

Attachment 1

Proposed amendments to the Municipal Planning Strategy and Land Use By-law under the Housing Accelerator Fund (HAF) Initiatives

1. **Amend Policy 4.16 of the Municipal Planning Strategy by replacing Clause (7), as shown below in strikeout and bold:**

Policy 4.16 It shall be the intention of Council to consider the following uses within the Residential designation subject to Implementation Policies 10.8 and 10.9:

[...]

~~(7) Transitional and supportive housing projects.~~

(7) Community-based transitional housing and supportive housing projects that are not otherwise permitted in the applicable zone.

2. **Amend Policy 4.18 of the Municipal Planning Strategy by replacing the words “two (2) hectares” with the words “one (1) hectare”, as shown below in strikeout and bold:**

Policy 4.18 It shall be the intention of Council to consider site plan approval in accordance within the Comprehensive Development Zone for sites in excess of one (1) hectare/2.47 ac, that shall include a mixture of uses including single detached dwellings; two unit dwellings; local commercial uses; mobile homes; “Tiny Homes”; apartment buildings and group dwellings. Of note:

- (1) An assembly of land with a total area of ~~two (2) hectares~~ **one (1) hectare** or more that is located on both sides or divided by a Town Street or a Town owned right-of-way shall meet these requirements.

3. **Amend Chapter 5 of the Municipal Planning Strategy by deleting the following preamble text, as shown below in strikeout:**

[...]

~~Developments consisting of more than eight (8) units per lot shall only be considered through the Development Agreement process. Development Agreements, considering more than eight (8) dwelling units per lot in the Central Business District, may establish residential units at street level south of Forest Street and north of Grand/South Street. Developments greater than eight (8) dwelling units per lot in the Central Business District directly abutting the soft line boundary of the Residential Designation may also consider the establishment of residential dwelling units at street level through the Development Agreement process.~~

[...]

4. Amend the Municipal Planning Strategy by deleting Policy 5.11, as shown below in ~~strikeout~~:

~~Policy 5.11 It shall be the intention of Council to enable the development of more than eight (8) residential units per lot in the Downtown Commercial (C-1) Zone by Development Agreement pursuant to Section 225 of the Municipal Government Act and subject to the following:~~

- ~~(1) That the residential units are not located at street level; or otherwise located directly abutting the soft line boundary of the Residential Designation in which case residential units may be permitted at street level; or otherwise located south of Forest Street or north of Grand/South Street in which case residential units may be permitted at street level;~~
- ~~(2) That the minimum on-site parking requirements can be met or cash-in-lieu of parking has been paid; and,~~
- ~~(3) That the proposal conforms to criteria contained in Implementation Policy 10.8.~~

5. Amend Policy 5.22 of the Municipal Planning Strategy to replace “transitional” with “community-based transitional housing and”, as shown below in ~~strikeout~~ and **bold:**

Policy 5.22 It shall be the intention of Council to consider proposals for ~~transitional~~ **community-based transitional housing** and supportive housing projects in the Downtown Commercial (C-1) Zone by Development Agreement.

6. Amend the Municipal Planning Strategy by adding Chapter 12 “Housing Accelerator Fund” immediately following Chapter 11, the text of which is shown below:

Preamble

In 2023, the Government of Canada launched the “Housing Accelerator Fund” (HAF) in response to the national housing crisis. The HAF, administered by the Canadian Mortgage and Housing Corporation, was a \$4 billion fund distributed to municipalities who agreed to take measures to accelerate housing development. A key expectation for municipalities was to update planning documents to relax or remove barriers to diverse and affordable housing.

The Town of Yarmouth applied to the HAF program under the Small/Rural/North/Indigenous Stream and in March of 2025 was successful in obtaining a commitment of \$2.3 million to implement five key initiatives:

1. Create a surplus lands program for affordable housing.
2. Develop a parking management strategy.
3. Regulatory changes to support housing.
4. Create a priority approvals stream for housing projects.
5. Development incentives program.

Initiative 3 dealt specifically with amendments to this Municipal Planning Strategy and its related Land Use By-law to relax development regulations for housing. At the time of these amendments the Town was also undergoing a wider project to review and holistically update its planning documents; however the expected timeline for the overall planning review was not short enough to meet the Town's HAF commitments so Council implemented the following policies ahead of time and will later roll some version of them into the updated planning documents.

Accessory Dwelling Units

Accessory dwellings units ("ADUs") are dwelling units that are secondary or subsidiary to the main dwelling on a lot. They can be located in the same building as the main dwelling (sometimes referred to as "granny flats", "basement suites", or "secondary suites") or as a standalone building ("carriage house", "backyard suite", or "laneway house"). ADUs provide additional, smaller-scale housing options in existing developed areas of town. These could be used as housing for family members, or to provide expanded rental housing options. In the latter case they can also help support affordability for the homeowner by providing an income stream.

The Land Use By-law previously permitted dwelling units to be located in an accessory building, but the provisions for this use were difficult to find and interpret, leading many members of the community to believe that accessory dwellings were not permitted. As part of these HAF amendments, Council amended the Land Use By-law to clarify the provisions for accessory dwelling units and hopefully spur increased adoption of this housing form.

Policy 12.1 Notwithstanding anything else in this Plan, it shall be the intention of Council to permit one accessory dwelling unit on any residentially-zoned lot, subject to limits on the size and location of the accessory dwelling unit to ensure it remains "accessory".

Residential Lot Standards

The Land Use By-law contains standards that new development must meet, including minimum lot area and frontage (the width of the lot along the street). For residential developments these were previously on the higher end for an urban context like the Town of Yarmouth and were typically established on a "per unit" basis. In other words, the required lot sized increased based on the number of dwelling units proposed for the lot. This approach made it difficult to meaningfully increase density and create housing through "infill" development (development in established areas of town). Through the HAF amendments, Council relaxed residential lot standards to remove this barrier to housing development.

Policy 12.2 Notwithstanding anything else in this Plan, it shall be the intention of Council to reduce the minimum lot area and minimum lot frontage standards in the Low Density Residential (R-1) Zone and Medium Density Residential (R-2) Zone, and to establish these standards independent of the number of dwelling units proposed for a lot.

Increased Density and Housing Approvals Processes

Traditionally, higher densities of residential development in the Town of Yarmouth have been required to go through more rigorous approvals processes – either site plan approval or a development agreement, depending on the zone and scale of development. While these tools help provide oversight various aspects of the development and can provide opportunity for public engagement, they also add to the time that it takes for a development to get approved. For moderate sized housing developments in certain locations the additional oversight may not provide enough benefit to outweigh the impact of a longer approvals process. Through the HAF amendments, Council relaxed the approvals process to encourage higher densities of residential development in the downtown as well as around large institutional uses, such as the hospital and Nova Scotia Community College.

Policy 12.3 Notwithstanding anything in this Plan, it shall be the intention of Council to permit dwellings within the Downtown Commercial (C-1) Zone with no limit on the number of dwelling units permitted, provided the dwelling units are not located at ground level and the development otherwise complies with the requirements of the Land Use By-law.

Policy 12.4 It shall be the intention of Council to establish the Housing Accelerator 1 (HA-1) Zone and Housing Accelerator 2 (HA-2) Zone to enable higher densities of housing in close proximity to key institutional nodes, such as Yarmouth Regional Hospital, and on Town-owned lands that are targeted for affordable housing. These zones shall permit a range of residential uses, as well as supportive community amenities such as parks and nurseries. Permitted residential uses in the Housing Accelerator Zones shall be limited in terms of the number of units, with a greater number of units only considered through the site plan approval process.

7. Amend the Land Use By-law by inserting Section 5.28A – Offsite Parking and Loading immediately following Section 5.28 and prior to Section 5.29, the text of which is shown below:

- (1) Automobile parking spaces, bicycle parking spaces, and/or loading spaces for a permitted use may be located on a separate lot from the main use where:
 - (a) all parking and/or loading spaces and the main use are located on lots forming a cohesive development and which lots are:
 - i. contiguous; and
 - ii. located in the same zone; and
 - (b) all lots forming the development are indicated on the same development permit.
- (2) The use of land for offsite parking and loading spaces meeting the provisions of Subsection (1) shall be a permitted use in the applicable land use zone.

8. Amend Section 7.2 of the Land Use By-law by deleting clause (2) as shown below in strikeout:

- ~~(2) Notwithstanding 7.1 up to one (1) accessory building may be erected, converted or placed on a Residential zoned lot for use as a secondary home, rental unit or guest suite.~~

9. Amend Section 7.3 of the Land Use By-law by deleting clause (2) as shown below in strikeout:

- ~~(2) Notwithstanding 7.2 up to one (1) accessory building may be erected, converted or placed on a Residential zoned lot for use as a secondary home, rental unit or guest suite.~~

10. Amend Part 7 of the Land Use By-law by inserting Section 7.3A – Accessory Dwellings immediately following Section 7.3 and prior to Section 7.4, the text of which is shown below:

- (3) Notwithstanding Section 7.2 and Section 7.3 and in addition to the accessory buildings permitted by those sections, an accessory dwelling unit shall be permitted accessory to any dwelling use in a Residential zone, subject to the following:
- (a) only one accessory dwelling unit shall be permitted on a lot;
 - (b) the accessory dwelling unit shall not count towards the number of dwellings permitted on the lot as regulated by this Land Use By-law, but shall count for all other purposes such as, but not limited to, inspections and servicing;
 - (c) the maximum gross floor area of the accessory dwelling unit shall not exceed the size requirements for secondary suites as prescribed by the applicable Building Code;
 - (d) if the accessory dwelling unit is combined with another accessory use, such as a detached garage, only floor area dedicated to the exclusive use of the accessory dwelling unit shall be counted for the purposes of clause (c); and
 - (e) if the accessory dwelling unit is located in a separate building from the main dwelling:
 - iii. servicing for the accessory dwelling shall be subject to approval by the Town Engineer;
 - iv. the building shall not exceed a height of 4.6 metres (15 feet) unless the accessory dwelling unit is located above a garage, in which case the total height of the building shall not exceed 7.6 metres (25 feet);
 - v. the building containing the accessory dwelling unit shall be separated from the main dwelling by a minimum of 3.0 metres (9.9 feet);
 - vi. the building containing the accessory dwelling unit shall be located in the rear or side yard; and
 - vii. the building containing the accessory dwelling unit shall be set back a minimum of 1.2 metres (4 feet) from all lot lines.

11. Amend Section 7.5 of the Land Use By-law by replacing Clause (7), as indicated below in strikeout and bold:

7.5 Uses Permitted by Development Agreement

Unless otherwise specified in section 7.7, Municipal Planning Strategy Residential Policy 4.16 provides that the following uses may be considered for development in the residential designation by Development Agreement:

[...]

~~(7) Transitional and supportive housing projects.~~

(7) Community-based transitional housing and supportive housing projects that are not otherwise permitted in the applicable zone.

12. Amend Part 7 of the Land Use By-law by inserting Section 7.15 – Conformity with Existing Yards immediately following Section 7.14, the text of which is shown below:

- (1) The Development Officer may approve a front or flanking yard setback less than the minimum front or flanking yard setback required in a residential zone if:
 - (a) the proposed setback is not less than the smallest front or flanking setback of any main building within 60.0 metres (196 feet) on the same street and within the same zone as the proposed building; and
 - (b) the proposed setback is not less than 1.5 metres (5.0 feet).

13. Amend Section 9.2 of the Land Use By-law by deleting the text shown below in ~~strikeout~~ and adding the text shown below in bold:

In a Low Density Residential (R-1) Zone, no Development Permit shall be issued except in conformity with the following:

	Single Detached and two (2) unit Dwellings	Semi-Detached Dwelling
Minimum lot area	~~464.5 m² (5000 ft²)~~ 232 m² (2,500 ft²)	~~371.6 m² (4000 ft²)~~ 232 m² (2,500 ft²) for one (1) dwelling unit per lot
Minimum lot frontage	~~15.24 m (50 ft)~~ 10.0 m (33 ft)	~~12.2 m (40 ft)~~ 10.0 m (33 ft) per lot
Minimum front yard	~~6.1 m (20 ft)~~ 3.0 m (10 ft)	~~6.1 m (20 ft)~~ 3.0 m (10 ft)
Minimum flanking yard	~~4.6 m (15 ft)~~ 3.0 m (10 ft)	~~4.6 m (15 ft)~~ 3.0 m (10 ft)
Minimum rear yard	6.1 m (20 ft)	6.1 m (20 ft)
Minimum side yard:		
One side	~~1.8 m (6 ft)~~ 1.2 m (4 ft)	~~3.05 m (10 ft)~~ 1.2 m (4 ft) on exterior yard only
Other side	~~3.05 m (10 ft)~~	
Maximum Height of Main Building	10.67 m (35 ft)	10.67 m (35 ft)

14. Delete Section 9.4 of the Land Use By-law, as shown below in strikeout:

~~9.4 Conformity with Existing Setbacks: R-1 Zones~~

~~Notwithstanding anything else in this Part, any structure built between existing buildings may be built with a setback equal to the average setback of the adjacent buildings within 61 m (200 ft) on the same block, but this depth shall not be less than 1.5 m (5 ft) from the front lot line.~~

15. Amend Section 10.2 of the Land Use By-law by deleting the text shown below in strikeout and adding the text shown below in bold:

In the Medium Density Residential (R-2) Zone, no Development Permit shall be issued except in conformity with the following:

Minimum Lot Area: **232 m² (2,500 ft²)**

	First 2 units	Additional 3 to 8 units
Minimum lot area required	~~232 m² (2,500 ft²)~~ per unit	~~92.9 m² (1,000 ft²)~~ per unit

	Multiple Unit Building (3 Units)	Multiple Unit Building (4-8 Units)	Semi-detached	Townhouse Dwellings
Minimum Lot Frontage	~~19.8 m (65 ft)~~ 10.0 m (33 ft)	~~27.4 m (90 ft)~~ 10.0 m (33 ft)	~~15.25 m (50 ft)~~ 10.0 m (33 ft) per lot	5.5 m (19 ft) per unit
Minimum Front Yard	~~7.6 m (25 ft)~~ 3.0 m (10 ft)	~~7.6 m (25 ft)~~ 3.0 m (10 ft)	~~7.6 m (25 ft)~~ 3.0 m (10 ft)	3.0 m (10 ft)
Minimum Flanking Yard	~~6.1 m (20 ft)~~ 3.0 m (10 ft)	~~6.1 m (20 ft)~~ 3.0 m (10 ft)	~~6.1 m (20 ft)~~ 3.0 m (10 ft)	3.0 m (10 ft)
Minimum Rear Yard	~~7.6 m (25 ft)~~ 6.1m (20 ft)	~~7.6 m (25 ft)~~ 6.1m (20 ft)	~~7.6 m (25 ft)~~ 6.1m (20 ft)	6.1 m (20 ft)
Minimum Side Yards	~~4.6 m (15 ft)~~ 1.2 m (4 ft)	~~4.6 m (15 ft)~~ 1.2 m (4 ft)	~~4.6 m (15 ft)~~ 1.2 m (4 ft) on exterior yards only	1.2 m (4 ft) on exterior yards only
Maximum Height of Main Building	10.67 m (35 ft)	10.67 m (35 ft)	10.67 m (35 ft)	10.67 m (35 ft)

16. Amend Section 14.4, Amenity Space, subsection (3) of the Land Use By-law to reduce the minimum dimensions of private amenity space from “2m (6.5ft)” to “1.7m (6ft)”, as shown below in strikeout and bold:

(3) Private amenity space shall be in the form of a balcony, deck, patio and have no minimum dimensions of less than ~~2m (6.5ft)~~ **1.7 m (6ft)**.

17. Amend the Land Use By-law by replacing Part 15A – Housing Accelerator 1 (HA-1) Zone immediately following Part 15 and prior to Part 16, the text of which is shown below:

15A.1 HA-1 Zone Purpose

The Housing Accelerator 1 (HA-1) Zone is intended to:

- (a) accommodate a range of housing types and building forms; and
- (b) provide more flexibility with respect to setbacks, building heights, number of units on-site parking to permit an efficient use of land and increase developable area

15A.2 HA-1 Zone Permitted Uses

(1) The following main uses are permitted in the Housing Accelerator 1 (HA-1) Zone:

- (a) Dwellings with up to four (4) dwelling units on a lot; and
- (b) Supportive Housing with up to four (4) sleeping units on a lot

15A.3 Additional Permitted Uses

(1) The following are additional permitted uses in the Housing Accelerator 1 (HA-1) Zone when approved in conjunction with one or more of the residential uses listed in subsection (1):

- (a) Nursery

15A.4 HA-1 Zone Uses Permitted by Site Plan Approval

(1) In addition to uses permitted by site plan approval as identified in other sections of this Land Use By-law, the following uses shall be permitted by site plan approval in the Housing Accelerator 1 (HA-1) Zone:

- (a) Dwellings with five (5) or more dwelling units on a lot;
- (b) Supportive Housing with five (5) or more sleeping units on a lot;
- (c) Tiny communities; and
- (d) Tiny homes.

15A.5 HA-1 Zone Uses Considered by Development Agreement

(1) In addition to uses considered by development agreement as identified in other sections of this Land Use By-law, the following uses shall be permitted in the Housing Accelerator 1 (HA-1) Zone where Council has entered into a development agreement permitting the use subject to the noted policy:

- (a) Developments that do not meet the requirements of this zone – MPS Policy 4.17

15A.6 HA-1 Zone Requirements

(1) In the Housing Accelerator 1 (HA-1) Zone, no Development Permit shall be issued except in conformity with the following:

	All Permitted Uses
Minimum lot area	N/A
Minimum lot frontage	5.0 m (17 ft)
Minimum front yard	3.0 m (10 ft)
Minimum flanking yard	3.0 m (10 ft)
Minimum rear yard	6.0 m (20 ft)
Minimum side yard:	1.2 m (4 ft)
Maximum Height of Main Building	3 storeys, not exceeding 12.2 m (40 ft)

15B.7 Residential Density

- (1) Except for as provided in subsection (2), dwellings and supportive housing in the Housing Accelerator 1 (HA-1) Zone shall not exceed a density of 75 dwelling units or sleeping units per hectare on a lot.
- (2) Despite the maximum density of subsection (1), a minimum of four (4) dwelling units or sleeping units shall be permitted on a lot.

15A.8 Number of Main Building

- (1) Multiple main buildings shall be permitted on a lot within this Zone.
- (2) Multiple main buildings on one lot shall be separated from each other by a minimum of 2.4 metres (8 feet).

15A.9 Rainwater Management

- (1)** A minimum of 30 per cent of the area of a lot shall consist of permeable landscaping that is:
 - (a)** living, or derived from living organisms; and
 - (b)** may include, but are not limited to, mulch, native grasses, plants, shrubs, sod, and trees.
- (2)** A Stormwater Management Plan prepared by a qualified engineer may be required in support of surface runoff evaluation at the discretion of the Town Engineer.

15A.10 Planting Requirements

- (1)** Trees required by this section:
 - (a)** May be provided through the planting of new trees or the preservation of existing on-site trees; and
 - (b)** Where approved by the Town Engineer, trees may be provided within the Town-owned boulevard adjacent to the lot that is subject to redevelopment.
- (2)** Unless otherwise provided in subsection (3), a minimum of 1.0 tree shall be provided for each 150 square meters of lot area.
- (3)** The Development Officer may reduce or eliminate the tree planting requirements identified in subsection (2), where the applicant can adequately demonstrate that retention of existing trees and/or planting of new trees would prevent, or be otherwise detrimental to construction of the intended use or development.

15A.11 Amenity Space

- (1)** Amenity space shall be provided on the lot at the following minimum rate:
 - (a)** 5.0 square metres (54 square feet) per dwelling unit; and
 - (b)** 1.6 square metres (18 square feet) per supportive housing bedroom
- (2)** Amenity space may be provided as private amenity space or common amenity space or combination of both.
- (3)** Private amenity space shall be in the form of a balcony, deck, yard, or a patio and have no dimension of less than 1.5 metres (5.0 feet).
- (4)** Common amenity space may be provided indoors or outdoors and shall be accessible to all dwelling units on a lot.

15A.12 Parking

- (1)** Unless otherwise provided in subsection (2), on-site parking shall be provided for residential uses permitted in the Housing Accelerator 1 (HA-1) Zone at a minimum rate of 1.0 spaces per unit.
- (2)** The parking rate referenced in subsection (1) may be reduced:
 - (a) in keeping with Section 5.27 (Cash-In-Lieu Cash Equivalent for Parking Spaces) of this bylaw; or
 - (b) at the discretion of the Town of Yarmouth Traffic Authority.

18. Amend the Land Use By-law by inserting Part 15B – Housing Accelerator 2 (HA-2) Zone immediately following Part 15A and prior to Part 16, the text of which is shown below:

15B.1 HA-2 Zone Purpose

The Housing Accelerator 2 (HA-2) Zone is intended to:

- (a) accommodate a range of housing types and building forms up to a high density; and
- (b) provide more flexibility with respect to setbacks, building heights, number of units on-site parking to permit an efficient use of land and increase developable area

15B.1 HA-2 Zone Permitted Uses

- (1)** The following main uses are permitted in the Housing Accelerator 2 (HA-2) Zone:
 - (a) Dwellings with up to eight (8) dwelling units on a lot
 - (b) Supportive Housing with up to eight (8) sleeping units on a lot

15B.2 Additional Permitted Uses

- (1)** The following are additional permitted uses in the Housing Accelerator 2 (HA-2) Zone when approved in conjunction with one or more of the residential uses listed in subsection (1):
 - (b) Park

15B.3 HA-2 Zone Uses Permitted by Site Plan Approval

- (1)** In addition to uses permitted by site plan approval as identified in other sections of this Land Use By-law, the following uses shall be permitted by site plan approval in the Housing Accelerator 2 (HA-2) Zone:
 - (c) Dwellings with nine (9) or more dwelling units on a lot
 - (d) Supportive Housing with nine (9) or more sleeping units on a lot
 - (e) Tiny communities
 - (f) Tiny homes

15B.4 HA-2 Zone Uses Considered by Development Agreement

(1) In addition to uses considered by development agreement as identified in other sections of this Land Use By-law, the following uses shall be permitted in the Housing Accelerator 2 (HA-2) Zone where Council has entered into a development agreement permitting the use subject to the noted policy:

- (a) Developments that do not meet the requirements of this zone – MPS Policy 4.17

15B.5 HA-2 Zone Requirements

(1) In the Housing Accelerator 2 (HA-2) Zone, no Development Permit shall be issued except in conformity with the following:

	All Permitted Uses
Minimum lot area	N/A
Minimum lot frontage	6.1 m (20 ft)
Minimum front yard	3.1 m (10 ft)
Minimum flanking yard	3.1 m (10 ft)
Minimum rear yard	3.1 m (10 ft)
Minimum side yard:	1.2 m (4 ft)
Maximum Height of Main Building	Three storeys, not exceeding 12.2 m (40 ft)

15B.7 Residential Density

- (1) Except for as provided in subsection (2), dwellings and supportive housing in the Housing Accelerator 2 (HA-2) Zone shall not exceed a density of 125 dwelling units or sleeping units per hectare on a lot.
- (2) Despite the maximum density of subsection (1), a minimum of eight (8) dwelling units or sleeping units shall be permitted on a lot.

15B.6 Number of Main Building

- (1) Multiple main buildings shall be permitted on a lot within this Zone.
- (2) Multiple main buildings on one lot shall be separated from each other by a minimum of 2.4 metres (8 feet).

15B.7 Rainwater Management

- (1)** A minimum of 30 per cent of the area of a lot shall consist of permeable landscaping that is:
 - (a)** living, or derived from living organisms; and
 - (b)** may include, but are not limited to, mulch, native grasses, plants, shrubs, sod, and trees.
- (2)** A Stormwater Management Plan prepared by a qualified engineer may be required in support of surface runoff evaluation at the discretion of the Town Engineer.

15B.8 Planting Requirements

- (3)** Trees required by this section:
 - (a)** May be provided through the planting of new trees or the preservation of existing on-site trees; and
 - (b)** Where approved by the Town Engineer, trees may be provided within the Town-owned boulevard adjacent to the lot that is subject to redevelopment.
- (4)** Unless otherwise provided in subsection (3), a minimum of 1.0 tree shall be provided for each 150 square meters of lot area.
- (5)** The Development Officer may reduce or eliminate the tree planting requirements identified in subsection (2), where the applicant can adequately demonstrate that retention of existing trees and/or planting of new trees would prevent, or be otherwise detrimental to construction of the intended use or development.

15B.9 Amenity Space

- (1)** Amenity space shall be provided on the lot at the following minimum rate:
 - (a)** 5.0 square metres (54 square feet) per dwelling unit; and
 - (b)** 1.6 square metres (18 square feet) per supportive housing bedroom
- (2)** Amenity space may be provided as private amenity space or common amenity space or combination of both.
- (3)** Private amenity space shall be in the form of a balcony, deck, yard, or a patio and have no dimension of less than 1.5 metres (5.0 feet).
- (4)** Common amenity space may be provided indoors or outdoors and shall be accessible to all dwelling units on a lot.

15B.10 Parking

- (1)** Unless otherwise provided in subsection (2), on-site parking shall be provided for residential uses permitted in the Housing Accelerator 2 (HA-2) Zone at a minimum rate of 1.0 spaces per unit.
- (2)** The parking rate referenced in subsection (1) may be reduced:
 - (a) in keeping with Section 5.27 (Cash-In-Lieu Cash Equivalent for Parking Spaces) of this bylaw; or
 - (b) at the discretion of the Town of Yarmouth Traffic Authority.

19. Amend Section 17.1 of the Land Use By-law by deleting the text shown below in strikeout:

In the Downtown Commercial (C-1) Zone, no Development Permit shall be issued except for one or more of the following uses:

- * Art Galleries;
- * [...]
- * Residential dwelling units ~~up to a maximum of eight (8) units per lot~~ provided they are not located at street level;
- * [...]

20. Amend Section 17.5 of the Land Use By-law by deleting the text shown below in strikeout:

In the Downtown Commercial (C-1) Zone, Municipal Planning Strategy Commercial Policies ~~5.11, 5.12,~~ and 5.21 provide that the following uses may be considered for development only by Development Agreement:

- ~~**(1)** New residential developments containing more than eight (8) units provided they are not located at street level; or otherwise located directly abutting the soft line boundary of the Residential Designation in which case residential units may be permitted at street level; or otherwise located south of Forest Street or north of Grand/South Street in which case residential units may be permitted at street level.~~

[...]

21. Amend Section 17.5 of the Land Use By-law by replacing Clause (4) as shown below in ~~strikeout~~ and **bold:**

In the Downtown Commercial (C-1) Zone, Municipal Planning Strategy Commercial Policies ~~5.11, 5.12,~~ and 5.21 provide that the following uses may be considered for development only by Development Agreement:

[...]

~~(4) Transitional and supportive housing projects.~~

(4) Community-based transitional housing and supportive housing projects

22. Amend Section 35.1 of the Land Use By-law by deleting the text “and; transitional and supportive housing projects” and adding the text “community-based transitional housing; and supportive housing”, as shown below in ~~strikeout~~ and **bold:**

35.1 I-1 Uses Permitted

In an Institutional (I-1) zone, no Development Permit shall be issued except for one or more of the following uses;

[...]

* Emergency Shelters; ~~and,~~

~~* Transitional and supportive housing projects~~

* **Community-based Transitional Housing; and**

* **Supportive Housing**

23. Amend Part 38 of the Land Use By-law by inserting the following definition immediately after the definition of “accessory building” and before “accessory use”:

2A. Accessory Dwelling Unit means the use of a building or part of a building for a dwelling unit that is secondary and subservient to another dwelling unit on the lot.

24. Amend Part 38 of the Land Use By-law by inserting the following definition immediately after the definition of “commercial van” and before “community market”:

26A. Community-based Transitional Housing means a facility operated or licensed by Correctional Service Canada or Nova Scotia Corrections or successor bodies providing housing and support services for individuals transitioning from a corrections centre to the community.

25. Amend Part 38 of the Land Use By-law by inserting the following definitions immediately after the definition of “structure” and before “temporary use”:

162A. Supportive Housing means a use:

- (a) where a building, or part of a building, or an arrangement of buildings provides accommodations and on-site social, physical, or mental health supports to residents;
- (b) that does not include supervised administration of illegal substances; and
- (c) that is not a residential care facility

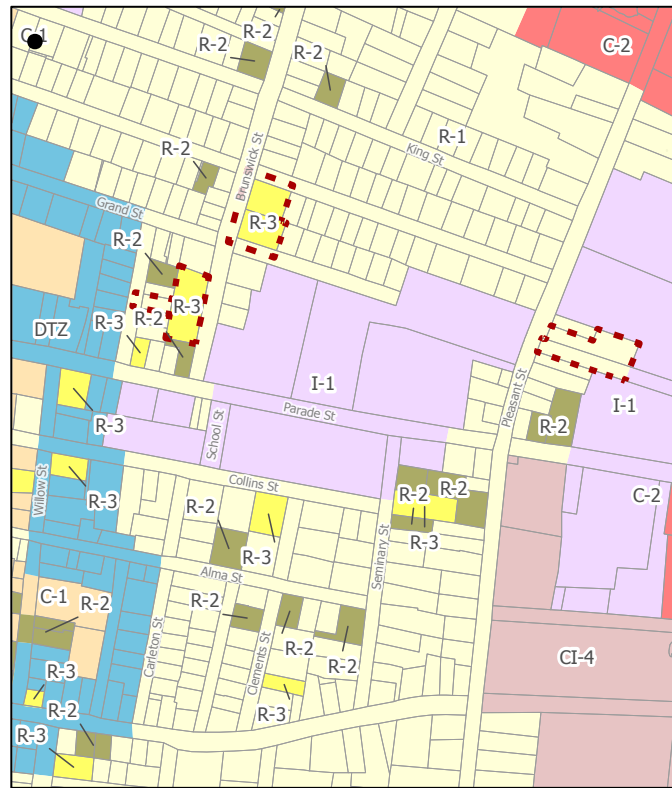
162B. Supportive Housing Sleeping Unit means a lockable room or rooms in a supportive housing use provided for the use of a single party and may or may not include an *en suite* washroom and/or kitchen facilities.

26. Amend Part 38 of the Land Use By-law by deleting the definition of “transitional and supportive housing”, as shown below in strikeout:

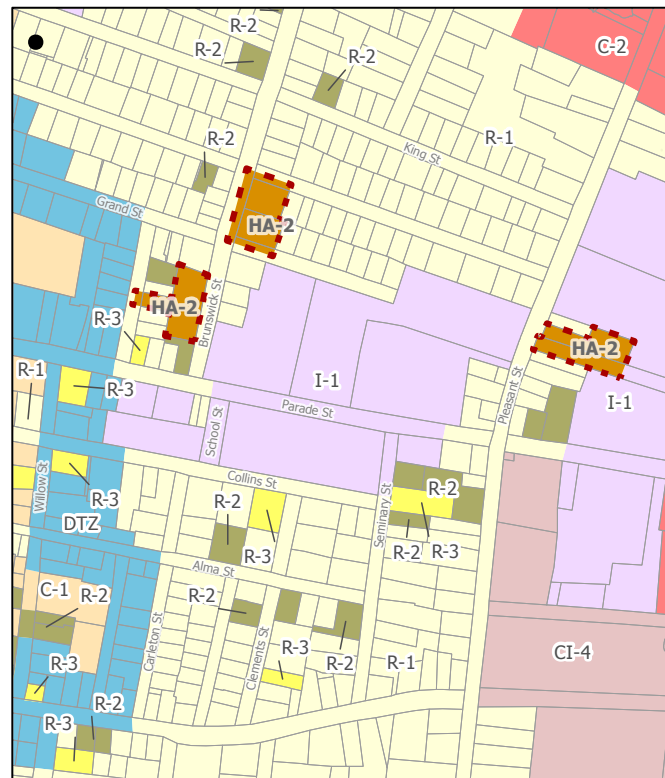
~~169. Transitional and Supportive Housing means subsidized temporary or long-term housing with on-site services, communal and/or self-contained units.~~

27. Amend Schedule ‘A’, the Zoning Map, of the Land Use By-law as illustrated in Appendix ‘A’.

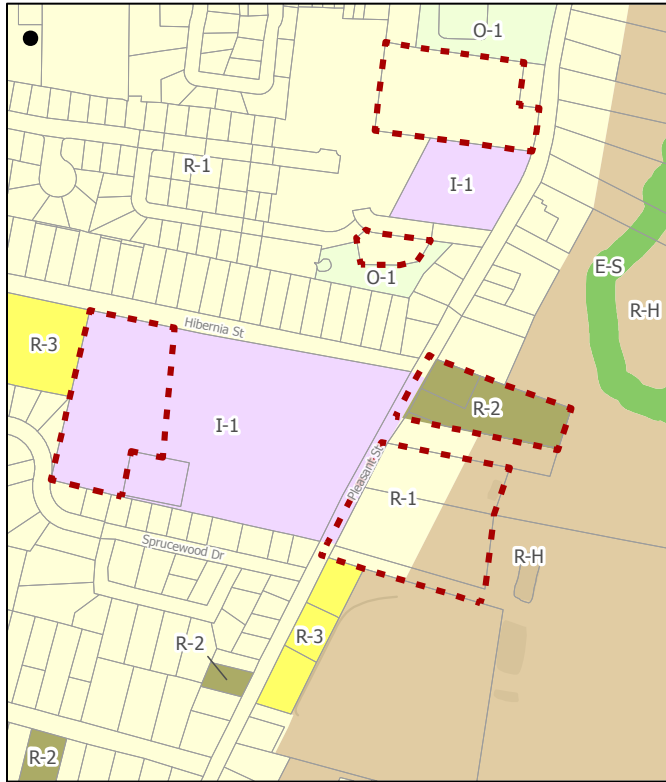
Appendix A – Zoning Map Amendments



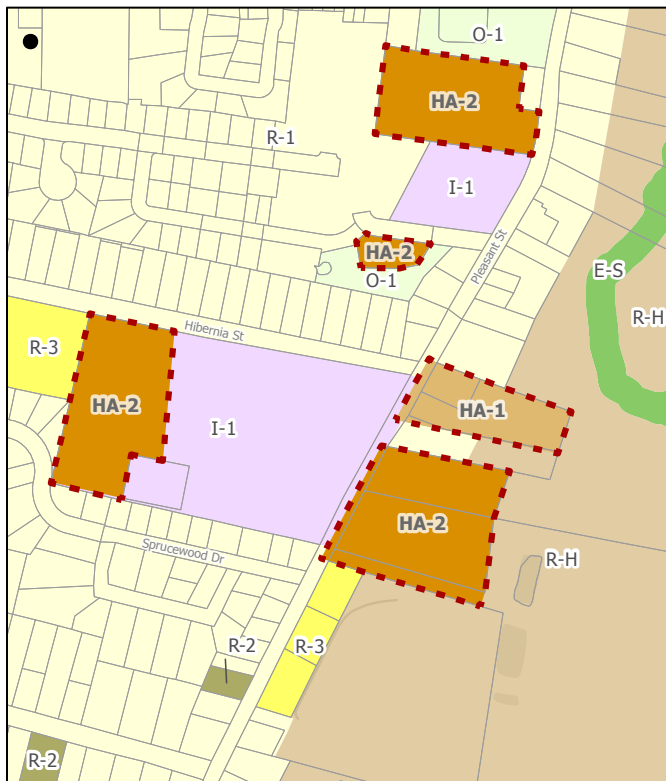
Zoning in vicinity of Parade Street - Before



Zoning in vicinity of Parade Street - After



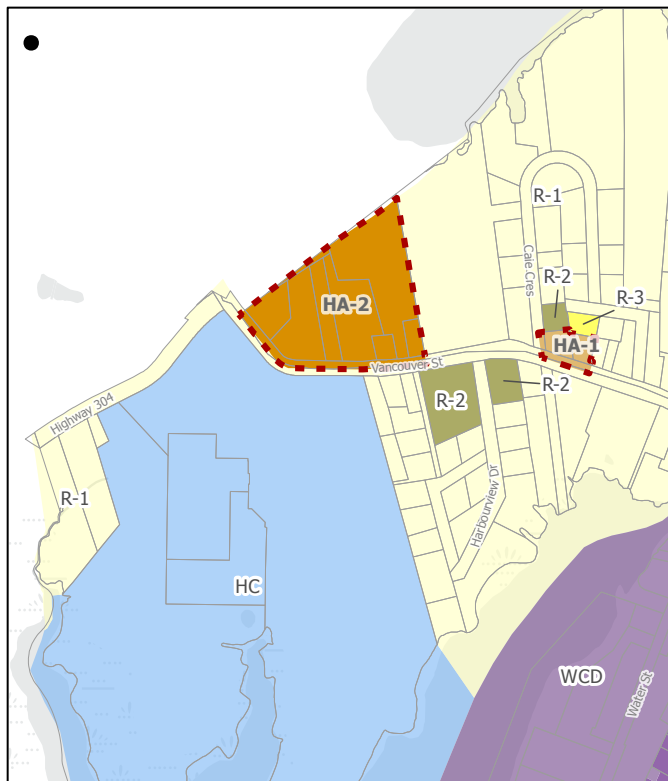
Zoning in vicinity of Nova Scotia Community College - Before



Zoning in vicinity of Nova Scotia Community College - After



Zoning in vicinity of Yarmouth Regional Hospital - Before



Zoning in vicinity of Yarmouth Regional Hospital - After