



SECTION C6

# Residential Development

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East Hants has experienced significant residential growth over the past two decades. Historically, development has been concentrated in Mount Uniacke and the Enfield to Shubenacadie 'Corridor'. Proposals suggest that over the next decade even more residential development will take place in these areas, but a fundamental shift is taking place from traditional large lot single unit development styles to multiple unit developments, townhouses, and smaller lot developments. This is due to economic forces, smaller households, lifestyle changes, and the increase in the average age of residents.

Planning for multiple unit housing has been one of the most controversial planning issues in East Hants. This section provides a framework for where multiple unit housing is appropriate, and the forms of multiple unit housing appropriate to East Hants.

## General Policy Statements

- RD1.** Council shall encourage new residential development that will promote a high quality of life for East Hants residents and result in the creation of attractive streetscapes, vibrant public open spaces, and welcoming pedestrian environments.
- RD2.** Council shall encourage context sensitive intensification and infill residential development that complements surrounding homes and preserves or enhances neighbourhood integrity. This goal shall be achieved through measures such as:
- a)** Accessory dwelling unit regulations within appropriate residential areas subject to requirements designed to maintain the appearance of a single detached dwelling and minimize impact on adjacent properties and the surrounding neighbourhood.
  - b)** Considering context-sensitive developments which enable higher densities through provisions such as smaller lot sizes and reduced yard requirements that encourage a range of housing types
- RD3.** Council shall encourage new residential development in the Municipality that supports a variety of lifestyles and includes a range of housing choices and household types. To achieve this goal:
- a)** Council may consider leveraging surplus land for innovative housing developments such as affordable, special or specific needs housing.
  - b)** Council shall encourage residential development in East Hants that includes a mix of incomes, including affordable housing units.
- RD4.** Council shall clearly establish where and how new residential development can occur in order to ensure that growth takes place in a predictable manner that provides residents a sense of security and neighbourhood stability.
- RD5.** Council shall adopt a clear a transparent application and evaluation process to be used when considering residential development proposals.

- RD6.** On lands outside of the Established Residential Neighbourhood Designation, support and give preference to residential proposals that either consist of a mixture of dwelling types and sizes or will contribute to a mixture of dwelling types and sizes in the neighbourhood.
- RD7.** That the importance of manufactured housing be recognized, and that manufactured homes are treated in a manner consistent with their single unit dwelling character.
- RD8.** Council shall permit compatible home based business uses in all residential neighbourhoods where they are secondary to the existing primary residential use, in an effort to diversify the local economy, improve people’s access to goods and services, and to reduce people’s reliance on the automobile.

## Residential Development Community Health & Amenity Space Objectives

### Policy Statements

- RD9.** Council shall require the integration of sidewalks, walkways and bicycle parking in all multiple unit residential development projects permitted by site plan approval and development agreement, to support active transportation.
- RD10.** Council shall limit the size of future residential street blocks, in accordance with this Strategy, the Subdivision Bylaw and Municipal standards, to promote efficient development patterns and a walkable, permeable transportation network.
- RD11.** Council shall establish minimum on-site amenity space requirements in the Land Use Bylaw for all multiple unit residential development.

## Established Residential (ER) Neighbourhood Designation

### Policy Goal

Council recognizes that residential development in East Hants has traditionally been of a relatively low density. Council’s intent is to protect the nature of these residential neighbourhoods by providing zoning provisions for the establishment of low density single and two unit housing, consistent with the Established Residential Neighbourhood (ER) future land use designation.

### Policy Statements

- RD12.** Council shall require that the overall purpose and provisions of the Established Residential Neighbourhood (R1) Zone and Two Dwelling Unit Residential (R2) Zones be compatible with the specified intent of the ER designation. Said provisions shall determine permitted land uses to establish a consistent, predictable, low density residential land use pattern.
- RD13.** Council recognizes the value in providing for a limited range of compatible commercial, mixed use, and small multiplex developments in the ER Designation. These developments shall be located primarily at the edge of the ER Designation near major streets in order to provide a transition and maintain the character of the ER designation.

## Established Residential Neighbourhood Zones

### Policy Goal

To foster stability for neighbourhoods within the Established Residential Neighbourhood (R1) Zone by limiting the range of permitted uses and by restricting the intensity and scale of new development.

## Policy Statements

**RD14.** Council shall permit single unit dwellings, accessory uses, open space uses and a limited range of home based business uses in the Established Residential Neighbourhood (R1) Zone.

**RD15.** Council shall maintain a single unit dwelling residential character in existing and potential single unit residential neighbourhoods in the Established Residential Neighbourhood (R1) Zone through minimum lot sizes, frontage requirements, setback requirements, maximum lot coverages, and height restrictions.

**RD16.** Council shall permit accessory dwelling units in the Established Residential Neighbourhood (R1) Zone to provide 1 additional dwelling unit subject to requirements designed to maintain the appearance of a single detached dwelling and minimize impact on adjacent land uses and the surrounding neighbourhood.

**RD17.** Council shall consider the following developments by site plan approval in the Established Residential Neighbourhood (R1) Zone:

- a) Duplexes on corner lots; subject to design criteria.
- b) Home based business uses in excess of zone limits up to 140 m<sup>2</sup>.

**RD18.** Council shall consider Zero Lot Line Developments by development agreement in the Established Residential Neighbourhood (R1) Zone subject to the general development agreement criteria as well as the following criteria:

- a) It must contain a minimum of 20 single detached units.
- b) The proposal is within a 10 minute walk (800 m catchment) of properties with Village Core or Mixed Use Centre designation.

- c) It contains easements or other mechanisms that provide legal access to the side of the structure with the zero lot line so that necessary maintenance and repair may occur.
- d) That no part of the structure, including eaves, shall encroach on neighbouring properties.
- e) Encourage different architectural styles so that the streetscape is varied and visually interesting.
- f) Open space or park space is located within a reasonable walking distance.

## Two Dwelling Unit Residential (R2) Zone

### Policy Goal

To foster the growth of mixed neighbourhoods of affordable, small scale one and two dwelling neighbourhoods within the Two Dwelling Unit Residential (R2) Zone.

### Policy Statements

**RD19.** Council shall permit a range of single and two unit dwellings and compatible uses in the Two Dwelling Unit Residential (R2) Zone.

**RD20.** Council shall maintain a single and two unit dwelling residential character in existing and potential single unit residential neighbourhoods in the Two Dwelling Unit Residential (R2) Zone through minimum lot sizes, frontage requirements, setback requirements, maximum lot coverages, and height restrictions.

**RD21.** Council shall permit accessory dwelling units in the Two Dwelling Unit Residential (R2) Zone accessory to single detached dwellings. This is to provide one additional dwelling unit subject to requirements designed to maintain the appearance of a single detached dwelling

and minimize impact on adjacent land uses and the surrounding neighbourhood.

**RD22.** Council shall consider the following developments by site plan approval in the Two Dwelling Unit Residential (R2) Zone for corner lots fronting on a major road:

- a) Small multiplexes up to four dwelling units.
- b) Limited compatible commercial uses.
- c) Live/Work uses.
- d) Home based business uses in excess of zone limits up to 140 m<sup>2</sup>.

**RD23.** Council shall consider the following by development agreement in the Two Dwelling unit Residential (R2) Zone:

- a) Accessory buildings in excess of the applicable zone requirements.
- b) Institutional Use (IU) Zone uses.
- c) Zero Lot Line Developments subject to the requirements of the Municipal Planning Strategy.

### Rezoning from Established Residential Neighbourhood Zone (R1) to Two Dwelling Unit Residential (R2) Zone

**RD24.** In addition to the other criteria of this Strategy, Council shall consider the following criteria when considering rezoning from R1 to R2 for parcels of land under 3,000 m<sup>2</sup> in area:

- a) The impact of the proposal on community character and form.
- b) If the proposal helps create contiguous areas of compatible residential or mixed use character.
- c) Whether the lands abut lands zoned Two Dwelling Unit Residential (R2) Zone, or a compatible higher density

zone.

- d) Whether abutting lands were zoned Two Dwelling Unit Residential (R2) at the time of the adoption of this Strategy and its Land Use Bylaw.
- e) Whether the lands are within the serviceable boundaries, and if adequate capacity exists for the proposal.
- f) Whether the lands are within a 5 minute walk (400 m) from existing multiple unit residential areas.
- g) Whether the lands are within a 5 minute walk (400 m) from major residential or collector roads.
- h) Whether the lands are within a 10 minute walk (800 m) from village cores, commercial, community or institutional uses or nodes.
- i) Traffic impacts of the proposal.
- j) The proposed road layout.

**RD25.** Council shall consider the following criteria when considering rezoning from R1 to R2 for parcels of land equal or greater than 3,000 m<sup>2</sup> in area:

- a) The impact of the proposal on community character and form.
- b) If the proposal helps create contiguous areas of compatible residential or mixed use character.
- c) Whether the lands abut lands zoned Two Dwelling Unit Residential (R2) Zone, or a compatible higher density zone.
- d) Whether abutting lands were zoned Two Dwelling Unit Residential (R2) at the time of the adoption of this strategy and its Land Use Bylaw.
- e) Whether the lands are within the serviceable boundaries, and if adequate capacity exists for the proposal.

- f) Whether the lands are within a 5 minute walk (400m) from existing multiple unit residential areas.
- g) Whether the lands are within a 5 minute walk (400m) from major residential or collector roads.
- h) Whether the lands are within a 10 minute walk (800m) from village cores, commercial, community or institutional uses or nodes.
- i) Traffic impacts of the proposal.
- j) The proposed road layout.

## Medium Density Residential Neighbourhood Designation (MR)

### Policy Goal

To foster the growth of multiple unit dwelling types of multiplexes, townhouses, urban cottage housing and compatible commercial uses.

### Policy Statements

**RD26.** Council shall establish the Medium Density Residential Neighbourhood Designation to foster the growth of multiple unit dwelling types of multiplexes, townhouses, urban cottage housing and compatible commercial uses.

**RD27.** Council shall establish the Townhouse (R2-T) Zone, whose purpose and general zoning provisions shall be consistent with the specified intent of creating multiple unit development styles. Where appropriate, this zone may also be used to create transition areas between both multiplex and single and two unit dwellings.

**RD28.** Council shall establish the Multiple Unit Residential (R3) Zone, whose purpose and general zoning provisions shall be consistent with the specified intent of the MR Designation .

**RD29.** In considering expansions to existing Medium Density Residential Neighbourhood (MR) designated areas or establishing new Medium Density Residential Neighbourhood (MR) designations, Council shall have regard to the following:

- a) The impact of the proposal on community character and form.
- b) Consider the remaining supply of land available for multiple unit residential development and the anticipated rate of the development.
- c) If the proposal helps create contiguous areas of compatible residential or mixed use character.
- d) Whether the lands abut lands zoned Townhouse (R2-T) Zone, or a compatible higher density zone.
- e) Whether abutting lands were zoned Two Dwelling Unit Residential (R2) at the time of the adoption of this strategy and its Land Use Bylaw.
- f) Whether the lands are within a 5 minute walk (400m) from existing multiple unit residential areas.
- g) Whether the lands are within a 5 minute walk (400m) from major residential or collector roads.
- h) Whether the lands are within a 5 minute walk (400m) from village cores, commercial, community or institutional uses or nodes.
- i) Traffic impacts of the proposal, and the adequacy of transportation routes.
- j) The proposed road layout.
- k) Consider the fiscal impact on the municipality of as a result of the delivery of services and infrastructure.
- l) The ability to provide "soft" services such as schools, police, and fire

protection.

- m) Identify the environmental impacts which may occur as a result of increased development activity.
- n) The ability to provide adequate recreation and open space opportunities.
- o) Whether the other identified matters of planning concern as applicable are satisfied.
- p) The proposal satisfies the evaluative criteria for Land Use Bylaw amendments as outlined in Part E of this Strategy.

**RD30.** Council shall only consider expansions to existing Medium Density Residential Neighbourhood (MR) designated areas or establishing new Medium Density Residential Neighbourhood (MR) designations within serviceable boundaries, and if adequate capacity exists for the proposal.

**RD31.** Council shall consider the rezoning of parcels of land up to 3,250 m<sup>2</sup> in the Medium Density Residential Neighbourhood Designation (MR) to be rezoned from Townhouse (R2-T) Zone to Multiple Unit Residential (R3) Zone provided:

- a) Areas within the Established Residential (ER) Neighbourhood Designation are sufficiently separated from the proposed Multiple Unit Residential (R3) Zone area by properties zoned R2-T or another zone suitable for the transition such as OS.
- b) The proposed lands were zoned Two Dwelling Unit Residential (R2) or Townhouse (R2-T) Zone at the time of the adoption of this strategy and its Land Use Bylaw.

**RD32.** Council shall only consider the rezoning of parcels of land above 3,250 m<sup>2</sup> in the Medium Density Residential

Neighbourhood Designation (MR) to be rezoned from Townhouse (R2-T) Zone to Multiple Unit Residential (R3) Zone in rare circumstances where it is in the best interest of the municipality.

## Townhouse (R2-T) Zone Policy Goal

To foster well-designed townhouse and urban cottage housing developments by providing design criteria and restricting the intensity and scale of new development.

This zone should provide a transition between larger scale residential, mixed use and commercial buildings and established residential neighbourhoods.

This zone shall use design requirements as well as a site plan approval process to ensure thoughtful building and site design.

## Policy Statements

**RD33.** Council shall permit a range of single and two unit dwellings, townhouses, urban cottage housing developments, small multiplexes and compatible uses in the Townhouse (R2-T) Zone, with uses not permitted in the Two Dwelling Unit Residential (R2) Zone requiring site plan approval.

**RD34.** Council shall maintain a positive urban residential character, and streetscape in the Townhouse (R2-T) Zone through minimum lot sizes, frontage requirements, setback requirements, maximum lot coverages, and height restrictions.

**RD35.** Council shall consider Two Dwelling Unit Residential (R2) Zone uses subject to the requirements of that zone in the Townhouse (R2-T) Zone.

**RD36.** Council shall consider uses by site plan approval within the Townhouse (R2-T) Zone for the purpose of improving the overall quality and appearance of development. The following uses shall

not require site plan approval in the Townhouse (R2-T) Zone

- a) Two Dwelling Unit Residential (R2) Zone Uses
- b) Lawfully Existing Uses
- c) Open Space (OS) Zone Uses

### Multiple Unit Residential (R3) Zone

This zone responds to the Municipality's changing housing needs and preferences.

#### Policy Goal

To foster well-designed multiplex and townhouse developments appropriate to their lot size and nearby residential character. These developments may or may not have a commercial component compatible with their residential nature.

Depending on the parcel size and provision of Municipal services, this zone should provide for larger scale residential, mixed use and commercial buildings or smaller scale multiple unit residential uses. Multiple buildings may be permitted on a site for smaller scale residential uses.

This zone shall use design requirements as well as a site plan approval process to ensure thoughtful building and site design.

#### Policy Statements

**RD37.** Council shall permit a range of multiple unit residential uses including apartment buildings in the Multiple Unit (R3) Zone. A range of compatible commercial uses will also be permitted in multiplex buildings in the Multiple Unit (R3) Zone.

**RD38.** Council shall maintain a positive urban residential character, and streetscape in the Multiple Unit (R3) Zone through minimum lot sizes, frontage requirements, setback requirements, building size maximums, restricting the number of

multiplex buildings on a lot, maximum lot coverages, the ground floor finish level, the length of the building facing the street, the transparency of the building's street-facing facades, height restrictions, massing requirements, articulation requirements, screening requirements, access and parking requirements.

**RD39.** Council shall consider the following developments by site plan approval in the Multiple Unit (R3) Zone:

- a) Townhouse (R2-T) Zone Uses subject to the requirements of that Zone.
- b) Small Multiplexes
- c) Large Multiplexes
- d) Limited commercial uses within a residential building

**RD40.** Council shall consider the following developments by development agreement in the Multiple Unit Residential (R3) Zone subject to the following criteria:

- a) Developments having more than the maximum number of buildings permitted.
- b) Large Multiplex Developments having more than the maximum number of dwelling units permitted up to a maximum ratio of 24 dwelling units per 0.3 hectares.

**RD41.** In considering development agreements in the Multiple Unit Residential (R3) Zone, Council shall have regard for ensuring a human-scaled and walkable community and take into consideration the following criteria:

- a) Location of the development in terms of pedestrian and vehicle connections to the wider community, with emphasis on a walkable development that connects to the active transportation network.
- b) Impact on the existing community



character, including but not limited to, proximity to lower density development, setbacks from existing development, and upper floor step backs from the face of proposed buildings.

- c) Location of the development to active public open spaces and parks for the use and enjoyment of residents.
- d) Design of the building(s), how it relates to the street, pedestrian connections and public parks and other quasi-public spaces.
- e) The building and the site shall create a sense of place. There shall be a clear entrance
- f) The landscape of the site, including the type of vegetation and the planting of trees around parking areas to reduce heat island impacts and to break up large hardscaped areas. Opportunities for onsite stormwater control through landscaping, such as, but not limited to, water gardens and permeable pavers should be used where practical.

## Mini-Home Designation (MH)

### Policy Goal

Council recognizes the need to continue to provide mini-home community options as an alternative to traditional single and multiple unit family homes in the Municipality's existing mini-home community. Council also recognizes the need to provide a means to consider affordable housing options in rural areas which are largely outside of serviced areas.

### Policy Statements

**RD42.** Mini-home (MH) Zone and Designation shall control land uses to establish a high standard in the development of Mini-home communities and to establish a high standard of life for its residents.

**RD43.** Council shall establish the purpose of the Mini-home Zone is to provide for the continuation of existing uses within the Municipality's one Mini-home community, located at the northern end of the South Uniacke Road. The zoning provisions of the MH Zone shall protect all uses through development controls including, but not limited to, minimum lot standards and maximum density requirements.

**RD44.** In considering expansions to existing Mini-home (MH) designation areas or establishing new Mini-home (MH) designation areas, Council shall have regard to the following:

- a) Protect the rural landscape by ensuring that any expansion or establishment of a new MH designation does not lead to a continuous low density residential development pattern in the area;
- b) Consider the remaining supply of land zoned MH and the anticipated rate of the consumption;
- c) Consider the fiscal impact on the municipality of as a result of the delivery of services and infrastructure;
- d) Determine the ability to provide "soft" services such as schools, police, and fire protection;
- e) Identify the environmental impacts which may occur as a result of increased development activity;
- f) Determine the adequacy of transportation routes;
- g) Determine the ability to provide adequate recreation and open space opportunities;
- h) Identify the agricultural impacts, through an Agricultural Impact Study, where the proposed expansion or establishment of a new MH designation could involve or directly abut (excluding roads) AR Zoned lands;

- i) The adequacy of the property to provide an adequate and safe water supply as determined by a hydrogeological assessment prepared by a hydrogeologist; and
  - j) Identify the other planning related concerns as applicable.
- redesignation of any new lands to Mini-home (MH) Zone or designation within a Growth Management Area or Growth Reserve Area.

**RD45.** Council shall not consider the rezoning or

Policy	Amendment Date	Description