

INFORMATION SHEET

PROPOSED AMENDMENT TO THE LAND USE BY-LAW SUBDIVISION ON A COMMON LOT LINE

ISSUE

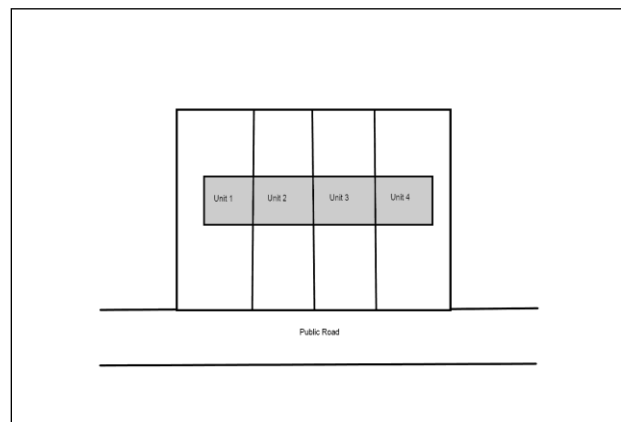
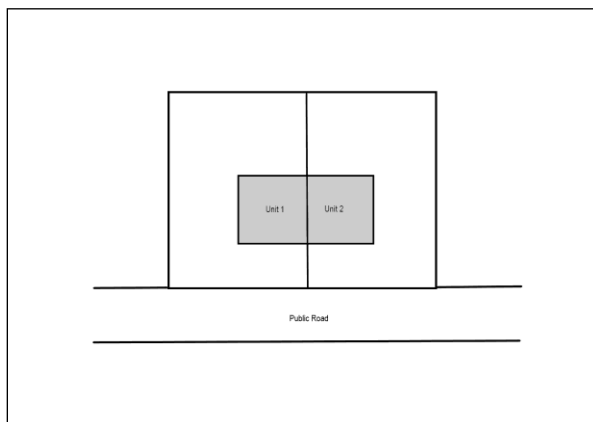
- Interest in the construction of semidetached dwellings has been increasing as it appeals particularly to senior and promotes a more efficient use of land
- Current zone standards do not allow for the subdivision of a lot so that individual units and associated properties of a semidetached structure could be owned separately
- The situation is the same for triplex and townhouse structures

CURRENT REGULATIONS

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PROPOSED CHANGES

- Add a definition for a “Common Lot Line” and a Common Side Yard”
- Enable a zero (0 ft.) yard setback for Common Lot lines for semi-detached and other ground oriented multiple unit structures for various zones
- Amend the minimum lot frontage and lot area requirement per dwelling unit for both serviced and unserved development.



INFORMATION SHEET

PROPOSED AMENDMENT TO THE LAND USE BY-LAW RECREATIONAL VEHICLE USE

ISSUE

- Three campgrounds located within the Municipality provide short term /overnight and seasonal occupancy for tourist and resident's recreational vehicles as a commercial operation.
- Individuals do locate recreational vehicle for seasonal recreation purposes on lands throughout the Municipality, sometimes in conjunctions with other family/friends
- To date the Municipality, through informal regulation, has enabled but limited groupings of recreational vehicles, other than in campgrounds, to two (2) units per property and limited the use to 180 days without NSE approval for on-site septic.
- As interest in recreational vehicle use for personal recreational purposes on private property continues to grow regulations to define and provide standards for this use would be appropriate.

CURRENT REGULATIONS

- The Land Use By-law contains definition of "Campground", "Resort", "Travel Trailer", "Travel Trailer Park" and Tourist Accommodation", the parking and use of a recreational vehicle outside of a campground is not defined however the use of a recreational vehicle for habitation (full time occupancy) is not permitted.
- Tourist Accommodation uses are permitted with the Rural Development (RD) and Commercial General (CG) zones, campgrounds and travel trailer parks are not explicitly included as permitted uses in any zones.
- No lot standards are established for campground or other recreational vehicle use other than the prohibition on fulltime occupancy as a dwelling.

PROPOSED CHANGES

- Update the definitions to include "Personal Recreational Vehicle Use" and delete "travel trailer" and "travel trailer park" and confirm "Short term rental (Airbnb)" as a tourist accommodation use.
- Allow for a maximum of six (6) recreational vehicles to be placed on a lot in the Residential General (RG), Mixed Use (MU), Residential Restricted (RR) And Rural Development (RD) zones.
- Maximum occupancy for a personal recreational vehicle use to be 180 days per year which may be extend to a maximum of 250 days where NSE approval for onsite septic is received.