



Motion C24(225) Mini-Homes as Accessory Dwelling Units

Planning Advisory Committee
January 21, 2025

Planning & Development



EAST HANTS

Background

In June of 2024, East Hants Municipal Council passed the following motion:

Moved that Council direct staff to review land use regulations that are preventing small manufactured housing units from being used as accessory dwelling units.

Background

Under the East Hants Land Use Bylaw, mini-homes are not permitted to be used as an Accessory Dwelling Unit within a Residential Zone (R1, R2, CR, LR zones) as per section 6.2.5.

Mini-home dwellings are not permitted as a main use in any of our residential zones.

6.2.5. Width to Length Ratio for Residential Buildings

*A development permit shall not be issued for a residential dwelling in an CR, LR, R1 or R2 Zone unless the following design standard for the dwelling is adhered to, exclusive of any additions: the length of the dwelling must not exceed the most common minimum width of the dwelling (normally measured at the centre point of the dwelling) by a ratio of 3 to 1, that is the length must not exceed 3 times the prevalent width, except for the replacement of mini-home homes which were lawfully existing at the time the Bylaw came into effect. **Mini-home dwellings as per the definition are not permitted.** Residential dwellings where the majority of the structure is constructed using shipping containers shall be exempt from the width to length ratio requirements of this section.*

Proposal

Should PAC and Council wish to consider the amendments, an amendment to remove the section which states mini-home dwellings are not permitted under section 6.2.5 is required

6.2.5. Width to Length Ratio for Residential Buildings

*A development permit shall not be issued for a residential dwelling in an CR, LR, R1 or R2 Zone unless the following design standard for the dwelling is adhered to, exclusive of any additions: the length of the dwelling must not exceed the most common minimum width of the dwelling (normally measured at the centre point of the dwelling) by a ratio of 3 to 1, that is the length must not exceed 3 times the prevalent width, except for the replacement of mini-home homes which were lawfully existing at the time the Bylaw came into effect. **Mini-home dwellings as per the definition are not permitted.** Residential dwellings where the majority of the structure is constructed using shipping containers shall be exempt from the width to length ratio requirements of this section.*

As per the permitted uses table, mini-homes are still not permitted as a main use in a residential zone

Proposal

Regulations under section 3.14: *Accessory Dwelling Units*, including the design requirements would prohibit the use of a mini-home as an accessory dwelling unit. This regulation states:

Accessory Dwelling Unit Exterior: Must match the main dwelling in building material type, cladding colour, roof type, and roof pitch. Shipping containers designed as garden suites are exempt from the requirement to match the main dwelling.

Shipping containers used as accessory dwelling units are exempt from design requirements.

An amendment to exempt mini-home dwellings from the garden suite height requirement and the design requirements should be considered to permit these dwellings as accessory dwelling units. There are no other proposed changes to the remaining regulations including maximum size, setbacks, etc.

Proposal

Municipal Planning Strategy policy amendments are required in order to permit mini-home dwellings as accessory dwelling units

Policy RD2, Policy RD16, and Policy RD21 specifically reference that accessory dwelling units shall be designed to maintain the appearance of a single detached dwelling

An amendment to remove the requirement that accessory dwelling units shall be designed as a single detached dwelling is also required in order to permit mini-home dwellings as accessory dwelling units.

Proposal

If the amendments are approved, the following styles of mini-homes would be permitted as an accessory dwelling unit



Prestige Homes
Manufactured Cottage (40' x 16')



Prestige Homes: Mini-Home (48' x 16')



Prestige Homes: Mini-Home (40' x 16')

Citizen Engagement

An advertisement outlining the amendments and indicating that it is under review by staff will be placed in an upcoming edition of the *Chronicle Herald*

As part of the review process for Municipal Planning Strategy amendments, a Public Information Meeting (PIM) is required to hear input from the community

Residents will have an opportunity to ask questions to Staff at the PIM regarding the amendments.

A notice of the PIM will be placed in the *Chronicle Herald* and on the Municipal website

Conclusion

Staff are recommending that approval be given to schedule a Public Information Meeting to consider amendments to the Municipal Planning Strategy and Land Use Bylaw to permit small mini-home dwellings to be used as accessory dwelling units.

Recommendation

That Planning Advisory Committee recommends that Council authorize staff to schedule a Public Information Meeting

Recommended Motion

- *Planning Advisory Committee recommends that Council authorize staff to schedule a Public Information Meeting to amend the Municipal Planning Strategy and Land Use Bylaw to permit small mini-homes as accessory dwelling units.*