

# Town of Antigonish Housing Accelerator Fund Proposed Amendments

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## A By-law to amend the Town of Antigonish Municipal Planning Strategy.

The Municipal Planning Strategy for the Town of Antigonish shall be amended as follows:

1. In Policy RN7, removing the following text shown in strike-out and adding the following text shown in bold:

RN7 Council shall permit accessory dwelling units where accessory to a single detached dwelling, ~~or semi-detached dwelling,~~ **triplex dwelling, or townhouse dwelling with up to three units** (irrespective of whether these include home based businesses including work-live units) in the Neighbourhood (RN) Designation and Higher Order Residential Neighbourhood (HR) Designation to provide only one additional dwelling unit subject to requirements designed to ~~maintain the appearance of a single detached dwelling;~~ address servicing issues; and minimize the impact on adjacent land uses and the surrounding neighbourhood.

2. In Policy RN15, removing the following text shown in strike-out and adding the following text shown in bold:

RN15 Council shall permit the following uses by site plan approval in the Residential Neighbourhood (RN-1) Zone:

- ~~a) Accessory dwelling units~~
- ~~b) Dwelling, Triplex or Fourplex~~
- c) Work-Live Units
- d) Religious Institutions
- e) Schools
- f) **Dwelling, Multi-Unit (up to 6 Units)**

3. In Policy RN16, removing the following text shown in strike-out:

RN16 Council may consider the following uses by development agreement, subject to the provisions of Policies RN30 and ADM16 in the Residential Neighbourhood (RN-1) Zone:

- ~~a) Dwelling, Multi-Unit (up to 6 Units)~~

b) ~~Townhouses (up to 4 units)~~; Urban Cottage Developments, or Carriage Court Developments provided the requirements of the RN-2 Zone are met and deviations therefrom – if any – are clearly justified and compensated by over-fulfilling other criteria.

4. In Policy RN21, removing the following text shown in strike-out and adding the text in bold:

RN21 Council shall consider the following uses by site plan approval in the Higher Order Residential Neighbourhood (RN-2) Zone:

- a) ~~Accessory dwelling units~~
- b) Carriage Court Developments
- c) Urban Cottage Developments
- d) Dwelling, Multi-Unit (~~up to 6~~ **over 10** Units)
- e) ~~Townhouse Dwellings (up to 6 Units)~~
- e) Stacked Townhouse Dwellings**
- f) Work-Live Units
- g) Religious Institutions
- h) Schools
- i) Convenience Stores**

5. Delete Policy RN22, as shown in strikeout:

~~RN22 Council shall consider the following uses by development agreement, subject to the provisions of Policies RN30 and ADM16 in the Higher Order Residential Neighbourhood (RN-2) Zone:~~

- ~~a) Multi-Unit Dwellings (over 6 units)~~
- ~~b) Stacked Townhouse Dwellings (up to 4 attached dwellings)~~

6. In Policy RN23, removing the following text shown in strike-out:

RN23 Council shall consider, by development agreement, the development of professional and office uses, ~~and convenience stores~~ in the RN-2 Zone,

pursuant to the following requirements and the requirements under Policy  
ADM16: [...]

7. In Policy MU16, adding the following text shown in bold:

MU16 Council shall permit a series of residential and commercial land uses, **including accessory dwellings**, through the Mixed Use Centre (MC) Zone, with the objective of offering pockets of commercial amenities and greater residential densities in node locations which are nearby key destinations in the Town.

8. In Subsection 9.1.1, add the following text shown in bold:

Policy Goal: Plans are not meant to be static documents. Continuous review and study, and delivery of municipal projects is an ongoing responsibility of Council. Council is not bound to take any action indicated in a Municipal Planning Strategy, however, Council cannot take any action which would be in any manner inconsistent to the Strategy. In order to implement this document, it is in the interest of Council to consider a number of projects, as listed below.

[...]

Project 17: Transportation Master Plan to direct policies on parking management, AT network, truck routes, and transportation demand management.

**Project 18: Inclusionary zoning study to establish Land Use By-law provisions for a minimum proportion of affordable dwelling units in residential developments and an administrative framework to monitor and enforce long-term affordability of those units.**

1. In Policy ADM14, removing the following text shown in strike-out:

ADM14 Council may consider applications for the following types of development agreements, which are further guided by specific policies of the applicable designation:

Residential Designations

~~a) Multi-Unit Dwellings up to 6 units in the RN-1 Zone pursuant to Policy RN16;~~

~~b) Multi-Unit Dwellings over 6 units in the RN-2 Zone pursuant to Policy RN22;~~

~~c) Townhouses, Urban Cottage Developments, or Carriage Court Developments in the RN-1 Zone pursuant to Policy RN16;~~

d) Professional Offices and Convenience Stores in the RN-2 Zone pursuant to Policy RN23;

[...]

1. Amending 'Schedule A' Generalized Future Land Use Map as follows:



# A By-law to amend the Town of Antigonish Land Use By-law

The Land Use By-law for the Town of Antigonish shall be amended as follows:

1. In Section 1.8, removing the following text shown in strike-out:

## 1.8 Site Plan Approval

- a) This By-law states the types of land uses that are subject to Site Plan Approval through permitted use tables for each zone.
- b) Notwithstanding anything else in this By-law, the following developments shall be exempt from the Site Plan Approval procedure:
  - i. Changes of use, interior building reconfigurations or additions of up to a gross floor area of 75 m<sup>2</sup> that do not trigger increasing parking requirements;
  - ii. Installation, replacement or repair of building features and building repairs or additions that neither change the footprint of the building nor increase parking requirements;
  - iii. Accessory structures ~~excluding Accessory Dwelling Units~~ on a property where no site plan approval is currently applicable, or where Accessory Structures are not indicated on an existing site plan approval;
  - iv. Signage on a property where no site plan approval is currently applicable, or where signage is not indicated on an existing site plan approval;
  - v. Temporary Uses;

[...]

2. In Part 3, removing the following text shown in strike-out and adding the following text shown in bold:

[...]

~~**Accessory Dwelling Unit, Garage Suite** means one accessory dwelling unit built above a detached garage and located behind the primary single unit dwelling or bed and breakfast.~~

**Accessory Dwelling Unit, Garden Suite** means one free-standing, ~~single-story~~ accessory dwelling unit located in the rear yard of the primary single unit **or semi-detached** dwelling or bed and breakfast.

**Accessory Dwelling Unit, Secondary Suite** means one self-contained accessory dwelling unit fully contained within and subordinate to a single unit or **semi-detached** dwelling or bed and breakfast.

[...]

**Dwelling, Manufactured Home**, means a dwelling unit manufactured in a factory and designed for transportation after fabrication, whether on its own wheels or a trailer, which arrives at the site where it is to be occupied as a dwelling complete and ready for occupancy (except for minor unpacking and assembling operations to place the building on an acceptable foundation), and having a width or depth of not more than 6 m, **but does not include an Accessory Dwelling Unit, Garden Suite**. A manufactured home is capable of being connected to municipal water and sewer services and is equipped for year-round occupancy. A manufactured home attached to another building is still a manufactured home.

4. In Table 6, removing the following text shown in strike-out and adding the following text shown in bold:

Residential Neighbourhood Zones	RN-1	RN-2	MH
Accessory Dwelling Unit	<del>SP</del> <b>P</b>	<del>SP</del> <b>P</b>	-
Dwelling, Triplex or Fourplex	<del>SP</del> <b>P</b>	<del>P</del>	-
Dwelling, Lodging Home	-	-	-
Dwelling, Multi-Unit (up to 6 Units)	<del>DA</del> <b>SP</b>	<del>SP</del> <b>P</b>	-
<b>Dwelling, Multi-Unit (6-10 Units)</b>	-	<b>P</b>	-
<del>Dwelling, Multi-Unit (over 6 Units)</del>	-	<del>DA</del>	-
<b>Dwelling, Multi-Unit (over 10 Units)</b>	-	<b>SP</b>	-
Dwelling, Townhouse	<del>DA</del> <b>P</b>	<del>SP</del> <b>P</b>	-
Dwelling, Townhouse, Stacked	-	<del>DA</del> <b>SP</b>	-
Convenience Stores	-	<b>SP</b>	-

[...]

5. In Subsection 7.3.1, adding Item f) with the following text shown in bold:

7.3.1 Buildings that simultaneously fall into a Residential Neighbourhood Zone and in the extent of the ‘Old Town’ overlay zone shall comply with the following architectural requirements:

[...]

- f) Living space developed within the attic of a (gable, mansard etc.) roof counts as ½ storey**

6. In Subsection 7.3.4, removing the following text shown in strike-out and adding the following text shown in bold:

7.3.4 Accessory Dwelling Units

- a) accessory dwelling unit (one Secondary ~~or Garden or Garage Suite~~) shall be permitted as an accessory use to a Single Unit, Semi-detached Dwelling,

**Triplex Dwelling, Townhouse Dwelling (with up to three units), or Work-Live Unit** in an RN-1, ~~or~~ RN-2, or MC zone subject to the following requirements:

- i. On lots that exceed the minimum lot frontage of the zone by a factor of 1.8 or more, accessory dwelling units shall have a water and sewer laterals independent of the main building.
- ii. Accessory dwelling units are not subject to the requirements of accessory buildings.
- iii. Where permitted in this Bylaw, accessory dwelling units must comply with the requirements shown in Table 8. The combined total of units between dwelling units and accessory dwelling units shall not exceed four.

	Secondary Suite	<del>Garage Suite</del>	Garden Suite
Maximum number of bedrooms	2	<del>2</del>	2
Minimum Lot Area	<del>As per zone requirements</del>	600 m <sup>2</sup>	600 m <sup>2</sup>
Yard Setbacks	As per zone requirements Additionally, <del>garage suites and</del> garden suites must not be built closer to the front lot line than the main dwelling.		
Maximum accessory dwelling unit floor area including a habitable basement	80% of the gross floor area of the main dwelling up to 80 m <sup>2</sup>	<del>80% of the gross floor area of the main dwelling up to 95 m<sup>2</sup></del>	80% of the gross floor area of the main dwelling up to 95 m <sup>2</sup>  <b>The floor area of any garage attached to or below the accessory dwelling unit does not count towards accessory dwelling unit floor area</b>
Maximum Building Height	As per zone requirements	<del>Equal to the height of the main dwelling up to 9 m</del>	Equal to the height of the main dwelling up to 6.5 m
Minimum Setback from other Buildings	2 m from non-habitable <del>structures</del> <b>buildings</b> on the same lot		
	3 m from all other <del>structures</del> <b>buildings</b>		
<b>Design Requirements</b>			
Accessory Dwelling Unit Exterior	<b>Within the Old Town Overlay area, accessory dwelling units must comply with Subsection 7.3.1A or must match the main dwelling in building material type, cladding colour, roof type, and roof pitch.</b>		
Accessory Dwelling Unit Entrance, Main Windows, and Entry	Must be designed to be integrated into the main dwelling.	Must be oriented towards the main dwelling, flankage yard, or front yard.	

7. In Subsection 7.4.1, removing the following text shown in strike-out and adding the following text shown in bold:

	General Requirements	Semi-Detached Dwellings and Townhouses	Triplexes and Fourplexes	Multi-Unit
Minimum Lot Area	<del>460</del> <b>220</b> m <sup>2</sup>	<del>275</del> <b>182</b> m <sup>2</sup> per dwelling	<del>500</del> <b>310</b> m <sup>2</sup>	<b>500</b> m <sup>2</sup>
Minimum Lot Frontage	<del>42</del> <b>9.1</b> m	<del>9</del> <b>5.5</b> m per dwelling	12 m	<b>12</b> m
Minimum Front Yard	4 m	4 m	4 m	<b>4</b> m
Minimum Rear Yard	8 m	8 m	8 m	<b>8</b> m
Minimum Side Yard	1.8 m	Common wall: 0 m	1.8 m	<b>1.8</b> m
		Detached wall: 1.8 m		
Maximum Hard Surface Coverage on Lot	40%		50%	
Minimum Flankage Yard		4 m		
Maximum Building Height		11 m		

8. In Subsection 7.4.2, removing the following text shown in strike-out and adding the following text shown in bold

~~Triplexes and Fourplexes (3 or 4 dwelling units in one building)~~ **Multi Unit Dwellings up to 6 units** shall be permitted by Site Plan Approval subject to the following:

- a) ~~Triplexes and Fourplexes~~ **Multi Unit Dwellings** must be designed to fit or complement the character of adjacent dwellings, and:
  - i. Street Wall: the building shall be set at street line, and each street-facing façade shall have articulation. This may be achieved through porches, bay windows, recessed entrances, changes in materials, or other architectural details as determined by the Development Officer;

- ii. Lighting: lighting shall be artfully used to illuminate building architecture, and pedestrian linkages shall be appropriately lit;

[...]

- 9. In Subsection 7.5.1, amending Table 10 by removing the following text shown in strike-out and adding the following text shown in bold:

	Up to four dwelling units	<del>Five or six dwelling units</del> <b>Multi-Unit Dwellings</b>	Semi-Detached Dwellings, Townhouses and <b>stacked Townhouses</b>
Minimum Lot Area	<del>500</del> <b>310</b> m <sup>2</sup>	<del>600</del> <b>500</b> m <sup>2</sup>	<del>275</del> <b>182</b> m <sup>2</sup> per dwelling
Minimum Lot Frontage	15 m	<del>30</del> <b>20</b> m	<del>9</del> <b>5.5</b> m per dwelling
Minimum Front Yard	3 m	3 m	4 m
Minimum Rear Yard	6 m	6 m	8 m
Minimum Side yard	1.8 m	5 m	Common wall: 0 m Detached wall: 1.8 m
Maximum Number of Dwelling Units	4	6	6
Minimum Flankage Yard	3 m		
Maximum Building Height	12 m		
Maximum Hard Surface Coverage on Lot	50%		

- 10. Deleting Subsections 7.5.17, 7.5.18 and 7.5.19 in their entirety, as shown in strikeout.

~~7.5.17 Townhouse Development through Site Plan Approval~~

~~A site plan approval application for the development of townhouses may be considered provided the following requirements and all other requirements of this Bylaw are met:~~

- ~~a) The following requirements are satisfied:~~

~~Table 14~~

	Townhouse
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Minimum Lot Area	500 m <sup>2</sup>
Minimum Lot Frontage	6 m per unit
Minimum Lot Area per Dwelling Unit	150 m <sup>2</sup>
Minimum Side Yard	Detached: 3 m
	Common wall: 0 m
Minimum Flankage Yard	5 m
Maximum Number of Dwellings Units in one building	6
Maximum Hard Surface Coverage on Lot	50%
Maximum Building Height	11 m

### 7.5.18 Townhouse Development Site Design Requirements

- a) ~~Townhouse Units shall meet the following requirements:~~
- ~~i. No more than one dwelling unit per Townhouse per lot is permitted.~~
  - ~~ii. Each ground level townhouse unit shall have a walkway directly connected to a sidewalk.~~
  - ~~iii. Driveways and front yards abutting units shall be twinned in order to provide larger front yard areas suitable for planting.~~
  - ~~iv. Attached garages shall be an integral part of the building. If provided, an attached garage must not be wider than half of the townhouse units width and must not project more than 1 m from the front elevation of the building.~~
- b) ~~Townhouse buildings must incorporate at least one of the following features on each of the front elevations:~~
- ~~i. A change in depth of at least 0.9 m projecting or setback from the adjacent façade, at least 3.5 m in width, along the wall. No wall shall be without a change of plane.~~
  - ~~ii. At least one architectural projection per unit that shall project at least 0.6 m from the façade, such as covered porches, bay windows, and other such features. Such projections should be significant architectural features, spanning the full height of a one-storey building, and a minimum of one half of the height of a two-storey or taller building.~~

### 7.5.19 Stacked Townhouses by Development Agreement

Stacked Townhouses by development agreement shall comply with the following:

*Table 15*

	Stacked Townhouse
Minimum Lot Area	800 m <sup>2</sup>

Minimum Lot Frontage	7 m per ground floor unit
Minimum Lot Area per Dwelling Unit	180 m <sup>2</sup>
Minimum Side Yard	Detached: 3 m
	Common wall: 0 m
Minimum Flankage Yard	5 m
Maximum Number of Dwellings Units in one building	12
Maximum Hard Surface Coverage on Lot	50%
Maximum Building Height	11 m

11. In Subsection 8.5.2, removing the following text shown in strike-out and adding the following text shown in bold:

Design Requirements

- a) Building Height and Rhythm
  - i. The maximum height for mixed-use buildings shall be **20 15** m and 12 m for all other buildings;
  - ii. ~~Where neighbouring structures are two or more storeys in height, a new building shall continue and reflect the abutting building's established patterns relating to floor elevation and window placement.~~
- b) Building Façades:
  - i. Dwelling units and bed and breakfast accommodation may be located in the basement level, on upper levels and on street level at the rear. However, not more than 50% of the floor area at the street level may be used for dwelling units or bed and breakfast accommodation. The remaining 50%, which fronts on the street, shall be used for other uses permitted in the zone.
  - ii. Building façades shall occupy at least 50% of the build-to plane along the front lot line and at least 25% of the build-to plane along a flanking lot line.
  - iii. Where a building exceeds **12 9** m, the remaining height shall be stepped back a minimum of 3 m from the façade or developed within the attic of a pitched roof.
- c) Articulations:
  - i. Buildings with a continuous street-facing façade of **30 20** m or greater shall have articulated division of the façade at a rate of every **15 7** m to break up the apparent mass of the building; this may be achieved

through one or a combination of the following:

- a. Pilasters;
- b. Projection or recession of the façade;
- c. Variation of texture or materials;
- d. Variation in roof lines;
- e. Addition of elements such as awnings, balconies, and framed entrances.

[...]

12. In Table 17, adding the following text shown in bold:

Mixed Use Zones	MU-1	MU-2	MC	CDD
<b>Accessory Dwelling Unit</b>	-	-	<b>P</b>	Commercial and Residential Uses permitted through development agreement only.
Accommodations, Bed & Breakfast	P	P	P	

[...]

13. In Section 8.6, adding the following subsection heading and text shown in bold following Subsection 8.6.3:

#### **8.6.4 Accessory Dwelling Units**

**Accessory dwelling units in the Mixed Use Centre (MC) Zone must meet the requirements of Subsection 7.3.4**

14. In Subsection 8.6.2, Item b), adding the following text shown in bold:

b) Street-Facing Façade Fenestration **within the Old Town (OT) Overlay Zone:**

15. Amending 'Schedule A: Zoning Map' as follows:

