

Case 24509: Beechville Zoning Changes

Appendix A: List of Permitted Uses in the R-1 Zone

Residential Uses

- Single unit dwellings
- Existing mobile home parks
- Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings
- Business uses in conjunction with permitted dwellings (max 25% of gross floor area or 300 sq ft).
- Secondary or backyard suites (one suite permitted per single dwelling)

Community Uses

- Permits both Open Space uses and Institutional uses, except day care facilities, medical clinics and fraternal centres and halls.

Institutional Uses:

- Educational institutions and uses
- Denominational institutions and uses
- A single dwelling unit in conjunction with a day care facility
- Fire and police stations
- Government offices and public works
- Public libraries, museums and galleries
- Community centres and halls
- Public transit terminals

Open Space Uses:

- Public and private parks and playgrounds
- Recreation uses
- Cemeteries
- Day camps
- Historic sites and monument

Shared Housing

In August 2022, Council approved amendments to all HRM's municipal planning strategies, that applied a common definition and approach to shared housing. This includes special care homes, rooming houses, supportive housing (shelters and group homes), seniors' housing and assisted living arrangements. The amendments allow shared housing in all residential zones, and enable a dwelling with up to 10 bedrooms, as long as the building meets the zone's built form regulations (ie, in an R-1 zone the building must be an R-1 single dwelling).