

To: **Antigonish County Planning Advisory Committee  
Antigonish County Council**

From: **Planning Staff (EDPC)**

Date: **June 12, 2023**

Reference: **Amendments to the West River Antigonish Harbour Land Use By-law to permit medical clinics in the C-2 zone and government buildings and facilities in all zones.**

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## **Recommendation**

That Council amend the West River Antigonish Harbour Land Use By-law to:

1. Permit medical clinics in the General Commercial (C-2) zone; and
2. Permit government buildings and facilities in all zones.

## **Background Information**

A new collaborative medical practice and ambulance depot are expected to be located within the West River Antigonish Harbour Plan Area in the future. Properties within the General Commercial (C-2) zone have been identified as possible candidate sites. Neither use is currently permitted within the C-2 zone.

## **Medical Clinics**

Medical clinics are listed as a permitted use in several zones, but not within the C-2 zone. Policy L-3.4 of the Planning Strategy establishes the permitted uses, stating that:

*It shall be the policy of Council to establish within the Land Use By-law a General Commercial (C-2) Zone within the Commercial Designation and to permit within this zone a number of commercial uses, as outlined in the Land Use By-law.*

The C-2 zone currently permits medical laboratories, pharmacies, and veterinary services. Medical clinics are similar in nature in terms of the services they provide, the space they require, and the typical volume of visitors. Consequently, it is reasonable and in keeping with the Planning Strategy to permit medical clinics within this zone.

## **Ambulance Depots**

The Planning Strategy and Land Use By-law do not speak specifically to ambulance depots. However, the plan does acknowledge that *“Government and agency buildings can benefit the public by providing social, emergency and other types of services and should be allowed anywhere.”* Therefore, Policy CS-1.6 states that *“It is the intention of Council to permit*

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*government buildings and facilities in all zones subject to the requirements of that particular zone.*” This policy is not currently implemented within the Land Use By-law; this should be corrected. Appendix A includes amendments which would carry out Policy CS-1.6 and define government buildings and facilities. In keeping with the intent of the policy, the definition includes emergency services which would include an ambulance depot.

## **Conclusion**

Medical clinics are similar in nature to other uses currently permitted in the C-2 zone. Therefore, staff recommend that medical clinics be listed as a permitted use in the zone.

The Land Use By-law should be updated to reflect Policy CS-1.6 of the Planning Strategy, which states that government buildings and facilities are to be permitted in all zones. A definition for the use should also be added.

The recommended amendments are provided in Appendix A.

## Appendix A

### A BYLAW TO AMEND THE WEST RIVER ANTIGONISH HARBOUR LAND USE BY-LAW

PART 6: GENERAL PROVISIONS FOR ALL ZONES is hereby amended by inserting the following text in bold immediately following s. 6.A.13 Front Yard for a Through Lot and renumbering the remaining sections accordingly:

#### **Government Buildings and Facilities**

**6.A.14 Government buildings and facilities shall be permitted within any zone subject to compliance with the applicable provisions of that particular zone.**

Section 16.1 of PART 16: GENERAL COMMERCIAL (C-2) ZONE is hereby amended by inserting the following text in bold and re-lettering the remaining sections accordingly:

#### **I. Medical clinics**

PART 25: DEFINITIONS is hereby amended by inserting the following text in bold in alphabetical order:

**GOVERNMENT BUILDINGS AND FACILITIES means a building or facility where one of the three levels of government provides services to the public. Examples include but are not limited to, courthouses, post offices, hospitals, employment offices, libraries, and emergency services.**