

CCBRM Collaborative Community Planning FORWARD

be part of the conversation
and help move the region
FORWARD

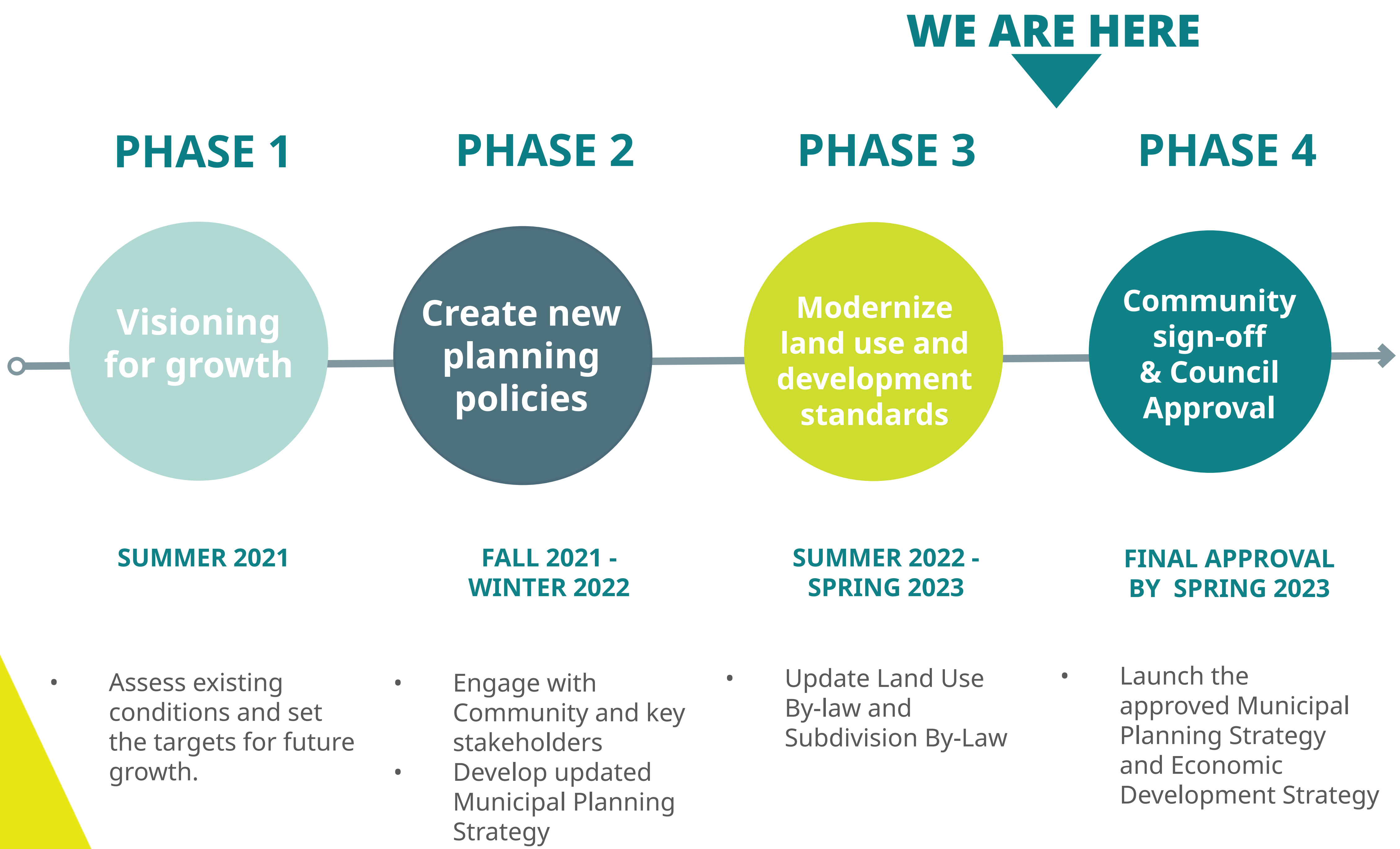
HOW TO ENGAGE WITH THE OPEN HOUSE:

1. **REVIEW** THE INFORMATION BOARDS
2. **DISCUSS** ASPECTS OF THE PROJECT WITH THE PROJECT TEAM
3. **SHARE** YOUR THOUGHTS AND OPINIONS
4. **STAY INVOLVED** AS THE PROJECT PROGRESSES

what is CBRM **FORWARD**?

The Cape Breton Regional Municipality, along with the Cape Breton Partnership, is developing an Economic Development Strategy and updating the Municipal Planning Strategy. The intent is to provide direction and guidance on growth and development for CBRM and its residents over the next 10 - 20 years.

The planning process is community led, which will allow CBRM leadership and staff to capture community priorities and implement new objectives to **achieve the vision CBRM sees for itself.**



what is a **land use by-law**?

LAND USE BY-LAWS are essential tools that guide the ways our cities and communities are built. They regulate the use of land, as well as the character, location, and size of buildings and structures throughout the municipality.

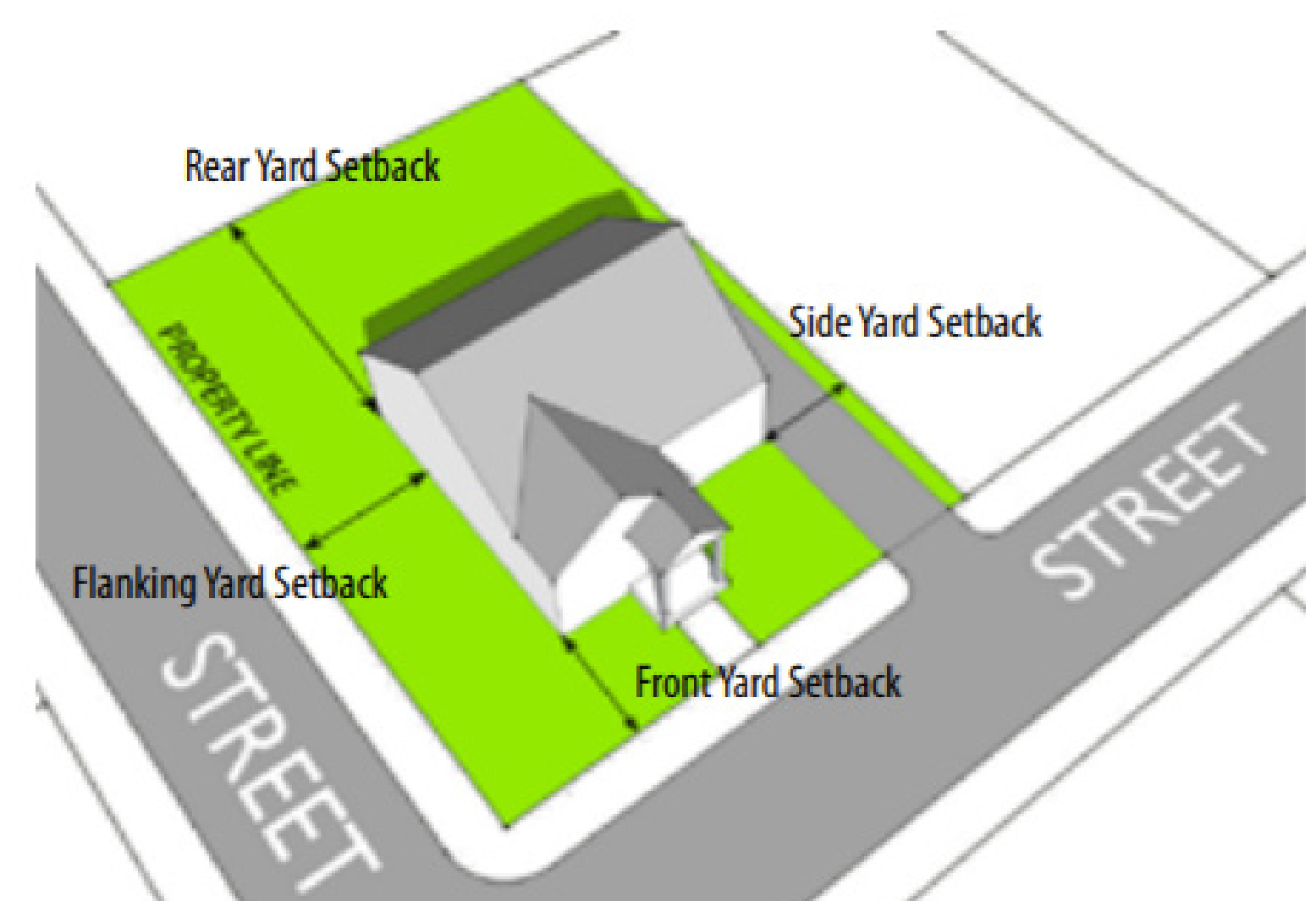
The LAND USE BY-LAW establishes zones, permitted uses, conditions and standards for development. The rules established in the by-law are enabled by the objectives and policies of the Municipal Planning Strategy.

Land Use By-laws:

- Create harmonious places for trade, housing, industry and recreation.
- Manage land use conflicts and separate incompatible land uses
- Facilitate the creation of complete communities for residents to live, work and play
- Protect and enhance important environmental and cultural landscapes

Examples from other Municipalities:

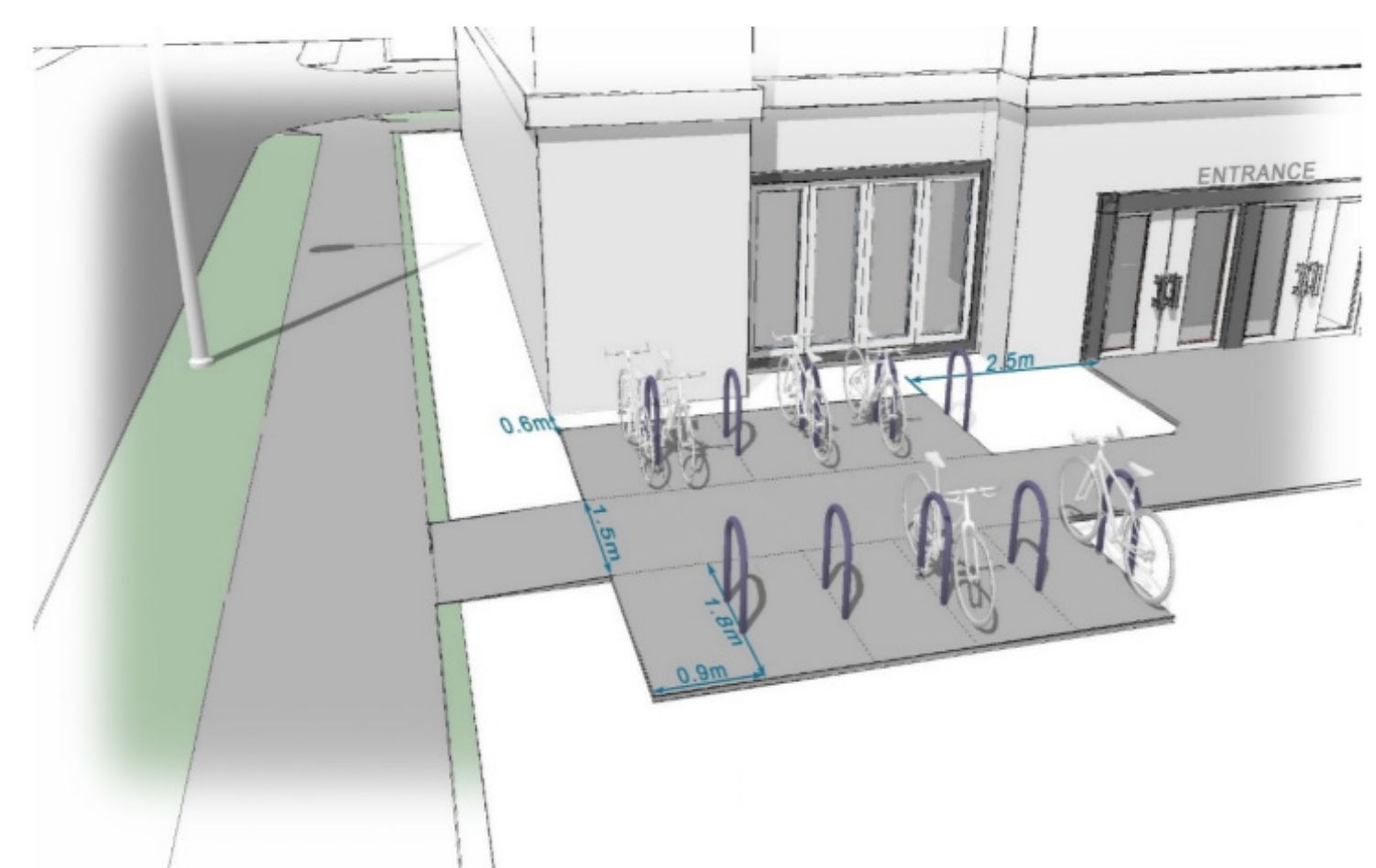
Setbacks regulating the frontage of a single family home (R1 Zone),



The Commercial Corridor Zone (COR1) in this sample By-law accommodates buildings oriented to the street, as well as dwelling units above ground floor commercial uses.



Bicycle Parking requirements in Land Use By-law.



CBRM's land use **by-law**

The purpose of updating CBRM's Land Use by-law (LUB) is to modernize land use policies and regulations to facilitate development.



OBJECTIVES:

Modernize rules, language and approach

Find consistencies between policy and regulations

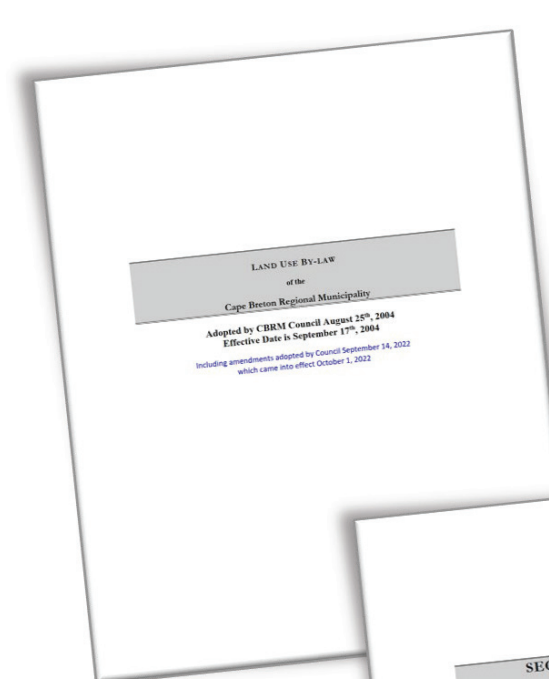
Facilitate a less complicated development process

Establish a robust and enduring land use framework that can adapt well into the future

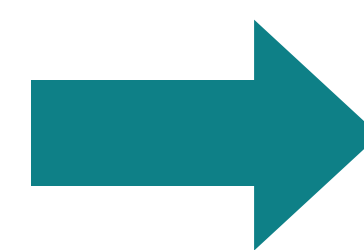
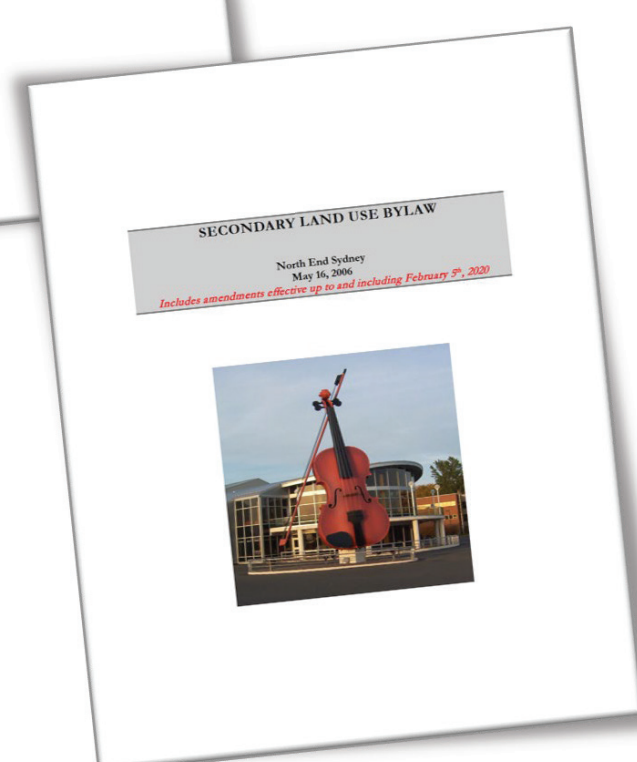
Redesign regulations to promote clarity

Did you know?

The new LUB for CBRM will have less than double the amount of pages and less than a quarter of the amount of zones compared to the existing LUB



300+ pages
100+ zones



< 150 pages
< 25 zones

This will make the CBRM Land Use By-law more streamlined and easier to interpret, which will benefit CBRM staff, developers, and community members like you!

approach to **housing**

WHAT WE HEARD:

- People want **greater choice** in housing;
- People want **more housing**;
- People want **affordable options**;
- People want **better access to amenities**



URBAN

+ density
+ choice

RURAL

- density
+ choice

The new Land Use By-law will encourage the development of **more housing**, focusing **density** in the more urban areas of CBRM.

The Land Use By-law also aims to increase housing options throughout all of CBRM.

RESIDENTIAL ZONES

- RU** Rural
- RR5** One and two unit Rural Residential
- UR1** One and two Unit Urban Residential
- UR2** Low Density Urban Residential
- UR3** Medium Density Urban Residential
- UR4** High Density Urban Residential
- MHP** Mini Home Park

approach to rural **housing**



Rural



One and two
unit Rural
Residential

The Land Use By-law will apply these zones to Rural Areas, Rural Subdivisions, former rural villages, and areas outside the Service Area Boundary that may be serviced or partially serviced

These zones will:



Permit one and two-unit structures.



Permit supportive Housing/Care residences.



Permit shared housing (rooming houses) up to four rooms.



Regulate density through larger frontages and lower maximum lot coverages.



Expand Private Roads to be permitted in all areas outside of the Service Area Boundary.



Permit a range of sale and service uses, along with agricultural uses.

approach to urban **housing**

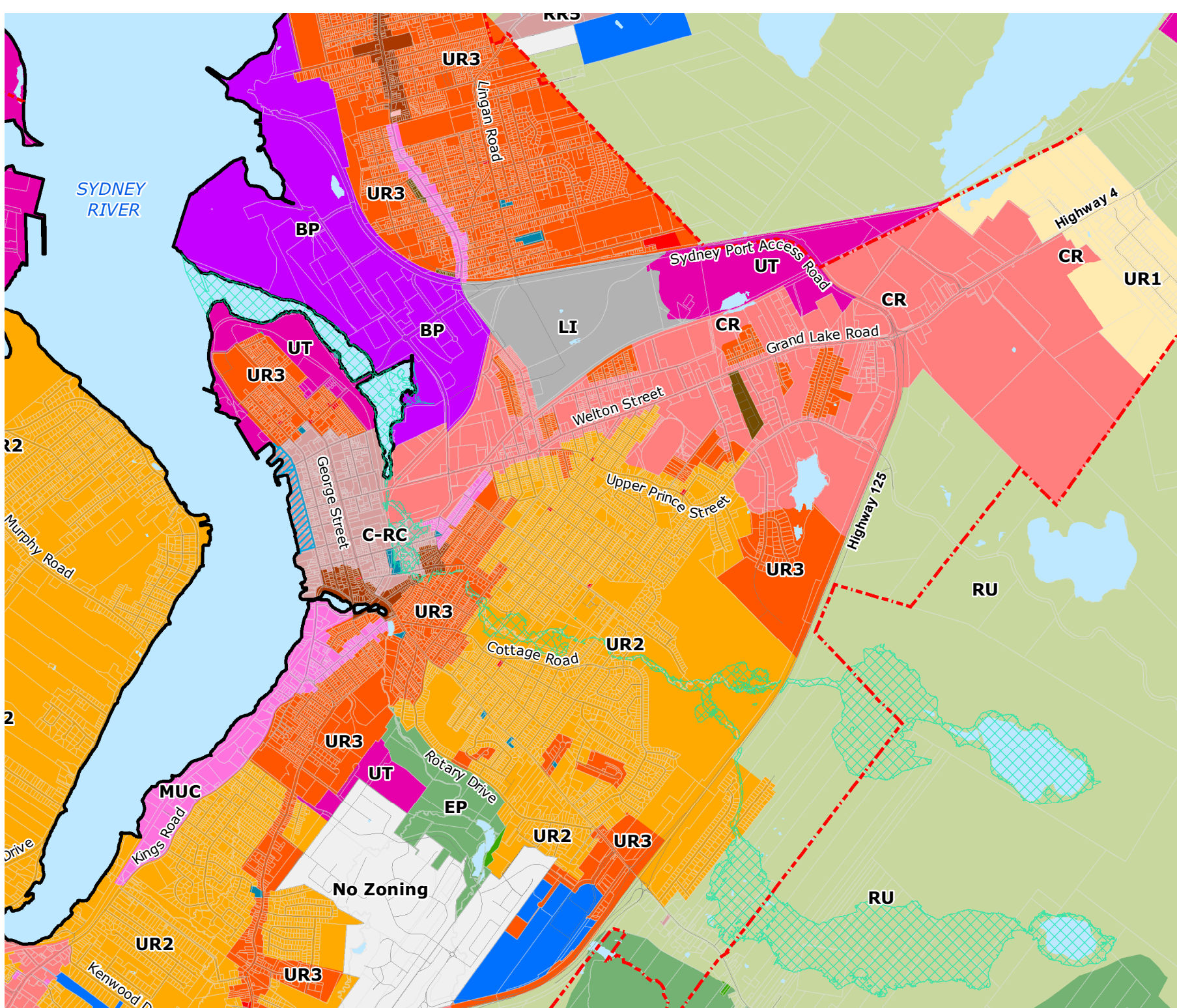
UR1

UR3

UR2

UR4

These zones will be applied to areas INSIDE the Service Area Boundary with increasing density closer to the core urban settlement Areas



UR2

Low Density Urban Residential

This zone will be applied in serviced, stable residential areas which can see sensitive development in the form of lower density housing

Permitted Uses:

- One Unit
- Two-Units
- Townhouses, up to six
- Shared (rooming) House
- Apartments, up to six units*
- > 6, tied to site plan approval and lot size.
- Supportive Housing

*Use would require Site Plan Approval. Development must limit floor size to 75m² and must be located within 30m of an intersection. Parking must be screened.

UR1

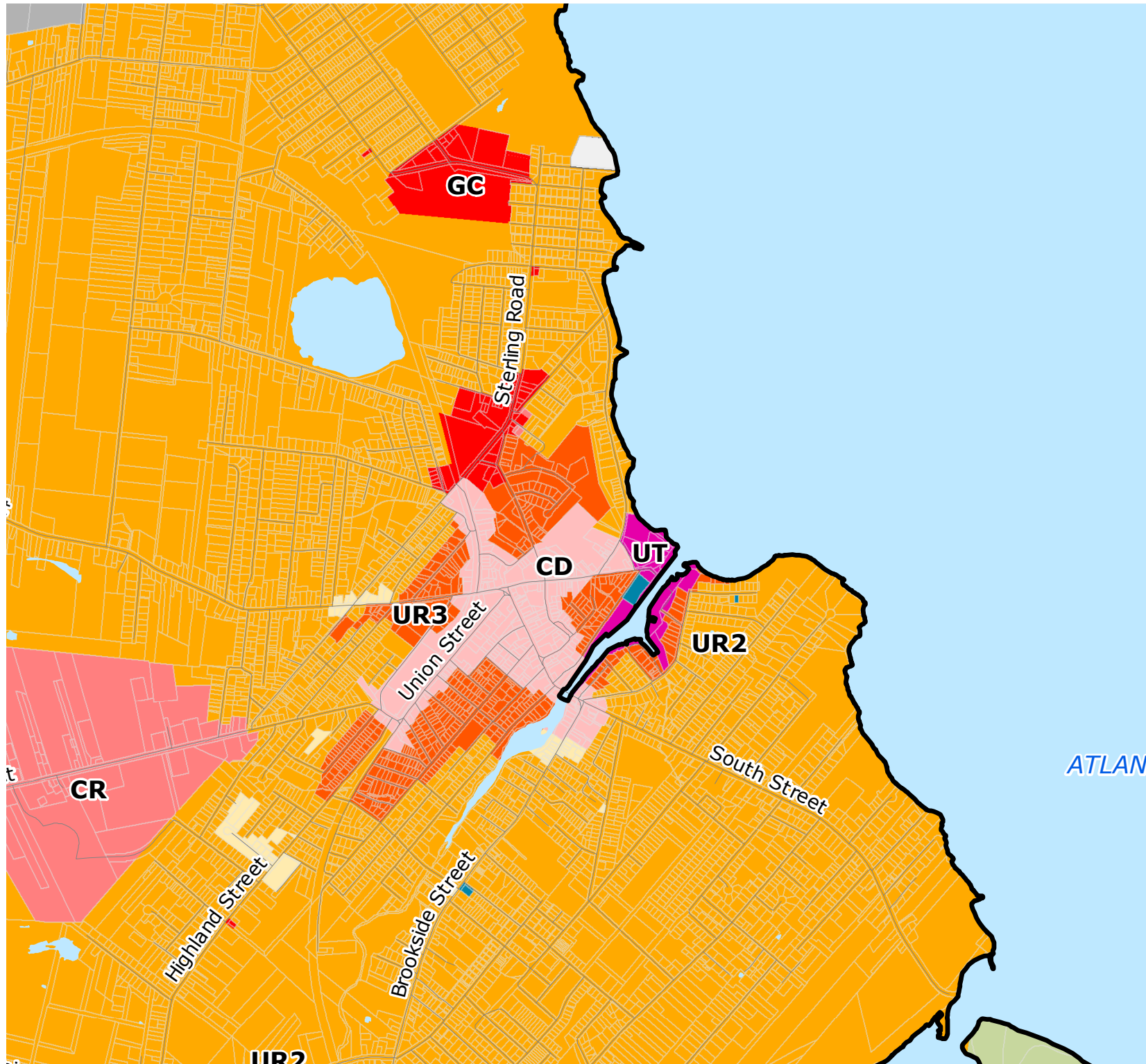
One and Two Unit Urban Residential

This zone will be applied in areas along the boundaries of the Service Area Boundaries which may be partially serviced and further away from services and amenities.

Permitted Uses:

- One Unit
- Two-Units
- Shared (rooming houses)
- Supportive Housing

approach to urban **housing**



UR3

Medium Density Urban Residential

This zone will be applied in serviced, stable residential areas closer to the urban cores on lands suitable for more density and infill development

Permitted Uses:

- One Unit
- Two-Units
- Townhouses, up to six
- Shared (rooming) House
- Apartments (no cap, but tied to lot size)
- Shelters (up to 18 beds)
- Supportive Housing
- Restaurant*
- Retail*

*Use would require Site Plan Approval. Development must limit floor size to 75m² and parking must be screened.

UR4

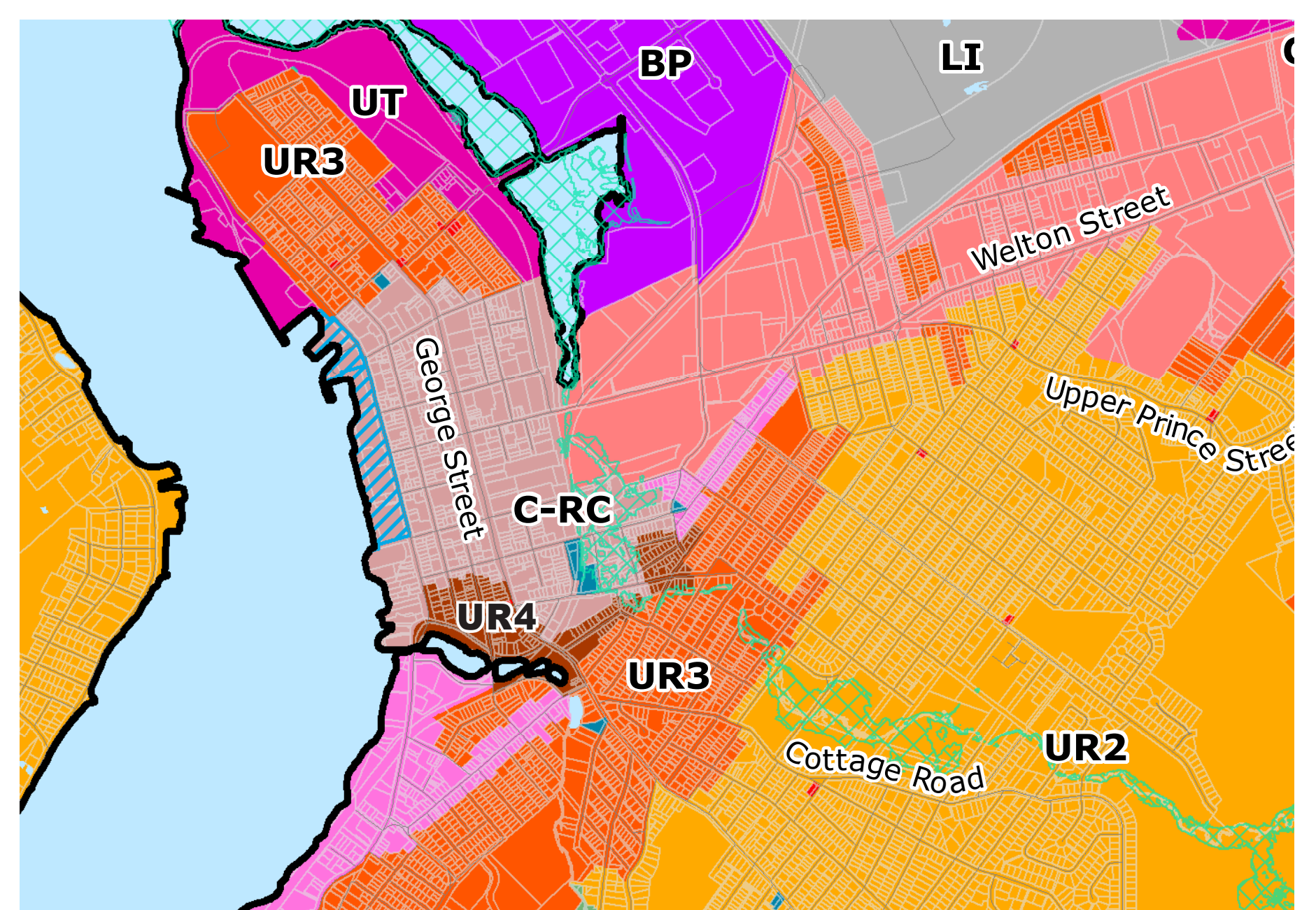
High Density Urban Residential

This zone will be applied in serviced, residential areas adjacent to downtown, which can support high density residential development and sales uses.

Permitted Uses:

- One Unit
- Two-Units
- Townhouses (no cap)
- Shared (rooming) House
- Apartments (no cap, but tied to lot size)
- Shelters (no cap)
- Supportive Housing
- Restaurant*
- Retail*

*Use would require Site Plan Approval. Development must limit floor size to 75m² and parking must be screened.



approach to **housing**

Urban Housing Examples:

UR2 Apartment Example:



Vacant land, Queen Street, Glace Bay

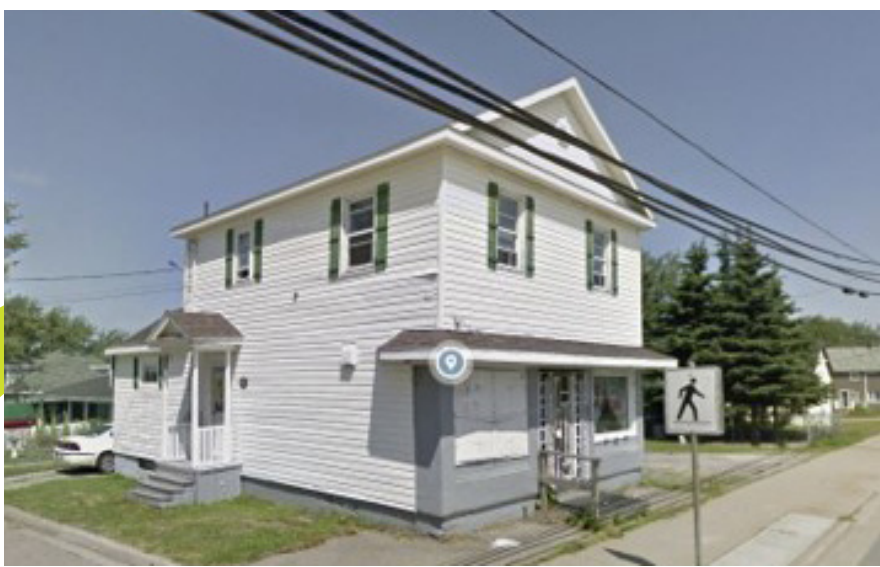


Sample 6-10 unit building

1000 m² lot

- 9 one bedroom units
- 6 two bedroom units
- 5 three bedroom units

UR2 Sales Example:



Mahon Street, New Waterford



Sample coffee shop

This example shows what a house in the UR2 zone might look like when converted to a permitted commercial use

UR3 Apartment Example:



Ferry & Dolbin, Sydney



Sample Mixed Use Building

1300 m² lot

- 17 one bedroom/ bachelor units
- 15 two bedroom units
- 8 three bedroom units

UR4 Apartment Example:



Vacant lot, Esplanade



Sample 16 unit building

600 m² lot

- 17 one bedroom/ bachelor units
- 10 two bedroom units
- 8 three bedroom units

MHP

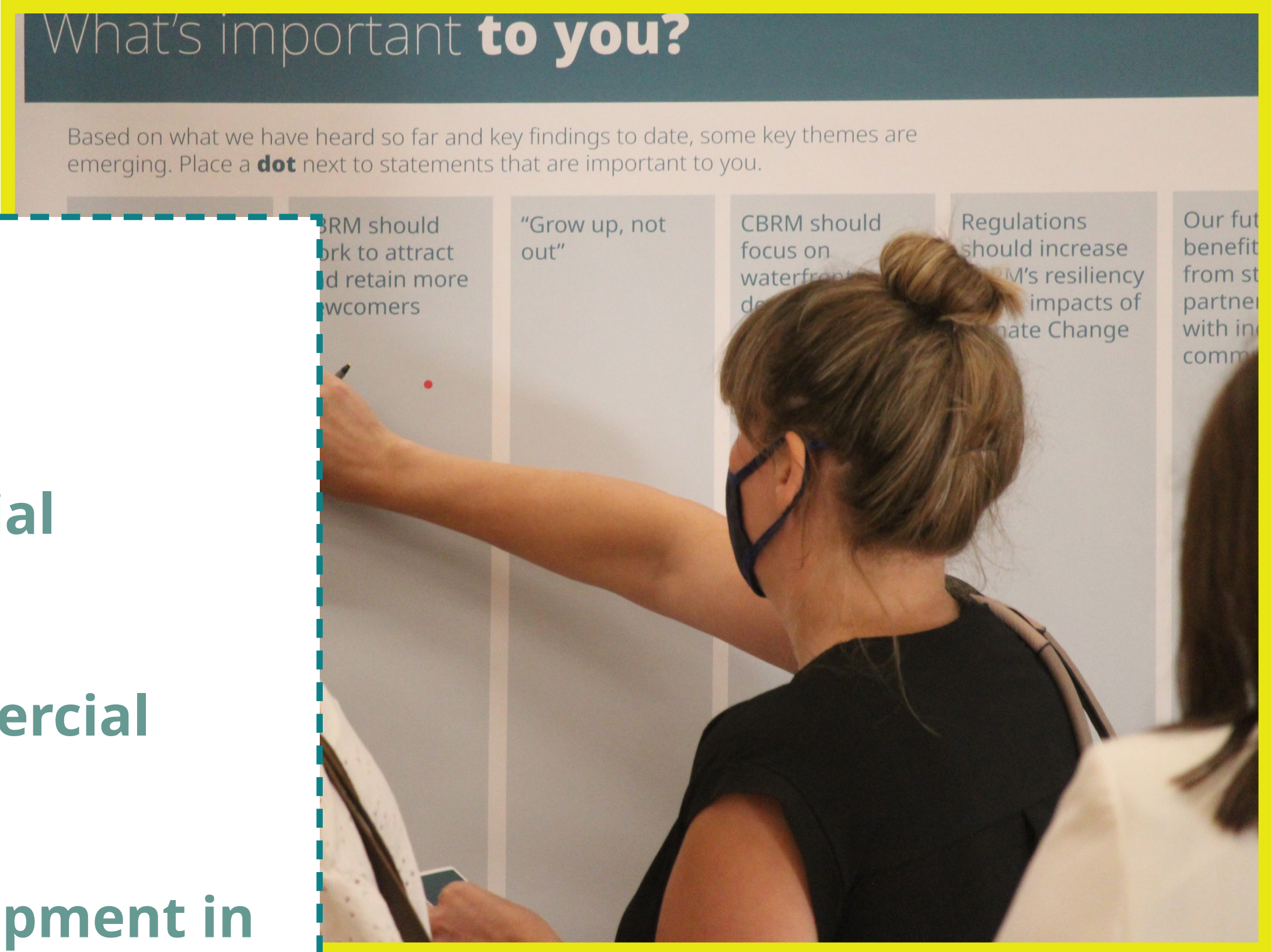
The **Mini Home Park zone** will be applied in areas of existing Mini Home Parks; future mini home parks would have to amend into this zone.

Permitted Uses:

- One Unit
- Restaurant
- Retail
- Business Office*

*limited to the operation of the MHP.

approach to **commercial**



WHAT WE HEARD:

- People want **better access to commercial services**;
- People want a **greater variety of commercial activities**;
- People want **denser commercial development in CBRM's urban areas**.

The CBRM Land Use By-law will encourage **improved access** to a variety of commercial services for all CBRM residents while **regulating** what types of commercial uses will be permitted in each area.

Denser forms of **commercial development** will be focused in **walkable, downtown areas**, while big box-style developments will be directed to areas where there is room for **larger parking lots** and loading requirements.



COMMERCIAL ZONES

- CRC** Regional Centre Commercial
- CD** Downtown Commercial
- CR** Regional Commercial
- CG** General Commercial
- MUC** Mixed Use Corridor
- MU** Mixed Use

approach to **commercial**



The **Regional Centre Commercial zone** will be applied to Downtown Sydney and permits a broad range of residential and commercial, business uses that are not car-oriented.

Permitted Housing:

- Apartments
- Shared (rooming)
- Dwelling, unit
- Live-work unit
- Shelters
- Supportive Housing

Permitted Services:

- Broad range from accommodations to commercial and business uses.

Permitted Sales Uses:

- All



The **Downtown Commercial zone** will be applied to Downtown Glace Bay and North Sydney and permits a broad range of residential and commercial, business uses that are not car-oriented.

REGULATIONS:

- Minimum setbacks
- building design standards
- Minimum Lot Coverage
- Minimum 2 storey building height
- Minimum ground floor height
- Limit Drive Thrus

Permitted Housing:

- Apartments
- Shared (rooming)
- Dwelling, unit
- Live-work unit
- Shelters
- Supportive Housing

Permitted Services:

- Broad range from accommodations to commercial and business uses.

Permitted Sales Uses:

- All

approach to **commercial**



The **Regional Commercial zone** accomodates the most intense concentrations of commercial uses, with big box style developments that require larger parking lots and loading requirements.

Permitted Housing:

- Apartments
- Shared (rooming)
- Supportive
- Shelters

Permitted Services:

- Broad range from accommodations to commercial and business uses.

Permitted Sales Uses:

- All



The **General Commercial zone** will be applied to areas and properties that exhibit commercial uses found throughout CBRM.

REGULATIONS:

- less directed to form

Permitted Housing:

- Apartments
- Shared (rooming)
- Dwelling, unit
- Shelters
- Supportive Housing

Permitted Services:

- Broad range from accommodations to commercial and business uses.

Permitted Sales Uses:

- All

approach to **commercial**



The **Mixed Use Corridor zone** accommodates a variety of land uses that benefit from being on a corridor that connects communities

Permitted Housing:

- One Unit
- Two Unit
- Shared (rooming)
- Dwelling unit
- Townhouses
- Supportive
- Shelters

Permitted Services:

- Broad range from accommodations to commercial and business uses.

Permitted Sales Uses:

- All

REGULATIONS:

- less directed to form
- separate motor vehicle related uses from residential uses (30m)



The **Mixed Use zone** will be applied to central New Waterford, Sydney Mines and Louisbourg and permits a broad range of residential, sales, and service uses

Permitted Housing:

- Apartments
- Shared (rooming)
- Dwelling, unit
- Live-work unit
- Shelters
- Supportive Housing

Permitted Sales Uses:

- Broad range from accommodations to commercial and business uses.

Permitted Services:

- All

REGULATIONS:

- less directed to form

approach to other **zones**

INDUSTRIAL ZONES

BP

Business Park

Light Industrial

HI

Heavy Industrial

UT

Utility and Transportation

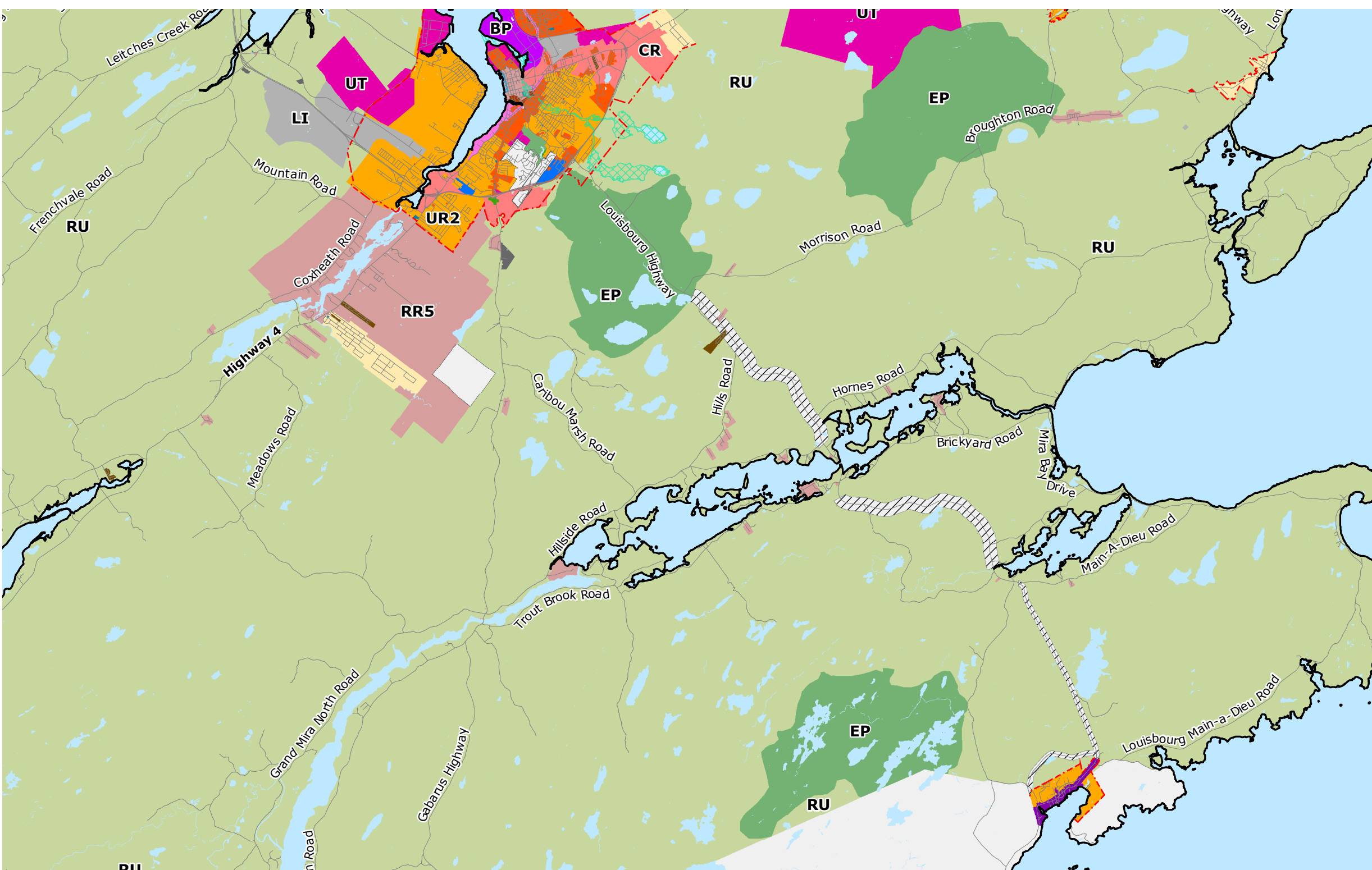
These zones will be applied to areas exhibiting business park uses (existing) and other industrial uses (i.e. Langan Generating Station)

Permitted Uses:

- Broad range of service uses with reduced frontage and lot size requirements to be more permissive

Ru

The **Rural zone** will be made up of a mix of residential and non-residential uses on larger lots in unserviced, rural areas of CBRM. This zone supports rural character by allowing a broad range of lower intensity residential and non-residential uses outside of settlement areas.



Permitted Housing:

- One Unit
- Two Unit
- Shared (rooming)
- RVs (two)
- Supportive

Permitted Services:

- Broad range from accommodations to commercial and business uses.

Permitted Sales Uses:

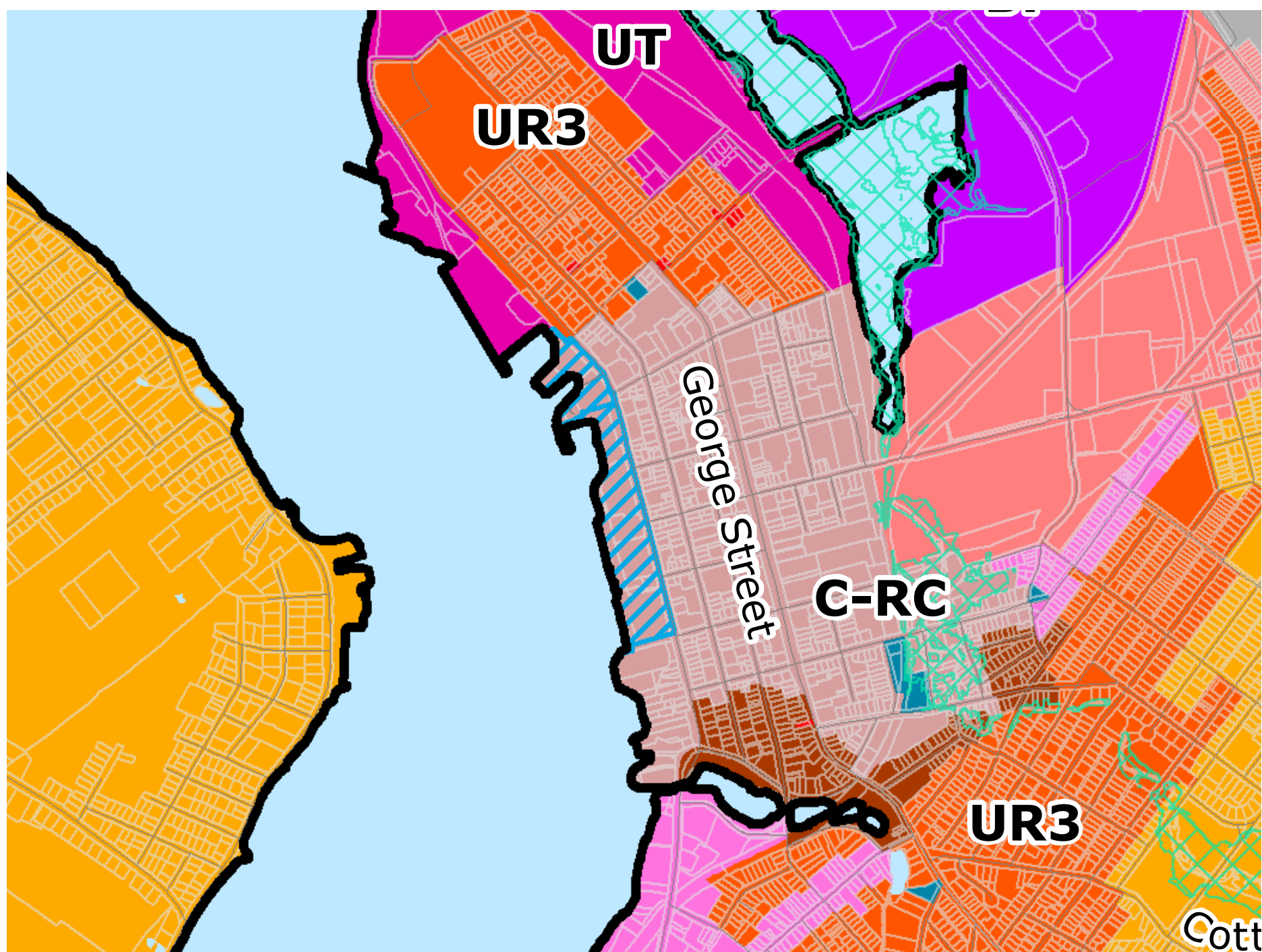
- Limited to 1000m²
- Campgrounds*

*Campgrounds with more than six sites would require Site Plan Approval.

approach to other **zones**

WF

The **Waterfront Overlay zone** encourages dense, mixed use developments with a focus on service, cultural and tourism uses, permitted within the underlying zone, with additional provisions to ensure public access and views to the Sydney waterfront is protected.



Permitted Uses:

- All underlying downtown uses

REGULATIONS:

- protects public access to the waterfront;
- maintains view planes from streets

FP

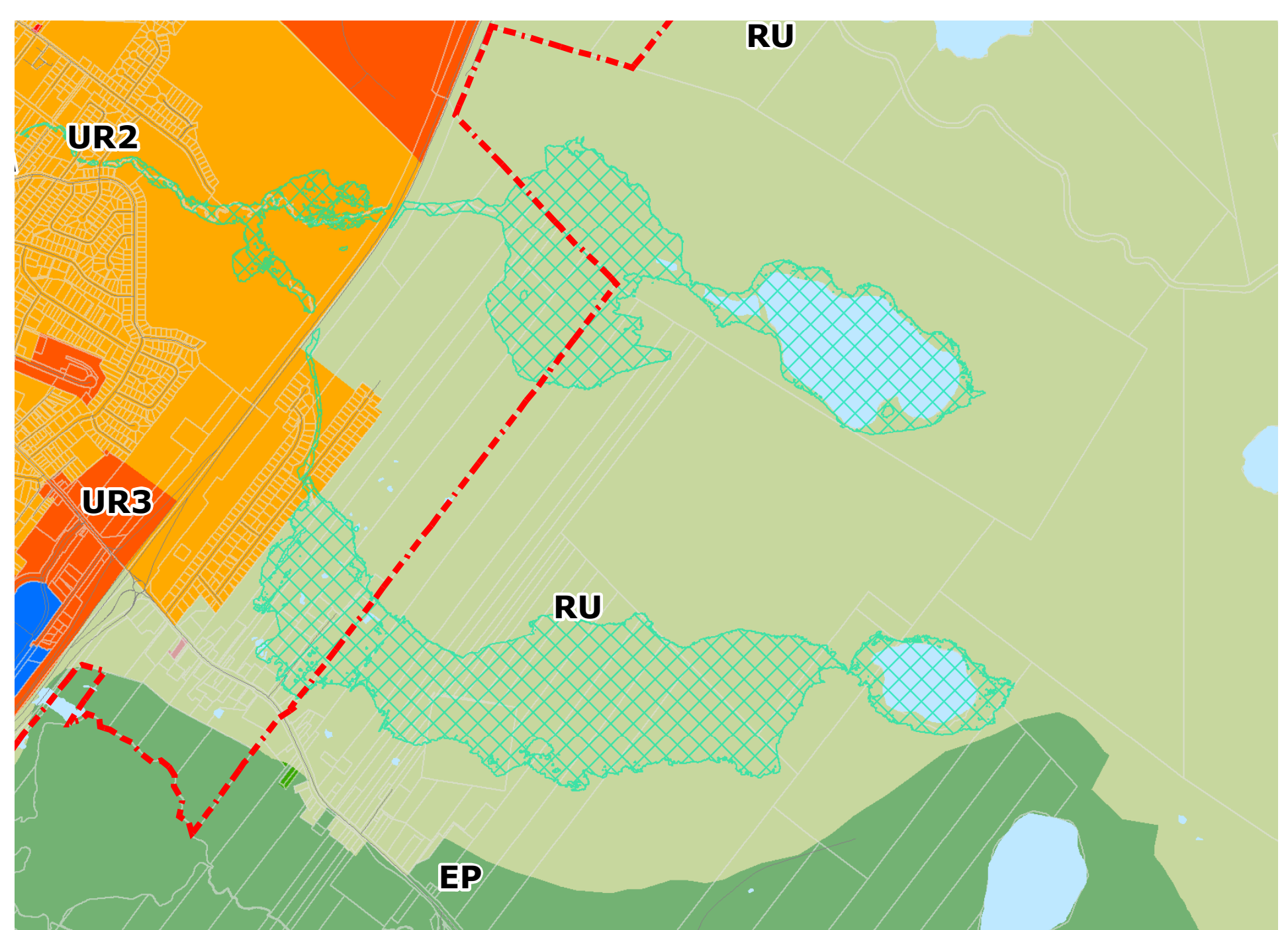
The **Floodplain Overlay zone** is applied to lands that frequently experience overland flooding. The zone standards apply aim to mitigate harm to life and property, while managing stormwater through appropriate development provisions.

Permitted Uses:

- All underlying uses (mainly residential)

REGULATIONS:

- Stormwater Management requirements
- Minimum Building Elevation



hot topics



Approach to **Parking**

- Move away from regulating **minimum parking requirements** (i.e. number of spaces)
- Follow the lead of other North American municipalities and **leave it to the market**, and promote better use of urban lands
- Regulate **parking standards** (when provided):
 - parking stall length and widths
 - barrier free standards



Approach to **Rooming Houses**

- Add a **Shared Dwelling** definitions
- Limit the number of rooms in **unserved areas** to four
- Drive standards to **building code standards**
- Regulate through the lens of **public safety**
- Would require a **permitting process** and trigger code compliance and inspections



Approach to **Home Based Businesses**

- Two-tiered approach:
 - **Inside Service Area Boundary:** permit home based businesses of a lesser intensity (i.e. limit number of non-occupant)
 - Limit changes to the physical appearance of the home
 - **Outside Service Area Boundary:** be more permissive



Approach to **Rural Subdivisions**

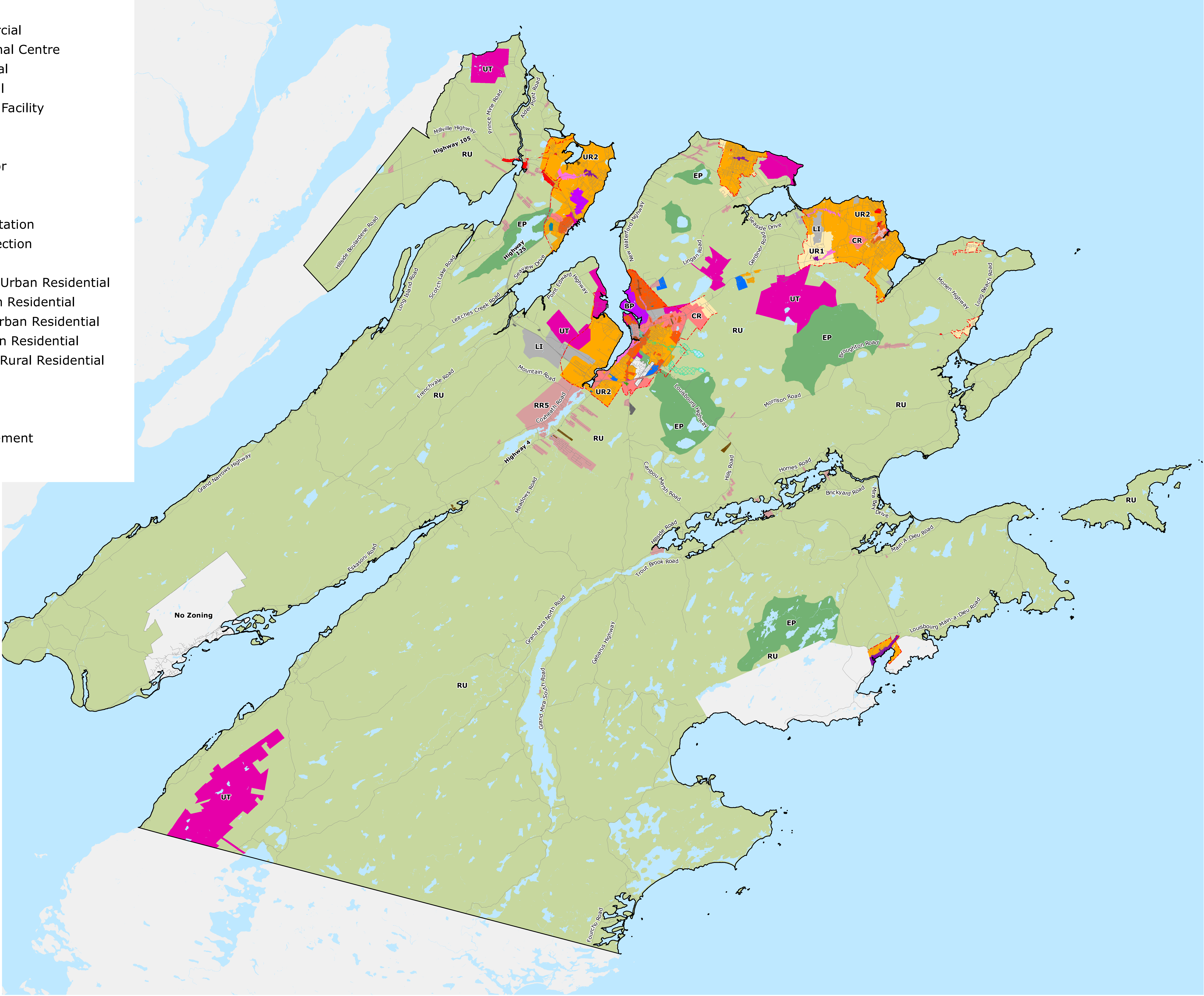
- Facilitating development to **meet demand**
- Allow **private roads** (only – no public roads) outside the Service Area Boundary but set a limit to the number of lots that can be serviced by a private road (i.e. 5-20)

what else **should we consider?**

Let us know your thoughts, ideas, or feedback using **sticky notes** on this poster.

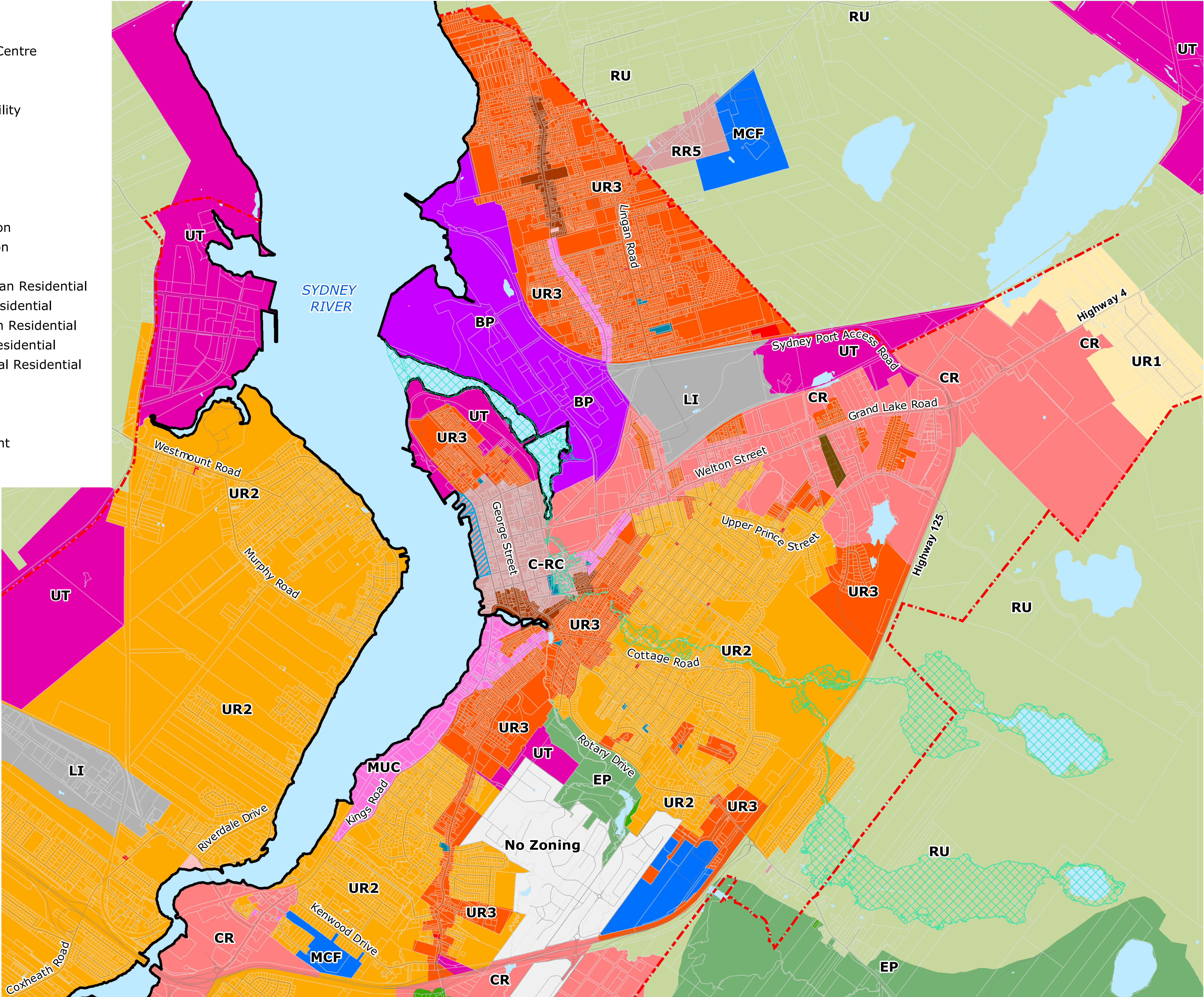
CBRM zoning map

- CD Downtown Commercial
- C-RC Downtown Regional Centre
- CR Regional Commercial
- GC General Commercial
- MCF Major Community Facility
- BP Business Park
- MU Mixed Use
- MUC Mixed Use Corridor
- LI Light Industrial
- HI Heavy Industrial
- UT Utility and Transportation
- EP Environmental Protection
- OS Open Space
- UR1 One and Two Unit Urban Residential
- UR2 Low Density Urban Residential
- UR3 Medium Density Urban Residential
- UR4 High Density Urban Residential
- RR5 One and Two Unit Rural Residential
- R6 Mobile Home Park
- RU Rural
- CW Waterfront Overlay
- DA Development Agreement
- No Zoning

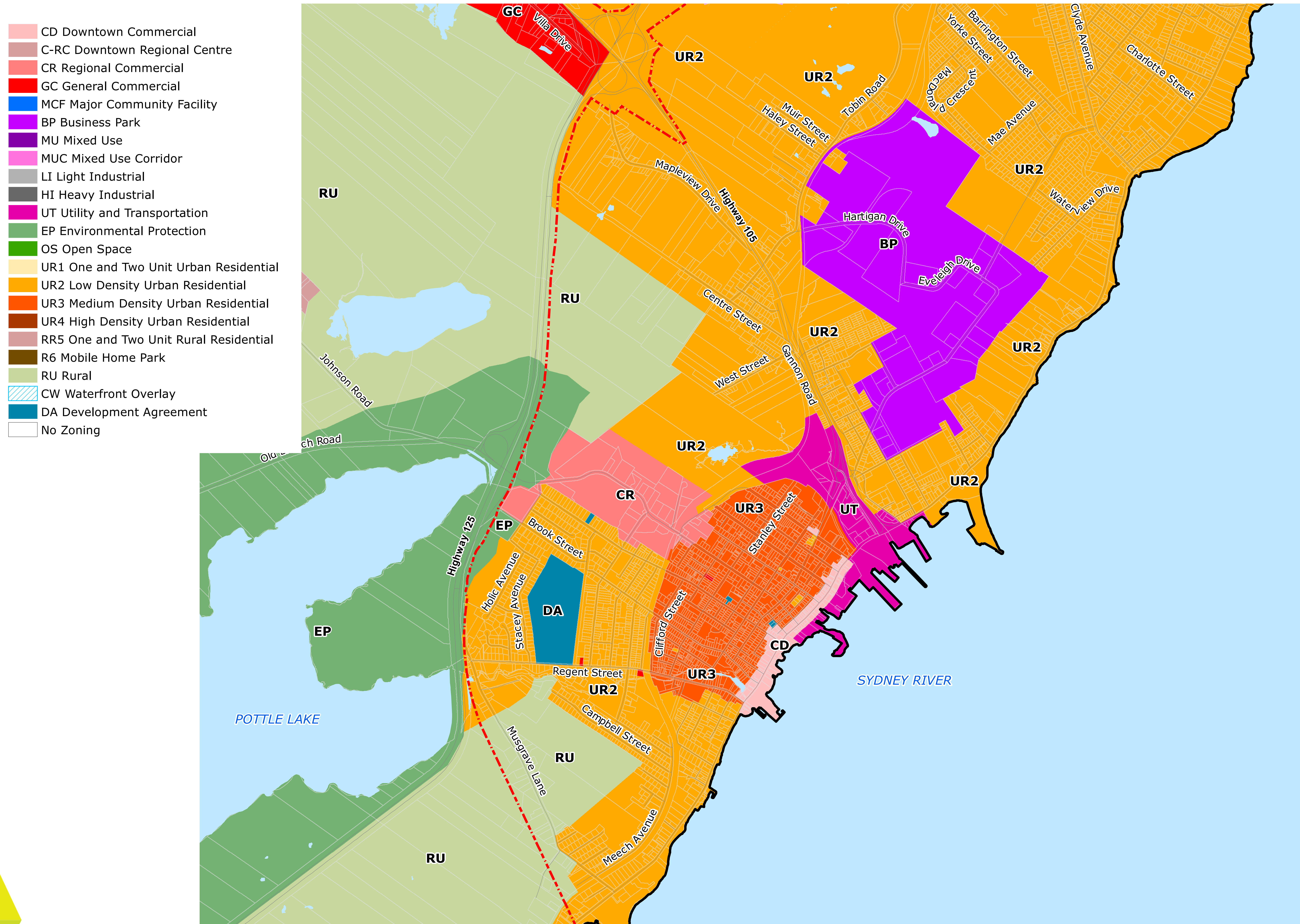


zoning in Sydney

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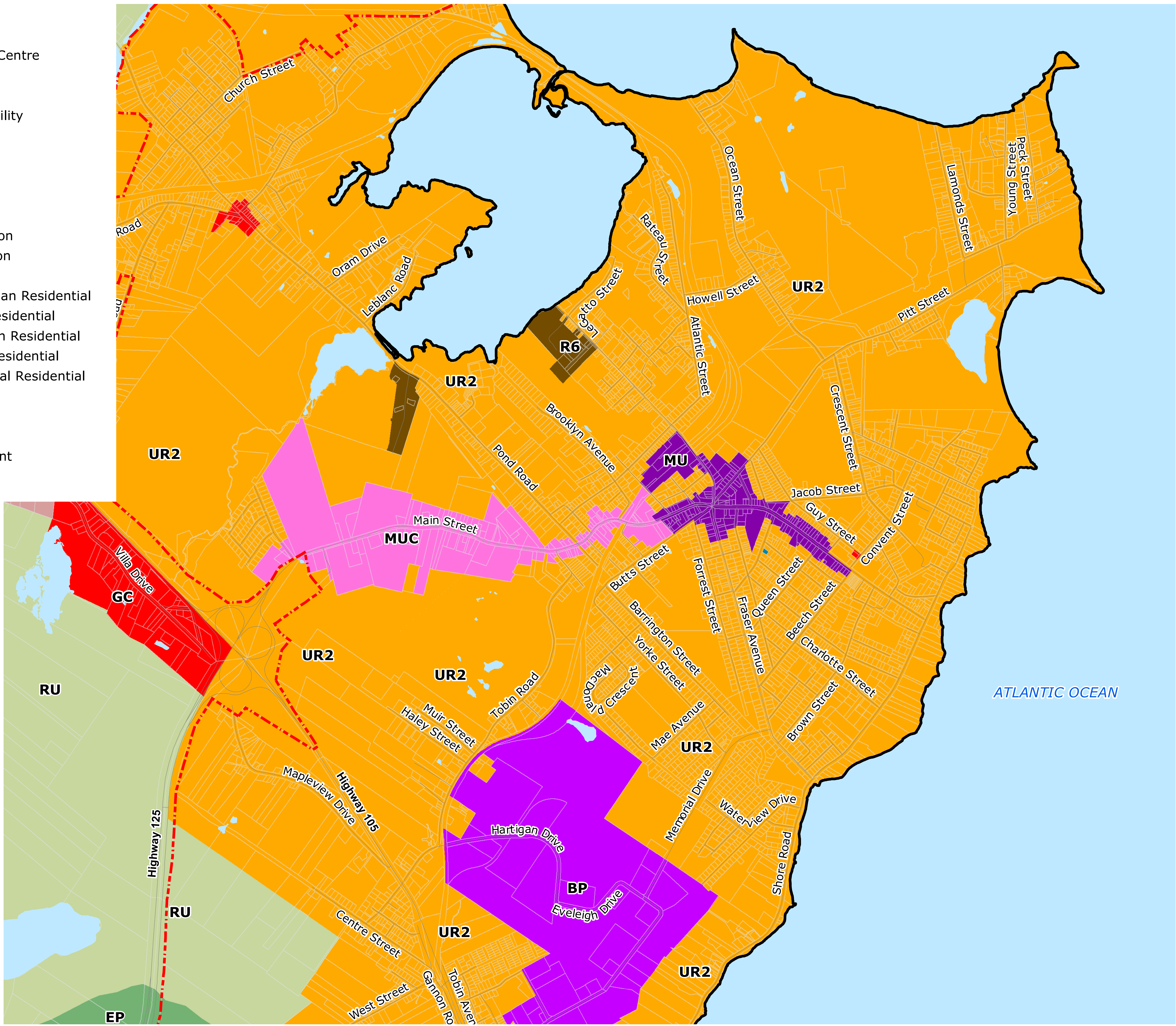


zoning in North Sydney



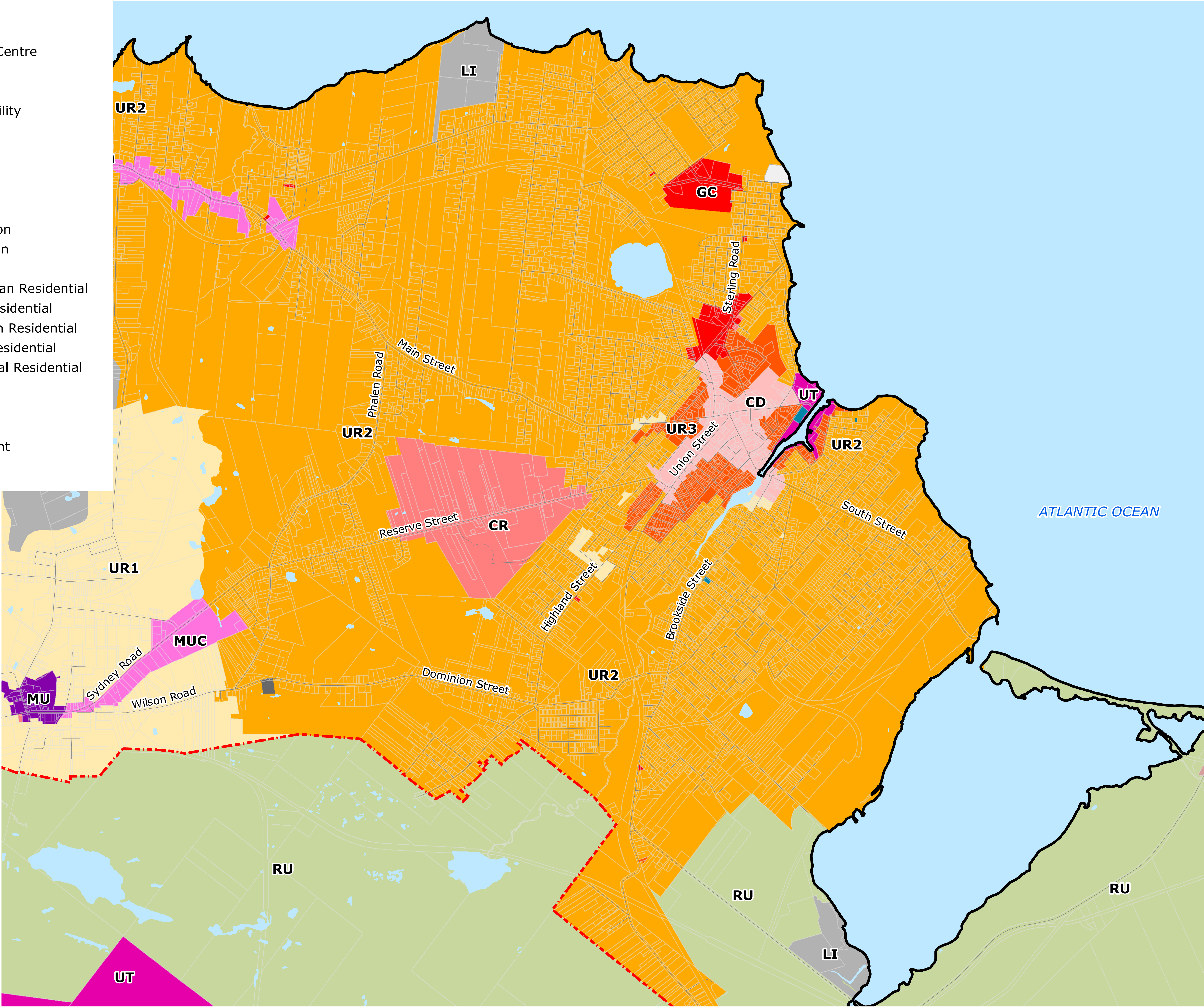
zoning in Sydney Mines

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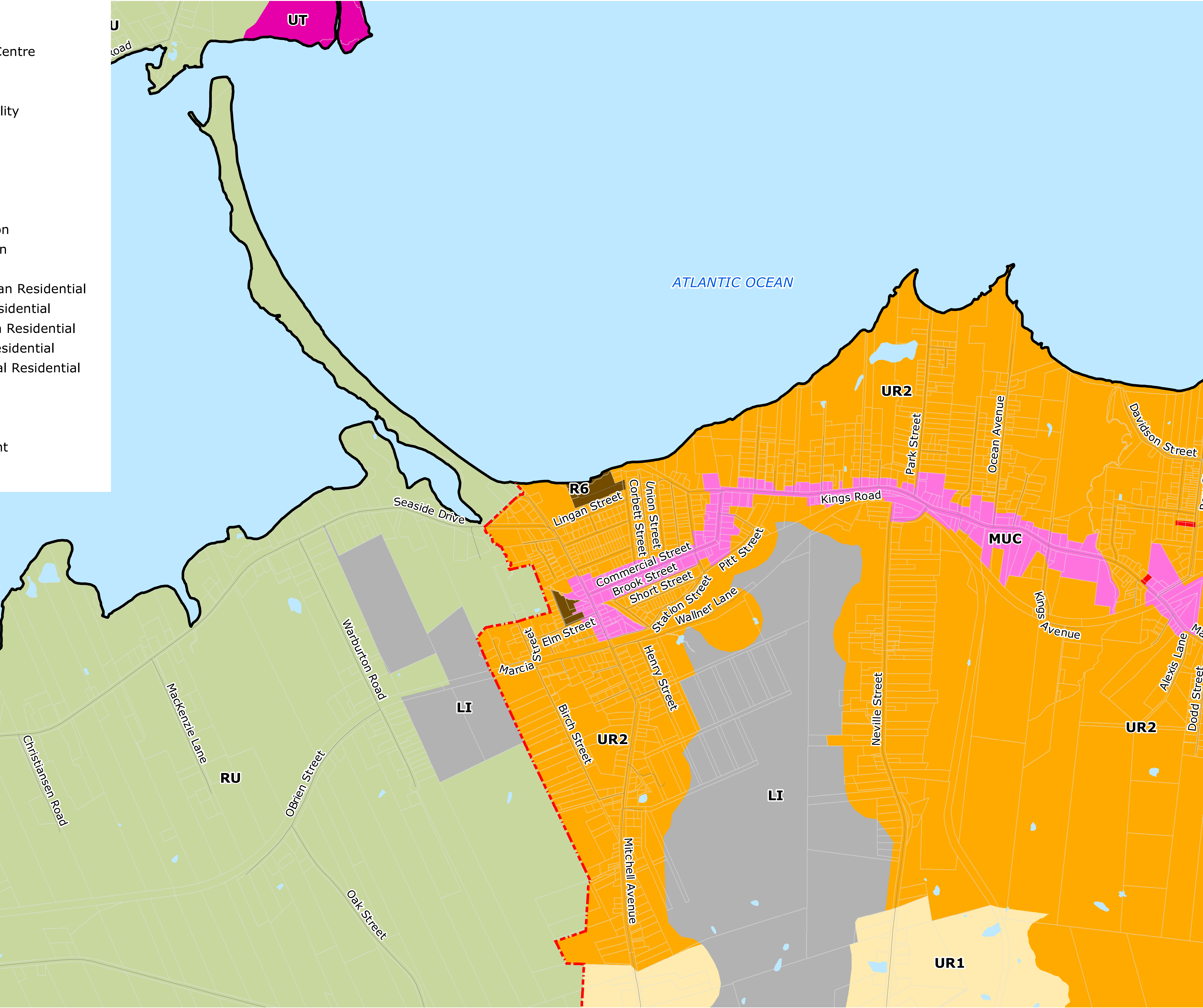
zoning in Glace Bay

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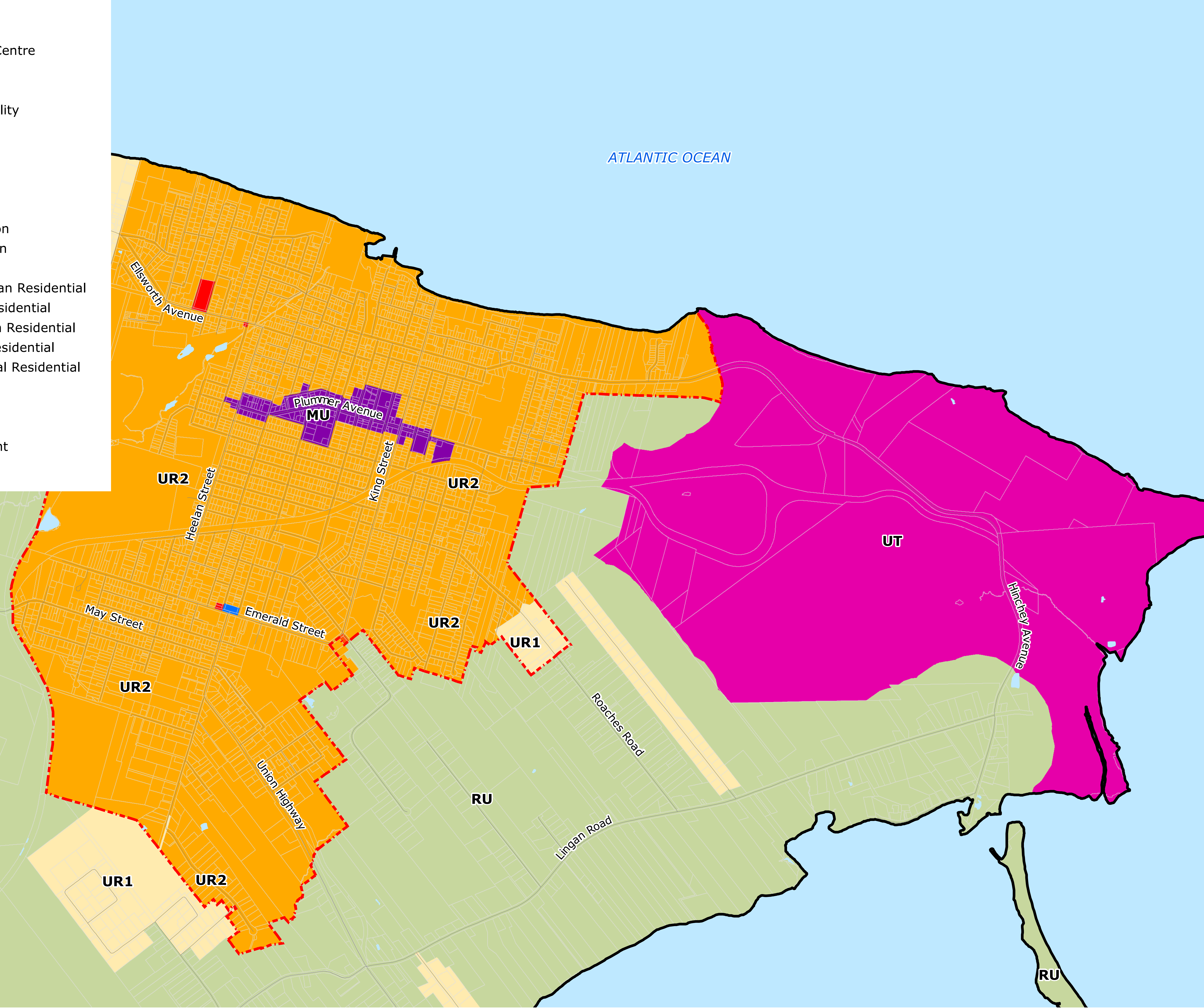
zoning in Dominion

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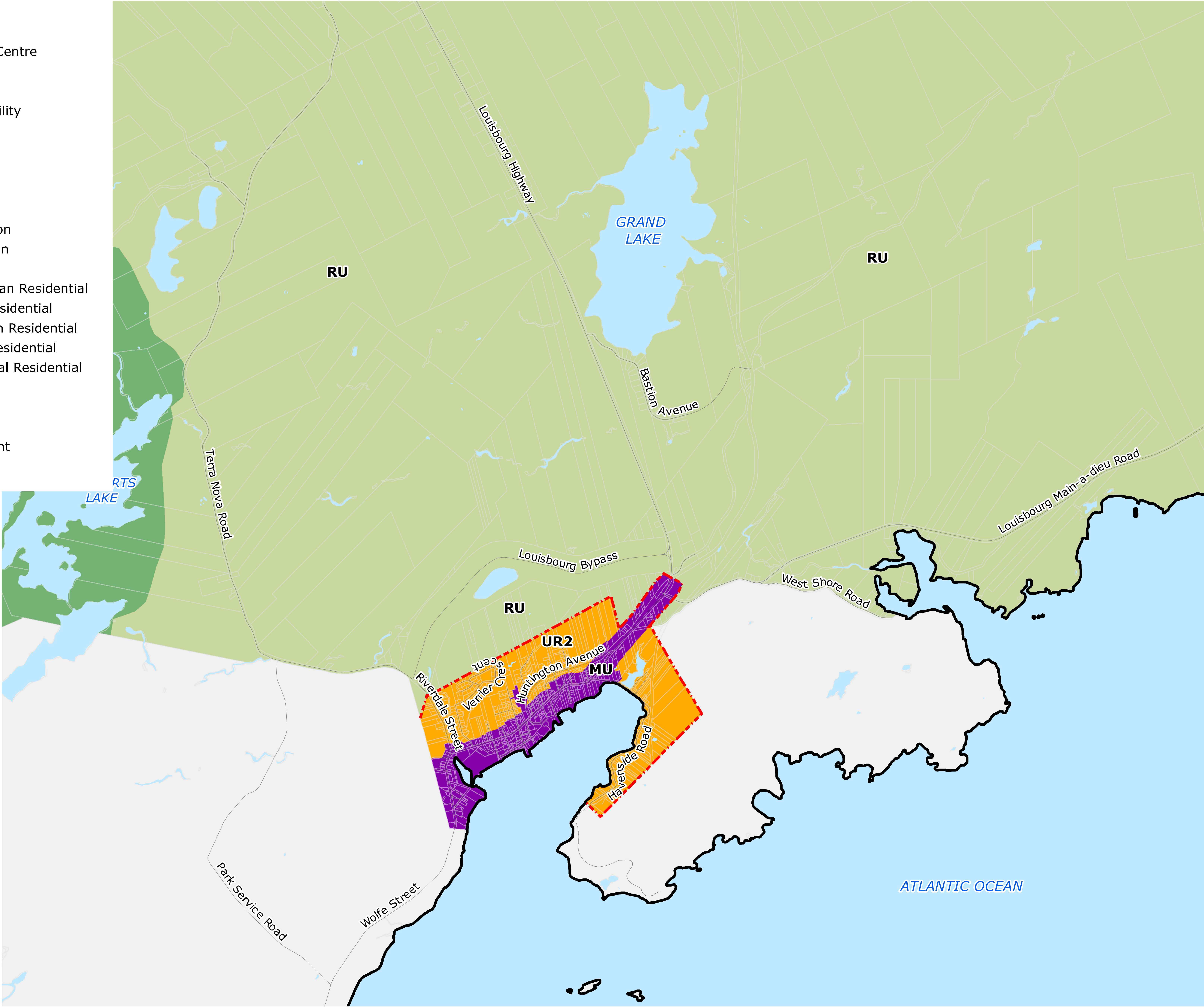
zoning in New Waterford

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zoning in **Louisbourg**

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Stay involved



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**THANK YOU FOR
ATTENDING**