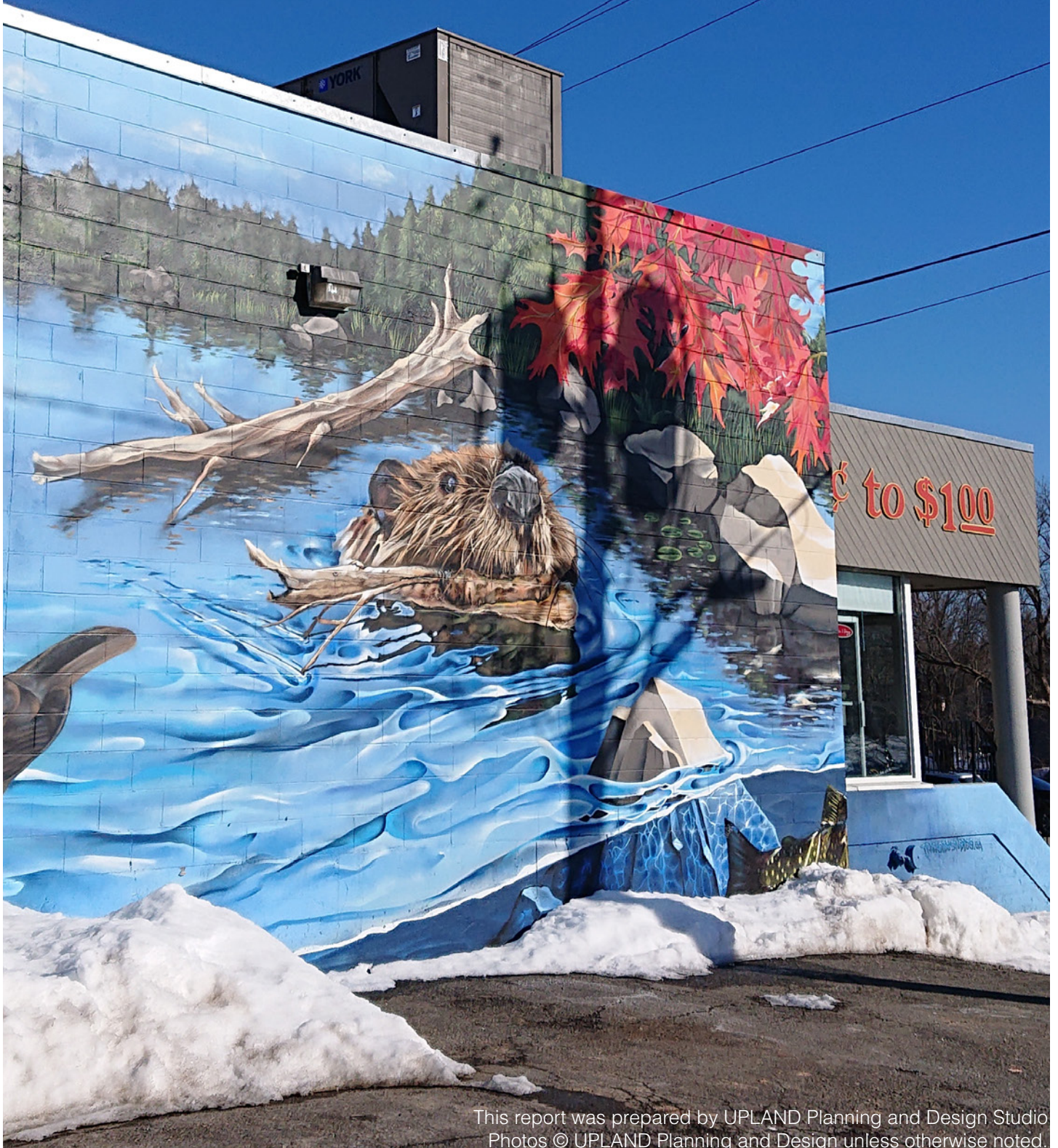


ANTIGONISH HOUSING ACCELERATOR FUND PLANNING FINAL AMENDMENT RECOMMENDATIONS

NOVEMBER 2025



1. INTRODUCTION



This report was prepared by UPLAND Planning and Design Studio
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1.1 CONTEXT

In March of 2024, the Government of Canada awarded the Municipality of the County of Antigonish ("County") and the Town of Antigonish ("Town") over \$3.2 million under the Housing Accelerator Fund ("HAF"). The HAF provides funding to municipalities across Canada to eliminate barriers to building housing. Over 100,000 homes are anticipated to be created in the first three years of this initiative. In total, \$4 billion will be invested into Canadian communities to incentivize the creation of housing units.

To qualify for this fund, municipalities were encouraged to utilize a variety of techniques. Best practices cited by the Canadian Mortgage and Housing Corporation include:

1. *Ending exclusionary zoning;*
2. *Utilizing municipal lands for housing;*
3. *Increasing process efficiency;*
4. *Enhancing development approval process;*
5. *Reviewing development charges and fee schedules;*
6. *Reducing/eliminating parking standards;*
7. *Eliminating restrictions;*
8. *Developing affordable housing community improvement plans;*
9. *Designing and implementing guidelines; and*
10. *Developing grant programs.*

Communities that committed to these best practices were often successful in their applications to receive funding to carry out their goals. Funding was provided in two separate streams: large/urban (population over 10,000) and small/rural/north/Indigenous (population under 10,000).

1.2 HAF INITIATIVES

Of the \$3.2 million awarded, the County received \$1.9 million for eight initiatives while the Town received \$1.2 million for five initiatives. Some of these initiatives were specifically related to amendments to municipal planning documents and related by-laws, and are the subject of this report. These specific initiatives, as outlined in the HAF agreements, are:

Town – High Density Housing

The Town of Antigonish will expand residential zoning regulations in identified areas to include high-density zoning or high-density housing developments by passing an amendment to the existing Municipal Planning Strategy. Increasing high-density residential zones will promote multi-unit dwellings to increase housing availability and provide more efficient land use. In turn, this strategy will provide lower service costs, support lower-income residents, contribute to the building of complete communities, and reduce the impact of sprawl.

The inclusion of high-density residential zones will expedite permitting as rezoning or special development agreements will not be required. **The initiative will require a review of the municipal planning strategy, identification of appropriate areas for implementation of a high-density residential zone, drafting and amendments to the municipal planning strategy and associated bylaws and policies.**

County – Accessory Dwelling Units

County regulations currently permit accessory dwelling units in some, but not all areas of the County, which limits opportunities to add additional housing on existing lots. This housing category includes secondary suites, garage suites, and garden suites. **The initiative will involve the completion of a review of local planning documents, which will determine areas that could benefit from regulatory changes to permit accessory dwellings.** After completion of the review, appropriate amendments to planning documents to permit these units in strategic residential zones will be conducted. This initiative will increase housing density in these targeted areas, increasing the overall housing inventory without requiring the development of existing green space.

County – Residential Improvement

This initiative provides flexibility to developers completing property improvements subject to fees, such as those covered by our existing Local Improvement Bylaw. Under current regulations, developers must provide payment for certain property improvements. These charges support municipal expenses such as increased servicing for new developments. Under this initiative, developers can provide alternative payment options through a levy/payment system. This alternative payment approach will remove barriers to construction by freeing up funds for future housing investments.

2. FINAL RECOMMENDATIONS



2.1 ABOUT THIS REPORT

This report provides final recommendations for amendments to carry out the above-mentioned HAF initiatives. The Planning Advisory Committees for the Town and County each reviewed the results of the public feedback on the preliminary recommendations and then approved final versions of the amendments to be forwarded to their respective councils. The following sections summarize the final amendments and rationale for consideration by the councils, while the full text of the amendments can be found in the Appendices.

2.2 TOWN HIGH DENSITY ZONING

The Town's planning documents are of relatively recent vintage, as the new Municipal Planning Strategy and Land Use By-law have been adopted by Council in January of 2020 following a fundamental revision of both documents. Consequently, the documents already feature many modern planning solutions and have been somewhat ahead of their time compared to other municipalities in Atlantic Canada. Some typical initiatives that often accompany HAF-motivated revisions—such as the introduction of 4-unit dwellings in all zones or waivers of residential parking requirements in mixed-use zones—have already been implemented five years ago.

Nevertheless, there is still potential to streamline the application procedures and to open up opportunities to promote reasonable infill and higher density developments. These include:

- + Accommodating "missing middle" housing designs;
- + Streamlining provisions for accessory dwelling units; and
- + Amending some higher density zones

MISSING MIDDLE HOUSING

The socioeconomic circumstances of Canada's housing crisis have shifted the accepted norms with regard to typical forms of housing. Due to the stark shortage of housing units in Canada as well as the limited amount of fully serviced areas that can accommodate units in an efficient manner, infill housing of the 'missing middle' type has been embraced by the Federal government as a tool to create large housing outputs with gentle community impacts.

In order to promote such 'missing middle' types of homes, the Canada Mortgage and Housing Corporation (CMHC) released a **2025 Housing Design Catalogue** – a tool that the Federal Government has not used since the 1970s.

The catalogue provides a selection of pre-approved home types that comply with all requirements of the National Building Code and Provincial Building Regulations, tailored to the climates and needs of Canada's regions.

For the Atlantic Region, the CMHC includes the following housing types in its catalogue:

- + two types of accessory dwellings
- + two types of fourplexes
- + one sixplex plan
- + two types of stacked townhouses.

These ready-to-build home plans are available for free download and have been designed with affordability in mind. Consequently, they could contribute much needed housing units in Antigonish when built.



STACKED TOWNHOUSES, SIXPLEX AND FOURPLEX HOUSING DESIGNS (TOP TO BOTTOM) FROM THE CMHC HOUSING CATALOGUE

The proposed amendments to the Town's planning documents include a number of changes that are intended to accommodate the CHMC Atlantic Region Housing Catalogue Designs as well as missing middle housing in general.

+ CHANGES TO APPROVAL PROCESSES

Currently, three- and four-unit dwellings in the Town's RN-1 Zone are approved via the site plan approval process, while five- and six-unit dwellings require a development agreement to be approved in Council. In the RN-2 Zone five- and six-unit dwellings require site plan approval, while dwellings larger than six require a development agreement.

While site plan approvals and development agreements are important planning tools for managing complex or unique proposals, they require time and add complexity. Given the "standard" nature of missing middle housing, these tools provide less benefit and many of the potential impacts of such developments can be effectively managed through generally applicable provisions of the Land Use By-law, such as property line setbacks, lot coverage values, height restrictions, watercourse setback requirements, limits on individually rented rooming units etc. Accessory dwelling units are also regulated by additional requirements including maximum floor areas.

The proposed amendments allow the development of **four-unit dwellings by as-of-right permits in the RN-1 Zone, while allowing up to a sixplex to be considered by site plan approval. In the RN-2 Zone, dwellings of up to ten units would be permitted as-of-right while those over ten would proceed via site plan approval.**

+ RELAXATION OF LOT STANDARDS

Higher density does not necessarily need to mean larger buildings, but can also be established through more efficient subdivision. If some lots within serviced areas of the Town can be subdivided to accommodate a second lot and dwelling this is another expedient way for gentle infill density.

When reviewing the minimum lot sizes in the RN-1 and RN-2 zones, we were therefore guided by the question: what is the minimum lot size to accommodate the CMHC fourplex and sixplex while maintaining all yard setback requirements of the zone and providing for parking spaces within this yards?

As a result the **suggested amendments reduce the minimum lot size requirements** for townhouses to 182 m², for fourplexes to 310 m² and 500 m² for multi-units including sixplexes. The general lot requirement is also lowered to 220 m², just enough to build one 8.5 metre x 12.8 metre (28' x 42') footprint home in line with all yard setback requirements. With the same justification in mind, **the minimum lot frontage requirements for these dwellings has also been lowered to 9.1 metres. Similarly, minimum lot width for townhomes was reduced to 5.5 metres to enable the development of stacked townhouses from CMHC.**

+ TWEAKS TO DESIGN REQUIREMENTS

The Land Use By-law of the Town of Antigonish contains an 'Old Town' overlay, which approximately covers the area that is deemed to have been developed by 1945 and includes a high proportion of historic buildings. Special design rules apply in that area to ensure that new development fits into the visual context of its surroundings.

In order to ease development within this part of the town, an adjustments to these rules is proposed to be applied:

- + design rules require that buildings do not differ more than one storey in height from the neighbouring builds. To facilitate future development, a clarification was added that living space under the attic of a roof only counts as 1/2 storey towards that requirement.

+ CONVENIENCE STORES

Based on conversations with Town staff, the intent of the HAF amendments is also to advance the development of 'complete communities' in general. While this subject could constitute an entire separate project, there is an opportunity for a 'quick-win' measure by allowing convenience stores by site plan approval in denser residential areas of the RN-2 Zone. This measure can reduce the occurrence of 'food deserts' within the Town.

STREAMLINING ADUs

Another way to encourage density and housing options within the Town is to streamline provisions for accessory dwelling units (ADUs).

The Town currently defines three types of ADUs: garage suites, garden suites, and secondary suites. These ADUs are permitted within the Residential Neighbourhood (RN-1) and High Order Residential Neighbourhood (RN-2) Zones through the site plan approval process. Only one ADU is permitted per property.

Within these regulations, there are a handful of hurdles that could reduce the uptake of ADUs in the Town. The three main constraints are the requirement of the site plan approval procedure, the limited number of zones where ADUs are permitted, and design regulations for ADUs.

To address this, **permitting ADUs as an "as-of-right"** development would reduce the application requirements for those looking to add them to their property. Site plan approval is often reserved for intensive land uses; requiring them for an accessory unit is of little benefit but creates barriers for property owners. The current site plan approval evaluation criteria are not, for the most part, applicable to ADUs, aside from parking spots, which can be evaluated without site plan approval.

The second proposed amendment is to **permit ADUs in more zones**, which provides the opportunity to further add gentle density in the Town. The Town's Municipal Planning Strategy supports increasing density and pedestrian activity in the Mixed Use

Designation areas. ADUs would not be appropriate for the Downtown Mixed Use (MU1) Zone or the James Street Mixed Use (MU2) Zone since these zones are focused on a denser, "main street" form of development. However, **the Mixed Use Centre (MC) zone, where low-density housing forms are permitted, could benefit from ADUs.**

Finally, the Town's Land Use By-law has several design and development requirements for ADUs. These include minimum lot areas, building setbacks, height maximums, and exterior design. While setbacks and maximum heights help ensure ADUs are "secondary" and can ensure an ADU matches the character of the surrounding neighbourhood, the design standards and lot area requirements create unnecessary hurdles for property owners.

Experience in other jurisdictions has shown that the limited size of an ADU relative to the main dwelling means that any aesthetic differences are unlikely to overwhelm the character of the property. In fact, a well-designed ADU can contrast with and enhance the architecture of the main dwelling. **Reducing design standards (except in the Old Town area) and removing minimum lot area requirements would help streamline applications and make more properties eligible for ADUs.**

As an administrative matter, the proposed amendments remove "garage suites" as a separate ADU category. These can be accommodated under the definition of "garden suite" and the change better aligns the Town with definitions used in the surrounding County.



AN ADU IN HALIFAX THAT DIFFERS FROM, BUT COMPLEMENTS, THE ARCHITECTURE OF THE MAIN DWELLING

HIGHER DENSITY ZONING

Related to direct **high-density zoning amendments**, the proposed by-law changes work with two zones: the Higher Order Residential Neighbourhood (RN-2) and James Street Mixed Use (MU-2) zones.

+ HIGH ORDER REZONINGS

The first set of amendments is related to the zoning map, which appears to apply the RN-2 zone without an entirely clear rationale. Going forward, we suggest amendments that **extend the RN-2 zone to all properties abutting arterial and collector streets** of the Town (unless mixed-use, community-use, or industrial zoning is applied to the property). The only exceptions to this rule are parts of Church and Hawthorne Street, where high concentrations of historic buildings are present, as documented in 'Schedule B: Historic Building Inventory' of the Municipal Planning Strategy. Due to its immediate proximity to St. FX University, Hillcrest Street is also suggested as an RN-2 candidate despite having 'local street' status. See the map on page 8 for the proposed lands.

+ ADJUSTMENTS AROUND JAMES STREET

The MU-2 zone covers properties along James Street (see map on following page), the former commercial gateway to Antigonish that emerged when Highway 4 was still the Trans Canada Highway. Today, James Street is arguably in need of some fresh buildings and visual upgrades. That aside, James Street also has enormous potential to provide large quantities of housing units in close proximity to the university.

During the review of planning documents in 2019/2020, which included extensive engagement activities on the draft plan, an effort was made to incentivize development in this zone and to create a modern version of Main Street with mixed-use buildings and a large range of housing options and amenities. Indeed, the Policy Goal outlined in the Municipal Planning Strategy is:

It is Council's goal, through the James Street Mixed Use (MU-2) Zone, to foster the redevelopment of the James Street area towards a mixed use neighbourhood for the purpose of providing a diversity of housing options integrated with the services and amenities provided by compatible commercial development. While an individual building is not required to be mixed use in this zone, developments which are mixed use will be permitted to have additional development potential compared to single-use buildings.

The chosen approach to incentivising mixed use development was the creation of a 15-metre height limit for mixed-use buildings, equaling to five stories. This approach was apparently insufficient, since no notable development has occurred on James Street over the last five years.

The proposed by-law amendments take the approach further by including **a new height limit of 20 metres, or six stories**. Antigonish has precedent for this height in Nicholson Tower, a short distance away on the St. FX campus. The impact of additional height on the surrounding area is minimized by the fact that much of the MU-2 Zone is isolated between James Road and Highway 4. Those areas of the MU-2 Zone adjacent to existing neighbourhoods are at a lower elevation than those neighbourhoods and are in some cases buffered by mature vegetation, helping to reduce the apparent height of buildings on James Road.

The strict design requirements of the MU-2 zone, which are similar to those of the MU-1 zone Downtown, will ensure that buildings developed on James Street address the street in a satisfactory way and provide building setbacks and articulation that creates the illusion of smaller buildings. **The proposed amendments do contain some tweaks to these design requirements to better fit the context of James Road and to further encourage development.** Specifically, the amendments:

- + remove the requirement for new buildings to reflect abutting buildings' established patterns

of floor elevations and window placement. Existing buildings on James Road are low-rise and suburban in nature so forcing new buildings to replicate aspects of these buildings would be contrary to the goal of this zone.

- + increase the permitted podium height from 9 metres (3 stories) to 12 metres (4 stories). This brings the ratio of podium height to the width of the street right-of-way (20 metres) to 0.6:1. Ratios below 0.5:1 often feel "suburban" rather than encouraging the "main street" feel desired for James Street.
- + increasing the width of building permitted before visual articulation is required from 20 metres to 30 metres, and increasing the maximum width of articulated segments from 7 metres to 15 metres.

+ TRANSIT-ORIENTED DEVELOPMENT

While not directly related to high density zoning, the proposed amendments also introduce a 50% reduction of residential parking requirements for development on the fixed route of Antigonish Transit. This recognizes the symbiotic relationship of higher density development and transit services. Higher density provides users of the transit system, while the presence of a transit system enables nearby residents to potentially forgo owning a vehicle.



MAP OF LANDS IN THE TOWN OF ANTIGONISH PROPOSED FOR HIGHER DENSITY ZONING CHANGES

2.3 COUNTY ACCESSORY DWELLING UNITS

INTRODUCTION

Accessory dwelling units (ADUs) are smaller housing units that are accessory (i.e. secondary) to the main dwelling on a lot. They can be a separate unit within the main dwelling—often known as a "subsidiary apartment" or a "granny flat"—or can be in a detached accessory building. The latter are often known as "back yard suites", "carriage houses", "garden suites", or "garage suites".

This form of housing can help contribute to housing affordability and diversity by providing smaller units that take advantage of existing land and services. They can also help support affordability for the property owner by providing an income stream from potential rental of the ADU.

Within the County there is an overarching Municipal Planning Strategy and Land Use By-law, as well as four secondary planning areas that have their own planning documents (see following page). As a result, there is diversity in the ways ADUs are currently treated across the County.



ADU DESIGN FROM THE CMHC HOUSING CATALOGUE

CURRENT APPROACHES

The "Plan Antigonish" Municipality of the County of Antigonish planning documents are the overarching planning documents for the whole Municipality. These documents permit at least four dwelling units of any type per lot in all zones that permit residential uses. This accommodates ADUs and no changes to these documents are necessary. However, most areas of the County are currently covered by secondary plans that override these documents on a local level.

West River Antigonish Harbour and Central Antigonish recognize ADUs as "accessory apartments" and "garden suites". These units are permitted in the Rural General (RG-1) and Residential (R-1) Zones. Here, the regulations for accessory apartments are not overly restrictive, mainly floor area and parking requirements. On the other hand, like the Town, garden suites must follow setback, frontage, height and lot area requirements.

Eastern Antigonish does not reference ADUs in their planning documents. However, accessory buildings are not permitted for human habitation.

The Secondary Municipal Planning Strategy for Keppoch Beaver-Mountain provides policy support for ADUs as "accessory apartments" within the Rural Development (RD-1) Zone. However, the Land Use By-law for this area does not actually enable accessory apartments in any way.

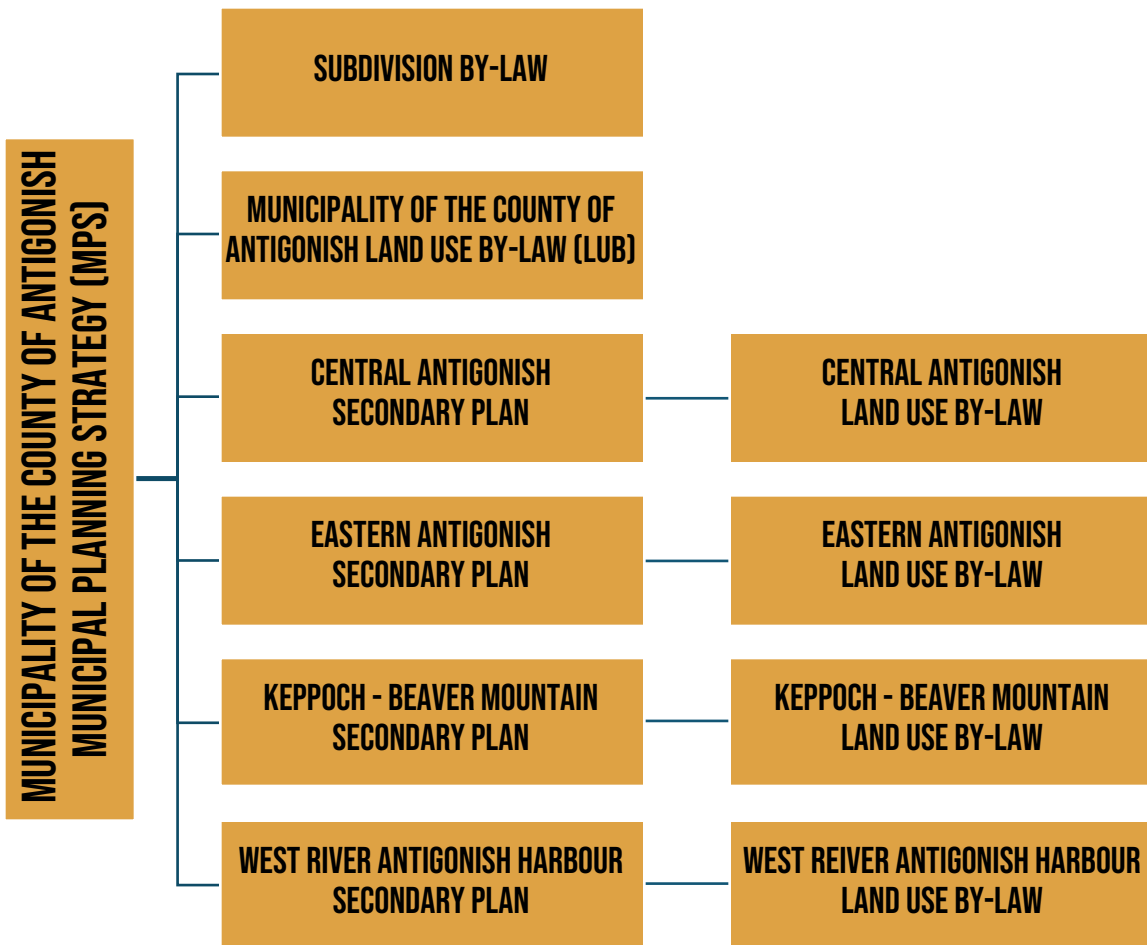
RECOMMENDED AMENDMENTS

As previously mentioned, the overarching Municipality of the County of Antigonish planning documents allow at least four dwelling units of any type on a lot in any zone that permits residential uses. Therefore, no changes to these documents are necessary.

However, the planning documents for the secondary planning areas are inconsistent with each other, and some outright do not permit ADUs.

To remove the barriers within the secondary planning areas of the County and promote ADUs, the proposed amendments:

- + Establish consistent definitions and wording across all plan areas – "secondary suites" for units within the main dwelling and "garden suites" for detached ADUs;
- + Establish consistent regulations for maximum height – the height limit of main dwellings;
- + Establish consistent regulations for maximum size – 50% of the floor area of the main dwelling for secondary suites, and 80% of the floor area of the main dwelling for garden suites; and
- + Permit ADUs in any zone where a one- or two-unit dwelling is permitted.



HIERARCHY OF PLANNING DOCUMENTS IN THE MUNICIPALITY OF THE COUNTY OF ANTIGONISH

2.4 RESIDENTIAL IMPROVEMENTS AMENDMENTS

INTRODUCTION

The cost and availability of housing are in many ways tied to infrastructure. Roads, sewer, water, sidewalks, trails, parks, and other infrastructure are all essential to the function and livability of our communities. However, infrastructure is costly and those costs are typically front-loaded in the development process. The need to spend hundreds of thousands to millions of dollars in up-front infrastructure costs before selling a single development lot can be a significant barrier for many developers.

We reviewed key documents for the Municipality of the County of Antigonish related to subdivision and infrastructure development to identify areas where requirements or processes could be tweaked to reduce this potential barrier. These documents include the Subdivision By-law and its related Municipal Services Systems General Specifications, as well as the Local Improvements By-law.

LOCAL IMPROVEMENTS BY-LAW

The Local Improvements By-law provides a mechanism for allocating the cost of infrastructure upgrades to the properties that directly benefit from such upgrades. It has been used in the past to fund upgrades such as water line installations that improve the developability of land. This By-law includes a mechanism for amortizing land owner payments for upgrades over as much as 25 years.

In general, this is a fundamentally-sound document that in most cases

aligns with effective practices in other NS municipalities, such as East Hants, as well as the scope permitted under the *Municipal Government Act*. However, as currently worded this By-law primarily focuses on sewer and water extensions. The recommended amendments include wording consistent with 81(1)(d) of the *Municipal Government Act* to **expand the scope of this tool to include improvements such as sidewalks, tree removal, and underground power lines**. This will provide a mechanism to ensure developers can request the Municipality extend these services to their land without being burdened with the full or immediate cost of the extension.

The recommended amendments also include **a mechanism for the Municipality to contribute to the cost of such local improvements**.

Some municipalities, such as East Hants and Halifax Regional Municipality, go beyond charging for service extensions by also having an "infrastructure charge" for development in existing serviced areas. These infrastructure charges are charged on a per-unit basis with the intent of establishing funds to upgrade existing pipes and treatment facilities. However, given that the intent of the HAF amendments is to *reduce* costs for housing, we do not recommend the County pursue infrastructure charges at this time.

SUBDIVISION BY-LAW AND SPECIFICATIONS

The Subdivision By-law and its related Municipal Services Systems General Specifications guide the subdivision

of land and—crucially—the process and standards for construction of infrastructure within subdivisions.

The County's Subdivision By-law and Specifications are fundamentally good documents. In terms of enabling housing development, the Subdivision By-law does include provisions that enable the subdivider to enter into a subdivision agreement with the Municipality to delay infrastructure construction. We believe this tool appropriately balances the provision of cost flexibility with the protection of the financial interests of the Municipality and its residents.

The initial scope for this report included three aspects for review in relation to the Subdivision By-law.

- + paved surface requirements for public roads in rural areas,
- + options for the reductions of public road construction standards for low density and low volume traffic, and
- + review of the lot limit on unconstructed private roads.

+ PAVED SURFACE REQUIREMENTS

The Subdivision By-law currently requires all public roads to be paved. This requirement could be removed to reduce up-front costs. However, we do not recommend this approach. The Municipality is responsible for maintaining public subdivision streets, and for responding to resident complaints about the condition of these streets. While a lack of paving may save upfront costs, it increases the long-term burden on the Municipality (and its taxpayers).

Developers wishing to utilize an unpaved surface in rural areas have the option of creating private roads, where the long-term maintenance will be the responsibility of property owners.

+ ROAD CONSTRUCTION STANDARDS

One way to reduce up-front road construction costs would be in the standards for infrastructure itself. We reviewed the standards and determined there are opportunities to reduce the required width of the paved surface to reduce infrastructure costs. However, the Planning Advisory Committee was not comfortable moving forward with a reduction at this time. This may be something the County wishes to explore in the future.

+ LOT LIMIT FOR UNCONSTRUCTED ROADS

The Subdivision By-law exempts private roads that serve six or fewer lots from the design and construction requirements. This helps avoid untenable costs for minor rural subdivisions, such as the creation of a lot or two for family members.

We do not recommend increasing this threshold. Unconstructed private roads can cause issues for emergency access. They also create a "first come first serve" situation where one property owner can subdivide up to the lot limit and deprive other property owners on the road from the ability to subdivide. These issues are relatively minor when an unconstructed road serves a handful of properties owned by related parties, but the risks grow the higher the threshold grows. Indeed, many municipalities in Nova Scotia are reducing the number of lots permitted to be served by an unconstructed road, or outright removing this exemption.

+ OTHER CHANGES

Beyond reviewing the three aspects of the Subdivision By-law initially identified for review, we looked at other ways this document could be tweaked.

The current Subdivision By-law requires new public roads to serve a minimum of six (6) lots. However, there may be situations where a new public road could enable multi-unit dwellings that have a total of fewer than six lots, but due to increased density actually have a higher number of units than a six-lot subdivision, and could justify the cost of the road. The proposed amendments include an ability for the Director of Engineering Services to waive the six lot requirement for public roads.

Finally, the proposed Subdivision By-law amendments include a minor housekeeping change to update a name reference.



2.5 OTHER POTENTIAL CHANGES

While the above proposed amendments address the HAF initiatives proposed by the Town and County, our review has identified one potential option above and beyond these initiatives, which could help the meet HAF obligations for affordability and for the number of new units created.

INCLUSIONARY ZONING

Recent amendments to the *Municipal Government Act* enabled municipalities in Nova Scotia to implement "inclusionary zoning". This tool establishes regulations in a land use by-law for the percentage of dwelling units in a residential development that must meet affordability standards.

Due to the relative newness of this tool, no municipalities in Nova Scotia have yet implemented inclusionary zoning. However, preliminary research and jurisdictional scans by municipalities such as the Municipality of the County of Kings suggest that effective implementation of inclusionary zoning goes beyond land use by-law regulations – it also requires an administrative framework to monitor and enforce the long-term affordability of units. This wider framework is an extensive undertaking and beyond the scope of what can be achieved by this report. However, we recommend that the County and Town further explore inclusionary zoning as a tool, and the proposed amendments include **Municipal Planning Strategy policy that supports the use of inclusionary zoning.**

3. APPENDICES



3.1 AMENDMENTS IN THE TOWN OF ANTIGONISH

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 m² 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.

[...]

Hard Surface means any surface on a lot that is impervious to water and shall include buildings, asphalt, and monolithic concrete surfaces but shall exclude permeable landscaping features such as permeable pavers used in parking lots.

[...]

Height means the vertical distance between the established grade and the **average value between the lowest point and the** highest point of the roof and shall not include any accessory roof construction used as an ornament or the mechanical operation of the building such as a mechanical penthouse, a chimney, tower, cupola, steeple, antenna, or solar panels.

[...]

3. In Section 6.1, adding the following text as item ba) immediately following item b), as shown in bold:
 - a) No Development Permit shall be issued unless the development is in compliance with the parking requirements of this Part.
 - b) Mixed Use Zones and the High Risk Floodplain Zone are exempt from requirements regarding the supply of minimum parking space amounts for motorized vehicles.
 - ba) In all other zones not mentioned in clause b), the minimum parking requires for dwellings shall be reduced by 50% (rounded up to the next higher value in case of fractions of parking spaces) for all lots abutting a street that is serviced by a fixed-route transit service of the Antigonish Community Transit Society.**

[...]

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	SP P	SP P	-
Dwelling, Triplex or Fourplex	SP P	P	-
Dwelling, Lodging Home	-	-	-
Dwelling, Multi-Unit (up to 6 Units)	DA SP	SP P	-
Dwelling, Multi-Unit (6-10 Units)	-	P	-
Dwelling, Multi-Unit (over 6 Units)	-	DA	-
Dwelling, Multi-Unit (over 10 Units)	-	SP	-
Dwelling, Townhouse	DA P	SP P	-
Dwelling, Townhouse, Stacked	-	DA SP	-
Convenience Stores	-	SP	-

[...]

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	Garage Suite	Garden Suite
Maximum number of bedrooms	2	2	2
Minimum Lot Area	As per zone requirements	600 m ²	600 m ²
Yard Setbacks	As per zone requirements Additionally, garage suites and 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 ²	80% of the gross floor area of the main dwelling up to 95 m²	80% of the gross floor area of the main dwelling up to 95 m ² The floor area of any garage attached to or below the accessory dwelling unit does not count towards accessory dwelling unit floor area
Maximum Building Height	As per zone requirements	Equal to the height of the main dwelling up to 9 m	Equal to the height of the main dwelling up to 6.5 m
Minimum Setback from other Buildings	2 m from non-habitable structures buildings on the same lot		
	3 m from all other structures buildings		
Design Requirements			
Accessory Dwelling Unit Exterior	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.		
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	460 220 m ²	275 182 m ² per dwelling	500 310 m ²	500 m ²
Minimum Lot Frontage	42 9.1 m	9 5.5 m per dwelling	12 m	12 m
Minimum Front Yard	4 m	4 m	4 m	4 m
Minimum Rear Yard	8 m	8 m	8 m	8 m
Minimum Side Yard	1.8 m	Common wall: 0 m	1.8 m	1.8 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	Five or six dwelling units Multi-Unit Dwellings	Semi-Detached Dwellings, Townhouses and stacked Townhouses
Minimum Lot Area	500 310 m ²	600 500 m ²	275 182 m ² per dwelling
Minimum Lot Frontage	15 m	30 20 m	9 5.5 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
--	-----------

Minimum Lot Area	500 m ²
Minimum Lot Frontage	6 m per unit
Minimum Lot Area per Dwelling Unit	150 m ²
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 ²

Minimum Lot Frontage	7 m per ground floor unit
Minimum Lot Area per Dwelling Unit	180 m ²
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
Accessory Dwelling Unit	-	-	P	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:



3.2 AMENDMENTS IN THE MUNICIPALITY OF THE COUNTY OF ANTIGONISH PLAN AREAS

A By-law to amend the Municipality of the County of Antigonish Municipal Planning Strategy.

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

1. In Subsection 4.1.5, insert the following Policy 4-10A immediately following Policy 4-10, as shown in bold:

Policy 4-10A Council may undertake an 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.

A By-law to amend the West River Antigonish Harbour Municipal Planning Strategy

The Municipal Planning Strategy for West River Antigonish Harbour shall be amended as follows:

1. In Section 3, deleting Subsection 3.2.2 and Policy L-2.6 as shown in strike-out and replacing them with a new Subsection 3.2.2 and Policy L-2.6 as shown in bold:

~~3.2.2 Secondary Dwelling Units (One Main Dwelling Unit Per Lot)~~

~~Policy L-2.6 It shall be the policy of Council to permit secondary dwelling units, such as garden suites, in the Residential (R-1) Zone, subject to requirements established in the Land Use By-law.~~

3.2.2 Accessory Dwelling Units

Policy L-2.6 It shall be the policy of Council to permit accessory dwelling units where accessory to a single detached dwelling; duplex dwelling; semi-detached dwelling; or row house, townhouse dwelling, or multiple unit dwelling with up to three units in all zones that permit these main dwelling uses, to provide only one additional dwelling unit subject to limits on size and location on the lot, intended to maintain the accessory nature of the dwelling unit.

A By-law to amend the West River Antigonish Harbour Land Use By-law

The Land Use By-law for West River Antigonish Harbour shall be amended as follows:

1. In Section 6.A.1 removing the following text shown in strike-out and adding the following text shown in bold:

Accessory Buildings

6.A.1. Accessory uses, buildings and structures shall be permitted in any zone within the Planning Area but shall not:

- a. be used for human habitation, except **for accessory dwellings that have received a development permit in compliance with this By-law** in the Rural General (RG-1) and Residential (R-1) Zones, ~~where they will be referred to as “garden suites”,~~ and shall meet the Building Code regulations;

[...]

2. In Part 6, adding a new Section, 6.A.2A between Section 6.A.2 and 6.A.3 as shown in bold:

Accessory Dwellings

6.A.2A A single accessory dwelling per lot shall be permitted accessory to a single detached dwelling; duplex dwelling; semi-detached dwelling; or row house, townhouse, or multiple unit dwelling with up to three units where the main dwelling use is permitted in the applicable land use zone and subject to the following requirements:

	Secondary Suite	Garden Suite
Yard Setbacks	As per zone requirements for the main dwelling.	As per zone requirements for single-detached dwellings. Additionally garden suites shall not be built closer to the front lot line than the main dwelling.
Maximum accessory dwelling unit floor area including a habitable basement	50% of the gross floor area of the main dwelling.	80% of the gross floor area of the main dwelling. The floor area of any garage attached to or below the accessory dwelling unit does not count towards accessory dwelling unit floor area
Maximum Building Height	As per zone requirements for the main dwelling.	

3. In Section 8.1, removing the following text shown in strike-out:

8.1 No development permit shall be issued in a Rural General (RG-1) zone except for one or more of the following uses:

[...]
n. ~~Garden suites~~
[...]

4. In Part 8, removing the following text shown in strike-out:

Accessory Apartments

- ~~8.3 Nothing in this by-law shall prevent the establishment of an accessory apartment unit in a single detached dwelling in the Rural General (RG-1) Zone provided that:~~
- ~~a. the floor area does not exceed fifty percent (50%) of the gross floor area of the residence to a maximum of the gross floor area of the main floor;~~
 - ~~b. there is a limit of one (1) accessory apartment per lot;~~
 - ~~c. one (1) additional parking space is provided;~~
 - ~~d. all applicable provisions of the National Building Code are complied with; and~~
 - ~~e. a development permit for the accessory unit has been issued.~~

Garden Suites

- ~~8.4 Garden suites shall be permitted in the Rural General (RG-1) Zone provided that they meet all lot requirements for main dwellings as specified in Section 8.2.~~

5. In Section 9.1, removing the following text shown in strike-out and adding the following text shown in bold:

- 9.1 No development permit shall be issued in a Rural Residential (RR-1) Zone except for one or more of the following uses:

[...]
f. Single family **detached** dwellings
[...]

6. In Section 10.1, removing the following text shown in strike-out:

- 10.1 No development permit shall be issued in a Rural Comprehensive Development District (RCDD-1) Zone except for one or more of the following uses:

[...]
~~b. Garden suites~~
[...]

7. In Part 13, removing the following text shown in strike-out:

Accessory Apartments

- ~~13.3. Nothing in this by-law shall prevent the establishment of an accessory apartment unit in a single detached dwelling in the Residential (R-1) Zone provided that: a. the floor~~

- ~~area of the accessory apartment does not exceed fifty percent (50%) of the gross floor area of the residence, and does not exceed the gross floor area of the main floor;~~
- ~~b. there is a limit of one (1) accessory apartment per lot;~~
- ~~c. one (1) additional parking space is provided for the accessory apartment;~~
- ~~d. all applicable provisions of the National Building Code are complied with; and,~~
- ~~e. a development permit for the accessory unit has been issued.~~

Garden Suites

~~13.4 Garden suites shall be permitted in the Residential (R-1) Zone provided that they meet all lot requirements for main dwellings as specified in Section 13.2.~~

8. In Section 14.1, removing the following text shown in strike-out:

14.1 No development permit shall be issued in a Multiple Unit Residential (R-2) Zone except for one or more of the following uses:

- [...]
- ~~i. Garden suites to a maximum of four~~
- [...]

9. In Part 25, removing the following text shown in strike-out and adding the following text shown in bold between the definitions for Accessory Building and Accessory Use:

~~ACCESSORY DWELLING UNIT means a self-contained living unit created within or detached from a single-family dwelling.~~

Accessory Dwelling means one dwelling unit accessory to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units as an independent and separate unit which contains its own sleeping, living, cooking and sanitary facilities, and its own independent entrance.

- i. Garden Suite Accessory Dwelling means one free-standing accessory dwelling unit subordinate to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units on the same lot.**
- ii. Secondary Suite Accessory Dwelling means one self-contained accessory dwelling unit fully contained within and subordinate to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units.**

A By-law to amend the Central Antigonish Municipal Planning Strategy

The Municipal Planning Strategy for Central Antigonish shall be amended as follows:

1. In the third paragraph of Section 3.1, removing the following text shown in strike-out and adding the text shown in bold:

[...]

Generally, it is Council’s intention that only one main residential dwelling be permitted per lot in the Rural Development Zone. However, **Council also intends to permit accessory dwelling units to provide expanded housing options and contribute to housing affordability. This could take the form of suites or flats within the main dwelling (often known as “secondary suites” or “granny flats”) or as a standalone detached building (“garden suite” or “carriage house”). These units are intended to be secondary and subsidiary to the main dwelling on the lot and will have controls to limit their size and location.** ~~there are occasions where secondary dwelling units on the same lot might be beneficial. These include garden suites (also known as in-law suites or granny flats), which are intended to be for the use of a family member (often a parent or parent-in-law) of the residents of the other dwelling located on the lot. These secondary dwellings enable the family member to live independently, yet within close proximity to family. While garden suites are intended to be temporary uses on the lot that are to be removed once it is no longer needed, the unit may ultimately be desired in the future to create a permanent dwelling, which may pose difficulties if it were to ever be sold. As such, it is Council’s intention that secondary dwelling units be permitted within the Rural Development Zone only where it can be shown that the setbacks and servicing requirements are such that the secondary dwelling unit can be subdivided at some point in the future.~~

2. In Chapter 3, deleting Policy L-1.3 as shown in strikeout and replacing it with a new Policy L-1.3 as shown in bold:

~~Policy L-1.3 It shall be the policy of Council to permit secondary dwelling units, such as garden suites, on a lot within the Rural Development Zone when this lot is capable of meeting the subdivision requirements of the Antigonish County Subdivision By-law.~~

Policy L-1.3 It shall be the policy of Council to permit accessory dwelling units where accessory to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units in the Rural Development Designation to provide only one additional dwelling unit subject to limits on size and location on the lot, intended to maintain the accessory nature of the dwelling unit.

3. In Chapter 3, adding Policy L-8.3 between Policy L-8.2 and Subsection 3.2.1 as shown in bold:

Policy L-8.3 It shall be the policy of Council to permit accessory dwelling units where accessory to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units in the Hamlet Development Designation to provide only one additional dwelling unit subject to limits on size and location on the lot, intended to maintain the accessory nature of the dwelling unit.

4. In Chapter 3, deleting Policy L-9.5 as shown in ~~strikeout~~:

~~Secondary Dwelling Units (One Main Dwelling Unit Per Lot)~~

~~Policy L-9.5 It shall be the policy of Council to permit secondary dwelling units, such as garden suites, in the Hamlet Residential (HR-1) Zone, subject to requirements established in the Land Use By-law.~~

A By-law to amend the Central Antigonish Land Use By-law

The Land Use By-law for Central Antigonish shall be amended as follows:

1. In Section 6.A.1 removing the following text shown in strike-out and adding the following text shown in bold:

Accessory Buildings

- 6.A.1. Accessory uses, buildings and structures shall be permitted in any zone within the Planning Area but shall not:
- a. be used for human habitation, except **for accessory dwellings that have received a development permit in compliance with this By-law** in the Rural Development (RD-1) and Hamlet Residential (HR-1) Zones, where they will be referred to as “garden suites”, and shall meet the Building Code regulations;

[...]

2. In Part 6, adding a new Section, 6.A.2A between Section 6.A.2 and 6.A.3 as shown in bold:

Accessory Dwellings

- 6.A.2A A single accessory dwelling per lot shall be permitted accessory to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units where the main dwelling use is permitted in the applicable land use zone and subject to the following requirements:**

	Secondary Suite	Garden Suite
Yard Setbacks	As per zone requirements for the main dwelling.	As per zone requirements for single-detached dwellings. Additionally garden suites shall not be built closer to the front lot line than the main dwelling.
Maximum accessory dwelling unit floor area including a habitable basement	50% of the gross floor area of the main dwelling.	80% of the gross floor area of the main dwelling. The floor area of any garage attached to or below the accessory dwelling unit does not count towards accessory dwelling unit floor area
Maximum Building Height	As per zone requirements for the main dwelling.	

3. In Section 8.1, removing the following text shown in strike-out:

- 8.1 No development permit shall be issued in a Rural Development (RD-1) zone except for one or more of the following uses:

[...]
~~t. Garden suites~~
[...]

4. In Part 8, removing the following text shown in strike-out:

Accessory Apartments

- ~~8.3 Nothing in this by-law shall prevent the establishment of an accessory apartment unit in a single detached dwelling in the Rural Development (RD-1) Zone provided that:~~
- ~~a. the floor area does not exceed fifty percent (50%) of the gross floor area of the residence to a maximum of the gross floor area of the main floor;~~
 - ~~b. there is a limit of one (1) accessory apartment per lot;~~
 - ~~c. one (1) additional parking space is provided;~~
 - ~~d. all applicable provisions of the National Building Code are complied with; and~~
 - ~~e. a development permit for the accessory unit has been issued.~~

Garden Suites

- ~~8.4 Garden suites shall be permitted in the Rural Development (RD-1) Zone provided that they meet all lot requirements for main dwellings as specified in Section 8.2.~~

5. In Section 12.1, removing the following text shown in strike-out:

- 10.1 No development permit shall be issued in a Rural Comprehensive Development District (RCDD-1) Zone except for one or more of the following uses:

[...]
~~b. Garden suites~~
[...]

6. In Section 13.1, removing the following text shown in strike-out:

- 13.1 No development permit shall be issued in a Hamlet Residential (HR-1) Zone except for one or more of the following uses:

[...]
~~k. Garden suites~~
[...]

7. In Part 13, removing the following text shown in strike-out:

Accessory Apartments

- ~~13.3. Nothing in this by-law shall prevent the establishment of an accessory apartment unit in a single detached dwelling in the Hamlet Residential (HR-1) Zone provided that: a: the floor area of the accessory apartment does not exceed fifty percent (50%) of the gross floor area of the residence, and does not exceed the gross floor area of the main floor;~~

- b. ~~there is a limit of one (1) accessory apartment per lot;~~
- c. ~~one (1) additional parking space is provided for the accessory apartment;~~
- d. ~~all applicable provisions of the National Building Code are complied with; and,~~
- e. ~~a development permit for the accessory unit has been issued.~~

Garden Suites

~~13.4 Garden suites shall be permitted in the Hamlet Residential (HR-1) Zone provided that they meet all lot requirements for main dwellings as specified in Section 13.2.~~

8. In Section 14.1, removing the following text shown in strike-out:

14.1 No development permit shall be issued in a Hamlet Multiple Unit Residential (HR-2) Zone except for one or more of the following uses:

- [...]
- ~~i. Garden suites~~
- [...]

9. In Part 19, removing the following text shown in strike-out and adding the following text shown in bold between the definitions for Accessory Building and Accessory Use:

~~ACCESSORY DWELLING UNIT means a self-contained living unit created within or detached from a single-family dwelling.~~

Accessory Dwelling means one dwelling unit accessory to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units as an independent and separate unit which contains its own sleeping, living, cooking and sanitary facilities, and its own independent entrance.

- i. Garden Suite Accessory Dwelling means one free-standing accessory dwelling unit subordinate to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units on the same lot.**
- ii. Secondary Suite Accessory Dwelling means one self-contained accessory dwelling unit fully contained within and subordinate to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units.**

A By-law to amend the Eastern Antigonish County Planning Area Municipal Planning Strategy

The Municipal Planning Strategy for the Eastern Antigonish Planning Area shall be amended as follows:

1. In Part 5, add the following text shown in bold between Policy 27(b) and Part 6:

M. Accessory Dwellings

Generally, it is Council’s intention that only one main residential dwelling be permitted per lot. However, Council also intends to permit accessory dwelling units to provide expanded housing options and contribute to housing affordability. This could take the form of suites or flats within the main dwelling (often known as “secondary suites” or “granny flats”) or as a standalone detached building (“garden suite” or “carriage house”). These units are intended to be secondary and subsidiary to the main dwelling on the lot and will have controls to limit their size and location.

Policy 27 (c)

It shall be the policy of Council to permit accessory dwelling units where accessory to a single detached dwelling, two-unit dwelling, or multi-unit dwelling with three units in all zones that permit these main dwelling uses, to provide only one additional dwelling unit subject to limits on size and location on the lot, intended to maintain the accessory nature of the dwelling unit.

A By-law to amend the Eastern Antigonish County Planning Area Land Use By-law

The Land Use By-law for the Eastern Antigonish Planning Area shall be amended as follows:

1. In Part 5, add the following text shown in bold between Section 3 and Section 4:
Accessory Dwellings

3A. A single accessory dwelling per lot shall be permitted accessory to a single detached dwelling, two-unit dwelling, or multi-unit building (up to three units) where the main dwelling use is permitted in the applicable land use zone and subject to the following requirements:

	Secondary Suite	Garden Suite
Yard Setbacks	As per zone requirements for the main dwelling.	As per zone requirements for single-detached dwellings. Additionally garden suites shall not be built closer to the front lot line than the main dwelling.
Maximum accessory dwelling unit floor area including a habitable basement	50% of the gross floor area of the main dwelling.	80% of the gross floor area of the main dwelling. The floor area of any garage attached to or below the accessory dwelling unit does not count towards accessory dwelling unit floor area
Maximum Building Height	As per zone requirements for the main dwelling.	

2. In Part 16, adding the following text shown in bold between the definitions for Accessory Building and Accessory Use:

Accessory Dwelling means one dwelling unit accessory to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units as an independent and separate unit which contains its own sleeping, living, cooking and sanitary facilities, and its own independent entrance.

- i. **Garden Suite Accessory Dwelling means one free-standing accessory dwelling unit subordinate to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units on the same lot.**

- ii. **Secondary Suite Accessory Dwelling means one self-contained accessory dwelling unit fully contained within and subordinate to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units.**

A By-law to amend the Keppoch Beaver Mountain Plan Area Municipal Planning Strategy

The Municipal Planning Strategy for the Keppoch Beaver Mountain Planning Area shall be amended as follows:

1. In Policy 3.3, remove the text shown in ~~strikeout~~ and add the text shown in **bold**:

Policy 3.3: It shall be the policy of Council to permit in the Rural Development (RD-1) Zone low-density residential uses including single-unit detached dwellings, mobile or mini-homes on individual lots, two-unit dwellings including converted dwellings, one accessory ~~apartment~~ **dwelling unit** for single **and two-unit** dwellings, home occupations, open space and parks uses, recreational uses, institutional uses, agricultural uses including the selling of agricultural produce, kennels, public utilities, bed and breakfasts/tourist and guest homes or chalets containing no more than six (6) sleeping rooms for overnight accommodation, personal services, senior citizens' housing, institutional uses and cemeteries.

A By-law to amend the Keppoch Beaver Mountain Plan Area Land Use By-law

The Land Use By-law for the Keppoch Beaver Mountain Planning Area shall be amended as follows:

1. In Part 5, add the following text shown in bold between Section 3 and Section 4:

Accessory Dwellings

3A. A single accessory dwelling per lot shall be permitted accessory to a single detached dwelling, duplex dwelling, or semi-detached dwelling where the main dwelling use is permitted in the applicable land use zone and subject to the following requirements:

	Secondary Suite	Garden Suite
Yard Setbacks	As per zone requirements for the main dwelling.	As per zone requirements for single-detached dwellings. Additionally garden suites shall not be built closer to the front lot line than the main dwelling.
Maximum accessory dwelling unit floor area including a habitable basement	50% of the gross floor area of the main dwelling.	80% of the gross floor area of the main dwelling. The floor area of any garage attached to or below the accessory dwelling unit does not count towards accessory dwelling unit floor area
Maximum Building Height	As per zone requirements for the main dwelling.	

2. In Part 9, deleting the definition of Accessory Apartment, as shown in ~~strikeout~~:

~~ACCESSORY APARTMENT means a dwelling unit that has been added onto, or created within, a single-family house, and that has a separate kitchen, bathing and sleeping areas.~~

3. In Part 9, adding the following text shown in bold between the definitions for Accessory Building and Accessory Use:

Accessory Dwelling means one dwelling unit accessory to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units as an independent and separate unit which contains its own sleeping, living, cooking and sanitary facilities, and its own independent entrance.

- i. **Garden Suite Accessory Dwelling means one free-standing accessory dwelling unit subordinate to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units on the same lot.**
- ii. **Secondary Suite Accessory Dwelling means one self-contained accessory dwelling unit fully contained within and subordinate to a single detached dwelling; semi-detached dwelling; duplex; or townhouse, row house, or multiple unit dwelling with up to three units.**

4. In Part 9, deleting the definition of Garden Suite, as shown in ~~strikeout~~:

~~GARDEN SUITE means a development consisting of a portable or transportable dwelling containing one self-contained building with one common cooking/eating facility, living, sleeping and sanitary facilities which:~~

- ~~a. is separate from any other dwelling;~~
- ~~b. is supported on a temporary foundation and connected to utilities and services associated with the host residence (being the existing approved mobile home or single detached dwelling located on the subject property, occupied by the host supporting family).~~

3.3 AMENDMENTS FOR LOCAL IMPROVEMENT BY-LAW

A By-law to amend the Municipality of the County of Antigonish By-law Respecting Charges for Local Improvements

The By-law Respecting Charges for Local Improvements for the Municipality of the County of Antigonish shall be amended as follows:

1. In Section 3, add the following text shown in bold to clause (d):

[...]

(d) “Local Improvement” means and includes:

- i. wastewater facilities or stormwater systems, the use of wastewater facilities or stormwater systems and connecting to wastewater facilities or stormwater systems
- ii. expenditures incurred for the wastewater management system in a wastewater district
- iii. the municipal portion of the capital cost of installing a water system.
- iv. charges for deposit in a special purpose tax account to provide for future expenditures for wastewater facilities, stormwater systems, water systems, transportation facilities or other anticipated capital requirement.
- v. **the laying out, opening, constructing, repairing, improving, and maintaining streets, curbs, sidewalks, gutters, bridges, culverts, and retaining walls, whether the cost is incurred by the Municipality directly or by, pursuant to an agreement with Her Majesty in right of the Province, the Minister of Transportation and Infrastructure Renewal or any person appointed to act in his/her stead.**
- vi. **the municipal portion of the cost of a major tree removal program or the cost of removing trees from a private property.**
- vii. **the municipal portion of the capital cost of placing the wiring and other parts of an electrical distribution system underground.**

2. Adding Section 10A between Section 10 and Section 11, as shown in:

10A. Municipal Contribution to Local Improvement

For local improvements on streets owned by the Municipality, Council may at its sole discretion choose to make a financial contribution up to twenty-five (25) percent towards the cost of the local improvement.

3.4 AMENDMENTS FOR SUBDIVISION BY-LAW

A By-law to amend the Municipality of the County of Antigonish Subdivision By-law

The Subdivision By-law for the Municipality of the County of Antigonish shall be amended as follows:

1. In Section 30, delete the following text shown in strikeout and add the following text shown in bold:

30. NOT PERMITTED IN SERVICED AREAS

(1) No private roads or private lanes shall be permitted in areas of the Municipality that are depicted as serviced in Schedule “G” of this By-law, or that have access to the Municipal sewer system.

(2) Notwithstanding Subsection (1), private roads may be approved where the plan of subdivision is situated in the area of the “~~Fringe Plan Area~~ **West River Antigonish Harbour** Secondary Municipal Planning Strategy” and the creation of such private road, including construction standards is regulated by Council through a development agreement.

2. In Section 38, add the following text shown in bold:

38. MUST PROVIDE ACCESS TO MORE THAN SIX LOTS

All proposed public streets must provide access to more than six (6) lots. **This requirement may be waived by DES where a public street is proposed to provide access to more than six (6) dwelling units, as defined in the applicable Land Use By-law.**

