

Residential Areas and Zones – MPS Part 1 and LUB Parts 5 and 7- 10 – Dec 12/18

- Fundamental focus of the planning documents is the protection and enhancement of the Town’s built environment – in particular the residential environment
- Existing residential neighbourhood fabric, in particular designated heritage properties and assets within the National Historic District, are critical to Town’s character
- Accommodating change in a responsible, sympathetic and managed process is a primary challenge to continued support for the residential area
- Single unit residential uses will be the primary residential form and zone
- Changes to the use of structures or land beyond single unit residential use will all require some type of review and approval – either rezoning or development agreement
- The residential area closest to the downtown is identified as a unique area, and a zone which allows increased commercial opportunities
- Development adjacent to designated heritage properties will continue to be subject to review and approval by PHAC
- Home-based business will continue to be allowed
- Commercial accommodation activities, including “airbnb” uses will be permitted, but are subject to conditions.
- New “B&B” uses are allowed by Development Agreement
- “Shared Accommodation” recognized as a permitted use in the RSU Zone but must be owner occupied and limited to 30-day maximum stay
- Lot and development standards for various residential zones are consistent with current LUB provisions

4 proposed residential zones include:

- the Residential Single Unit (RSU) Zone – existing dwellings (of all densities) and new single unit dwelling
- the Residential Two Unit (RTU) Zone – new and converted dwellings to a maximum of 2 units
- the Residential Medium Density (RMD) Zone - new and converted dwellings containing 3 to 6 units
- the Residential Mixed Use (RMU) Zone – existing dwelling and new dwellings up to 3 units, up to 49 percent of the floor area can be commercial use
- Dwellings containing 7 or more units or multiple dwellings on a single lot considered by Development Agreement