



**PUBLIC HEARING
TOWN HALL – COUNCIL CHAMBERS
Tuesday, September 1, 2026
5:00 PM
AGENDA**

- 1. Meeting Opening – Mayor Boyer**
- 2. Proposed Rezoning 52 St Patricks Lane**
 - a) Application for 52 St Patricks Lane (TAB 1)**
 - b) Written Submissions Received**
 - c) Public Input**
- 3. Adjournment**



**Planning
Development
Project Management**

To: Annapolis Royal Planning and Heritage Advisory Committee
From: Chris Millier
Date: July 6, 2026
Re: Application for Amendment to the Land Use By-law (Rezoning),
Lands of Shelley and Steve Dyet, 52 St. Patricks Lane (PID
05000328)

1 Introduction

The Town has received an application from Shelley and Steve Dyet to rezone lands at 52 St. Patricks Lane from Residential Single Unit to Residential Two Unit (RTU) to permit the development of a dwelling unit within an existing accessory structure at 52 St. Particks Lane (PID 05000328).

The June 3, 2026, application, a site plan and building details relating to the existing accessory structure (garage) are attached for the Committee's information.

The subject property is located on the east side of St. Patricks Lane, north of the intersection with Champlain Drive. The property has a frontage of approximately 86 meters (282 ft.) on St. Patricks Lane and contains an area of approximately .56 hectares (1.39 acres).

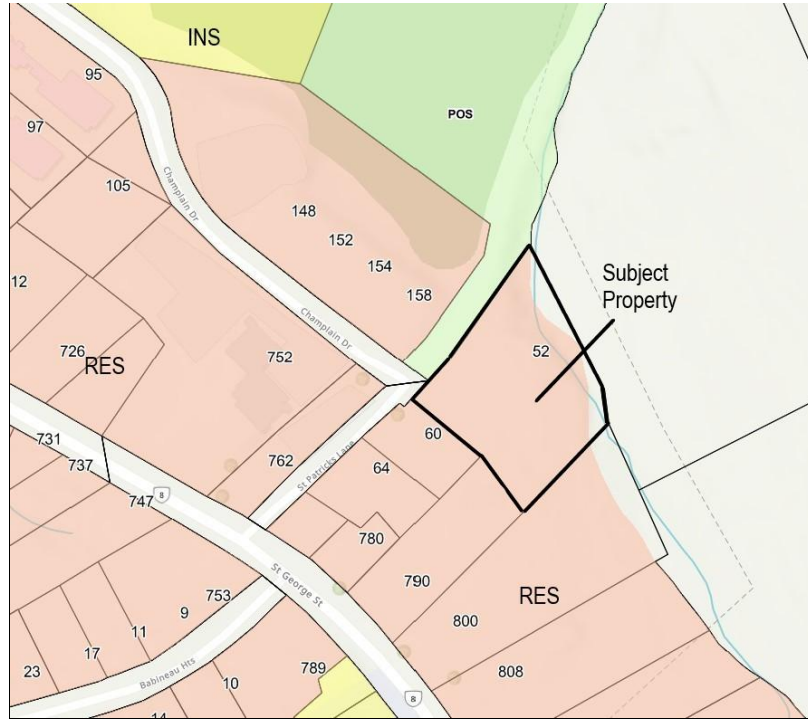
The subject property abuts existing residential uses on the south. Lands to the north are generally undeveloped and located within the adjacent Municipality. St. Patricks Lane to the west of the subject property provides access to sports fields associated with the Annapolis West Education Centre and the Trans Canada Trail further north.

The lot is generally tree covered other than in the vicinity of the dwelling and garage area

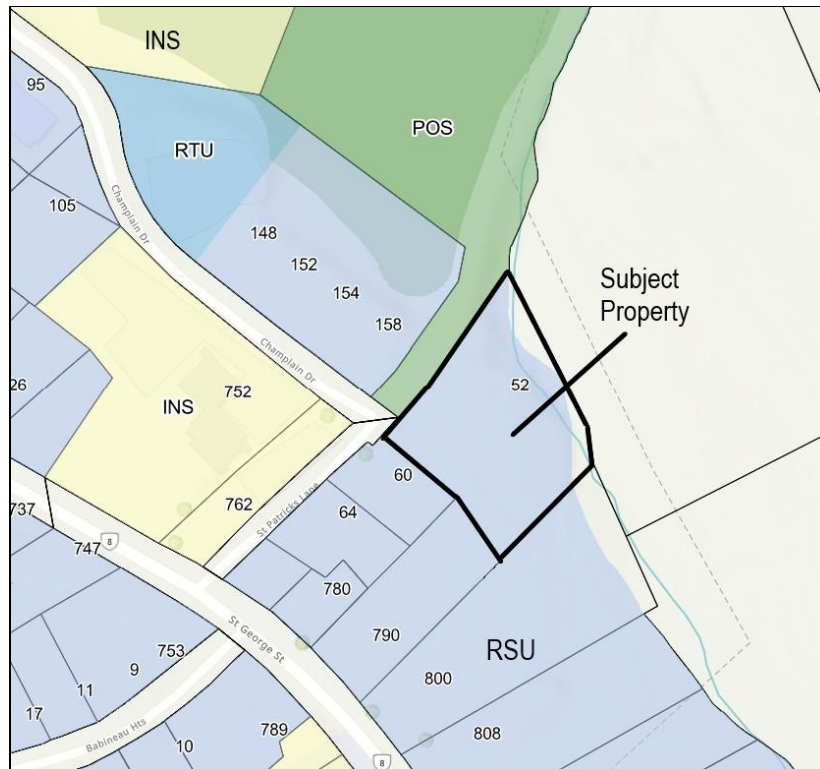
2 Current Municipal Planning Strategy Provisions

The subject property is designated as Residential (R) on the Municipal Planning Strategy's Generalized Future Land Use Map and is currently zoned Residential Single Unit (RSU) pursuant to the Town's Land Use By-law.

Generalized Future Land Use Map



Zoning Map



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

Part 1 *Residential Development Policies*

1.1 *Residential Designation, Generalized Future Land Use Map*

1.1 *Council shall designate those areas shown on Map 1, the Generalized Future Land Use Map, as Residential and their use shall be primarily for residential development. The Residential Designation shall recognize existing residential areas and permit a variety of new housing, including affordable housing of various types. Criteria for new development within the Residential Designation shall ensure that it is compatible with existing residential neighbourhoods.*

1.2 *Uses Permitted within the Residential Designation*

1.2.1 *Designated residential areas shall be developed and maintained primarily for residential purposes. Residential zones shall be established to create and regulate a broad variety of type of residential uses and a range of non-residential uses which are compatible with residential uses and areas, including but not limited to home-based business uses, day nurseries, bed and breakfast establishments, inns and short-term accommodations.*

1.3 *Residential Zones*

1.3.1 *The Land Use By-law shall establish the following zones to regulate residential development within the Residential Designation: the Residential Single Unit (RSU) Zone; the Residential Two Unit (RTU) Zone; the Residential Medium Density (RMD) Zone; the Residential Mixed Use (RMU) Zone; and the Residential Prince William Zone (RPW).*

1.5 Residential Two Unit (RTU) Zone

- 1.5.1 Permitted uses within the Residential Two Unit (RTU) Zone shall include the construction of new two-unit residential dwellings and the conversion of existing single unit dwellings to two-unit dwellings.*
- 1.5.2 The development of new two-unit dwellings, the conversion of existing single unit dwellings to two-unit dwellings or the conversion of an accessory building for residential use pursuant to Policy 1.5.3 within the Residential Designation will be considered by amendment to the Land Use By-law (rezoning).*
- 1.5.3 The conversion of an existing accessory building to a dwelling unit or the construction of a dwelling unit within an existing accessory building shall be permitted within the Residential Two Unit (RTU) Zone. The maximum number of dwelling units on a lot shall be two (2). In addition to criteria contained in this Strategy the development of a dwelling unit within an existing accessory building shall be subject to the provision of adequate on-site parking and that no addition to the accessory building shall be constructed to accommodate the residential use.*

Part 17 Implementation

- 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 20th 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.*

The Annapolis Royal Land Use By-law contains the following provisions which are relevant to the current application.

Part 8 Residential Two Unit (RTU) Zone

8.1 Uses Permitted

No development permit shall be issued in a Residential Two Unit (RTU) zone, except for one or more of the following uses:

*Two Unit Semi-detached and Duplex Dwellings
Converted Dwellings to a maximum of two (2) units*

8.2 Zone Requirements

In a Residential Two Unit (RTU) Zone, no development permit shall be issued except in conformity with the following requirements:

<i>Minimum Lot Area</i>	<i>400 m² (4,305 sq. ft.) for each dwelling unit</i>
<i>Minimum Lot Frontage</i>	<i>14 m (45.9 ft.) for each dwelling unit</i>
<i>Minimum Front Yard</i>	<i>6 m (19.68 ft.)</i>
<i>Minimum Rear Yard</i>	<i>8 m (26.24 ft.)</i>
<i>Minimum Side Yards</i>	<i>3 m (9.8 ft.) one side; 3 m (9.8 ft.) other side</i>
<i>Maximum Height of Structures</i>	<i>11 m (36 ft.)</i>

8.3 Minimum Side Yard for Common Boundary

There is no minimum side yard for the common boundary for a semi-detached dwelling. It is 0 ft.

3 Planning Considerations and Analysis

The proposed conversion of an accessory structure containing for residential use is addressed in specifically addressed in Patr 1.5 of the Municipal Planning Strategy. Rezoning to Residential Two Unit (RTU) is required pursuant to Policy 1.5.3.

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.

Generalized Future Land Use Designation

The subject property is located within the Residential Generalized Future Land Use Designation (Policies 1.1 – 1.3) and according to its current use is zoned Residential Single Unit (RSU). The proposed use is a permitted use in the Residential Two Unit (RTU) Zone, which is a zone permitted within the Residential Generalized Future Land Use Designation.

General Criteria for Amendments to the Land Use By-law (Rezoning), Policy 17.6.1,

Policy 17.6.1(a), General Conformity with Strategy

The Municipal Planning Strategy permits the development of an accessory dwelling within an accessory structure in the Residential Two Unit (RTU) Zone. The proposed use is permitted within the proposed zone and Generalized Future Land Use Designation.

Policy 17.6.1(b), Impact on Heritage Resources

Not applicable.

Policy 17.6.1(c), First Nations Considerations

Not applicable.

Policy 17.6.1(d), National Historic District

Not applicable.

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

The proposed development will not require any direct expenditure by the Town.

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

The subject property is serviced with Municipal sewer and water and the existing services are capable of accommodation the proposed development.

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

The subject property is located in an established residential neighbourhood and is in generally close proximity a variety of community facilities and services. The proposed development will not create any undue demands on existing community facilities or services.

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

St. Patricks Lane is a local street, connecting providing access from a modest number of lots as well as connecting Champlain Drive to St. George Street. St. Patricks Lane provides residential access only to the subject property north of the Champlain Drive intersection. The travel surface of the street at this point is modest and is not paved, it is however capable of accommodating traffic flows generated by the proposed development.

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

There is a small water course located on the eastern side of the subject property. The proposed development will not impact existing vegetation cover and does not represent a risk to potential erosion or sedimentation.

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

The Towns existing fire protection capacity is adequate to provide for the proposed development. The proposed development will be required to comply with all relevant by-laws and codes.

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

Not applicable.

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

The proposed development is permitted with the Residential Two Unit (RTU) Zone. The proposed new residential use will be consistent with adjacent uses and the subject property's size and location afford privacy for existing adjacent uses.

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

Not applicable.

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

The proposed development will occupy an existing accessory structure (garage) which was development pursuant to a permit issued by the Town. No exterior alterations are being proposed to the existing structure.

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

See comments re: Policy 17.6.1(e)(iv) above.

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

The proposed development does not include any open storage

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

The proposed development does not include any signage.

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

Not Applicable.

Policy 17.6.1(g), Environmental Suitability of the Site

See comments re: Policy 17.6.1(e)(v) above.

Policy 17.6.1(h), Buffering

See comments re: Policy 17.6.1(f)(ii) above.

Policy 17.6.1(i), Drainage Channels and Water Courses

See comments re: Policy 17.6.1(e)(v) above.

Policy 17.6.1(j), Impacts of Sea Level Rise

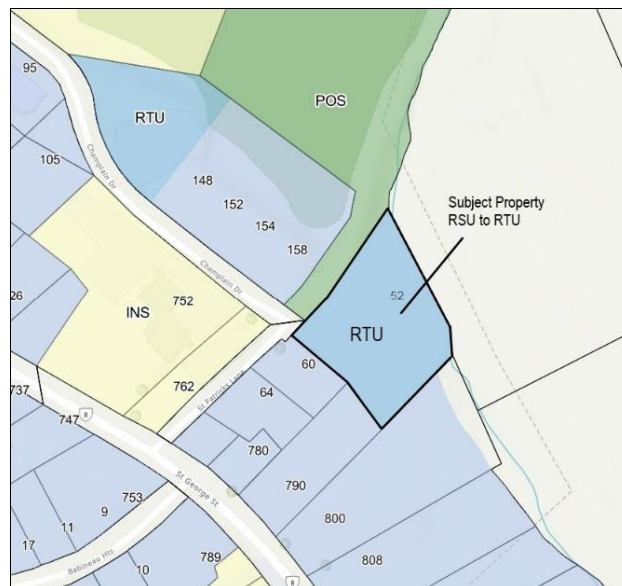
Not applicable.

4 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 Policies 1.5.2 or 17.6.1.

It is therefore recommended that:

The Town amend the Land Use By-law to rezone lands of Shelley and Steve Dyet located at 52 St. Patricks Lane (PID 05000328) from Residential Single Unit (RSU) to Residential Two Unit (RTU) to permit the development of dwelling unit within an existing accessory structure pursuant to the application, site plan and building design details dated June 3, 2026.

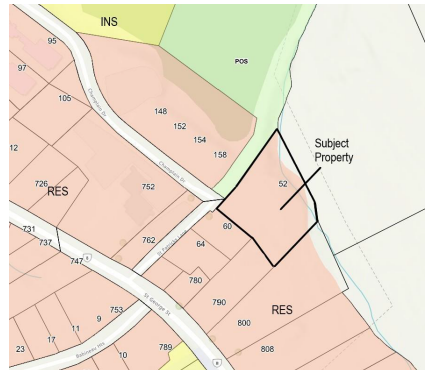




Notice of Public Hearing for a Proposed Re-Zoning

TAKE NOTICE THAT
Annapolis Town Council
will hold a Public
Hearing on
September 1st, 2026,
at **5:00 p.m.**
regarding:

**A Proposed re-zoning
at 52 St. Patrick's Lane**



Persons wishing to attend may do so at Council Chambers, Town Hall, 285 St. George St. Annapolis Royal.

Any interested persons are welcome to make their opinions known to Council by submitting a written submission by 4:00 pm on Friday, August 28th, 2026.

Send your written submission to cao@annapolisroyal.com. For further information, copies of housekeeping items, or questions contact Ken Knox at 902-532-2043 x 105 or kknox@annapolisroyal.com.

Sat. Aug. 15, 10am-2:00pm Bottle Drive – Help Support the Paradise Community Hall. Please bring your refundable bottles and cans to the hall at 10300 Hwy #1 in Paradise and support a great cause. All proceeds go directly toward fundraising for the community hall. Your recyclables can make a difference—thank you for your support!



**Perotte Request for Proposal (RFP),
dated July 21, 2026**

This is a request for proposal from qualified bidders for the removal, or demolition, of the structure known as Perotte United Church, located at 2301 Perotte Road in Annapolis County. The proposal will include remediation of the site to natural grade.

The church is approximately 23 feet wide, 33 feet long, and 20 feet high at the peak. It was built in 1899, and is covered with a steel roof.

The winning bid will provide, in addition to removal and remediation, an appropriate cairn to mark the site of the church, to commemorate the life of the congregation that met there through the years it was an active meeting place.

Include in your bid the amount you are willing to pay/bid for the structure. Write a brief explanation about your planned process to deal with the removal of this structure. Please indicate your expected date of completion for this project.

There may be an opportunity to purchase the building 'in place'. This would require a variance requiring county approval, which would be the responsibility of the bidder to facilitate.

If you require any additional information, or want to inspect the building, please send an email expressing your interest to perotteunitedchurch@gmail.com.

The trustees of St George and St Andrew will choose the bid that best meets their needs.



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393 St. George Street
Annapolis Royal, NS
CANADA B0S 1A0



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Sat. Aug. 15, 10am-2:00pm Your Valley Farmers Market at the Annapolis Valley Exhibition Grounds, Lawrencetown. Open every Saturday to October 3. Vendor applications are now open for the 2026 market season! Info at Facebook/Your Valley Farmers Market or email us at farmersmarket@valleyex.ca.

Sat. Aug. 15, 11am-2:00pm SOFAAR Demo Day at the MacDonald Museum. Bring along your knitting, crochet, embroidery, spinning, weaving, or any fibre project and enjoy a fun, relaxed gathering in the gallery surrounded by inspiring artwork. We'd love to see you there! Admission free. Sponsored by Society of Fibre Artists of the Annapolis River. 21 School St., Middleton.

Sat. Aug. 15, 11am-2:00pm The Young Adult group at the Parker's Cove Baptist Church are putting on a **Car Wash Fundraiser** at the Annapolis Royal Fire Hall. Proceeds will go to the non-profit organization, Food For Shore-"Bringing people together to fight food insecurity along the Fundy shore--because no one should go without a meal." For more information on Food For Shore go to their Facebook page or email foodforshore@gmail.com

Sat. Aug. 15, 11am-2:00pm L'Association francophone de la Vallée is excited to invite everyone to celebrate **National Acadian Day** at Fort Anne in Annapolis Royal. The event is free and is an opportunity for everyone to celebrate and share Acadian culture, history and pride in a family friendly day of fun and activities! Program of Events:11:30am - Words of Welcome 12:00pm - Lunch (Subs) - Free registration required to reserve your meal 1:00pm - Flag raising & signing of Ave Maris Stella Musical performance by Cindy Le Blan, Wilfred Boudreau and Désiré LeBlanc. Ongoing Activities: Annapolis Royal Market, bouncy castle, popcorn, cotton candy, cookies, face painting, balloon animals, guided tours of Fort Anne and Port Royal and much more!

Sat. Aug. 15, 11am-3:00pm The Peace and Friendship Medicine Trail Presents: **Peace and Friendship - Gathering on the Land**. Join us in Celebrating our Connection to the Land and Each Other through Art, Food, Knowledge Sharing, Stewardship and Gratitude. Enjoy - homemade Chili and Luskini (bannock), a Traditional Plant Walk, Art Exploration with Lorne Julien, help with Indigenous plant restoration and much more. Meet at Corbett Lake in the proposed Goldsmith Lake Wilderness Area (from Morse Rd. turn West onto Neaves Rd. Follow signs to the Lake). All welcome! All celebrated! We Are All Treaty People

Sat. Aug. 15, 12:30pm T & D Kitchen Jam Saturdays, 1407 Inglisville Road, Lawrencetown at the Community Hall. All are welcome! Doors open 12:30, music from 1:30-4:30. \$2 for entry. Snacks, tea /coffee are included in the price. *

Sat. Aug. 15, 1:15pm Book Talk and Signing at the Tupperville School Museum. Local author Steve Skafte's new book is Outskirts of Ordinary. Stories of Survival from Annapolis Valley, NS. 2663 Hwy 201.

Sun. Aug. 16, 8:50-10:30am Annapolis Shambhala Meditation Centre **Sunday Morning Sitting Practice**, weekly at the Granville Ferry Community Hall. <https://annapolis.shambhala.org>

Sun. Aug. 16, 9am-4:00pm Yard Sale at the Port Lorne Hall. Tea / coffee and sandwiches; free will offering.

Sun. Aug. 16, 10am-2:00pm Clarence Country Market, through October at the Clarence Community Hall. The market features local produce, baked goods, crafts, and artisan products from vendors across the Annapolis Valley. New vendors are always welcome. For more information, email clarencountrymarket@gmail.com or call 902-824-4999.

Sun. Aug. 16, 10:30am (note special time) **250th Anniversary Service of the Anglican congregation in Belleisle**. In 1776 the first Anglican Church was built. Today we worship in the St. Mary's Church (6772 Hwy 1, Belleisle) which was built in 1976 after the previous church burnt down. Bishop Sandra Fyfe will be our celebrant and Rev. Julia Ford, our preacher. Fellowship to follow. All are welcome to join us. We are an inclusive church.

Sun. Aug. 16, 10:30am Celebrating 250 Years at St. Mary's Anglican Church, Belleisle (note time change). (6772 Hwy 1). The Bishop presiding. Fellowship following. Everyone welcome

Sun. Aug. 16, 10:30am Worship Service. Celebrate God's presence with us at St. George & St. Andrew United Church, 393 St. George St. Annapolis Royal 902-532-7954. Open Doors, Open Hearts, Open Minds. *

Sun. Aug. 16, 10:30am Join us on Sunday at the **Port Lorne Baptist Church**, 550 Port Lorne Road in Port Lorne, for a joyful time of worship featuring music by John Montgomerie.

Sun. Aug. 16, 11:00am No service at St. James Anglican Church (289 Granville Rd, Bridgetown) today. We are celebrating with St. Mary's 250th Anniversary in Belleisle at 10:30.

Sun. Aug. 16, 11:00am Bridgetown Baptist continues to worship weekly. Join us on Sundays at the Royal Canadian Legion, 20 Jeffery St., for a joyful time of worship. 902-665-2506. 10:30 for prayer and 11am for worship! bridgetownbaptist@gmail.com.

Sun. Aug. 16, 11am-2:00pm Farmers and Crafters Market, every Sunday at the Lions Club at 948 Hwy 1, Deep Brook. Local vendors and farmers. New vendors always welcome.

Sun. Aug. 16, 12-3:00pm You are cordially invited to our **Blueberry Tea Party** at North Hills Museum. Celebrate the beautiful blooms and berries of summer with an afternoon tea party steeped in history. Enjoy a guided museum tour, followed by a cup of freshly brewed tea and a delicious selection of homemade treats for just \$10/person. 5065 Granville Road, Granville Ferry