

## Draft – for discussion purposes only

# Proposed Amendments to the Municipal Planning Strategy and Land Use By-law

### Municipal Planning Strategy

1. The Municipal Planning Strategy is amended by inserting the following after Section 4.1.2:

#### “4.1.2A – Small Home Development

In recent years a new form of housing commonly called “tiny homes” has been gaining acceptance in some communities. No doubt one of the factors that has given rise to tiny home development is that the increasing costs of large, traditional homes is now beyond the reach of many people, including seniors.

The provincial government has recognized this housing by amending the *Building Code Regulations* to specifically provide for this type of residential development.

Council does not see tiny homes (for example those with less than 500 square feet) as being a good fit within the residential areas of the Town but feels there is a place for homes that are larger than that but smaller than the more traditional homes.

One way to encourage the development of small homes in Stewiacke is to lower lot size requirements. For new subdivisions this would mean more houses on the same amount of new serviced streets and should result in a lower individual lot cost..

There would also be an opportunity for land on existing serviced streets to be developed. Because this land is already serviced with water, wastewater, storm water services and road maintenance any new lots created due to a smaller lot size could be developed with little additional cost to the Town.

Council therefore sees this as an opportunity to help grow the town and at the same time lowering the cost of housing for those who find the cost of traditional home prohibitive. However Council would like to exercise a measure of control over the location and density of this form of housing and feels the development agreement approach provides this control.

#### **Policy SM-1**

It shall be a policy of Council to consider by development agreement the subdivision and residential development on having less than the minimum requirements of the General Residential (R-2) Zone subject to the criteria contained in Policy IM-3 and the following;

- (a) the area is zoned General Residential (R-2);
  - (b) all houses shall have a width to length ratio of more than 1:3;
  - (c) there shall be a variety of housing sizes and types;
  - (d) the floor area of each house shall be between 56 square meters (603 sq. ft) and 110 square metres (1184 sq. ft.);
  - (e) each lot will have a minimum frontage of 12 meters (39 feet and a minimum area of 1200 square meters (370 square meters (3982 square feet);
  - (f) each side yard shall be a minimum of 1 meter (3.3 feet), 3 meters (9.8 feet for a flanking side yard;
  - (g) the required front and rear yards will be a minimum of 4.5 meters (14.8) feet.
2. Policy IM-3 is amended by inserting the words “development agreements and” after the word “considering” in the first line.

### **Land Use By-law**

1. The Land Use By-law is amended by inserting the following after Section 8.3:

“8.3A Uses by Development Agreement

The subdivision and development on lots that do not meet the requirements of the General Residential (R-2) Zone may be permitted by development agreement pursuant to Policy SM-1 of the Municipal Planning Strategy.”