

Proposed Amendments to Planning Documents

MPS PROPOSED AMENDMENTS

The following italicized text is taken directly from the MPS:

Private Off-Street Parking Lots

While Council provides significant off-street public parking in the downtown commercial area, they believe that private initiatives aimed at providing longer term parking options would be beneficial.

Council wishes to provide for flexibility in establishing private parking lots however only where their implementation and use complements the goals and objectives of this strategy. ~~This strategy will be administered through the Site Plan Approval tool was deemed the best regulatory choice as it is straightforward, easily administered and also provides for public feedback of those most interested—the immediate neighbourhood of a proposed project.~~

As the downtown features a mix of zones and designations, it was determined that Site Plan Approval for purposes of creating private off-street parking lots should apply to a district which corresponds to both the area zoned Downtown Commercial (C1) and as well the adjacent area which is designated as the ~~Downtown~~-Commercial Periphery (C1-P). As this area falls within Old Town and also features lands which are deemed to have flood risk, criteria for development in these areas are also included.

The policy providing for the use of the Site Plan Approval tool will outline required areas of consideration including urban design, environmental safeguards, pedestrian-friendly amenities, adjacent use buffering and safety requirements.

P-4.2.12A PRIVATE OFF-STREET PARKING LOTS

It shall be the intention of Council to provide for the development of private, off-street parking lots, which are not related to a development, subject to the Site Plan Approval Process as provided for in Section 231 of the Municipal Government Act.

P-4.2.12B SITE PLAN APPROVAL APPLICATION AREA It shall be the intention of Council that the site plan approval process as provided for in P- 4.2.12A herein shall apply to those areas zoned Downtown Commercial (C1) and adjacent areas designated as ~~Downtown~~-Commercial Periphery (C1-P).

P-4.2.12C SITE PLAN APPROVAL CRITERIA It shall be the intention of Council that the following matters shall be addressed through the Site Plan Approval Process:

- 1) **Maintenance / enhancement of traditional downtown commercial and historic residential streetscape patterns;**
- 2) **Environmental measures particularly with respect to storm water management and, where necessary, flood storage;**
- 3) **Facilitation of safe and convenient pedestrian movement;**
- 4) **Safety of access; and**
- 5) **Minimizing impact on adjacent and nearby uses.**

Downtown Commercial Periphery

Within the Town of Antigonish, there is limited vacant land for ~~the expansion of commercial uses~~ development, although there is potential for infill or redevelopment in the Downtown Commercial areas ~~and a potential for infilling in the Highway Commercial areas~~. The transitional zone, where commercial zones abut residential zones, present an opportunity to add development flexibility such that builders are able to respond to the needs of the community, be they new or different commercial spaces, or a wider range of housing types. Where purely residential development encroaches into commercial zones it must be to a scale and form that both reflects and support the character and vibrancy of our commercial areas, infusing these zones with residents to support our local businesses.

Furthermore, it is felt that there is an opportunity ~~for the C1 near the Downtown~~ area to expand ~~into incubate new business in neighbouring areas which are designated and~~ zoned "residential" if development is handled with sensitivity and care. This is especially important since many of the houses in this peripheral area are older and thus valuable reminders of our heritage. ~~The nature and scale of commercial intrusion will be limited to uses such as businesses and professional offices which architectural forms which reflect the residential character of their neighbours. will have a limited impact on the residential nature of these areas These and which~~ shall be governed under development agreements Site Plan Approval. The Site Plan Approval tool was deemed the best regulatory choice as it is easily administered, thereby supporting a culture of entrepreneurialism, and it also provides for public feedback of those most interested – the immediate neighbourhood of a proposed project.

~~These~~ is ~~areas,~~ which will continue to be zoned as their respective residential or commercial zones R1, shall be ~~referred to designated~~ as the Downtown Commercial Periphery (C1-P) and shall include the portions of the following streets which are zoned R1: St. Mary's Street, Church Street south to St. Ninian's, Elm Street, Sydney and Court Streets areas identified as such on the GFLUM.

P-4.2.13 It shall be the intention of Council to consider ~~St. Mary's Street, Elm Street and the portions of Church Street south to St. Ninian's Street, Sydney Street and Court Street~~those areas indicated on the GFLUM, which fall within the R1, C1, C2, C2-J and CLI zones, as comprising the area known as the ~~Downtown~~ Commercial Periphery (C1-P).

P-4.2.14 It shall be the intention of Council to consider purely residential uses within commercial zones identified in P-4.2.13, and commercial uses in residential zones ~~the following and similar types of development~~ within the C1-P area through site plan approval~~development agreement: professional offices, funeral homes, art studios and galleries, retail shops, restaurants, places of entertainment and assembly, and multiple density residential uses.~~

P-4.2.15 It shall be the intention of Council that development agreements through site plan approval made pursuant to P-4.2.14 shall be consistent with the provisions of the "Architectural Design Manual for Antigonish" ~~and be subject to P-8.2.7~~. In addition, development proposals involving new structures or expansions shall be subject to the following:

- 1) Total building footprint shall not exceed 50% of the lot area to a maximum of 2000 square feet. Stormwater management measures shall be through low impact development techniques (LID) which manage rainfall at the source;
- 1)2) Where conditions do not permit LID, an equal and alternate surface water management system to the satisfaction of the Development Officer and Town Engineer may be approved; and
- 2)3) Architecture shall reflect the general character of the neighbourhood.

LUB PROPOSED AMENDMENTS

PART 5 GENERAL REQUIREMENTS FOR ALL ZONES

Amendment	5.25 PRIVATE PARKING LOTS SUBJECT TO SITE PLAN APPROVAL (1) Within the Downtown Commercial (C1) zone and in areas designated as Downtown Commercial Periphery (C1-P), private parking lots may be developed subject to site plan approval.
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PART 7 GENERAL REQUIREMENTS FOR ALL RESIDENTIAL ZONES

7.12 ~~DEVELOPMENT AGREEMENTS~~ SITE PLAN APPROVAL: ~~DOWNTOWN~~ COMMERCIAL PERIPHERY (CP) USES

Amendment	Notwithstanding anything else in this part, Commercial Policy P-4.2.14 of the Municipal Planning Strategy provides that, in the areas designated " Downtown Commercial Periphery" on the Generalized Future Land Use Map, the following and similar commercial and residential uses, uses indicated in the adjacent Commercial Zone shall be considered through development agreements <u>site plan approval, unless otherwise indicated</u> ; professional offices, funeral homes, art studios and galleries, retail shops, restaurants, places of entertainment and assembly, and multiple density residential uses.
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PART 8 RESIDENTIAL FIRST DENSITY (R1) ZONE

Amendment	8.4 OLD TOWN; SMALL LOTS <u>AND CP DESIGNATION</u> <u>Within the area designated as the "Old Town" on the zoning map, W</u> where a proposed development of a single detached dwelling cannot meet the requirements of Section 8.2, the following development standards shall apply to R1 properties falling within the area designated as the "Old Town" on the zoning map :
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PART 14 DOWNTOWN COMMERCIAL (C1) ZONE

Addition	14.1 C1 ZONE PERMITTED USES The following uses shall be permitted in the C1 zone: - Multiple unit residential uses within the CP designation
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PART 15 HIGHWAY COMMERCIAL (C2) ZONE

Addition	15.1 C2 ZONE PERMITTED USES The following uses shall be permitted in the C2 zone: - Multiple unit residential uses within the CP designation
Addition	15.4 RESIDENTIAL USES WITHIN THE CP DESIGNATION Requirements in accordance with Section 14.3

PART 16 JAMES STREET COMMERCIAL (C2-J) ZONE

Addition	16.1 C2-J ZONE PERMITTED USES The following uses shall be permitted in the C2-J zone: - Multiple unit residential uses within the CP designation
Addition	16.3 RESIDENTIAL USES WITHIN THE CP DESIGNATION Requirements in accordance with Section 14.3

PART 20 COMMERCIAL LIGHT INDUSTRIAL (CLI) ZONE

Amendment	20.1 CLI ZONE PERMITTED USES <u>(1)</u> The following uses shall be permitted in the CLI zone: - any manufacturing, assembly or warehousing operation conducted and contained within an enclosed building - any activity connected with the automobile trade other than an automobile scrap yard or service station - micro brewery - kennels - Municipal Sewer Treatment Plant - Municipal Public Works and Electric Utility Operations - <u>multiple unit residential uses within the CP designation</u> <u>(2) The following uses shall be permitted in the CLI Zone, and shall permit residential units in conjunction with these uses:</u> - building supply - business and professional offices - clinics - commercial schools - convenience Stores - custom workshops - dry cleaning establishments - equipment sales and service - funeral homes - garden centres - institutional uses - community centres - personal service shops - places of entertainment, recreation and assembly wholly enclosed within a building - photography, graphics and art studios - private clubs - printing establishments - retail stores - recreational vehicle sales and service - research and development facilities - self-storage uses - service industries - service and personal service shops - taxi depots
Amendment	20.3 USES PERMITTED BY DEVELOPMENT AGREEMENT (7) <u>Residential Uses</u>
Addition	<u>20.15 RESIDENTIAL USES WITHIN THE CP DESIGNATION</u> <u>Requirements in accordance with Section 14.3</u>



Commercial / Residential Transitional Zone Overlay

Appendix C



Commercial / Residential Transitional
Zone Overlay



Commercial / Residential Transitional
Zone Overlay



Commercial / Residential Transitional
Zone Overlay



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Previous Reports

[Antigonish Integrated Community Sustainability Plan, 2010](#)

Vision Statement

Antigonish is a vibrant, safe, diverse, and affordable community, caring in nature, proud in its heritage and committed to sustainability

Social Priorities:

Ensure equality and access to social, health and economic services.

Sustainable and affordable public transit system.

Economic Priorities:

Enhance opportunities for and support existing business in the community.

Develop and attract new business and create new markets.

Goals and Objectives

Economic Development:

Encourage a broad range of economic activity within the community.

Support a strong central commercial district.

Downtown Vitalisation

Capture and maintain 'uniqueness' of downtown core and enhance attractiveness of neighborhoods.

Maintain a downtown core with various shops, restaurants and service providers selling products and services that meet the needs of the local population and tourists;

Economic Infrastructure Enhancement

Improved way-finding, circulation and parking in support of the Commercial core.

Sustainable Planning and Development

Encourage a mix of land uses and building types within the community.

Sustainable Energy

Lower dependence on fossil-fuel based energy.

Promotion of Sustainable Lifestyles

Lower the carbon footprint of Antigonish

Sustainable Transportation

Increase public's access to sustainable transportation options

Active Lifestyles

Promote active lifestyles, a social environment and healthy outdoor living.

Affordable Housing

Enocurate a variety of housing types including affordable housing.

[Antigonish Municipal Climate Change Adaptation Strategy, 2013](#)

11. Land Use Planning – identify new ways to build in flood-prone zones.

- *This strategy did not consider ways to reduce development pressure on flood-prone zones, such as providing more flexible development options in already developed areas of the town. However, such strategies can further enhance new development opportunities.*

[Antigonish Physical Activity Strategy, 2015](#)

Objective 3A: To increase support for walking and wheeling as a form of leisure and as a means to get from place to place.

Improve and promote connected infrastructure for walking and wheeling . For example: On and off road multiuse trails

Objective 3B: To ensure that planning practices and policies support physical activity in the planning, design, and development of the built environment.

Explore the feasibility of the “Complete Streets” concept as it applies to the Town of Antigonish. Implement the concept if warranted.

References

- Grey, W. (2013, March). *Bringing Commercial Uses Closer to Existing Residential Neighbourhoods, Parts 1 & 2*. Retrieved from Planners Web: <http://plannersweb.com/2013/03/bringing-commercial-uses-closer-to-existing-residential-neighborhoods-part-i/>
- Nadejda Mishkovsky, M. D. (2010). *Putting Smart Growth to Work in Rural Communities*. Washington DC: International City/County Management Association.
- Nelson, K. (2012). *Essential Smart Growth Fixes for Rural Planning, Zoning, and Development Codes*. US Environmental Protection Agency.
- Rangwala, K. (2013, April). *Assessing criticisms of form-based codes*. Retrieved from Better Cities & Towns: <http://bettercities.net/article/assessing-criticisms-form-based-codes-19967>
- (2014, July 7). *Town of Mahone Bay Planning Advisory Committee Minutes*. Town of Mahone Bay.