

Fundy- St. Martins Rural Plan proposed changes:

Item 1: Secondary Suites

Currently, the draft Plan has secondary suites capped at 75m² or 40% of the gross floor area. This is common language used in peer by-laws. In 2015, the National Building Code updated code regulation for secondary suites to be no more than 80m² or 80% of the total gross floor area of the primary unit.

Recommended Change: match existing code, change proposed to 80m² or 80% of GFA of main dwelling unit; anything above this size would be considered and treated as a 2-unit or duplex.

This has been completed on the July 16, 2024 version

Item 2: Accessory Dwelling Units and Garden Suites

Currently, the draft has garden suites regulated as: must be secondary to main dwelling, max gfa of 72m² and must not be within a vehicle body, and must not be located in the required front yard.

Recommended Change: To better balance promoting orderly development with rural development expectations, we propose a two tiered approach to garden suites and accessory dwelling units:

In VC and RR Zone	Outside VC and RR Zone
<ul style="list-style-type: none">- Not larger than the main dwelling;- Not larger than the permitted accessory building- Not be located in the required front yard	<ul style="list-style-type: none">- Must not be larger than the main dwelling- Anything greater in size than the main dwelling would be considered two main dwellings and would following other regulations (for future subdivision)

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Item 3: Accessory Buildings

Currently, the draft is silent on accessory buildings

Proposed Approach: Two Tier, below, to facilitate changes to accessory dwelling units.

In VC and RR Zone	Outside VC and RR Zone
- Not exceeding 80m ² or larger more than 10% of the total lot area	- No regulations

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Item 4: Campgrounds/ Cottage Clusters

Currently, campgrounds are a permitted uses in the Rural and VC zones subject to a number of conditions that deal with site planning and public safety. Currently, campgrounds are defined as RV, travel trailers, tiny home clusters, and glamping domes over ‘ 5 units’.

Proposed change: to accommodate better planning of tiny home clusters, yurts, and campgrounds, we are suggested to amend the definition to “three or me”, add in a standard around having a minimum lot size of 8,000m², and new campgrounds requiring PAC approval.

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Item 5: Kennels

Current approach limits kennels to lots 4,000m² in all zones.

Proposed change: only consider this as-of-right in the Rural Zone, conditional approval through PRAC in the VC and RR zones and review the definition to align with Pet Establishment Act, including, review definition for number and age of animals to reasonably permit “small scale boarding and breeding”.

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Item 6: Mini Home Parks

Currently a permitted in the Rural Zone.

Proposed Change: create new Dwelling Group zone, zone existing mini home parks as dwelling group zone and require new mini home parks to be rezoned (council approval).

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Item 7: Lighting Standards

Currently the wording is too subjective.

Proposed Changes: Change the wording of commercial and industrial use to “only light necessary areas and no lighting be directed toward any adjacent uses”

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Item 8: Landscaping Standards

Currently the proposal mentions the word “lawn” which brings concerns about enforcement.

Proposed Changes: remove general provisions around landscaping, but keep definition of landscaping.

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Item 9: Minimum Lot Sizes

Currently, the minimum lot sizes are unclear and suggest that smaller lots may be permitted as-of-right, without subject to approval from the Department of Justice and Public Safety for septic approval.

Proposed Change: Mirror the minimum lot size requirements in the provincial building regulation with a caveat that the minimum lot size may be reduced as long as on-site septic approval is required.

Results: This change would mean that a standard 4 unit row house would require a minimum lot size of 2 acres (8,000m²), which should reduce concerns about the “4 units as of right” density concerns.

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Item 10: Rural Zone setback

Currently, the rural zone has a 3.5m side yard setback, reflective or appropriate setbacks for large lot sizes. At the Public Hearing, we heard that this may be unnecessarily limiting. Upon further investigation, the lot in question is in the RR zone, which supports smaller lot sizes and thus has smaller setbacks.

Proposed Change: Add 1.5m side yard setback to RR zone, no changes to Ru Zone setbacks.

This has been completed on the July 16, 2024 version

Item 11: Parking Lot Paving

Currently the by-law requires all parking lots over 10 spaces to be paved.

Proposed Changes: Limit this to the VC zone and all non-residential uses having over 400m² of gross floor area.

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Additional changes:

- **Adding general provisions for Swimming Pools**
- **Removed word “promote” and added “encourage” re: supporting the tourism industry.**
- **Added a policy CED-13 around campgrounds**
- **Added policy H-17 re: dwelling group zone**