

Beaverbank, Hammonds Plains, Upper Sackville MPS Policy Matrix		Attachment 7
SECTION II		
RESIDENTIAL GROWTH MANAGEMENT		
P-3	N/A	
P-4	N/A	
RESIDENTIAL DESIGNATION		
P-33	It shall be the intention of Council to establish a Residential Designation as shown on the Generalized Future Land Use Maps. Within this designation, it shall be the intention of Council to support and protect the existing low density residential environment.	The proposed changes maintain a low density residential environment
P-34	Within the Residential Designation, it shall be the intention of Council to establish a residential zone which permits single unit dwellings, existing two unit and mobile dwellings, open space uses, offices and day care facilities operated by a resident of the dwelling, bed & breakfasts, as well as activities related to traditional arts and crafts and domestic arts, provided that controls are established on the scale of the business and that no outdoor storage or display are permitted and signs are regulated through provisions of the Land Use By-law (RC-Jun 30/09;E-Sep 5/09), in order to ensure that the external appearance is compatible with the residential environment.	There are no new land uses, or restrictions proposed
P-35	Notwithstanding Policy P-34, existing home businesses which do not meet the requirements of the residential zone shall be permitted to the extent that they existed at the time of the date of adoption of the previous Strategy on December 9, 1987.	There are no new land uses, or restrictions proposed
P-36	Notwithstanding Policies P-34, P-35, and P-147, it shall be the intention of Council, pursuant to the Municipal Government Act, to allow for limited expansion of the non-conforming printing press operation on the lot identified by LIC Number 501965.	There are no new land uses, or restrictions proposed
P-37	Within the Residential Designation, it shall be the intention of Council to consider permitting auxiliary dwelling units by rezoning to the Auxiliary Dwelling Unit (R-1A) Zone with regard to the following: (a) the maximum gross floor area of any auxiliary dwelling unit shall not exceed forty (40) percent of the gross floor area of the dwelling; (b) there shall be no more than one (1) entrance along the front wall of the dwelling; (c) the power meter for the auxiliary dwelling unit shall not be located on the front facade of the building; (d) one off-street parking space shall be provided for any single unit dwelling containing an auxiliary dwelling unit; and (e) the provisions of Policy P-137.	There are no new land uses, or restrictions proposed
P-38	It shall be the intention of Council to establish a P-2(Community Facility) Zone in the land use by-law which permits a variety of community related uses such as elementary schools, churches, medical clinics, libraries, community centres and residential care and day care facilities which provide a local community service. Landscaping requirements will be established in the zone to help ensure compatibility with adjacent residential development. This zone shall be applied to existing community facility uses. In considering any amendments to the schedules of the land use by-law to permit new community facility uses within the Residential Designation, Council shall have regard to the following: (a) the potential for adversely affecting adjacent residential development; (b) the impact of the proposed use on traffic volume and the local road network, as well as traffic circulation in general, sighting distances and entrance to and exit from the site; (c) preference for a site which is provided with sidewalks, or adequate pedestrian walkways, as well as street lighting; (d) that the facility provide a local community service; (e) that the architectural design, including the scale of any building and its exterior finish are compatible with adjacent land uses, as may be more particularly described in the Land Use By-law; (f) that the lot meets the lot standards of the P-2 (Community Facility) Zone; and (g) the provisions of Policy P-137.	No community facilities are proposed as part of this amendment

P-39	<p>Within the Residential Designation, it shall be the intention of Council to consider permitting senior citizen housing by development agreement and according to the provisions of the Municipal Government Act. In considering a development agreement, Council shall have regard to the following:</p> <ul style="list-style-type: none"> (a) that the architectural design, including the scale of any building(s) and its exterior finish are compatible with adjacent land uses; (b) that adequate separation distances are maintained from low density residential developments and that landscaping measures are carried out to reduce visual effects; (c) that open space and parking areas are adequate to meet the needs of senior citizens and that they are attractively landscaped; (d) preference for a site which has access to commercial and community facility uses; (e) general maintenance of the development; (f) preference for a development which serves a local community need; and (g) the provisions of Policy P-137. 	No senior citizen housing is proposed under this agreement
P-40	Notwithstanding Policies P-34 and P-39, within the Residential Designation, it shall be the intention of Council to specifically include the senior citizen housing project proposed for Uplands Park on LIC Number 420927 as a permitted use within the R-I(Single Unit Dwelling) Zone	N/A
P-41	<p>Within the Residential Designation, it shall be the intention of Council to consider permitting model homes and office uses in conjunction with model homes, by development agreement and according to the provisions of the Municipal Government Act. In considering a development agreement, Council shall have regard to the following:</p> <ul style="list-style-type: none"> (a) that the lot has frontage on a collector highway; (b) that the architectural design, including the scale of any building and its exterior finish, and site design including landscaping, are compatible with adjacent land uses; (c) that no exterior alteration to the model home shall be permitted which would alter its residential appearance; (d) that any use permitted in conjunction with the model home be wholly contained within the model home; (e) the impact of the proposed use on traffic volume and the local road network as well as traffic circulation in general, sighting distances and entrance to and exit from the site; (f) that the model home be associated with development of the subdivision in which it is located; (g) the potential for adversely affecting adjacent residential development; (h) hours of operation; and (i) that upon discharge of the development agreement, the property be subject to the requirements of the single unit dwelling zone. 	No model homes are proposed in this amendment application