

## STAFF MEMO

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To: **Richmond Planning Advisory Committee**  
From: **Planning Staff (EDPC)**  
Date: **April 3, 2018**  
Reference: **More than One Main Residential Building on a Lot**

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### Summary:

At the direction of Planning Advisory Committee staff were directed to draft amendments to the St. Peters Municipal Planning Strategy and Land Use By-law which would allow for a second single unit building on properties zoned either Residential Village (R-1) Zone or Residential Rural (R-2) Zone and allow for more than one multiunit (apartment building) to be located in the Residential Multiple Unit (R-3) Zone. After researching the issue staff asked for further direction from the Committee to see which options would be preferable for implementing this policy change.

At the March 6, 2018 Committee meeting staff discussed various options with the Committee members and there was consensus that the documents should be amended to allow for two single unit dwellings on a property located in Residential Village (R-1) Zone regardless if the property could be subdivided or not and that the same provisions should apply to the Residential Rural (R-2) Zone - two single unit dwelling permitted regardless if the property could be subdivided or not. The committee also gave consideration to the Mixed Use (C-2) zone and requested that given, hotels are permitted as of right in the zone that an apartment building would have similar land use impacts and should be permitted as of right as well.

### Amendments:

The attached amending pages, if adopted by Council would implement these changes.

- To allow for two single unit dwellings in the Residential Village (R-1) Zone without requiring proof the property could be subdivided.
- To allow for two single unit dwellings in the Residential Rural (R-2) Zone without requiring proof the property could be subdivided.
- To add multiple unit dwellings as a permitted use within the Mixed Use (C-2) Zone



**Appendix**

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*Amending Pages*

A BYLAW TO AMEND THE MUNICIPAL PLANNING STRATEGY  
FOR THE MUNICIPALITY OF THE COUNTY OF RICHMOND  
ST. PETERS PLANNING AREA

The Municipal Planning Strategy for the Municipality of the County of Richmond, **St. Peters Planning Area** is hereby amended as follows:

- 1) By the addition in **Chapter 2 – Land Use Patterns and Policies** immediately following Policy R-3 the following text in bold:

**“There are circumstances where residents have found it necessary or desirable to build two single unit dwellings on one lot. In some cases there is a desire to have an independent accessory dwelling to the main dwelling permitted on the property for family members to be close to other members of the family. For instance elderly family members could retain a high degree of independence by living in their own home but still have the security of family members close by. Accessory units also can provide affordable housing for persons wishing to remain in their community or can be used as guest homes for visiting relatives. Council is of the opinion that the benefits of such an accessory unit would outweigh the possibility of not being able to sell the second home if the property could not be subdivided.”**

**“Policy R-3A It shall be the policy of Council to permit a secondary accessory single unit dwellings on a lot within the Residential Village (R-1) Zone or within the Rural Residential (R-2) Zone.”**

This is to certify that the resolution of which this is a true copy, was passed at a duly called meeting of the Municipal Council of the Municipality of the County of Richmond held on the:

\_\_\_\_\_ day of \_\_\_\_\_ 2018.

Given under the hand of the Municipal Clerk and under the corporate seal of the Municipality this:

\_\_\_\_\_ day of \_\_\_\_\_ 2018.

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Mr. Kent MacIntyre, Chief Administrative Officer

A BYLAW TO AMEND THE LAND USE BY-LAW  
FOR THE MUNICIPALITY OF THE COUNTY OF RICHMOND  
ST. PETERS PLANNING AREA

The Land Use By-law for the Municipality of the County of Richmond, **St. Peters Planning Area** is hereby amended as follows:

- 1) By the deletion in **Part 5 General Provisions for All Zones in Section 21: One Main Building on a Lot** following text shown in bold strikethrough in Section (a):
  - “(a) Buildings located in a Downtown Commercial, ~~Mixed Use~~ or Rural Commercial Zone, but not including residential structures;
- 2) By the addition in **Part 5 General Provisions for All Zones in Section 21: One Main Building on a Lot** adding the following text immediately following Section (a):
  - (b) Buildings located in a Mixed Use Zone;**
  - (c) Single unit dwellings (to a maximum of two) located in a Residential Village, Rural Residential Zone or Mixed Use;**
- 3) By re-lettering the remainder of the Part accordingly:
- 4) By the addition in **Part 13 Mixed Use (C-2) Zone in Section 1** adding the following text immediately following “**All uses permitted in the Residential Village (R-1) Zone**”:
  - **All uses permitted in the Residential Multiple Unit (R-3) Zone;**

This is to certify that the resolution of which this is a true copy, was passed at a duly called meeting of the Municipal Council of the Municipality of the County of Richmond held on the:

\_\_\_\_\_ day of \_\_\_\_\_ 2018.

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Mr. Kent MacIntyre, Chief Administrative Officer