



**To:** Mayor Gilroy and Members of Council  
**Submitted By:** Glen Boone, Director of Development and Planning  
**Date Submitted:** June 16, 2026  
**Subject:** **First Reading: By-law to Amend the Land Use By-law 26-08 to rezone a portion of PID 25216755 located along Dominion St., Parrsboro and to Adopt a Development Agreement for PID 25216755 and PID 25216680.**

**Origin:** On March 27, 2026 an application for development agreement (DA) and rezoning was submitted to the Municipality. The request for DA and rezoning would enable to infill development of two residential buildings and parking facilities on PID 25216680 located at 8 James St., Parrsboro and the adjacent PID 25216755.

PID	Location	Current Zone	Proposed Zone	Proposed Use
A portion of 25216755	Parrsboro	Downtown Commercial (CDwn) Zone	Mixed-use (CMix) Zone	Two Multi-Unit Dwellings

**Legislative Authority:**

*Policy 5-18 Council Shall consider proposals to rezone lands in the Commercial Designation to any other zone permitted in the designation. Council shall not approve such a rezoning unless council is satisfied.*

- a) *If the proposed zone is a highway commercial zone, the lands are located at an interchange of Highway 104*
- b) *The proposed change is not prohibited by any other policy in this Plan*
- c) *The purpose of the proposed zone, as described in the respective policy creating that zone, is consistent with the location and characteristics of that zone; And*
- d) *The proposal meets the general criteria for amending the Land Use Bylaw, set out in Policy 6-19*

*LUB Section 9.1.4 The following uses shall be permitted in the Mixed-use Zone, subject to the applicable policy of the Municipal Planning Strategy:*

- a) *More than 16 Dwelling Units on a Lot – MPS Policy 5-13.*
- b) *More than 16 Dwelling Units on a Lot – MPS Policy 5-13.*
- c) *9.1.5 Large-scale wind turbines – MPS Policy 4-56A. [CHG-904]*
- d) *Medium-scale wind turbines – MPS Policy 4-56A. [CHG-904]*

**Recommendation: That Council approve First Reading of the By-law to Amend the LUB 26-08 to rezone a portion of PID 25216755 located along Dominion Street, Parrsboro from Downtown Commercial (CDwn) Zone to Mixed-use (CMix) Zone, AND FURTHER, that Council approve First Reading of the Casey Realty (James/Dominion St.) Parrsboro Development Agreement for PIDs 25216755 and 25216680.**

**Background:**

The subject properties are in Parrsboro, located at the corner of dominion st and James st. The subject properties consist of two properties, PID 25216755, a through lot fronting on both Main St and Dominion St. On the Main St side of the lot is the Post Office, addressed 245 Main st, while the Dominion St portion of the lot is vacant. The second property of the subject properties is PID 25216680, located at 8 James St and is a corner lot fronting on both Dominion and James. The two subject properties are a combined 1970sqm. The proponent is proposing to develop two multi-unit residential buildings on the subject property, which would create a total of 21 dwelling units. Both multi-unit buildings will be located on PID 25216755 and the parking facilities for both residential buildings are located across the two PIDs.

The subject properties are currently zoned Mixed-use (CMix) and Commercial Downtown (CDwn), PID 25216680, located on James St, is zoned Mixed-use and PID 25216755 is zoned Downtown Commercial as it fronts on Main St. By-law to Amend the LUB 26-08 proposes rezoning the Dominion St. portion of the lot (see Attachment A) to Mixed-use zone. To further enable the development of the proposed multi-unit buildings, a Development Agreement is being proposed for the two subject properties, as 21 dwelling units are only permitted through development agreement under the Mixed-use Zone.

**Discussion:** This zone aligns well with the proposed use, as the Mixed-use zone is intended to act as a transitional zone between residential zones and commercial zones and is intended to allow both commercial and residential uses. The location, being downtown Parrsboro, is walkable as it is close to various community amenities such as groceries stores, community recreation facilities and community centers. Once the proposed zoning is in effect, the development will require a Development Agreement to be signed and registered on title for both subject properties, PID 25216680 and PID 25216755. A copy of the agreement is included in this report as Attachment D for Council to consider approving. Should Council approve the adoption of the Development Agreement (DA) the only amendments permitted to the development agreement and therefore the site plan, is non-substantive amendments, as noted in section (11) of the agreement.

The Development Agreement specifically regulates parking requirements, as permitted under section 6.9 of the LUB, which permits off-site and shared parking through site plan approval. The conditions set out under section 13 Site Plan Approval Criteria have been incorporated into the Development Agreement.

**Financial Implications:** No direct financial implications or costs to the Municipality. The proponent will be responsible for upgrades that may be required to connect to the Municipality Water and Wastewater System.

**Environmental Implications:** Landscaping proposed will help define the street edge and will work to assist or align with stormwater management practices on the site, guiding stormwater runoff to appropriate catch basin. Municipal services are available at the site; the proponent is responsible for obtaining connection to the municipal system. A Service Agreement between the owner and the Municipality may be required for connection.

**Community Engagement:** Should Council approve first reading, a public hearing would be held on the above matter, at a future Council meeting. In accordance with MGA Section 206, notices will be placed on the municipal website two weeks prior to the scheduled date. Furthermore, a notice will be placed in a locally circulated newspaper at least one week prior to the public hearing and a planning notice sign will be placed on the property.

**Alternatives:**

- Council may defer the issue to a later date,
- Request further information or
- Reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

**Attachments:**

Attachment A: Zoning Map Amendments

Attachment B: aerial and site photos

Attachment C: Site Plan

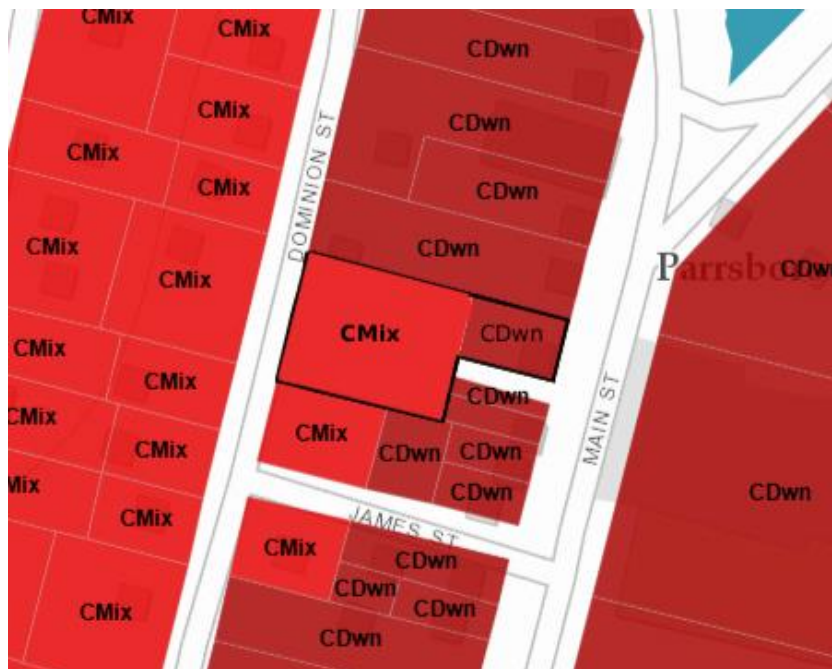
Attachment D: Development Agreement

Attachment F: Policy Review

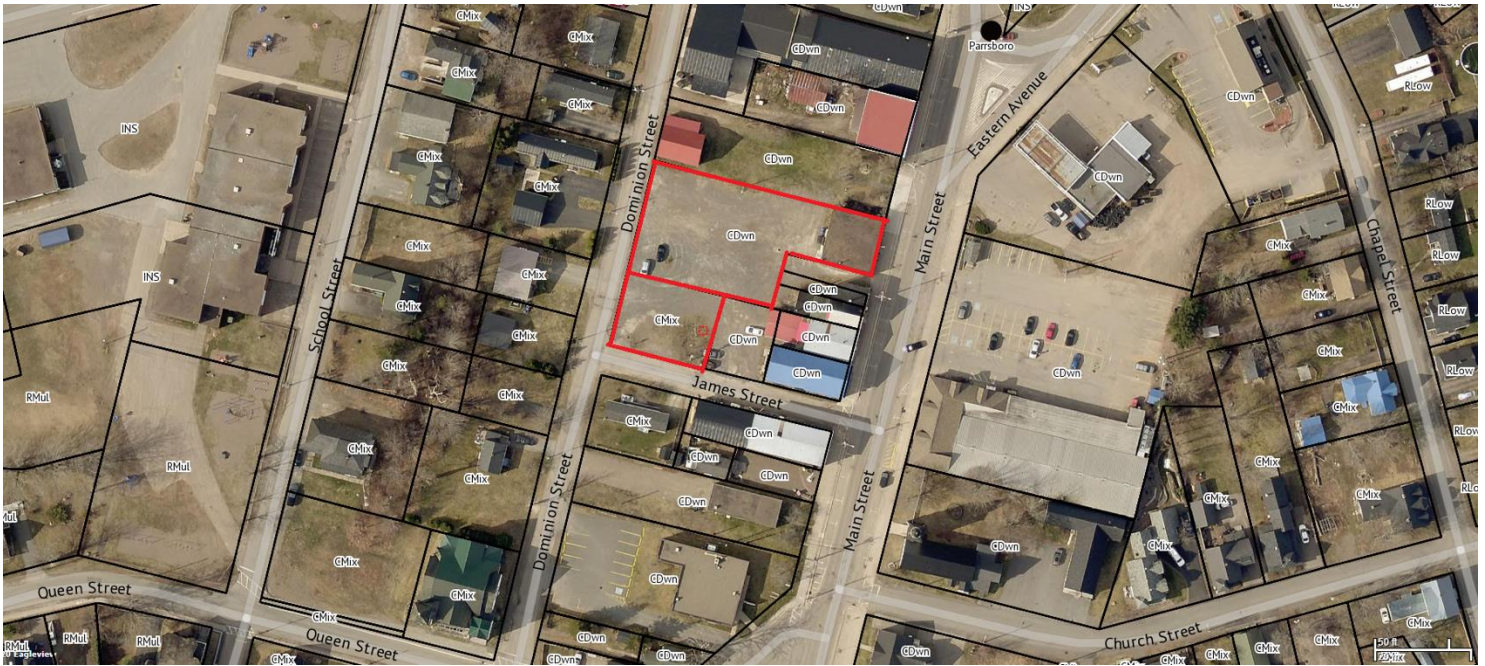
**Attachment A: Zoning Map Amendments**



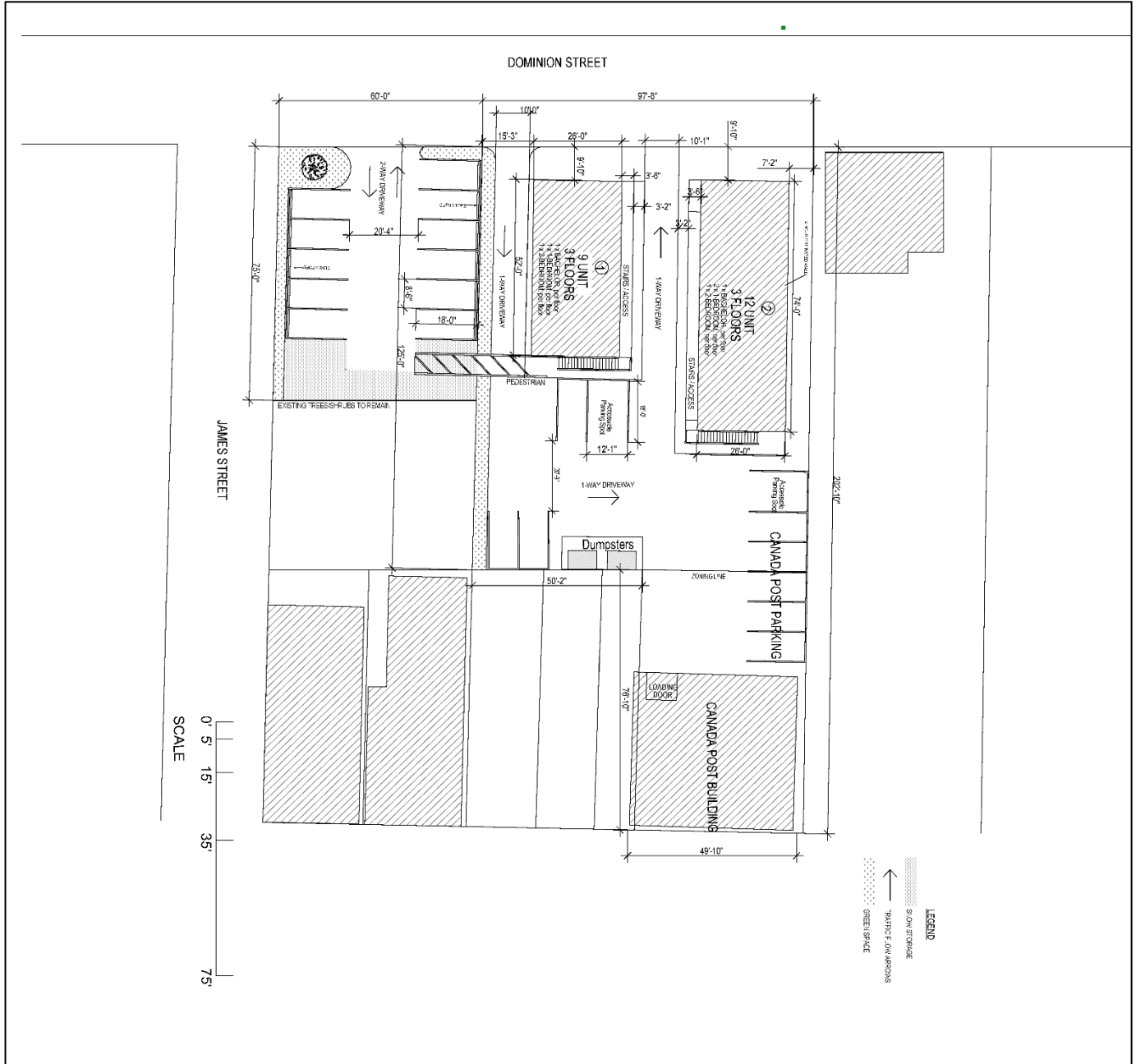
**Changes to**



**Attachment B: Aerial and Site Photos**



**Attachment C: Site Plan**



**Attachment D: Development Agreement**

Attached Separately

**Attachment F: Policy Review**

The following is an analysis of the MPS policies which enable the rezoning of the subject property and the Development Agreement.

<b>MPS Policy 5-18 Council shall consider proposals to rezone lands in the Commercial Designation to any other zone permitted in that designation. Council shall not approve the rezoning unless council is satisfied.</b>	
<b>Requirement</b>	<b>Comment</b>
<i>(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104.</i>	N/A
<i>(b) The proposed change is not prohibited by any other policy in this plan.</i>	Not prohibited
<i>(c) the purpose of the proposed zone is consistent with the location and the characteristics of the lands;</i>	Proposed zone consistent with location and characteristics of the lands.
<i>(d) The Proposal meet the general criteria for amending the Land Use Bylaw, set out in Policy -19</i>	Criteria met, see analysis below

<b>MPS Policy 5-13: Council shall only consider developments with more than 16 dwelling units on a lot by development agreement in the Mixed-use Zone, subject to the development agreement policies of Section 6.3.</b>
Comment:
The proposed use is permitted in the Mixed-Use Zone through a Development agreement. Such agreement is subject to Council approval and is being considered concurrently to the proposed zoning change.

<b>MPS Policy 5-12 Council shall, in the Land Use By-law, establish the Mixed- use Zone, intended to permit commercial uses in areas that could functionally</b>
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**support them, but do not always have the market demand to consistently fill commercial space. The zone is also intended as a transition between commercial and residential areas. Permitted uses shall include a wide range of residential uses, and a wide range of commercial uses to a scale consistent with the mixed-use nature of these areas. Zone standards shall be flexible to accommodate the diversity of uses that could occur in this zone.**

As a zone intended to act as a transition between commercial and residential areas, rezoning the subject lands to Mixed-use would align with this intent, as adjacent to the property is both residential zones and commercial zones.

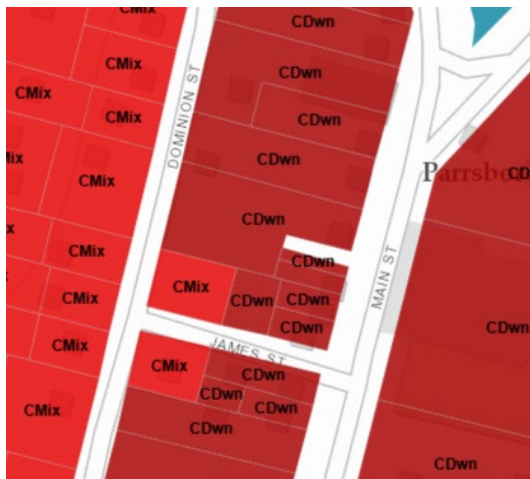
**MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied with the proposal;**

<b>Requirement:</b>	<b>Comment:</b>
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	Yes, rezoning is consistent.
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not Conflict
<i>(c) Is not premature or inappropriate due to:</i>	
<i>(i) The ability of the Municipality to absorb the public costs related to the project.</i>	No public costs related to project.
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	Site is to be serviced by central MCC Water. No concerns at this time.
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services</i>	Site is eligible for connection to Municipal Central Water and Sewer, subject to MCC DPW approval. No concerns regarding

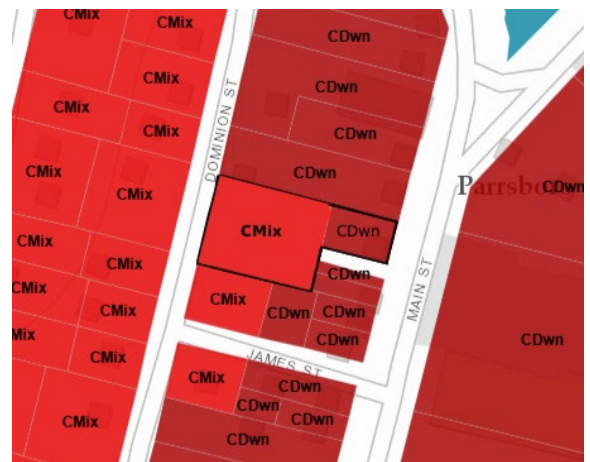
	adequacy of capacity at this time.
<i>(iv) The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i>	Parking requirements and allocated area shared between the two PIDs exceed the requirements of the LUB.
<i>(v) The adequacy of fire protective services and equipment;</i>	Fire and protective services are adequate.
<i>(vi) The adequacy and proximity of schools and other community facilities.</i>	Within walking distance, residents would have access to adequate community amenities. The location is an appropriate infill opportunity for residential development.
<i>(vii) The creation of a new or worsening of a known pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.</i>	No anticipation for pollution problems worsening due to the proposed development.
<i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	Stormwater management on the site is the responsibility of the property owner. All stormwater runoffs should be directed to the proper catch basin.
<i>(ix) Impacts on sensitive environments, as identified on Schedule B</i>	No sensitive environments identified.
<i>(ixA) Impacts on wildlife corridors</i>	None identified.
<i>(x) Impacts on known habitat for species at risk</i>	None identified.

(xA) <i>risks presented by geohazards</i>	None identified.
(xi) <i>the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility right-of-way</i>	Site is suitable, site is not located within a watercourse buffer or coastal elevation.
(xii) <i>negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i>	No anticipated negative impacts on surrounding businesses.

1. This By-law is titled “By-law to Amend the Land Use By-law 26-08”.
2. Schedule A of the Land Use By-law is hereby amended to reflect the change in zoning for a portion of PID 25216755, located along Dominion St Parrsboro from Downtown Commercial (CDwn) to Mixed-use (CMix) Zone



Changes to



3. This By-law comes into force upon publication.

**Clerk’s Annotation for Official By-law Book**

Date of First Reading: \_\_\_\_\_

Date of Second Reading: \_\_\_\_\_

\*Date of advertisement of Approval of By-law: \_\_\_\_\_

Date of mailing to Minister a certified copy of the By-law: \_\_\_\_\_

I hereby certify that this is a true copy of the By-law to Amend the Land Use By-law 26-08 approved by the Council the Municipality of Cumberland on \_\_\_\_\_.

Municipal Clerk:

Date:

\*Effective date of By-Law unless specified in the By-Law