The Town of Yarmouth Land Use By-law adopted by Council on June 9, 2016, as amended, is hereby further amended as follows:

1. Insert the following new section 'Part 15A – Housing Accelerator - 1 (HA-1) Zone' immediately following Part 15 and prior to Part 16:

15A.1 Permitted Uses

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

(a) All permitted uses of the Low Density Residential (R-1) Zone;
(b) Dwelling units (up to 4 units on a lot); and
(c) Supportive housing (as defined in this Zone), with up to 4 units on a lot.

15A.2 Additional Permitted Uses

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.3 Uses Permitted by Site Plan Approval

In addition to uses permitted by Site Plan Approval identified in other sections of this Land Use Bylaw, the following uses shall be permitted by Site Plan Approval in the Housing Accelerator - 1 (HA-1) Zone:

(a) Dwellings Units (5 or more units but not exceeding 75 units per hectare on a lot);
(b) Supportive Housing (as defined in this zone) with five (5) or more units but not exceeding 75 units per hectare on a lot;
(c) Tiny Communities; and
(d) Tiny Homes.

15A.4 Uses Considered by Development Agreement

Any use or development that in the opinion of the Development Officer does not meet the minimum requirements of the Housing Accelerator -1 (HA-1) Zone may be considered by Development Agreement subject to implementation policies of the Municipal Planning Strategy.

15A.5 Density / Number of Units

(1) Unless otherwise provided in subsection (2), the maximum density on a lot located in the Housing Accelerator – 1 (HA-1) Zone shall not exceed 75 units per hectare.

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(2) Where the lot size together with maximum number of units referenced in subsection (1) equates to less than 4 units on a lot, the permitted number of units shall remain at 4 (i.e. guaranteed minimum number of units per lot).

15A.6 Number of Main Buildings

Multiple main buildings shall be permitted on a lot within this Zone.

15A.7 Other Zone Requirements

Notwithstanding section 7.13 of this Bylaw, no Development Permit shall be issued in the Housing Accelerator - 1 (HA-1) Zone, except in conformity with the following:

	All Uses
Minimum lot area	N/A
Minimum lot frontage	5.0 m (17ft)
Minimum yard shared with a street	3.1 m (10 ft)
Minimum side yard	1.2 m (4 ft)
Minimum rear yard	3.1 m (10 ft)
Maximum Height of Main Building	3 storeys, not exceeding 12.0 m (40 ft)
Building Separation	2.4 m (8 ft)

15A.7 Accessory Dwellings

Further to Subsections 7.2(2) and 7.3(2), an accessory building containing a dwelling unit in the Housing Accelerator - 1 (HA-1) Zone shall:

(a) not exceed one storey in height, excluding a garage or any other accessory building located below;
(b) shall follow yard/setback rules of the Housing Accelerator - 1 (HA-1) Zone; and
(c) be serviced to the satisfaction of the Town Engineer.

15A.8 Rainwater Management

(1) Unless otherwise permitted by the Town Engineer, a minimum of 25 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, and sod.

(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.

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15A.9 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 (2), a minimum of 1.0 tree shall be provided for each 150 square meters of a 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.10 Amenity Space

(1) Each dwelling unit shall include on-site amenity space with no less than 5.0 square metres (54 square feet) in size.

(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 2.0 metres (6.6 feet).

(4) Common amenity space may be provided indoors or outdoors and shall be accessible to all units on a lot.

15A.11 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.

15A.12 Definitions

For the purpose of the Housing Accelerator - 1 (HA-1) Zone:

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(1) "Supportive Housing" means a use:

a. where a building, or part of a building, or an arrangement of buildings provides accommodations and social, physical, or mental health support to residents directly on-site; and
b. that is not a Residential Care Facility

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