

R-1 Single Unit Dwelling Permitted Uses - Comparison

Lands currently zoned R-1 Single Unit Dwelling permit the uses outlined in the chart below under “Current Scenario.”

Should a rezoning to the proposed Beechville Comprehensive Development District zone be approved, these R-1 lands would continue to permit existing R-1 uses (see list of uses under “Proposed Scenario”). There would be no subdivision or construction of new public roads permitted under the R-1 zone.

Current Scenario – R-1	Proposed Scenario – R-1
Lands Zoned R-1 (Single Unit Dwelling)	Lands Zoned R-1 (Single Unit Dwelling) R-1 zone remains in place to ensure land retains development rights
<p>R-1 permits:</p> <ul style="list-style-type: none"> • Single unit dwellings • Secondary & backyard suites • Shared housing with 10 or fewer bedrooms • Daycares for up to 14 children • Open space uses (eg, parks, playgrounds, monuments) • Institutional uses (eg, schools, churches, fire stations, libraries, transit terminals) <p>Any construction must have at least 60 feet (18.3m) of road frontage, and a minimum lot size of 6000 square feet (558 square metres)</p>	Same as Current Scenario

CDD Comprehensive Development District Permitted Uses - Comparison

Lands currently zoned R-1 that are over a certain size can also right now apply for a rezoning to Comprehensive Development District (CDD). The permitted uses and development process for the existing CDD zone are outlined in the chart below under “Current Scenario”.

The proposed Beechville CDD zone would be a new CDD zone, with a different development process (outlined in the chart below under “Proposed Scenario”).

Current Scenario – Existing CDD	Proposed Scenario – New Beechville CDD
Areas over 5 square acres may also apply to be rezoned to the existing Comprehensive Development District (CDD) zone. This permits subdivision-style development with the creation of new roads, a mix of housing types (eg, single unit and multi-unit) and, in some cases, commercial uses.	Lands identified on the map for the new zone would not be eligible to apply to the existing CDD zone, but could apply to be rezoned to a new Beechville Comprehensive Development District. Properties rezoned to Beechville CDD would begin a master planning process to identify what type of development the community would like to see on the site.
Properties rezoned to CDD require a development agreement for construction to take place, and the development agreement sets out requirements for: <ul style="list-style-type: none"> - Type of land use (residential, commercial, etc) - Type and number of housing units - Location of new roads - Location and function of public lands (eg, parks, trails) - Water, sewer and stormwater servicing 	The master planning process would be a public engagement exercise to create a vision for the area and identify what requirements should be included in a development agreement. These could include the following: <ul style="list-style-type: none"> - Type pf housing units - Cultural commemoration - Heritage preservation - Community gardens and open space - Location of roads, sidewalks and crosswalks
Development agreement requirements are already established in the Timberlea-Lakeside-Beechville Municipal Planning Strategy. Public input is sought but may influence only these existing requirements.	The development agreement requirements in the existing CDD zone are already established and focus mainly on infrastructure. The Beechville CDD zone is intended to give the community more influence over what is included in any development, by letting residents take the lead in creating new development agreement requirements.