



Sackville Zoning By-law Text Amendment
Minimum Outside Lot Requirements for Vertically Attached Dwellings

Tantramar

PUBLIC HEARING

By Jenna Stewart
August 25, 2025

10.2 Zone Requirements

The application is proposing to change the minimum outside lot size requirements for vertically attached dwelling units from 15.3m (50ft) frontage to 10.1m (33.23ft) frontage and outside lot area from 464.5sqm (5000sqft) to 308sqm (3315sqft).

Any permitted use in any Urban Residential 2 (R2) Zone must comply with the following regulations:

Urban Residential 2 (R2) Zone	Detached Dwelling Unit	Two Unit Dwelling	Vertically Attached Dwelling Unit	Multiple Unit Dwelling - max 6
Minimum Lot Size Outside Lot: Inner Lot:	538.8 sq m (5800 sq ft)	659.6 sq m (7100 sq ft)	464.5 sq m (5000 sq ft) 185.8 sq m (2000 sq ft)	640.0 sq m (6900 sq ft) + 93 sq m (1000 sq ft) for each unit over 2
Minimum Lot Frontage Outside Lot: Inner Lot:	18.3 m (60 ft)	22.0 m (72 ft)	15.3 m (50 ft) 6.1 m (20 ft)	30.5 m (100 ft)
Minimum Front or Flankage Yard	7.6 m (25 ft)	7.6 m (25 ft)	7.6 m (25 ft)	10.1 m (33 ft)
Minimum Side Yard a) Major b) Minor c) Inner Lot Setback	2.7 m (9 ft) 1.2 m (4 ft)	2.7 m (9 ft) 1.2 m (4 ft)	4.0 m (13.2 ft) 0 m 0 m	4.0 m (13.2 ft)
Minimum Rear Yard	7.6 m (25 ft)	7.6 m (25 ft)	7.6 m (25 ft)	10.7 m (35 ft)
Maximum Lot Coverage	50%	50%	50%	33.3%
Building/Structure Height	15.3 m (50 ft)			

3.2.3 Urban Residential

3.2.3.4 It is a policy that a range of housing options shall be permitted in areas zoned medium density including duplexes, vertically-attached dwellings and other medium density detached dwellings on individual lots. Medium density is defined as not exceeding 65 units per net hectare subject to appropriate zoning regulations.

Section 5 Residential General Policies

5.1.1 It is a policy to permit a wide range of housing options within newly developed residential areas including vertically-attached dwellings, medium density, and higher density (e.g., apartments or condominiums).

5.1.3 It is a policy to set targets for housing other than single family dwellings to increase by 5% per year using 2005 as the base year.

TOWN OF SACKVILLE ZONING BY-LAW

DWELLING, VERTICALLY ATTACHED, means a building consisting of two to six dwelling units which are vertically attached by one or more common wall(s) and which the property may be subdivided, with each unit having independent entrances to a front and rear yard. Each unit shall be serviced by independent municipal sewer and water connections.

Section 10.2 and Section 11.2 are tables that outline the zone requirements for both R2 and R3, respectively. These tables state that for the outside lot of a vertically attached dwelling unit there is a minimum lot size of 464.5sqm (5000sqft) and a minimum lot frontage of 15.3m (50ft).

11.2 Zone Requirements

Any permitted use in any Urban Residential 3 (R3) Zone must comply with the following regulations:

Urban Residential 3 (R3) Zone	Detached Dwelling Unit	Two Unit Dwelling	Vertically Attached Dwelling Unit	Multiple Unit Dwelling
Minimum Lot Size Outside Lot: Inner Lot:	540 sq m (5813 sq ft)	659.6 sq m (7100 sq ft)	464.5 sq m (5000 sq ft) 185.8 sq m (2000 sq ft)	640.0 sq m (6900 sq ft) + 93 sq m (1000 sq ft) for each unit over 2
Minimum Lot Frontage Outside Lot: Inner Lot:	18.3 m (60 ft)	22 m (72 ft)	15.3 m (50 ft) 6.1 m (20 ft)	30.5 m (100 ft)
Minimum Front or Flankage Yard	7.6 m (25 ft)	7.6 m (25 ft)	7.6 m (25 ft)	10.1 m (33 ft)
Minimum Side Yard a) Major b) Minor c) Inner Lot Setback	2.7 m (9 ft) 1.2 m (4 ft)	2.7 m (9 ft) 1.2 m (4 ft)	4.0 m (13.2 ft) 0 m 0 m	6.1 m (20 ft)
Minimum Rear Yard	7.6 m (25 ft)	7.6 m (25 ft)	7.6 m (25 ft)	10.7 m (35 ft)
Maximum Lot Coverage	50%	50%	50%	33.3%
Building/Structure Height	19.8m (65 ft) (By-law No. 244-N)			



Municipal Staff was consulted (Engineering and Public Works, CAO, and Fire) and no concerns were raised.

Planning staff also discussed internally.

- The current minimums for outside lots are a lot size of 464.5sqm (5000sqft) and frontage of 15.3m (50ft) which is over double the minimum lot size and lot frontage requirements for the inner lots at 185.8sqm (2000sqft) and 6.1m (20ft)
- For the frontage, the 10.1m was calculated considering the size of the inner lots (6.1m) and accounting for the side yard indicated in the Zoning By-law of 4m.
- For the lot area, this was determined based on the proportionate lot sizes. As seen in the Zoning By-law the minimum lot frontage and minimum lot area tend to be proportionate to each other. While these two numbers are not always perfectly proportional to each other, there is a clear pattern that demonstrates a relation between the two.
- After considering possible lot depth, frontage, and associated setbacks, this proportional aspect was replicated to get the proposed minimum lot size of 308sqm (3315sqft) in relation to the proposed minimum lot frontage of 10.1m (33.23ft).

- The Town of Sackville Municipal Plan indicates there is a lack of housing options in Sackville and encourages a variety of housing options including vertically-attached dwellings in medium density areas and newly developed residential areas.
- This change would encourage and enable more of this type of development due to the decreased amount of land required and provide the opportunity to open the housing market to more individuals.
- Furthermore, this would align the lot requirements for vertically attached dwellings within the Town of Sackville Zoning By-law more with other municipalities in the region.

BY-LAW NO. 244-V
A By-law to Amend By-law No. 244
Town of Sackville Zoning By-law

The Council of Tantramar under the authority vested in it by Section 53 of the *Community Planning Act*, SNB 2017, c.19 amends By-law No. 244, the Town of Sackville Zoning By-law and enacts as follows:

1. By-law No 244, the Town of Sackville Zoning By-law, is amended by repealing the Minimum Lot Frontage and Minimum Lot Size for the Outside Lot of a Vertically Attached Dwelling Unit in Part 10: Urban Residential 2 Zone: R2, Section 10.2 Zone Requirements and Part 11: Urban Residential 3 Zone: R3, Section 11.2 Zone Requirements which both set the minimum lot frontage for an outside lot of a vertically attached dwelling unit at 15.3m (50ft) and the minimum lot size for an outside lot of a vertically attached dwelling unit at 464.5sqm (5000sqft) and REPLACING the minimum lot frontage and minimum lot size for an outside lot of a vertically attached dwelling unit to a minimum lot frontage of 10.1m(33.23ft) and a minimum lot size of 308sqm(3315.3sqft). All other requirements shall remain the same.

Read a first time this _____ day of _____, 2025.

Read a second time this _____ day of _____, 2025.

Read a third time and passed this _____ day of _____, 2025.

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- June 10, 2025– Council Resolution
 - July 23, 2025– Planning Review and Adjustment Committee
 - **August 25, 2025– Public Hearing**
 - September 8, 2025– Anticipated 1st / 2nd reading

The Southeast Planning Review and Adjustment Committee RECOMMENDS to the Town of Tantramar Council the by-law amendment 244-V, an amendment to the Town of Sackville Zoning By-law 244 which proposed to change the minimum outside lot size requirements for vertically attached dwelling units from 15.3m (50ft) frontage to 10.1m (33.23ft) frontage and outside lot area from 464.5sqm (5000sqft) to 308sqm (3315sqft) as it is in line with the intent of the Municipal Plan to have a diversity of housing options and reduces barriers related to lot size requirements vertically attached dwellings in the R2 and R3 zones.

The *Community Planning Act* requires Council hold a Public Hearing for amendments to Zoning By-law to give the public the opportunity to speak for or against the proposed changes.

Implementing Youth-Based Strategies in Tantramar: Advancing Youth Participation in Civic and Recreational Life

Mya Artibello, Communications Summer Student



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NEW BRUNSWICK

Youth involvement improves health, trust, and belonging

Engagement benefits both individuals and the wider community

Research from municipalities across Canada

Ideas for strategies to implement for youth



Introduction



Charlottetown, PE

- Youth Engagement Committee
- Partnerships with education institutions
- Free, low-barrier events
- Direct emails to youth
- Face-to-face feedback



Whitehorse, YK



- Rooted in First Nation values
 - Lekwungen-speaking peoples, who are now organized as the Songhees Nation and Xwsepsum Nation (Esquimalt Nation)
- Territorial Youth Strategy for marginalized youth
- Spaces specifically designed for youth
- Arts, music & culture for expression
- Programs brought to remote communities
- Youth taking leadership roles
- Annual Accountability Forum



Red Deer, AB

- Youth Mentor & Leaders in Training programs
- Youth-only facility events
- Grants for youth-led businesses
- “Rip ‘n Rec” pass with transit
- Youth stories shared online



Antigonish, NS

- New youth engagement plan in progress
- School surveys for input
- Student council collaboration
- Accessible recreation



Victoria, BC

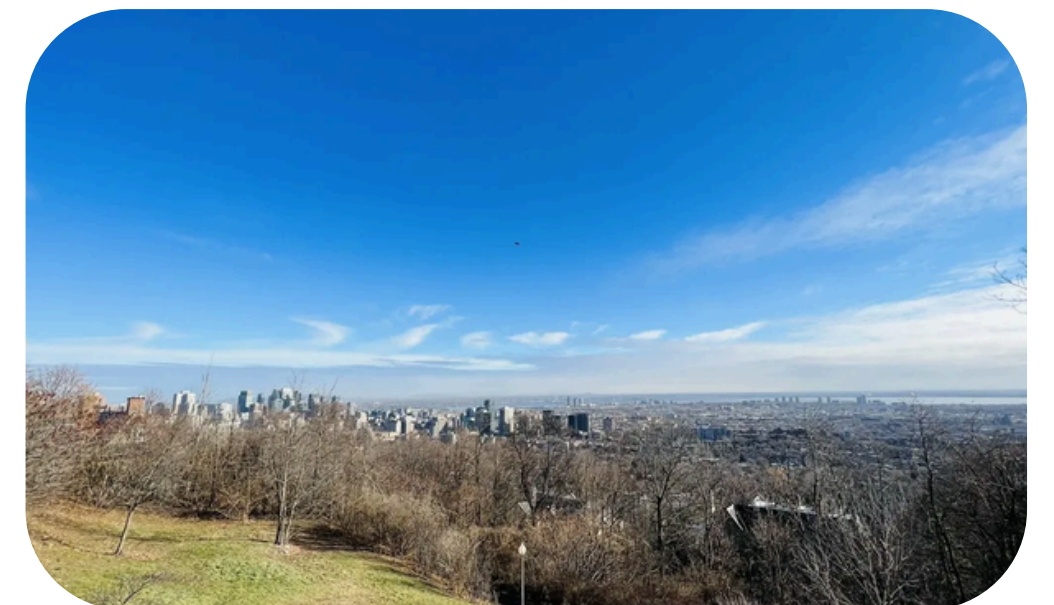


- Youth strategies developed with youth
- Youth Council
- Funding for diverse youth projects
- Youth Targeted social media content
- Free loans & camps for youth



Westmount, QC

- Multiple departments lead youth programs
- Community volunteer recruitment through schools
- Volunteers transitioning into paid roles
- Partnerships with YMCA & libraries
 - Teen Zones and homework support
- Flexible, youth-driven programming



Ideas for Tantramar



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Promote Engagement Through Real Projects



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- Youth planned events
 - Giving youth their own safe & fun spaces
- Grant program for youth-led businesses
- Support students creating murals & public art



Fine Arts Mt. A
student that made a
mural for the on-
campus pantry!



Community-based Volunteer & Career Program



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- Locals have a central hub for volunteer opportunities
- Give certificates, reference letters, and resume boosters as incentives
- Connect with TRHS Co-op program
- Can include job-shadowing
 - Makes career searching fun and accessible.



Create a Youth Communications Plan



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- Youth email list
- Share youth stories
- Use youth-focused platforms
- Paid ads
- Build partnerships with students for direct feedback

Mount Allison
Student Union



Explore Affordable Transportation Options



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- Transportation is a major barrier for youth
- Many miss events, jobs, or recreation
- Pilot shuttle with a few key stops
- Discounted passes for youth
- Benefits youth AND seniors



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NEW BRUNSWICK



Antigonish Community Transit

ANTIGONISH TRANSIT

FIXED ROUTE

Schedule

BOOK a/r

Door to Door

Information & Service

Call 0411

902 867

Funders & Partners

ANTIGONISH MARKET SQUARE

1 **Antigonish Mall**
133 Church St
11:00

2 **Highland Housing**
86 St Ninian St
11:03

3 **Mulroney Centre**
2329 Cathedral Way
11:05

4 **Keating Centre**
1100 Convocation Blvd
11:08

5 **Atlantic Superstore**
26 Market St
11:13

6 **Walmart**
50 Market St
11:14

7 **Appleseed Court**
23 Appleseed Dr
11:17

8 **Pleasant St.**
Hawthorne St & Pleasant St
11:20

9 **Shamrock Acres**
14 Shamrock W
11:23

10 **Sylvan Valley Apt.**
12 Sylvan Valley Rd
11:25

Hawthorne Variety
201 Hawthorne St
11:27

JJ Carroll House
20 Orchard Terrace
11:30

Antigonish Manor
138 College St
11:32

People's Place Library
283 Main St
11:34

Canadian Tire Gas Bar
165 Main St
11:36

The Maples
31 Smiths Wy
11:43

Parkland (Shannex)
153 NS-337
11:46

St. Martha's Hospital
25 Bay St
11:50

The Sunflower
194 Main St
11:53

Sobeys
151 Church St
11:57

THE TOWN OF **ANTIGONISH**
MUNICIPALITY OF THE COUNTY OF

LOCATION # 1
EACH HOUR 11:00

9:00am - 5:00pm
Monday - Friday

FLAG DOWN **DROP OFF**

Flag us down or request a drop off anywhere along the fixed route.

Fixed Route Fares

Children Under 12 - Free	
One Way	2.00
Day Pass	5.00
Bundle x20	55.00

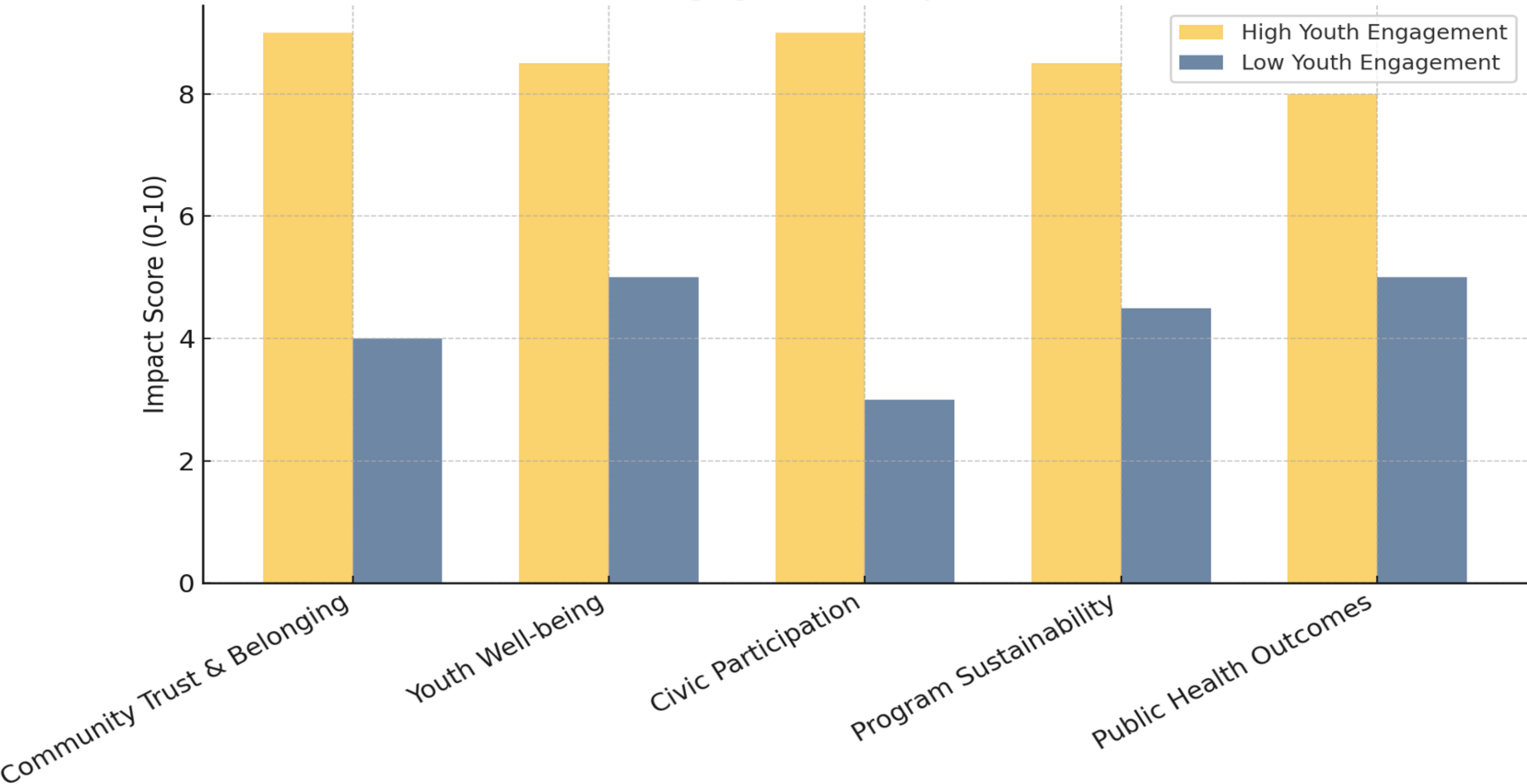
Day Pass Bundle will not expire.
Debit and Credit accepted - on Fixed Route only -

Antigonish Community Transit

Why Youth Engagement Matters

- Builds healthier people & stronger communities
- Fosters purpose, belonging, connection
- Strengthens and connects communities
- Adults gain new insights by hearing youth perspectives

How Youth Engagement Improves Communities



Questions?



Tantramar
NEW BRUNSWICK



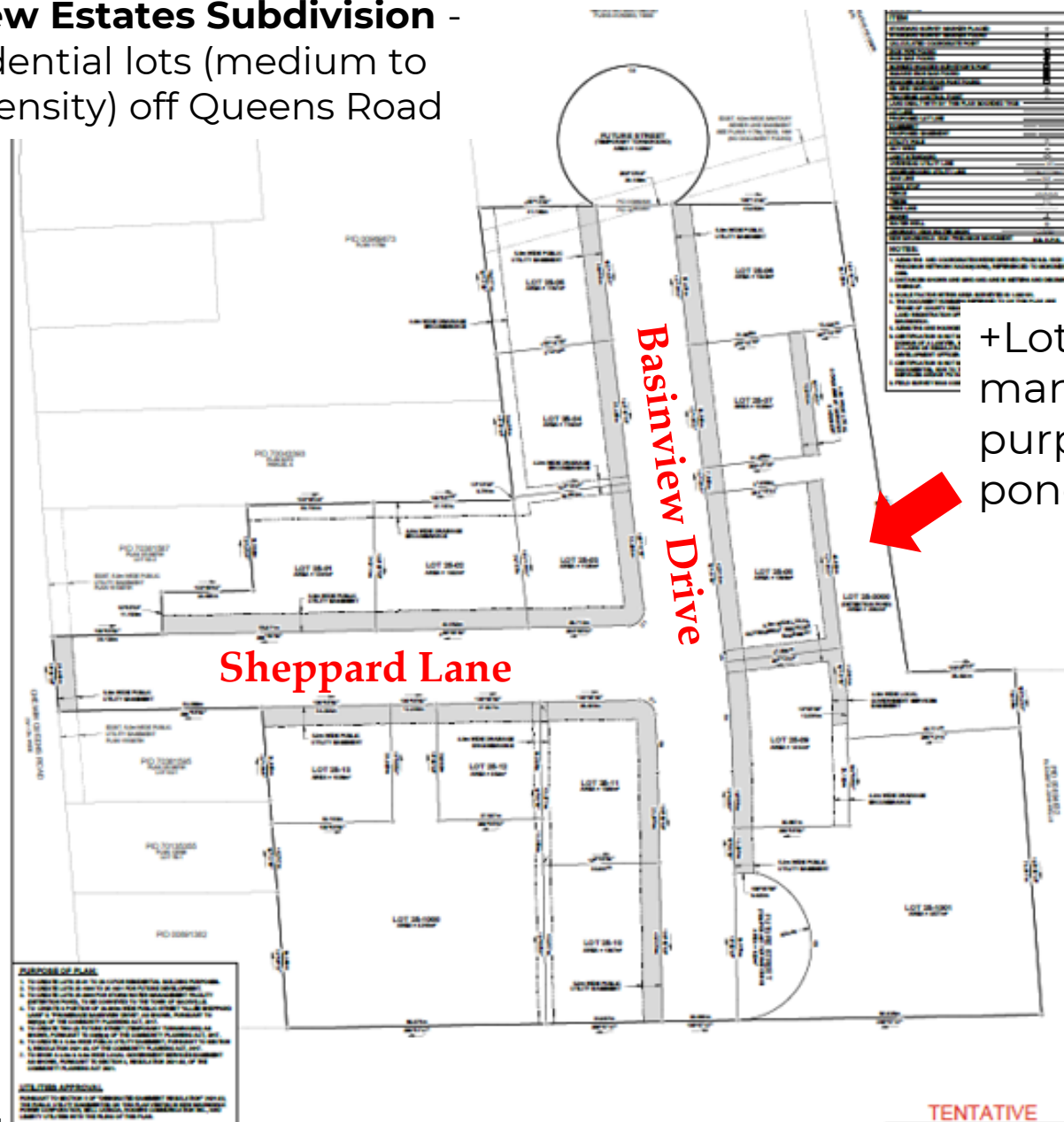
Subdivision New Public Roads Council Approval

Tantramar

By Lori Bickford
August 25, 2025



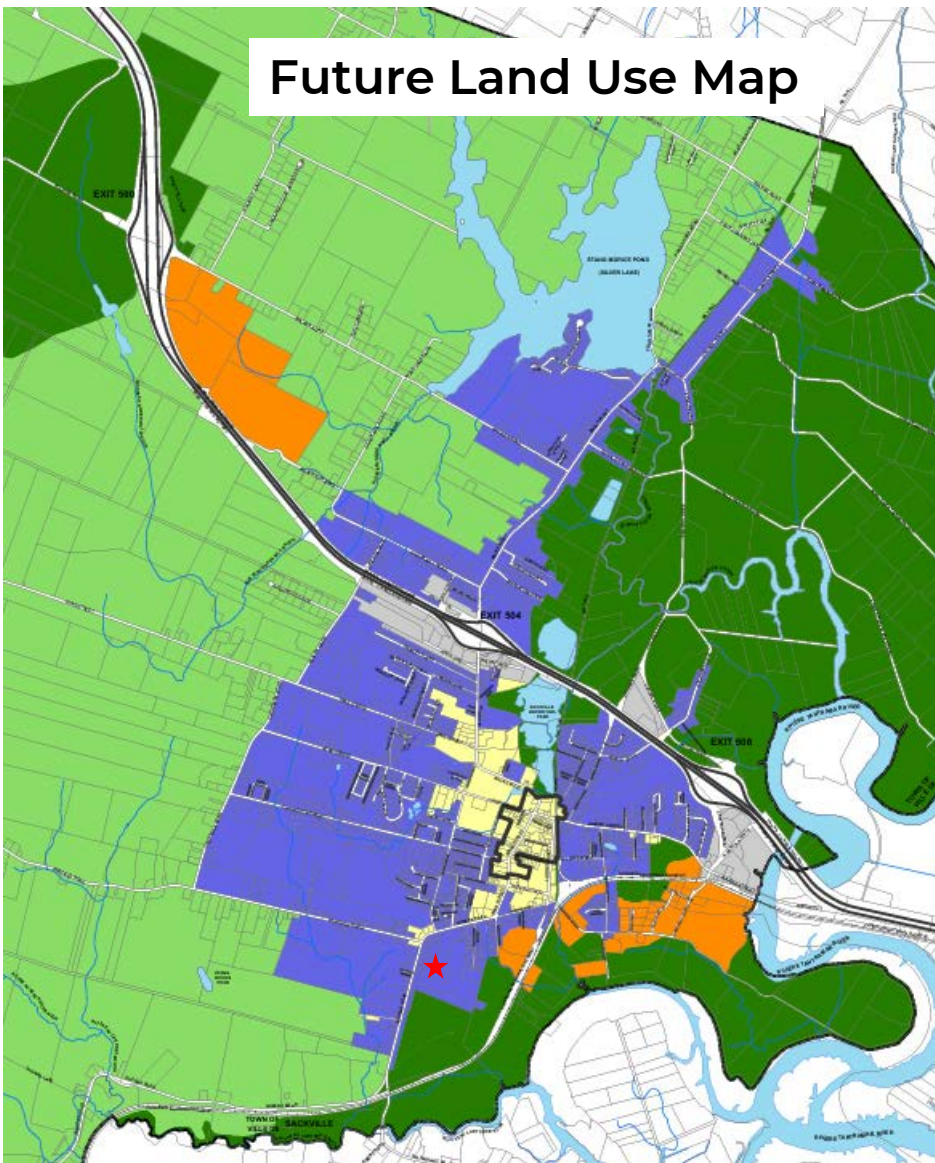
- **Bayview Estates Subdivision -**
15 residential lots (medium to high density) off Queens Road



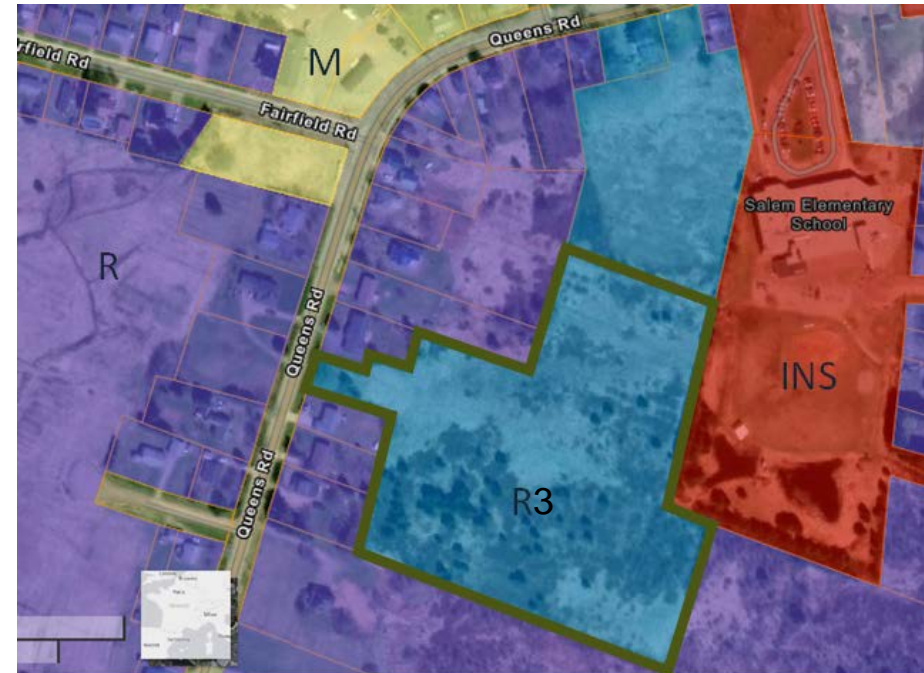
+Lot for storm water management purposes (detention pond)

- 2 new public streets
- 2 temporary turnarounds future connection points

Future Land Use Map



Proposed New Public Streets



Zoning Map

Urban Residential designation where future residential development is encouraged-existing services (Policy 3.2.3.1)

TOWN OF SACKVILLE MUNICIPAL PLAN

- Policy 8.1.2.3 Identifies future road configuration interests of the Town on the Boundary and Servicing Map



Streets

“6.1 Every street shall:

- a) have a minimum width of 20 meters (66 feet).*
- b) be laid out to intersect as nearly as possible at right angles, and in no circumstance shall one street intersect another at an angle of less than 60 degrees.”*

- Proposed streets are consistent with the future street network identified in the Plan
- Future connection points are provided in the appropriate locations for future street connectivity.
- Developer is responsible to construct the roads along with water, sanitary and storm systems, curbing and sidewalks as per the Municipal specifications
- Southeast PRAC have recommended the location of the proposed streets to Council (July 23rd, 2025)



Street Names

“6.4 The names of streets in a subdivision are subject to approval of Council with recommendation of Committee.”

Proposed: Sheppard Lane and Basinview Drive

Southeast PRAC has recommended to Council the street names as they have been verified as not conflicting with other street names within the emergency coverage area (July 23rd, 2025)

Lands for Public Purposes or Cash in lieu

- All Class II subdivisions must provide either lands for public purposes (LFPP) or cash in lieu of land.
- The applicant is proposing to provide cash in lieu of lands for public purposes (LFPP).
- The By-law specifies that the amount is 8% of the market value of the land. Staff are currently determining market value.

- If Council agrees with the street layout and street names, Council can direct staff to prepare and execute a subdividers agreement (obligations of the developer to construct the road and services to specified standards, financial securities and requires pre and post engineering drawings)
- Council will also need to agree on the acceptance of cash in lieu of LFPP
- Once the road is complete the Mayor and Clerk can assent to the plan to accept the new public roads

Council Action-Next Steps