

RESIDENTIAL ZONES AND THEIR DEVELOPMENT

What you need to know about residential zones and development

Most of the built environment in Annapolis Royal is used for residential purposes, and residents agree that it is crucial for the Town to retain the character and charm associated with its residential neighbourhoods, in particular the designated heritage properties and assets within the Town's National Historic District.

Changes to the use of structures or land beyond single residential use will all require some type of review and approval...either through rezoning or Development Agreement processes. Development adjacent to a designated heritage property will be subject to review and approval by PHAC – the Town's Planning and Heritage Advisory Committee.

Here's a quick guide to the five zones:

RESIDENTIAL SINGLE UNIT (RSU) ZONE – allows existing dwellings of all densities, and new single unit dwellings. Shared accommodation and short-term rentals are allowed in this zone, with conditions. New inns, historic vacation suites and bed and breakfast establishments will be considered by Development Agreement.

RESIDENTIAL TWO UNIT (RTU) ZONE – allows new and converted dwellings, to a maximum of two units

RESIDENTIAL MEDIUM DENSITY (RMD) ZONE – allows new and converted dwellings containing three to six units

RESIDENTIAL MIXED USE (RMU) ZONE – This residential area closest to downtown is identified as unique and allows increased commercial opportunities in existing dwellings and new dwellings up to three units, where up to 49 percent of the floor area can be commercial use. Shared accommodation and short-term rentals are also allowed in this zone, with conditions.

RESIDENTIAL PRINCE WILLIAM (RPW) ZONE – Allows existing and converted dwellings, where up to 49 percent of the floor area can be commercial or institutional use. Permitted new uses will be limited to single unit dwellings and considered by Development Agreement.

HIGHER DENSITY RESIDENTIAL DEVELOPMENT

Dwellings that contain seven or more units, or multiple dwellings built on a single lot, will be considered by Development Agreement.

PLANNING DOCUMENT REFERENCE

The Municipal Planning Strategy, Part 1, Residential Development https://annapolisroyal.com/wp-content/uploads/2019/12/MPS_September-2019_Updated-Oct.-7_Low-res_Single-Pages.pdf

The Land Use Bylaw, Part 7 (RSU), Part 8 (RTU), Part 9 (RMD), Part 10 (RMU) Part 11 (RPW) https://annapolisroyal.com/wp-content/uploads/2019/12/LUB_September-2019_Single-Pages.pdf

IF YOU HAVE QUESTIONS

Call Town Hall at 902 532-2043 to discuss your questions with the Community Development Coordinator.