

Community Plan Update: Rural Residential

Planning Advisory Committee
November 16, 2021

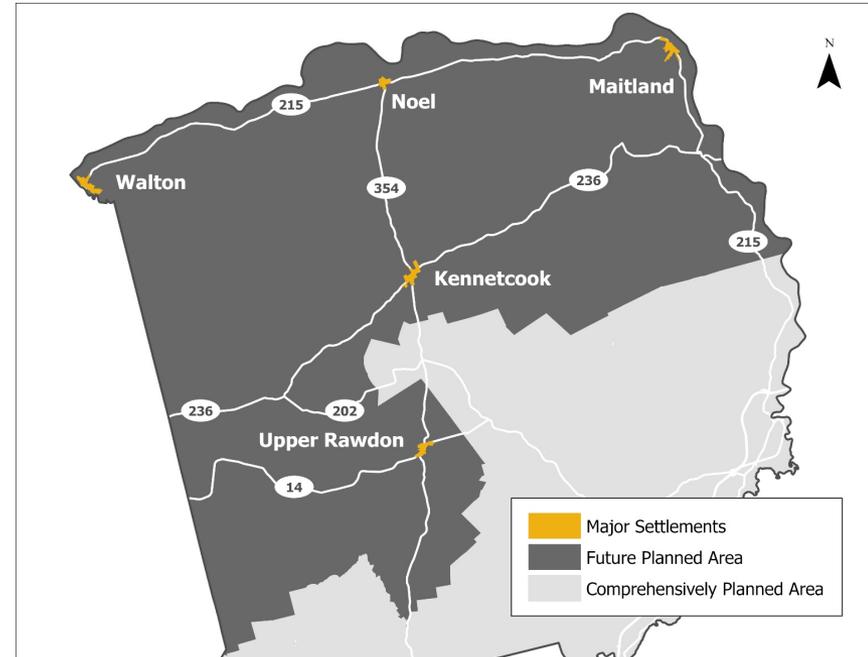
Planning & Development Department



EAST HANTS

Background

- For the purpose of this background report, rural residential use policies and regulations are proposed to be implemented in the majority of the future planned area.
- A separate report will be presented to Planning Advisory Committee (PAC) to discuss residential land use policy direction for the settlements of Maitland, Walton, Noel, Rawdon and Kennetcook.
- The Minimum Planning Requirements Regulations identifies residential uses as
- one of the subjects that must be addressed by planning policy in the East Hants Official Community Plan.





Discussion

- A variety of residential dwelling types are permitted in the Rural Use (RU) Zone of the comprehensively planned portion of East Hants to provide residents with a variety of housing options.
- Housing options include the following:
 - *Single Unit Dwelling*
 - *Two Unit Dwelling*
 - *Mini-home*
 - *Accessory Dwelling Unit*
 - *Tiny Home on Wheels*
- Planning staff are recommending that each of these dwelling types are also permitted in the rural areas of the future planned area. Thereby, allowing for residents to choose from a broad range of housing styles.

Small Multiplexes and Multiple Dwellings

- In the Rural Use (RU) Zone property owners are allowed to apply to enter into a development agreement with the Municipality to permit small multiplexes or multiple dwellings on a lot, up to a maximum of eight dwelling units.
- This would apply to any property owner wanting to construct more than two dwellings on a lot.
- Planning staff are recommending that the same option is provided to property owners in the future planned area. Requiring a development agreement would allow public consultation and would allow staff and Council to review the application to determine if the use was appropriate.
- As an example, it may not be appropriate to allow a property owner to build an eight-unit apartment building adjacent to a large chicken barn.

Mini-Homes

- Under the current Land Use Bylaw regulations, having over two mini-homes on a property requires that the property designation and zone be changed to allow for a mini-home community.
- *Mini-Home Community means an establishment comprising land or premises under single ownership, designed, and intended for the use of 3 or more mini-homes for residential dwelling purposes. This use does not include campgrounds.*
- Planning staff are not aware of any existing mini-home communities in the future planned area.
- Staff recommend that any proposed mini-home communities in the future planned area be required to apply for a planning application to change the land use designation and zone of the land to the Mini-Home (MH) Designation and Zone.
- The same land use policies and regulations would be applicable to lands in both the comprehensively planned portion of the Municipality and the future planned area.

Recreational Vehicles

- There is no definition for a recreational vehicle in the LUB.
- Rather the LUB has a definition for a dwelling that states that a dwelling shall not include a motor home, travel trailer, or other recreation vehicle.
- Planning staff recommend that a definition of recreational vehicle be added to the LUB.
 - *Recreational Vehicle means a motor vehicle or trailer which includes living quarters designed for short-term seasonal recreational use and accommodation and may include, but is not limited to, Park Model Trailers, Class A, Class B and Class C motor home, a travel trailer, a fifth wheel recreational vehicle, a folding or pop-up tent trailer or a pick-up camper.*

Recreational Vehicle Continued

- RV use in the future planned area is a popular type of seasonal accommodation for property owners.
- In some instances, multiple RVs are located on the same property.
- As the number of RVs on a property increases, so does the requirement for adequate septic and grey water disposal, potable water resources, and power hookup.
- Many future planned area residents expressed their concerns regarding RV use during the recent Plan Update Open Houses and as part of the Plan Update Survey. Some comments included:
 - *No campgrounds within 1 km from a home.*
 - *Recreational vehicles are fine in my area (Selma) as cottages.*
 - *Concerned with the number of RVs on a property.*
 - *RVs - yes, there should be a limit to unpermitted RVs on a lot that is not a campground.*
 - *No more campgrounds.*

Recreational Vehicle Continued

- Based on the feedback received, Planning staff are recommending that up to a maximum of two RVs per property are permitted for seasonal use in the future planned area.
- A permit for a campground would be required if more than two RVs are located on a lot. A second background report has been prepared detailing proposed changes to land use regulations regarding campgrounds.
- East Hants Building Officials are aware of a couple instances where RVs are being used as an affordable form of housing.
- RVs are not constructed for four season year-round living in winter climates. Winter conditions may lead property owners to make modifications to the RVs to keep them warm.
- These modifications may lead to life safety issues if they are not completed by qualified professionals. Recreational vehicles are not built to the same standard as permanent four-season housing.
- There are no provisions in the National Building Code of Canada to be able to issue a building permit for these structures. Therefore, staff are not recommending their use as permanent housing.

Proposed Direction

- Based on Planning staff's review of rural residential uses in the RU Zone and after listening to comments from the Plan Update Open Houses, planning staff are proposing the following land use directions be applied to the future planned area.
- A separate background report has been prepared regarding regulating campground developments.
 1. All of the housing options currently permitted in the Rural Use (RU) Zone should also be permitted in the majority of the future planned area.
 2. Multiplexes and multiple unit dwellings beyond what are currently permitted as-of-right in the RU Zone, should be permitted by development agreement .
 3. If over two mini-homes are proposed for the same lot then the property owner has to apply to have their land redesignated and rezoned to the Mini-Home (MH) Designation and Zone. The designation and zoned provisions are already in existence in the Official Community Plan.
 4. Add a definition for recreational vehicle to the Land Use Bylaw.
 5. Allow up to a maximum of two recreational vehicles per property for seasonal use in the future planned area.
 6. Allow one recreational vehicle on a property with an existing dwelling unit for seasonal recreational use in the future planned area.

Recommendation

- Authorize staff to draft proposed amendments to the Official Community Plan in regards to rural residential uses as presented to Executive Committee on November 16, 2021 and outlined in this staff report.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *authorize staff to draft proposed amendments to the Official Community Plan in regards to rural residential uses as presented to Executive Committee on November 16, 2021 and outlined in this staff report.*