated as Environmentally Sensitive Area (ESA) on the Municipal Planning Strategy's Generalized Future Land Use Map and is currently zoned Environmentally Sensitive Area 2 (ESA 2) pursuant to the Town's Land Use By-law (as amendment June 2021).

### Generalized Future Land Use Map



## Zoning Map



### Municipal Planning Strategy and Land Use By-law Provisions

The Annapolis Royal Municipal Planning Strategy contains the following provisions which are relevant to the current application.

#### Municipal Planning Strategy

##### **Part 7 Environment and Conservation Areas Development Policy**

*The natural landscape of Annapolis Royal contributes significantly to the character of the Town and the quality of life enjoyed by its residents. Some areas in the Town, designated as ESA (Environmentally Sensitive Areas), have both physical and broader cultural characteristics which make them either unsuitable for development or in need of appropriate planning, engineering and design considerations if they are to be considered for development.*

*Since the Town has a limited amount of land available for development, Council wishes to be both responsible and innovative when it comes to regulating*

*development in areas that have been traditionally labelled as “environmentally sensitive”.*

*In this regard Council recognizes that the Town does not have jurisdiction over environmental or conservation regulations; these are the responsibility of the Province of Nova Scotia. The Town will continue to co-operate with the Nova Scotia Department of Environment to ensure the protection of its natural environment, and, similarly, will continue to co-operate with the Municipality of the County of Annapolis, where its water supply is located.*

*Annapolis Royal does, however, have jurisdiction over land use and through the management of development, the Town seeks to balance growth with environmental protection and preservation. Planning for the impacts of climate change, including sea-level rise and an increase in the frequency and magnitude of storm events, is also critical to managing appropriate future growth and development in the Town.*

*Some recognized environmentally sensitive areas are, by their physical nature or by virtue of their cultural significance, inappropriate for development. Allains River and the French Basin shoreline are examples of areas which should be protected and preserved. No commercial development is allowed in these ESA-defined areas, although enhancements through trail access, constructed wetlands and recreation projects are encouraged. Other areas, such as lands on the east side of Prince Albert Road generally between the causeway and St. George Street, may be appropriate for development subject to technical evaluation and study and the required engineering and site preparation. Approval of development in this type of area will be considered through the Development Agreement process to ensure that site-specific engineering, site planning and land use will be taken into consideration.*

*The Town recognizes that development in environmentally sensitive areas presents a number of problems. Potential foundation instability, corrosive effects of salt-water on concrete, a high-water table, unstable soils, and other environmental conditions have, in the past, made these lands traditionally unsuitable for substantial development. Proposals for use in environmentally sensitive areas shall be considered only when site-specific development studies are completed.*

*These site-specific development studies are the responsibility of the owner. The Town, however, recognizes that data and studies relating to such matters as flood mapping, topography, soil conditions and habitat conditions are important public decision-making tools. To this end, the Town will continue to undertake appropriate studies to guide development and land use regulations.*

- 7.4 *The Land Use By-law shall establish an Environmentally Sensitive Area 2 (ESA2) Zone which may be used for residential, commercial, institutional, recreation and comprehensively planned mixed-use development.*



- 7.5 *All development within Environmentally Sensitive Area 2 (ESA2) Zone, or the development of lands within the Annapolis River 100 Year Floodplain (NSPI, Emergency Preparedness Plan 1999) shall be considered only by Development Agreement. Proposed development of these lands shall be subject to evaluation and confirmation of suitability by studies, prepared by qualified professionals, relating to their environmental condition. In addition to other criteria and matters provided for in Policy 17.6 (General Criteria for Development Agreements) a development agreement shall contain provisions to mitigate potential impacts on the proposed development resulting from the land's environmental conditions.*

## **Part 17 Implementation**

### **17.5 Development Agreements**

*A Development Agreement is a formal written agreement between a Council and a developer and, as such, is binding on both. Like traditional zoning, a Development Agreement is a tool for implementing a Municipal Planning Strategy. It is an approach that provides more flexibility than traditional zoning, but not at the expense of adequate controls.*

*As provided for under the Municipal Government Act, when a Council intends to regulate development by Development Agreement, a Municipal Planning Strategy is required to have policy with regard to the following three matters:*

- (1) the types of developments and the areas in which those developments shall be considered by Development Agreement;*
- (2) those matters which the Council shall consider prior to entering into a Development Agreement; and*
- (3) those matters which may form a part of the Development Agreement.*

*17.5.1 It shall be the intent of Council that the following uses shall only be considered by development agreement and that this shall only be within the designations or zones indicated:*

- (a) Development of new residential dwellings containing seven or more units or the conversion of exiting dwellings to seven or more units and group dwellings located on a single lot in the Residential Designation (Policy 1.7.1);*

*17.5.2 When considering amendments to the Land Use By-law, Council will also take into consideration the matters identified in Policy 17.6.1 as well as criteria set out in other applicable policies of this Strategy.*

*17.5.3 Council intends that a Development Agreement made pursuant to this Strategy and enabling provisions of the Municipal Government Act contains all the terms and conditions Council feels are necessary to make sure that the Development Agreement is consistent with the policies of this Strategy. The Agreement may include, but is not limited to, some or all of the following:*



- (a) *the architectural design or external appearance of a structure, in particular its compatibility with adjacent structures;*
- (b) *the specific use and size of the structure, either new or an expansion of an existing structure;*
- (c) *the location of any structure within a development;*
- (d) *the percentage of land that may be built upon, and the size of yards, courts or other open spaces;*
- (e) *the maximum density of the population within the development;*
- (f) *the provision of services and utilities;*
- (g) *traffic generation, ingress to and egress from the site to abutting streets and parking;*
- (h) *the landscaping or buffering of developments which may include fencing, walkways and outdoor lighting;*
- (i) *alteration of land levels;*
- (j) *open storage;*
- (k) *public display of advertising; and*
- (l) *any other similar matter that may be addressed in a Land-use By-law which Council feels is necessary to ensure to general compatibility of the use and structure with adjacent areas.*

17.6.1 *In considering amendments to the zoning in the By-law or entering into Development Agreements, Council will, in addition to all other criteria as set out in various policies of this planning strategy, take into consideration the following matters:*

- (a) *that the proposal is in conformance with the intents of this Strategy and with the requirements of all other Town By-laws and regulations;*
- (b) *that the proposal will be sympathetic to the existing Colonial, Georgian, Victorian and early 20<sup>th</sup> Century architectural styles in the Town and will not damage or destroy historic buildings or sites;*
- (c) *that the proposal may appropriately represent and be sympathetic with First Nations building form and the embodiment and expression of culture;*
- (d) *that development within the National Historic District be compatible with Character Defining Elements relating to the architectural design or external appearance of a proposed structure, in particular its compatibility with adjacent structures;*

- (e) *that the proposal is not premature or inappropriate by reason of:*
  - (i) *the financial capability of the Town to absorb any costs relating to the development;*
  - (ii) *the adequacy of sewer, storm sewer and municipal water services to support the proposed density of development;*
  - (iii) *the adequacy and proximity of school, recreation and other community facilities;*
  - (iv) *the adequacy of road networks adjacent to, or leading to the development;*
  - (v) *the potential for the contamination of water courses or the creation of erosion or sedimentation; and*
  - (vi) *stored water capacity for fire protection.*
  
- (f) *that controls are contained in a Land Use By-Law or a Development Agreement so as to reduce conflict between the development and any other adjacent or nearby land use by reason of:*
  - (i) *architectural compatibility and character;*
  - (ii) *type of use;*
  - (iii) *emissions, including air and water pollutants and noise;*
  - (iv) *height, bulk, and lot coverage of the proposed building;*
  - (v) *traffic generation, access to and egress from the site, and parking;*
  - (vi) *open storage;*
  - (vii) *signs; and*
  - (viii) *similar matters of planning concern.*
  
- (g) *that the proposed site meets suitability and development cost criteria in terms of steepness of grades, soil and geological conditions, marshes, swamps, or bogs and proximity of highway ramps, rights-of-way and other nuisance factors;*
  
- (h) *that provisions are made for buffering, landscaping, screening and access control to reduce potential incompatibility with adjacent land uses and traffic;*
  
- (i) *that the development is located so as not to obstruct any natural drainage channels or watercourses;*
  
- (j) *that provisions are made to mitigate the risk and impacts of sea level rise.*

## Land Use By-law

### **Part 18 Environmentally Sensitive Area 2 (ESA2) Zone**

#### *18.1 Uses Permitted*

*No development permit shall be issued in an Environmentally Sensitive Area 2 (ESA2) Zone except for one or more of the following uses:*

*Residential Uses  
Commercial Uses  
Institutional Uses  
Parks and Open Space Uses  
Tourism and recreation Uses*

#### *18.2 Zone Requirements*

*In any Environmentally Sensitive Area 2 (ESA2) Zone, no development permit shall be issued except in conformity with the following requirements:*

<i>Minimum Lot Area</i>	<i>1,859 m2 (20,000 sq. ft.)</i>
<i>Minimum Lot Frontage</i>	<i>20 m (98.4 ft.)</i>
<i>Minimum Front Yard</i>	<i>12 m (39.37 ft.)</i>
<i>Minimum Rear Yard</i>	<i>12 m (39.37 ft.)</i>
<i>Minimum Side Yard</i>	<i>6 m (19.68 ft.)</i>
<i>Maximum Height of Structures</i>	<i>11m (36.08 ft.)</i>

#### *18.3 Development Agreement*

*All development within the Environmentally Sensitive Area 2 (ESA2) Zone shall be considered only by Development Agreement.*

## **Planning Considerations and Analysis**

The following comments and analysis are presented in the context of evaluating the current application in light of relevant provisions of the Strategy and By-law.

### Development within Environmentally Sensitive Areas

The Municipal Planning Strategy confirms the importance to the Town of the promotion of environmentally sensitive development. The Strategy identifies that while certain areas are not suitable for any type of development due to their environmental conditions, others, subject to the appropriate planning and engineering, may be developed.

The subject property fronts on 2 streets and is adjacent to long standing development along St. Anthony Street. The application is supported by a variety of technical documentation which address environmental and engineering concerns. The development agreement process enables the Town to embody all relevant design and construction standards to ensure appropriate environmental condition mitigation is undertaken.

#### Implementation Policy Criteria

##### Policy 17.6.1(a), General Conformity with Strategy

The Municipal Planning Strategy enables development within the Environmentally Sensitive Area 2 Zone to be considered by Development Agreement subject to the relevant criteria.

##### Policy 17.6.1(b), Impact on Heritage Resources

The subject property is not a registered municipal heritage property.

##### Policy 17.6.1(c), First Nations Considerations

Not applicable

##### Policy 17.6.1(d), National Historic District

The subject property is not located within the National Historic District (MPS Map 2).

##### Policy 17.6.1(e)(i), Financial Impact on Town

The proposed development would not require any direct expenditure by the Town. It is noted that the proposed driveway and all related on-site infrastructure will remain the responsibility of the property own as the proposed development is not being undertaken pursuant to the Town's subdivision process

##### Policy 17.6.1(e)(ii), Adequacy of Infrastructure

The design of the proposed development has been prepared by a professional engineer who, with the consent of the Town, is acting on behalf of both the developer and the Town.

The Engineer has confirmed that both the proposed design and the capacity of the existing adjacent public infrastructure are compatible.

Policy 17.6.1(e)(iii), Adequacy and Proximity of Community Facilities

The subject property is centrally located and within close proximity to the downtown and a variety of commercial, recreation, open space and institutional uses. The proposed development will not have any impact on existing community facilities.

Policy 17.6.1(e)(iv), Adequacy of Road Network

St. Anthony Street is designated as a Collector Road and Prince Albert Road is designated as an Arterial Road pursuant to the MPS Transportation Map (Map 3).

Collector Roads are capable of accommodating local and through traffic as well as lotted frontage and direct driveway access. Arterial Roads service primarily to accommodate through traffic. Access to Arterial Roads is primarily by intersecting local and collector streets.

Engineering design for the development has not identified that traffic generated by the proposal will have a negative impact on existing road networks or capacities.

Policy 17.6.1(e)(v), Erosion and Sedimentation Control

Preparation and development of the property will be required to comply with all relevant Nova Scotia Department of Environment regulations. It is noted that the design package does not include a construction management or erosion and sedimentation control plan.

Policy 17.6.1(e)(vi), Fire Protection Capacity

An internal review carried out by the Town indicates that construction specifications are compliant with Fire Access Guidelines of the National Fire Protection Association. It has been noted that the proposed specifications are similar to existing development at Fortier Mills and that emergency response capabilities are adequate.

Policy 17.6.1(f)(i), Land Use By-law Provisions – Architectural Control

Building plans, elevations and rendering of the proposed development have been submitted with the application package.

The building form is single storey and consistent with examples of similar types of development (seniors oriented bungalow) which have become extremely common in the area over the past number of years.

The Design Rationale speaks to a variety of design features which respond to both the local context and the broader marketplace and demand. A typical building plan will utilize a variety of finish materials and styles.

In general the architectural approach is modern, functional and driven by market and economic considerations. Given that the subject property is located outside of the National Historic District and not adjacent to a designated heritage property architectural design control as proposed (building plans and elevations) is deemed adequate.

#### Policy 17.6.1(f)(ii), Land Use By-law Provisions – Land Use

The proposed residential use is consistent with permitted uses with the Environmentally Sensitive Area 2 (ESA2) Zone.

#### Policy 17.6.1(f)(iii), Land Use By-law Provisions – Emissions

The proposed residential use will not generate emissions, air or water pollution or noise which would be inconsistent with the use of the property or the adjacent properties.

#### Policy 17.6.1(f)(iv), Land Use By-law Provisions – Proposed Structure

The construction of the twelve dwellings will take place on a single lot. In terms of bulk and height the structures are modest. The semi-detached form presents a wide building front to the street, it is noted however that both St. Anthony Street and the new driveway afford a significant amount of “road” frontage.

With respect to overall lot coverage it is noted that front yard, rear yard and side yard setbacks between building, especially along St. Anthony Street and the proposed structures to the rear of these dwellings, is modest. Individual amenity space is limited given the configuration and overall lot coverage.

#### Policy 17.6.1(f)(iv), Land Use By-law Provisions – Traffic Generation and Access

Confirmation has been received from Public Works and supporting comment received from NS Department of Transportation staff that access to Prince Albert Road is deemed acceptable.

Policy 17.6.1(f)(vi), Land Use By-law Provisions – Open Storage

No open storage is proposed in relation to the development.

Policy 17.6.1(f)(vii), Land Use By-law Provisions – Signage

The proposed development will include an identification sign on both St. Anthony Street and adjacent to Prince Albert Road. A sign design detail has been included in the application.

Policy 17.6.1(f)(viii), Land Use By-law Provisions – Matters of Planning Concern

It is noted that the current application does not arise from a deliberate contravention of the MPS/LUB by the current owner. The application will ensure that the required Town approvals are in place for the existing use.

Policy 17.6.1(g), Environmental Suitability of the Site

The subject property has been evaluated by a qualified person and determined to not meet the definition of a wetland.

A geotechnical report prepared by a qualified person confirms that the subject property has had fill placed on it, which is not suitable for construction. The report recommends removal of all unsuitable material from the building area, backfilling and compaction of structural materials. The engineering submission includes design requirement for engineered slab on grade construction.

Policy 17.6.1(h), Buffering

The subject property is located in an area of Town which contains a variety of residential, commercial and institutional uses. The proposed development will not alter the mixed use character of the area. The proposed development is compatible with the general character of the area and buffering is not required.

It is noted that the proposed development will be very visible entering Town from the north on Prince Albert Road. No formal landscaping is proposed for the Prince Albert Road frontage.

Policy 17.6.1(i), Drainage Channels and Water Courses

Storm water drainage plans have been prepared by the Engineer.



Policy 17.6.1(j), Impacts of Sea Level Rise

Not applicable.

## **Recommendation**

A review of the application in light of the relevant policies identifies that the proposal is consistent with the general intent of the policies and is not inconsistent with any of the specific criteria contained in Policy 17.6.1 or general provisions relating to development in environmentally sensitive areas.

It is therefore recommended that:

The Town enter into a Development Agreement with 3339060 Nova Scotia Limited to permit the development of a twelve dwelling/twenty-four unit residential development at 82 St. Anthony Street (PID 05002712) pursuant to the application, site plan and engineering details contained in the application dated September 20, 2021.

TOWN OF ANNAPOLIS ROYAL

# PLANNING SERVICES



AUG 2021

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1. Planning and Development Activity Report
2. Building Permit Activity Report
3. Fire Inspection Activity Report



**Planning  
Development  
Project Management**

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**To: Ken Knox  
From: Chris Millier  
Date: SEP 1, 2021  
Re: Town of Annapolis Royal, Status Report**

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**AUG 1 - 30, 2021**

Development/Building Permit Activity

- AR21-23 8AUG21  
20 Chapel Street  
Accessory Structure (Deck)

**Permit Activity Summary, June 2021**

	Current Month	Current YTD	Previous Yr. Month	Previous Yr. YTD
<b>Development Permits</b>				
<b>Residential</b>				
New Construction	0	0	0	1
Renovation/Addition	0	0	0	0
Accessory Structures	1	7	0	4
<b>Commercial/Industrial</b>				
New Construction	0	0	1	1
Renovation/Addition		0	0	0
Accessory Structures	0	0	0	1
<b>Institutional</b>				
New Construction	0	0	0	0
Renovation / Addition	0	0	0	0
Accessory Structures	0	0	0	0
Other (signs, occupancy, etc.)	0	2	1	6
<b>Final Subdivision Approval</b>				
Residential Lots Created	0	0	0	0
Comm./Industrial Lots Created	0	0	0	0

**TOWN OF ANNAPOLIS ROYAL**  
**BUILDING PERMIT REPORT**  
 Figures based on Fiscal Year April to March

Number of Building Permits		Building Value
AUG	1	\$3,500.00
YTD 2021-2022:	1	\$43,500.00

<b>Civic Address</b>	20 Chapel St
<b>Construction</b>	Deck
<b>Date Permit Issued</b>	8-Aug-21
<b>Fee</b>	\$110.50
<b>Est. Value</b>	\$3,500.00

<b>Civic Address</b>	
<b>Construction</b>	
<b>Date Permit Issued</b>	
<b>Fee</b>	
<b>Est. Value</b>	

Development and Renewed Permits		Fee
Dev. Permits Only	0	\$0.00
Renewed Permits	0	\$0.00

2020 Total Dev/Building Permit Fees	
<b>AUG</b>	\$110.50
<b>Total Value YTD</b>	\$679.30

3-Year Comparative Building Data			
	2021	2020	2019
Total permits for AUG:	1	1	1

	2021	2020	2019
Total Estimated Value AUG :	\$3,500.00	\$250,000.00	\$50,000.00

	2021	2020	2019
Total Build Permits YTD:	1	5	3

	2020-2021	2019-2020	2018-2019
Total Estimated Value YTD:	\$43,500.00	\$548,000.00	\$59,500.00