

the facilities are meant to ensure compatibility with adjacent uses. Policy R-23 addresses daycare facilities in residential areas. Larger daycare facilities are permitted in commercial areas.

Residential Setbacks

Policy R-24 states that owners and builders are to be encouraged to vary the setbacks of adjacent buildings in order to provide more interesting streetscapes.

Regulations to Preserve Residential Character

Town Council, through provisions in the Land Use By-law, will work to maintain the low density residential character of the Town. Policy R-26 identifies items which will be regulated, including the number of boarders or lodgers and the parking of commercial vehicles in residential areas.

Efficient Use of Land

Policy R-27 explains Council's intention to consider applications to infill within existing residential areas in order that municipal infrastructure may be used more efficiently. Provisions will be included within the Land Use By-law to permit subdivision of wider existing lots to permit infilling provided there is not a non-conforming land use. Policy R-28 permits infill development on existing lots which do not meet the requirement of having frontage on a street, but which do have access via an easement or other instrument to a public street.

OBJECTIVES AND POLICIES

RESIDENTIAL OBJECTIVE

To make provision for a choice of housing types; to make provision for construction of affordable housing; to provide for preservation of the character of existing neighbourhoods in their present form; to permit residential development to occur in areas where the Town can economically provide services; to consider the need for permanent buffers and/or separation distances where residential uses abut incompatible land uses; to encourage the provision of housing for those with special needs; to provide for a mix of housing types in new developments consistent with the trend in starts in Bedford since 1980; to plan for supporting neighbourhood infrastructure such as schools, parkland and commercial facilities; and to encourage development that would be designed to suit the natural terrain and to minimize negative impacts to the natural environment.

Policy R-1

It shall be the intention of Town Council to maintain a Residential Development Boundary (RDB) and direct future growth to the area within the RDB, while limiting growth in the reserve area outside the RDB. The location of the Residential Development Boundary shall be as shown on the Generalized Future Land Use Map.

Policy R-2:

Before approving a strategy amendment to change the location of the Residential Development Boundary, Town Council shall give consideration to:

- 1) requirements and capabilities to provide hard and soft services, such as water and sewer, schools, fire and police protection;
- 2) population and housing forecasts so as to avoid shortages of serviced land and resulting inflated land costs;

- 3) remaining supply of residential land in relation to the anticipated rate of its consumption;
- 4) adequacy of existing or proposed community and recreational facilities;
- 5) the financial impact upon the Town in terms of capital and operating costs;
- 6) any environmental impacts that may occur due to the increase of permitted development activity; and,
- 7) adequacy of existing and proposed access routes;
- 8) all other applicable policies.

Policy R-2A:

It shall be the intention of Town Council to immediately commence a study to determine where future residential growth should occur in the Town and in which direction the residential development boundary should be expanded when it is deemed necessary. The criteria in Policy R-2 shall be addressed in the study.

Policy R-3:

The Town of Bedford recognizes the existence of the Jack Lake Land Assembly and its suitability for future residential development, as substantiated in studies undertaken by the Nova Scotia Department of Housing *and Consumer Affairs*. It shall be the intention of Town Council to consider this parcel of land known as the Jack Lake Land Assembly for inclusion within the Residential Development Boundary if and when a strategy amendment to expand the Boundary is contemplated. As part of this exercise, the Town shall request the Nova Scotia Department of Housing and Consumer Affairs to update the socio-economic analysis and master plan prepared in 1986 for Jack Lake.

Policy R-4:

It shall be the intention of Town Council to establish a "Residential" designation on the Generalized Future Land Use Map. The Residential designation shall permit the full range of residential uses as well as park uses and special care facilities for up to 10 residents. Institutional uses and utilities may be permitted by rezoning. Special care facilities for more than 10 residents may be permitted by development agreement.

Policy R-5:

It shall be the intention of Town Council to establish the following zones within the residential designation:

- Residential Single Unit Zone (RSU) which permits single detached dwellings and existing two unit dwellings
- Residential Two Unit Zone (RTU) which permits single detached and two unit dwellings be they linked homes, semi-detached dwellings, duplex dwellings, or single detached with basement apartment
- Residential Townhouse Zone (RTH) which permits townhouses
- Residential Multiple Dwelling Unit Zone (RMU) which permits multiple-unit buildings

These zones shall apply in the existing neighbourhoods which are identified by the Residential designation on the Generalized Future Land Use Map. Neighbourhood parks and special care facilities for up to 10 residents will also be permitted in these zones.

Policy R-6:

It shall be the intention of Town Council to establish a "Residential Reserve" designation on the Generalized Future Land Use Map. The Residential Reserve designation will be applied to

the residential areas outside the Residential Development Boundary which are to be serviced with on-site services. Residential development in these areas shall be limited until such time as full services can be provided to permit efficient land servicing and provision of services to these areas. A reduction of lot size and frontage requirements will be permitted for those unserviced lots upon which there is an existing dwelling at the time of approval of this Strategy. Such lots shall have a minimum area of one acre and a minimum frontage of 120 feet on an existing street. **In addition, the lot at 700 Kearney Lake Road (PID 40648370) may be developed under regulations similar to unserviced lots with an existing dwelling. (RC-Apr 24/01;E-May 25/01)**

Policy R-7:

It shall be the intention of Town Council to establish a Residential Reserve Zone (RR) which shall permit single unit residences on large lots, special care facilities for up to 10 residents, and local parks.

Policy R-8:

It shall be the intention of Town Council to promote neighbourhood stability within established residential areas which are zoned for a residential use on the Zoning Map. Established residential areas are those which are designated "Residential" and "Residential Reserve" on the Generalized Future Land Use Map. A plan amendment shall be required in order for Town Council to consider rezoning or development agreement applications which would seek to increase the number of dwelling units or alter the land uses. Notwithstanding the foregoing, Town Council may consider applications for a development agreement to permit the inclusion of an apartment unit within a single-unit dwelling in the RSU Zone or other housing options as identified in Policies R-18 and 19. Apartment units added within single unit dwellings shall not exceed 700 sq. ft. in area and detached garden flats shall not exceed 700 sq.ft. in area.

Policy R-9:

It shall be the intention of Town Council to establish Residential Comprehensive Development Districts (RCDD) within the Residential Development Boundary where the predominant housing form of each residential district shall be the single-unit detached dwelling unit. These residential districts are shown on the Generalized Future Land Use Map. Council shall enter a development agreement to control the development within the area identified as RCDD. Permitted uses within RCDDs shall include, but not be limited to, single detached dwelling units, two unit attached dwellings, townhouses, multiple unit dwellings, mobile home, senior residential complexes, neighbourhood convenience stores, neighbourhood commercial uses, institutional uses, parks and recreational uses. Three RCDD areas have been identified: a) the remaining lands of Bedford Village Properties near Paper Mill Lake; b) the area between Union Street and the Bicentennial Highway; and, c) 68 acres of land south of Nelson's Landing belonging to Crestview Properties Limited.

Policy R-10:

It shall be the intention of Town Council to establish a Residential Comprehensive Development District (RCDD) Zone within the Land Use Bylaw to permit Council to: a) ensure that a comprehensive plan is prepared; b) encourage environmentally sensitive design through review and negotiations on development agreement applications; c) consider approving innovative housing forms; d) permit flexibility and economies in street and servicing standards; e) consider the need for buffering and/or separation distances; f) consider innovative subdivision designs and house siting arrangements; g) permit negotiation regarding provision of open space; h) negotiate the phasing of development; i) encourage the use of cost effective

construction technology; and, j) encourage the provision of a mix of housing types.

Policy R-11:

It shall be the intention of Town Council to limit the density of residential development within an RCDD to a maximum of 6 units per gross acre. In order to develop an RCDD at a density between 1 and 4 units per gross acre it will be necessary for Town Council to enter into a development agreement. Only single-unit dwellings will be permitted in this density range and in order for Town Council to consider this increased density the proponent must indicate methods whereby common open space (parcels which are available for use by project residents or the general public) is to be provided for such purposes as protection of existing vegetation, retention of natural features, and/or incorporation into the parks system. Development up to a maximum of 6 units per gross acre must proceed on the basis of a mix of uses. However, at least 60% of all housing shall be single unit dwellings. *Such proposals* may be considered by development agreement provided additional common open space is provided and the cluster/open space site design approach is utilized. When entering development agreements Town Council may consider reductions of up to 50% for frontage, side yard and lot area requirements as specified in the Land Use By-law for the type of housing being considered. A design manual is to be prepared to provide further elaboration on the cluster housing concept. Representation of the range of residential uses shall be provided in each neighbourhood area. Each street may have the same type of uses, however on a neighbourhood scale, a range of uses shall be required to provide a variety of housing in each neighbourhood area.

These densities shall be based on gross area calculations which include the land area consumed by residential uses, parkland, local, collector, and arterial streets, institutional and neighbourhood commercial uses, and environmentally sensitive sites. In the case of Papermill Lake RCDD, the gross area calculations shall exclude all that land under water in this lake as it exists on December 2, 1989.

Policy R-12:

Deleted

Policy R-12A:

It shall be the intention of Town Council to require architectural design standards for RCDD projects. These standards are intended to achieve architectural variation in neighbourhoods by limiting design repetition and encouraging varying facial designs. Small multiple unit buildings shall be designed so they appear more like large single unit buildings. Large multiple unit buildings shall have bends and jogs rather than flat facades and shall be limited to a maximum of 36 units per building and three storeys in height unless site conditions justify a taller building by minimizing site disturbance, maximizing tree retention and screening from the street. In the architectural design of all buildings in RCDD projects. Consideration shall be given to the following techniques: roof slopes with 6:12 pitch or greater; door and window trim and detailing; exterior materials of brick, masonry, clapboard or wood; exterior colours of earth and natural tones with complementary coloured trim; use of side doors on semi detached and townhouse units; garage entrances on the side rather than the front of homes; garage entrances be set back from the front facade to minimize its impact on the streetscape; decorative front facade details such as brick, shutters, awnings; utility wires, installation of underground electrical secondary services and electrical meters attached to side or back of homes. Specific architectural guidelines shall be included in development agreements. For multiple unit buildings and commercial buildings consideration shall be given to the site's location and visibility within the Town, in establishing building size and design.

Policy R-12B:

It shall be the intention of Town Council to identify non-site disturbance areas and to require landscaping for RCDD projects. Non-site disturbance areas are intended to preserve natural open space and to provide neighbourhoods with a natural or "green" environment. Landscaping requirements are intended to provide buffers between buildings, buffers between buildings and streets, and provide a visual break in parking lots. Non-site disturbance areas shall be determined by designing buildings that fit the site and utilizing construction practices that minimize site disturbance and maximize tree retention. Horticultural practices shall be utilized to maintain the health of vegetation within non-site disturbance areas and landscaped areas, such as: covering of exposed roots with adequate soil and mulch; protecting specimen trees with barriers to prevent damage from machinery; slope stabilization; planting of trees that comply the CNTA Canadian Standards for Nursery Stock etc. Consideration of storm water drainage patterns shall be considered when identifying non-site disturbance areas and landscaped areas. The "no net loss" approach shall be used for non-site disturbance areas ie: any removal or damage to a non-site disturbance area during or after construction shall be replaced via landscaping somewhere on the site so there is no net loss to the vegetated portion of the site.

Policy R-12C:

It shall be the intention of Town Council to require streetscape design standards for RCDD projects. These standards are intended to achieve an attractive streetscape upon completion of the project. In designing the streetscapes, parking for small lots shall be provided in the side yards except where a garage is provided in the front yard. In addition, for all streetscapes, consideration shall be given to: varied front yard setbacks; street patterns that utilize curves, bends and change in grades; street standards that reflect the function of the street; parking in side yards; landscaping to screen parking lots from the street for large buildings ie: multiple unit, commercial, townhouses; driveway locations for multiple unit projects considered in terms of the view from the street and to buffer these in order to minimize the impact of the parking lot and building on the streetscape; provision of street trees for both public and privately owned streets. Buffering and screening shall be provided in the form of natural vegetation and landscaping. Street patterns utilizing local through streets is encouraged over the use of cul-de-sacs to facilitate improved traffic movement and to assist snow clearing operations. Through streets shall not be accepted in preference to cul-de-sacs in situations where it is incompatible with the physical topography and where site disturbance of environmentally sensitive areas will be increased. Sidewalks shall be required on both sides of arterial and collector streets. To minimize their impact on collector roads, small lots should be located on local streets and be dispersed throughout the development.

Policy R-13:

It shall be the intention of Town Council to permit mobile home parks and/or subdivisions in Residential Comprehensive Development Districts through the development agreement process. In assessing a proposal to include mobile home parks and/or subdivisions within an RCDD Council shall take into consideration:

- a) direct access to the collector or arterial road system;
- b) the proximity to existing or proposed recreational facilities;
- c) the adequacy of servicing capabilities in the area;
- d) the adequacy of existing or proposed school capacities;
- e) that the proposal meets all other policies contained in this plan;

- f) the criteria listed in Policy Z-3.

Policy R-14:

It shall be the intention of Town Council to require the undertaking of a public participation process in which the public, proponents, and Town staff: a) identify development constraints and opportunities pertaining to the three RCDD areas; and b) collaborate to produce the conceptual plans for the development of these areas. When negotiating provisions of the Union Street RCDD development agreement special attention shall be given to the protection of the aboriginal petroglyphs located within this area.

Policy R-15:

It shall be the intention of Town Council to consider the recommendations contained in the Petroglyph Advisory Committee's report as part of the public consultation process for the Union Street RCDD.

Policy R-16:

Pursuant to Policy R-9 and as provided for by Sections 55 and 56 of the Planning Act, the development of any RCDD shall only be considered by Council through a Development Agreement. Council shall evaluate the appropriateness of the proposed development in accordance with the provisions of Policy Z-3 and with regard to the following criteria:

1. Commercial uses shall front on a collector road;
2. The compatibility of the height, bulk and scale of the uses proposed in the project with one another, where specific design criteria have minimized potential incompatibility between different housing forms and/or between different land uses;
3. The adequacy and usability of private and public recreational and park lands and recreational facilities. Proponents will be encouraged to provide one (1) acre of public parkland per 100 dwelling units within RCDDs. Where subdivision occurs 5% of public open space is to be provided as per the Planning Act, and Council shall seek to obtain lands which are compact, having a minimum street frontage of 60 continuous feet or one-tenth of one per cent of the total park area, whichever is greater, and; where usability is defined generally as park or recreational lands having no dimension less than 30 feet (except walkway park entrances) and having at least 50 per cent of the area with a slope between 0 and 8 per cent in grade;
4. The adequacy of provisions for storm water management;
5. The Town will encourage development to maintain standards of water quality which will meet recreational standards;
6. Council shall discourage the diversion of any storm water from one watershed to the detriment of another watershed;
7. The implications of measures to mitigate the impact on watercourses;
8. The adequacy and arrangement of vehicular traffic and public transit access and circulation, including intersections, road widths, channelization, traffic controls and road grades;
9. The adequacy and arrangement of pedestrian traffic access and circulation including: physical separation of pedestrians from vehicular traffic, provision of walkway structures, and provision of crosswalk lights;
10. The maintenance of the small town character by discouraging concentrations of multiple-unit dwellings (townhouses and apartment units) in any one project or area; concentrations shall be viewed as individual projects exceeding 36 units or as clustering of more than three such multiple-unit projects on abutting lots and/or lots within 100 feet;

11. With respect to multiple-unit projects, Council shall consider, among other items, the:
 - i) access to the collector or arterial road system;
 - ii) proximity to existing or proposed recreational facilities;
 - iii) existence of adequate services in the area;
 - iv) conformance with all other relevant policies in this strategy;
 - v) preference to limit the maximum height of any apartment building to three stories except as provided for in Policy R-12A to maintain the small town character;
 - vi) density limitation of 30 units per net acre;
 - vii) requirements of the RMU Zone, where appropriate;
 - viii) the bulk and scale of multiple-unit projects in relation to abutting properties; and,
 - ix) a maximum of 36 units per building
12. The adequacy of school facilities to accommodate any projected increase in enrolment.
13. The adequacy of architectural design;
14. The adequacy of non-site disturbance areas, landscaping areas, and horticultural practices to ensure the survival of these areas;
15. The adequacy of streetscape design.

Policy R-17:

It shall be the intention of Town Council to consider discharging the agreements made pursuant to Policies R-9 and R-10 upon the completion of the development. Upon discharging the agreement Council shall zone the RCDD in such a manner as to be consistent with the development agreement by applying the appropriate zoning or by creating a specific zone for the site which incorporates the uses provided for in the development agreement as well as provisions consistent with Sections 53 and 54 of the Planning Act.

Policy R-18:

It shall be the intention of Town Council to encourage the construction of housing to meet the needs of households experiencing difficulties due to housing affordability and/or housing design. Residents experiencing these difficulties may include the elderly, the physically challenged, or households with low or moderate incomes.

Policy R-19:

It shall be the intention of Town Council to involve seniors in the undertaking of a study to determine specific actions which may be pursued to help seniors stay in their homes and to encourage the development of alternative affordable housing forms for them. Following adoption of the study's findings and recommendations, Town Council shall consider amending the Land Use By-Law as required to permit implementation of the recommendations.

Policy R-19A:

Pursuant to policies R-9 and C-7; C-20, WF-22 and applicable criteria in R-16 and as provided by sections 55 and 56 of the Planning Act, seniors residential complexes shall be considered by Council through a development agreement. Council shall evaluate any proposed seniors residential complexes according to the applicable provisions of policy Z-3 and with regard to the following:

1. integration within established communities, i.e. residential in character and scale;
2. proximity to public transportation, shops, health and social facilities;
3. provision of primary paths to main entrance and from main parking area with minimum width of 1.67 metres (5.5 feet) wide for wheelchair accessibility;
4. provision of walkways with non-slip finish and provided with sitting areas to one side of

- walkway, complete with bench, back support and arm rests; and
5. parking space requirements shall be 1 space for every three units.

Policy R-20:

It shall be the intention of Town Council to seek the appropriate legislation to enable deferment of up to 100% of the property taxes on properties where at least one of the principal owners is 65 years of age or over. A registered lien shall be placed on the property to cover the costs of the deferment, plus interest. At the time when the property changes ownership the registered lien shall become due.

Policy R-21:

It shall be the intention of Town Council to work with and assist, where possible, service clubs, churches, non-profit housing corporations, construction associations and other levels of government to provide housing for low and moderate income households throughout the Town.

Policy R-22:

It shall be the intention of Town Council to permit home occupations in residential zones. These home occupations are to be clearly accessory to the use of the building as a dwelling. In order to maintain the residential character of these buildings, controls on home occupations will be introduced through provisions in the Land Use By-law. The Land Use By-law will be the regulatory device to control such factors as:

- a) size and type of signs;
- b) prohibition of outside storage;
- c) size limited to a maximum of 500 sq. ft. or 25% of dwelling floor area, which ever is less; except that daycares may use 50% of the floor area;
- d) exterior renovations;
- e) parking;
- f) commercial vehicles;
- g) types of home occupations not permitted;
- h) prevention of objectionable uses;
- i) the number of persons employed in the home occupation; and,
- j) the types of articles which may be stored and sold.

Policy R-23:

It shall be the intention of Council to permit the operation of daycare care facilities as of right in commercial areas and within dwelling units in areas which are zoned for a residential land use. Daycare operations within residential areas shall be limited to a maximum 14 children. Daycare facilities within commercial areas may be of the size permitted by Provincial regulations.

Policy R-24:

It shall be the intention of Town Council to encourage owners and builders to construct residential buildings with varying setbacks from the street boundary such that no two adjacent buildings will have the same setback distance. This variation is desired to create a varied, more interesting streetscape.

Policy R-25:

Deleted

Policy R-26:

It shall be the intention of Town Council to provide regulations in the Land Use By-law to regulate residential units for lodgers, boarders and parking of commercial vehicles in order to maintain the low density residential character of neighbourhoods.

Policy R-27:

It shall be the intention of Town Council to consider applications to infill within existing residential areas. Infilling shall be encouraged to enable efficient use of municipal infrastructure. Town Council shall permit reduction of lot frontage requirements for subdivision of lots **within the Single Unit Dwelling (RSU) and Two Unit Dwelling (RTU) Zones** which existed prior to **October 9, 1991**, provided the existing land uses are in conformance with the zoning on the property. Infilling activity within existing residential neighbourhoods **zoned Single Unit Dwelling (RSU) or Two Unit Dwelling (RTU) Zones** shall be regulated through provisions in the Land Use By-law **permitting a reduction to 50 feet of frontage for existing lots**. Council shall permit the creation of flag lots by development agreement **within the Single Unit Dwelling (RSU) and Two Unit Dwelling (RTU) Zones where a property cannot be subdivided by under the Land Use By-law**. Such development agreements will require that:

- the application for a development agreement shall include the specifications for the building envelope for the proposed dwelling such that the new dwelling **is in keeping with the bulk, scale and** the average height and building footprint of the existing dwellings **in the immediate neighbourhood of** the vacant lot;
- the minimum rear yard separation distances between the proposed new dwelling and the existing dwellings shall be 40 feet;
- minimum front, side and rear yards shall be provided in accordance with the zone requirements
- minimum lot area **for a flag lot** shall be **7,000** sq. ft.; and,
- the lot must be located within an area which is zoned **single (RSU Zone) or two-unit (RTU Zone) dwellings**;
- **on any lot adjacent to a watercourse or body of water, no area of land which has been infilled shall be included in the minimum lot area or minimum yard setback required under this policy or the Land Use By-law**;
- **the application shall include provisions for visual screening, such as fencing and tree retention, to manage potential impact on adjacent residential properties**;
- **controls related to the design of the new dwelling, such as the management of wall openings (i.e., windows and doors) are established to ensure that it is compatible with that of the surrounding residential environment**;
- **no application to create a new lot for the development of a two unit dwelling shall be considered on any lot which abuts a property that is zoned RSU and which is undeveloped or contains a single unit dwelling**;
- **where a proposal includes a two unit dwelling, the application shall include adequate outdoor amenity space such as decks, patios or other open space**;
- **the creation of a flag lot shall not be in combination with any other development agreement option permitted under the Plan, including but not limited to Policy R-8, auxiliary dwelling units; and**
- **consideration of limiting home based businesses due to the configuration of the lot.**

(RC-Jan 13/09;E-Feb 28/09)

Policy R-27 A

Further, where a property is eligible for consideration for a flag lot under Policy R-27, Council shall consider applications to create lots with reduced frontage that do not meet the definition of flag lot set out in the Land Use By-law through the development agreement application process. In considering applications for development agreements, Council shall have regard for the following:

- the application for a development agreement shall include the specifications for the building envelope for the proposed dwelling such that the new dwelling is in keeping with the bulk, scale and average height and building footprint of the existing dwellings which are in the immediate neighbourhood of the vacant lot;
- the road frontage of the existing lot shall be less than 120 feet and greater than or equal to 90 feet.
- minimum lot area of any new lot shall be 6,000 sq. ft.;
- minimum road frontage of any new lot shall be 40 feet;
- minimum front and rear yards shall be provided in accordance with the zone requirements;
- minimum side yards adjacent to any lands that are not subject the agreement shall be provided in accordance with zone requirements;
- minimum side yards not adjacent to existing lots may be reduced provided that applicable building code requirements are met;
- on any lot adjacent to a watercourse or body of water, no area of land which has been infilled shall be included in the minimum lot area or any minimum yard setback required under this policy or the Land Use By-law;
- the application shall include provisions for visual screening, such as fencing and tree retention, to minimize potential impact on adjacent residential properties;
- controls related to the design of the new dwelling such as the management of wall openings (i.e., windows and doors) are established to ensure that it is compatible with that of the surrounding residential environment;
- no application to create a new lot for the development of a two unit dwelling shall be considered on any lot which abuts a property that is zoned RSU and which is undeveloped or contains a single unit dwelling;
- where a proposal includes a two unit dwelling, the application shall include adequate outdoor amenity space such as decks, patios or other open space;
- the creation of a reduced frontage lot shall not be in combination with any other development agreement option permitted under the Plan, including but not limited to Policy R-8, auxiliary dwelling units; and
- consideration of limiting home based businesses due to the configuration of the lot.

(RC-Jan 13/09;E-Feb 28/09)

Policy R-27 B

Where a development agreement has been entered into for a flag lot prior to the adoption of this policy, Council may consider amendments to the agreement in consideration of Policy R-27 or R-27A.

(RC-Jan 13/09;E-Feb 28/09)

Policy R-28:

It shall be the intention of Town Council to permit, by development agreement, issuance of development permits to allow construction of dwellings on existing, vacant lots which do not have frontage on a public street. In considering such development agreements Council shall have regard to the following criteria:

- there is an easement available to provide access from the lot to a public street;
- the existing vacant lot must be within the Residential Development Boundary;
- the application for a development agreement shall include the specifications for the building envelope for the proposed dwelling such that the new dwelling shall not exceed the average height and building footprint of the existing dwellings which abut the vacant lot;
- the minimum rear yard separation distances between the proposed new dwelling and the existing dwellings shall be 40 feet;
- minimum front, side and rear yards shall be provided in accordance with the zone requirements
- minimum lot area shall be 6,000 sq. ft.; and,
- the lot must be located within an area which is zoned for residential land use

Policy R-29:

The properties known as 25, 27, and 35 Dartmouth Road shall be rezoned to a townhouse zone and Council may consider applications for a single multiple residential building through development agreement that does not meet the provisions of the multiple unit dwelling zone.

Policy R-30:

Any development permitted pursuant to Policy R-29 shall be compatible with the surrounding area including Parkers Brook and this shall be achieved by attention to a variety of factors for which conditions may be set out in the development agreement, such as but not limited to:

1. **The adequacy of the servicing capacity of the site;**
2. **The scale, height and massing of the building. The building may not have more than four floors of residential space;**
3. **Architectural design;**
4. **Vehicle and pedestrian access and egress;**
5. **Location and form of open space and outdoor recreation areas;**
6. **Site landscaping and buffering;**
7. **The retention of mature trees;**
8. **The treatment of drainage from parking lots;**
9. **The location and amount of parking provided;**
10. **Building materials;**
11. **The building may not be greater than 64 dwelling units;**
12. **Policy E-8, if applicable; and,**
13. **Implementation Policy Z-3.**

(RC-Jan 15/02;E-Feb 2/02)

Policy R-31:

It shall be the intention of Council to enable a multiple unit building on the lands of the

former Crestview CCDD site Commercial development is not viable due to the sites poor access and visibility. Within the Residential Designation on the former Crestview CCDD site, a multiple unit building shall only be considered by a development agreement in accordance to the provision of the Municipal Government Act. In considering any such agreement, Council shall have regard to the following:

- a) the residential density shall not exceed 30 units per acre (based on a two-bedroom equivalent per unit);
- b) controls are set on the bulk, scale, and massing of any proposed development to ensure it does not significantly alter the character of this area and ensure such development contribute to a vibrant, attractive, safe, walkable area of Bedford.;
- c) adequate buffers and screening should be provided for any proposed building or parking area from adjacent single unit dwellings, and attractive fencing and landscaping to enhance privacy should be provided where appropriate;
- d) landscaping complements the proposed buildings, reinforces circulation paths, highlights entrances, provides shade, adds seasonal interest, and outlines a maintenance plan. Landscaping shall be designed for appreciation by pedestrians, bicyclists and motorists. adequate landscaping and/or streets trees should be provided around the perimeter and throughout the site of the development to enhance the aesthetics of the site;
- e) areas should be characterized by open space, green space, pedestrian connections and sidewalks that create a pedestrian-friendly area adequate recreation;
- f) parking areas should be located so as to not dominate the site. The visual appearance of parking areas should be minimized through use of landscaping treatments, rear yards or enclosed parking, reduced parking standards or other appropriate means;
- g) traffic circulation and access to and from the site should be designed to minimize adverse impacts on the adjacent residential uses, local road and the Bedford Highway. Access shall not be granted from Nelsons Landing Boulevard.;
- h) adequate provisions should be made for safe and convenient pedestrian circulation on the site and to nearby amenities;
- i) lighting shall be designed to provide security, safety, and visual appeal for both pedestrians and vehicles while ensuring minimal impact on adjacent residential properties.
- j) measures should be proposed to mitigate impact on adjacent properties;
- k) significant natural and cultural features on the site should be identified and protected where appropriate;
- l) the provisions of Policy Z-3 be met.

(RC-Mar 6/07;Apr 7/07)