

To: **Antigonish County Planning Advisory Committee**

Antigonish County Council

From: **Planning Staff (EDPC)**

Date: **June 3, 2024**

Reference: **Application to amend R-2 Townhouse lot requirements in the West River Antigonish Harbour Land Use By-law.**

AT-RZ2023-007

Staff Recommendation:

Staff recommend that the Planning Advisory Committee forward the following recommendations:

1. That the Municipality amend the lot requirements for townhouses in the R-2 zone.
2. That Municipal Council give First Reading and schedule a Public Hearing.

Background Information:

In November 2023, the Eastern District Planning Commission received an application from STRUM

Consultants asking to review the lot requirements for townhouses in the Residential (R-2) zone in the *West River Antigonish Harbour Land Use By-law*.

Analysis:

The applicant would like to see smaller lot size requirements in the R-2 zone similar to what the RN-2 zone has for townhouses in the *Town of Antigonish Land Use By-law*. Currently, the R-2 zone requires 307m² (3,304 ft²) per dwelling unit and 6.1 metres of road frontage per unit, plus 6.1 metres. Therefore, a four-unit dwelling requires 30.5 metres of road frontage and 1,228 m² (13,218 ft²) of lot area.

There is a growing need for more residential units in Antigonish County, with this in mind the proposed changes are to decrease the required minimum lot size for townhouse developments. This would allow more townhouse developments on a smaller parcel of land. STRUM Consulting have asked that Staff review the Town of Antigonish lot sizes for the Higher Order Residential Neighbourhood (RN-2) Zone and make the R-2 Townhouse lot requirements in the WRAH Land Use By-law the same.

Description	
Designation:	Residential
Current Zoning:	Multiple Unit Residential (R-2)
Request:	Amend Part 14 lot requirements for Townhouses
Identification #:	All of the R-2 zone

Staff have reviewed the illustration sent by STRUM which demonstrates how a minimum lot area requirement of 150 m² (1,615 ft²) per dwelling unit combined with a minimum lot frontage of 6 metres per unit allows each unit of a townhouse to be built on a land area of 332 m² (3573.6 ft²) and a four unit building to require 1,228 m² (13, 218 ft²).

There is still enough amenity (green) space, but it should be noted that the required amenity space is quite minimal as it stands in the by-law presently. Therefore, the amenity space requirement is not a crucial factor in the proposed amendment to reduce the overall required lot sizes for townhouses.

In addition, the recommendation is to have a maximum hard surface coverage of 50% on the lot. With the potentially smaller lots allowed Staff recommend at least 50% of the lot surface be capable of retaining rainwater and therefore not considered a hard or impermeable surface, such as asphalt or hard packed gravel. Having too much hard surface area can lead to higher probability of overwhelming the storm/sewer lines.

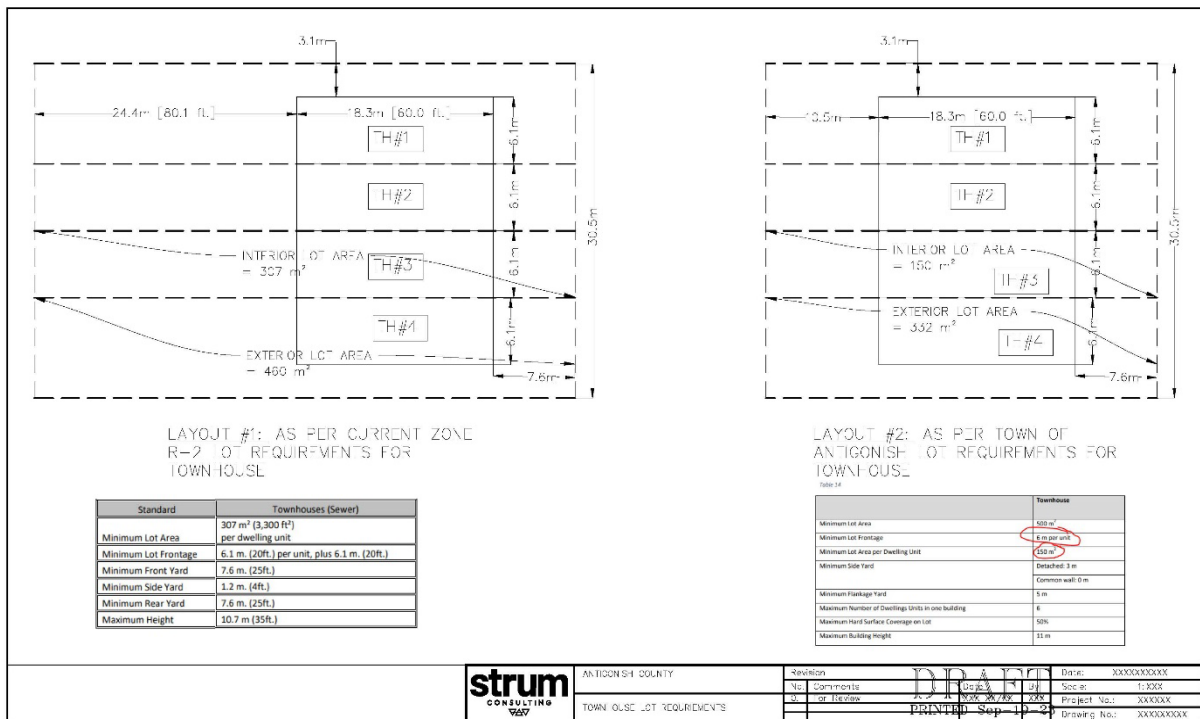


Figure 1: Townhouse lot size comparison.

The following two tables are a comparison of Townhouse requirements for R-2 zone and RN-2 zone.

A. R-2 Zone

14.1. In any Multiple Unit Residential (R-2) zone, no development permit shall be issued except in conformity with the following requirements:

Standard	Multiple Unit (Sewer)	Townhouses (Sewer)
Minimum Lot Area	929 m ² (10,000 ft ²) for the first 3 units – 93 m ² (1000 ft ²) per additional unit	307 m ² (3,300 ft ²) per dwelling unit
Minimum Lot Frontage	30.5 m. (100ft.)	6.1 m. (20ft.) per unit, plus 6.1 m. (20ft.)
Minimum Front Yard	7.6 m. (25ft.)	7.6 m. (25ft.)
Minimum Side Yard	1.2 m. (4ft.)	1.2 m. (4ft.)
Minimum Rear Yard	7.6 m. (25ft.)	7.6 m. (25ft.)
Maximum Height	10.7 m. (35ft.)	10.7 m (35ft.)

B. RN-2 Zone in the Town of Antigonish Land Use By-law

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 1

	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

Amending Pages

A BY-LAW TO AMEND THE LAND USE BY-LAW
FOR THE MUNICIPALITY OF THE COUNTY OF ANTIGONISH

The West River Antigonish Harbour Land Use By-law for the Municipality of the County of Antigonish is hereby amended as follows:

1) In Part 14 removing the following text in strikethrough and adding the following text in bold:

14.2. In any Multiple Unit Residential (R-2) zone, no development permit shall be issued except in conformity with the following requirements:

Standard	Multiple Unit (Sewer)	Townhouses (Sewer)
Minimum Lot Area	929 m ² (10,000 ft ²) for the first 3 units – 93 m ² (1000 ft ²) per additional unit	307 m² (3,300 ft²) 150 m² (1,615 ft²) per dwelling unit
Minimum Lot Frontage	30.5 m. (100ft.)	6.1 m. (20ft.) per unit, plus 6.1 m. (20ft.)
Minimum Front Yard	7.6 m. (25ft.)	7.6 m. (25ft.)
Minimum Side Yard	1.2 m. (4ft.)	1.2 m. (4ft.) 3 m (10 ft.)
Minimum Flankage Yard	5 m (16.4 ft.)	5 m (16.4 ft.)
Minimum Rear Yard	7.6 m. (25ft.)	7.6 m. (25ft.)
Maximum Hard Surface Coverage on Lot	50%	50%
Maximum Height	10.7 m (35 ft.)	10.7 m (35 ft.)

2) In Part 25 adding the following text in bold:

Hard surface: means any surface on a lot that is impervious to water and shall include buildings, asphalt, monolithic concrete surfaces, and parking areas.

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on _____, 2024. Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this ____ day of _____, 2024.

Glenn Horne
CAO