

Municipality of the District of Guysborough Land Use Bylaw

**2013
Official
Land Use Bylaw**

As amended April 10, 2013

Table of Contents

PART 1	TITLE AND PURPOSE	1
PART 2	ADMINISTRATION	1
2.1	Administration	1
2.2	Inspection	1
2.3	Licenses, Permits and Compliance with Other Bylaws	1
2.4	Development Permit	1
2.5	Application for a Development Permit	2
2.6	Signature of Applicant	2
2.7	Application Fee	2
2.8	Advertising and Notification Costs	2
2.9	Enforcement	3
2.10	Effective Date	3
PART 3	ZONES AND ZONING MAP(S)	4
3.1	Zoning Map(S)	4
3.2	Zones	4
3.3	Zones Not on the Map	4
PART 4	INTERPRETATION	5
4.1	Symbols	5
4.2	Interpretation of Zone Boundaries	5
4.3	Interpretation of Certain Words	5
4.4	Permitted Uses	5
4.5	All Land to be Zoned	5
4.6	Schedules	5
4.7	Units of Measurement	6
PART 5	DEFINITIONS	7
5.1	General Definitions	7
PART 6	GENERAL PROVISIONS FOR ALL ZONES	16
6.1	Accessory Buildings and Structures	16
6.2	Accessory Use Permitted	17
6.3	Main Building per Lot	17

6.4	Building to be Moved	17
6.5	Calculation of Lot Frontage	17
6.6	Permitted Uses	18
6.7	Encroachments Permitted	19
6.8	Existing Buildings	19
6.9	Existing Undersized Lots	19
6.10	Frontage on a Street	20
6.11	Height Regulation Exemption	20
6.12	Illumination	20
6.13	Kennels	20
6.14	Licenses, Permits and Compliance with Other Bylaws	21
6.15	Multiple Uses	21
6.16	Nonconforming Uses	21
6.17	One Main Building on a Lot	21
6.18	Parking & Loading Requirements	22
6.19	Parking Lot Standards	23
6.20	Parking for People with Disabilities	23
6.21	Parking Standards for a Change of Use	23
6.22	Parks and Playgrounds	24
6.23	Public and Private Utilities	24
6.24	Public Uses Permitted	24
6.25	Reduced Lot Requirements	24
6.26	Restoration to a Safe Condition	24
6.27	Side Yards on Corner Lots	24
6.28	Temporary Uses and Structures Permitted	24
6.29	Truck, Bus and Coach Bodies	25
6.30	Variance	25
6.31	Small Scale or Domestic Wind Turbines	25
6.32	Uses by Development Agreement	25
PART 7	SIGNAGE	27
7.1	General	27
7.2	Safety and Maintenance	27
PART 8	GENERAL PROVISIONS FOR RESIDENTIAL ZONES	28
8.1	Home Occupations	28
PART 9	RESIDENTIAL GENERAL (R-1) ZONE	30

9.1	Permitted Uses	30
9.2	General Lot Requirements	30
9.3	Watercourse Setback Requirements	31
9.4	Building Height Waterfront Requirements	31
9.5	Detached Accessory Single Dwelling Unit	32
9.6	Keeping of Hoofed Animals (Ungulates) for Personal Use	32
PART 10	RESIDENTIAL MULTIPLE UNIT (R-2) ZONE	33
10.1	Permitted Uses	33
10.2	General Lot Requirements	33
10.3	Watercourse Setback Requirements	33
10.4	Building Height Waterfront Requirements	34
PART 11	MANUFACTURED HOME PARK (R-3) ZONE	34
11.1	Permitted Uses	34
11.2	General Lot Requirements	34
11.3	Manufactured Home Space Requirements	35
11.4	Special Provisions: Appearance	35
PART 12	MIXED USE RURAL RESIDENTIAL GENERAL (MRR-1) ZONE	35
12.1	Permitted Uses	35
12.2	General Lot Requirements	36
12.3	Watercourse Setback Requirements	36
12.4	Special Requirements for Agricultural Uses	37
PART 13	COASTAL COMMUNITY (CC-1) ZONE	37
13.1	Permitted Uses	37
13.2	General Lot Requirements	38
13.3	Watercourse Setback Requirements	39
13.4	Special Requirements for Agricultural Uses	39
PART 14	GENERAL PROVISIONS FOR ALL COMMERCIAL ZONES	41
14.1	Special Requirement - Lots Abutting Residential and Institutional Zones	41
14.2	Screening of Refuse Containers	41
PART 15	COMMERCIAL GENERAL (C-1) ZONE	41
15.1	Permitted Uses	41
15.2	General Lot Requirements	42
PART 16	MAJOR COMMERCIAL (MC-1) ZONE	42
16.1	Permitted Uses	42
16.2	General Lot Requirements	43

PART 17	INDUSTRIAL LIGHT (I-1) ZONE	44
17.1	Permitted Uses	44
17.2	General Lot Requirements	44
17.3	Special Requirements	45
PART 18	INDUSTRIAL HEAVY I-2 ZONE	45
18.1	Permitted Uses	45
18.2	General Lot Requirements	45
18.3	Special Requirements	45
PART 19	INDUSTRIAL RESOURCE I-3 ZONE	46
19.1	Permitted Uses	46
19.2	General Lot Requirements	46
19.3	Special Provisions	46
PART 20	GREEN INDUSTRIAL (I-4) ZONE	49
20.1	Permitted Uses	49
20.2	General Lot Requirements	49
20.3	Special Provisions: Nuisance or Hazard	49
PART 21	RECREATION (REC-1) ZONE	50
21.1	Permitted Uses	50
21.2	General Lot Requirements	50
21.3	Playgrounds and Public Recreational Use	50
PART 22	NATURAL RESOURCE (NR-1) ZONE	51
22.1	Permitted Uses	51
22.2	General Lot Requirements	51
22.3	Watercourse Setback Requirements	51
22.4	Other Requirements: Forestry Uses	51
22.5	Other Requirements: Agricultural Uses	52
PART 23	ENVIRONMENT PROTECTED AREA (EPA) ZONE	52
23.1	Permitted Uses	52
23.2	General Lot Requirements	52
SCHEDULE B	LARGE SCALE WIND TURBINES (MAP)	53
B.1	Application for Large Scale Wind Turbine Development Permit	53
B.2	General Lot Requirements	53
SCHEDULE C	DESIGNATED WATERSHEDS (MAP)	54
C.1	Permitted Uses	54
C.2	General Lot Requirements	54

SCHEDULE D	WETLANDS (MAP)	55
D.1	Permitted Uses	55
SCHEDULE E	EXISTING USES	56
SCHEDULE F	AMENDMENTS IN CHRONOLOGICAL ORDER	66

PART 1 TITLE AND PURPOSE

- a) This Bylaw shall be known as the “Land Use Bylaw” for the Guysborough Municipal Planning Area and shall apply to all lands within the municipal boundaries.
- b) The purpose of this Bylaw is to:
 - 1) Carry out the land use development policies found in the Municipal Planning Strategy; and,
 - 2) Establish a fair and systematic means of development control for the Municipality of the District of Guysborough (hereinafter referred to as the “Municipality”).

PART 2 ADMINISTRATION

2.1 Administration

This Bylaw shall be administered by the Development Officer appointed by Council.

2.2 Inspection

The Council, by any duly authorized officer or servant, shall have the right to enter at all reasonable times into or upon any property within the Municipality for the purpose of an inspection necessary in connection with the administration of this Bylaw.

2.3 Licenses, Permits and Compliance with Other Bylaws

- a) Nothing in this Bylaw shall exempt any person from complying with the requirements of any other Bylaw of the Municipality or from obtaining any license, permission, permit, authority or approval required by any other Bylaw of the Municipality or any act or regulation of the Province of Nova Scotia or the Government of Canada.
- b) Where the provisions of this Bylaw conflict with those of any other Bylaw of the Municipality or any act or regulation of the Province or the Government of Canada, the higher or more stringent provision shall prevail.

2.4 Development Permit

- a) Unless otherwise stated in this Bylaw, no person shall undertake a development on a lot within the Guysborough Municipal Planning Area without first obtaining a development permit from the Development Officer.

- b) The Development Officer shall only issue a development permit in conformance with this Bylaw, except where a variance is granted or in the case of a nonconforming use or structure, in which case a permit shall be granted in conformance with the Act.
- c) A development permit shall expire within 12 months from the date issued if the development has not commenced.
- d) The Development Officer may revoke a development permit where information provided on the application is found to be inaccurate.

2.5 Application for a Development Permit

- a) Every application for a development permit shall be made in the form prescribed by the Municipality and accompanied by a sketch or plan, in duplicate, drawn to an appropriate scale and showing:
 - 1) the shape and dimensions of the lot to be used;
 - 2) the distance from the lot boundaries, dimension and height of the building or structure proposed to be erected;
 - 3) the distance from the lot boundaries and size of every building or structure already erected on the lot;
 - 4) the proposed location and dimensions of any parking space, loading space and driveway;
 - 5) the proposed use of the lot and any building or structure; and,
 - 6) any other information the Development Officer deems necessary to determine whether or not the proposed development conforms to the requirements of this Bylaw.
- b) Where the Development Officer is unable to determine whether the proposed development conforms to this Bylaw, the Development Officer may require that the plans submitted under clause 2.5(1) be based upon a survey certified and stamped by a Nova Scotia Land Surveyor.

2.6 Signature of Applicant

The application for a development permit shall be signed by the registered owner of the lot or by the owner's agent duly authorized in writing to act for the owner.

2.7 Application Fee

Every application for a development permit or an application for a Land Use Bylaw amendment or a variance shall be subject to the fees as established by Council from time to time.

2.8 Advertising and Notification Costs

- a) Where an application to amend this Bylaw is made, the applicant shall deposit with the Municipal Clerk at the time of application, an amount established by the clerk to be sufficient to pay the costs of any advertising and notification required.

- b) If the amount paid under clause 2.8(a) is not sufficient to cover the costs incurred, the applicant shall pay to the clerk the additional amount required. If the amount is more than sufficient, the clerk shall refund the excess amount.

2.9 Enforcement

Any duly authorized officer or servant appointed by Council shall have the right to enter at all reasonable times into or upon any property within the planning area for the purposes of an inspection necessary in connection with the administration of this Land Use Bylaw.

2.10 Effective Date

- a) The effective date is the date in which the Official Plan and Land Use Bylaw of Municipality of the District of Guysborough came into effect, as outlined in Section 208 (10) of the Municipal Government Act.
- b) The adoption of this Bylaw repeals any previous Land Use Bylaws adopted by the Municipality.

PART 3 ZONES AND ZONING MAP(S)

3.1 Zoning Map(S)

Schedule "A"	District Zoning Map
Schedule "B"	Large Scale Wind Turbines
Schedule "C"	Designated Watersheds
Schedule "D"	Wetlands

3.2 Zones

For the purpose of this Bylaw, the Guysborough Municipal Planning Area is divided into the following zones which may be referred to by the corresponding symbols shown below.

ZONES	SYMBOL
Residential General	R-1
Residential Multiple Unit	R-2
Manufactured Home Park	R-3
Mixed Used Rural Residential	MRR-1
Coastal Community	CC-1
Commercial General	C-1
Major Commercial	MC-1
Industrial Light	I-1
Industrial Heavy	I-2
Industrial Resource	I-3
Green Industrial	I-4
Recreational	REC-1
Natural Resource	NR-1
Environmental Protected Area	EPA

3.3 Zones Not on the Map

The zoning map may be amended, in conformance with the Municipal Planning Strategy, to utilize any zone in this Bylaw, regardless of whether or not such zone had previously appeared on any Zoning Map.

PART 4 INTERPRETATION

4.1 Symbols

The symbols used on the Zoning Map included herein refer to the corresponding zones established in the Bylaw.

4.2 Interpretation of Zone Boundaries

Boundaries between zones shall be determined as follows:

- a) Where a zone boundary is indicated as following a street or highway, the boundary shall be the centre line of such street or highway;
- b) Where a zone boundary is indicated as approximately following lot lines, the boundary shall follow such lot lines;
- c) Where a railroad or railway right-of-way, electrical transmission right-of-way or watercourse is included on the zoning map and serves a boundary, the centre line of the right-of-way or watercourse shall be considered the boundary between the zones unless otherwise indicated; and,
- d) Where none of above applies, and where appropriate, the zone boundary shall be scaled from the attached Zoning Map.

4.3 Interpretation of Certain Words

In this Bylaw, words used in the present tense include the future, words in the singular number include the plural, words in the plural include the single number, the word “used” includes “arranged to be used”, “designed or intended to be used” and “intended to be used” and the word “shall” is mandatory and the word “may” permissive.

4.4 Permitted Uses

- a) In this Bylaw any use not listed as a permitted use in a zone is prohibited in that zone unless otherwise indicated.
- b) Where a permitted use within any zone is defined in this Bylaw, the uses permitted in the zone include any similar uses that satisfy such definition except where a definition specifically excludes any similar use.

4.5 All Land to be Zoned

All lands within the Municipality shall be zoned except where specifically indicated as unzoned.

4.6 Schedules

- a) All schedules or figures attached to this Bylaw form an official part of the Bylaw.

- b) Any appendices that may be attached to this Bylaw are for information purposes only and are not an official part of the Bylaw.

4.7 Units of Measurement

- a) All official measurements are in Metric. Imperial measurements are provided for convenience only and where there is a discrepancy between the two, the metric figure shall prevail.
- b) Units of measurement used in this Bylaw are abbreviated and or described as follows:

metres	-	m
m ² etres	-	m ²
<i>feet</i>	-	<i>ft</i>
<i>ft²</i>	-	<i>ft²</i>

PART 5 DEFINITIONS

For the purpose of this By-law, all words shall carry their customary meaning except for those defined hereafter. Drawings are for illustrative purposes only. The text definition shall prevail in any conflict between a drawing and the text definition.

5.1 General Definitions

The words and terms listed below shall have the meanings as defined herein.

ACCESSORY BUILDING means a subordinate building or structure on the same lot as the main building devoted exclusively to an accessory use but does not include a building attached in any way to the main building, or a building located completely underground.

ACCESSORY USE means a use subordinate and naturally, customarily and normally incidental to and exclusively devoted to a main use of land or building and located on the same lot.

ACT shall mean the Municipal Government Act and amendments thereto.

ALTER means to change a structural component of a building, or to increase or decrease the volume of a building or structure.

AUTOMOBILE SERVICE STATION means a building or part of a building or a clearly defined space on a lot used for the retail sale of lubricating oils and gasoline and may include the sale of automobile accessories and the servicing and minor repairing essential to the actual operation of motor vehicles and may include an automobile car wash.

BOARDING OR ROOMING HOUSE means a dwelling in which the proprietor supplies either room or room and board for monetary gain, with more than three but not more than six rooms and which is not open to the general public.

BUILDING means any on-site constructed or off-site constructed (modular) structure whether temporary or permanent, used or built for the shelter, accommodation, or enclosure of persons, animals, materials, or equipment. Any tent, awning, bin, bunker, or platform vessel or vehicle used for any of the said purposes shall be deemed a building.

CHURCH means a building wherein persons regularly assemble for religious worship, and which is maintained and controlled by a religious body organized to sustain public worship.

COMMERCIAL RECREATION USE means any commercial enterprise which receives a fee in return for the provision of some recreational activity including but not limited to:

golf course, driving range, miniature golf, privately owned campgrounds or RV parks, motorized sport tracks, paintball facilities, and other similar commercial uses as determined by the Development Officer but not land or facilities for public recreational uses.

COMMUNITY CENTRE means any tract of land, or building or buildings, or part of any buildings used for community activities whether used for commercial purposes or not, the control of which is vested in the Municipality, a local board or agent thereof, or a non-profit organization.

COUNCIL shall mean the Council of the Municipality of the District of Guysborough.

DAY NURSERY means a place where four or more preschool children are cared for on a temporary daily basis without overnight accommodation but does not include a school.

DEVELOPMENT includes any erection, construction, alteration, replacement or relocation of or addition to, any structure and any change or alteration in the use made of land or structure.

DEVELOPMENT OFFICER means the officer of the Municipality of the District of Guysborough from time to time charged by the Municipality with the duty of administering the provisions of the Land Use Bylaw in accordance with the Municipal Government Act.

DWELLING means a building occupied or capable of being occupied as a home, residence, or sleeping place by one or more persons, containing one or more dwelling units, but shall not include a hotel, a motel, apartment hotel or travel trailer.

DWELLING, SINGLE DETACHED means a building containing not more than one (1) dwelling unit but does not include a Mobile Home.

DWELLING, CONVERTED means a building altered or converted to make a greater number of dwelling units up to and not exceeding four (4) dwelling units.

DWELLING MULTIPLE UNIT means a dwelling which contains 4 or more dwelling units.

DWELLING, DUPLEX means a building containing not more than two (2) dwelling units placed one above the other.

DWELLING UNIT means one or more habitable rooms designed or intended for use by one or more individuals as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the exclusive use of such individual or individuals, with a private entrance from outside the building or from a common hallway or stairway inside the building.

EXISTING means as of the effective date of this Bylaw.

FLOOR AREA

- a) With reference to a dwelling means the maximum floor area contained within the outside walls excluding any private garage, porch, veranda, sun room, unfinished attic or basement and cellar or other room not habitable at all seasons of the year.
- b) Commercial floor area means the total useable floor area within a building used for commercial purposes but excludes washrooms, furnace and utility rooms, and common halls between stores.

FRONT YARD means a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure on the lot; a “minimum” front yard means the minimum depth allowed by this Bylaw of a front yard on a lot between the front lot line and the nearest main wall of any main building or structure on the lot.

GROUND LEVEL means either (a) the natural ground level or (b) the finished ground level resulting from any subdivision, excavation or fill.

HAZARDOUS LANDS (or Hazardous Condition) means land which is or may be inappropriate for development by reason of having inherent or natural environmental hazards such as susceptibility to flooding or erosion, poor drainage, unstable soils, steep slopes or any physical condition or limitation and which, if developed, would reasonably lead to the degradation or have injurious affect upon the environment, property or person.

HEIGHT means the vertical distance of a building between grade and:

- a) the highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
- b) the deck line of a mansard roof; or
- c) the main level between eaves and ridges of a gabled, hip, gambrel or other type of pitched roof;
- d) but shall not include any construction used as ornament or for the mechanical operation of the building, a mechanical penthouse, chimney, tower, cupola or steeple.

HOTEL means a building or buildings or part thereof on the same site used to accommodate the travelling public for gain or profit, by supplying them with sleeping accommodation with or without meals but generally without private cooking facilities.

INSTITUTION means a building or part of a building used by an organized body or society for promoting a particular purpose with no intent or profit such as churches, community centres, hospitals, homes for special care, senior citizen homes and government buildings but shall not include a private club.

KILOWATT (kW) is a measure of power for electrical current (1 kW=1000 watts). A Megawatt (MW) equals 1000 Kilowatts.

LOADING SPACE means a vacant area of land provided and maintained upon the same lot or lots upon which the principal use is located on which area:

- a) suitable for the temporary parking of one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle and such parking shall not be for the purpose of sale or display,
- b) is not upon or partly upon any street, or highway; and
- c) has adequate access to permit ingress and egress by means of driveways, aisles, manoeuvring areas or similar areas, not part of which shall be used for the temporary parking or storage of one or more motor vehicles.

LOT means parcel of land described in a deed as a lot or as shown as an approved lot on a registered plan of subdivision.

LOT AREA means the total horizontal area within the lot lines of a lot.

LOT FRONTAGE means the horizontal distance between the side lot lines, such distance being measured perpendicularly to the line joining the middle of the front lot line with either the middle or the rear lot line or the apex of the triangle formed by the side lot lines and at a point therein equal in distance to the minimum applicable front yard. In the case of a corner lot with a day lighting triangle the exterior lot lines (street line) shall be deemed to extend to their hypothetical point of intersection for the purpose of calculating the frontage.

CORNER LOT means a lot situated at the intersection of and abutting on two or more streets. The shorter lot line shall be deemed the front lot line of the said lot.

MAIN BUILDING means the building in which is carried on the principal purpose for which the lot is used.

MOBILE HOME means a single detached unit, designed for transportation after fabrication, on its own wheels, and which arrives at a site where it is to be occupied as a dwelling complete and ready for occupancy, except for minor and incidental unpacking and assembling operations, and which is supported on site by wheels, jacks, blocks, or a permanent foundation and which may be connected to utilities and sanitary services. A travel trailer shall not be considered as a mobile home.

MANUFACTURED HOME PARK means two or more Mobile Homes located on one lot.

MICRO SCALE WIND TURBINE refers to a turbine that is operated for the purpose of on-site power consumption and having a rotor diameter not exceeding 2.5 meters and a generating capacity not exceeding 100 watts.

MOTEL shall mean the same as Hotel, but may include private cooking facilities.

MUNICIPALITY means the Municipality of the District of Guysborough.

NON PARTICIPATING LANDOWNER means a landowner/stakeholder who has not entered into a lease or legal agreement with the developer.

NURSING HOME means a building wherein nursing care room and board are provided to individuals incapacitated in some manner for medical reasons but does not include a hospital.

OFFICE means a room or rooms, building or structure where business may be transacted, a service performed or consultation given but shall not include the manufacturing of any product or the retail selling of goods.

PARKING SPACE means an area of not less than one hundred and sixty (160) ft², measuring eight (8) feet by twenty (20) feet exclusive of driveways or aisles, for the temporary parking or storage of motor vehicles.

PARTICIPATING LANDOWNER means a landowner/stakeholder who has entered in to a lease or legal agreement with a developer that would permit the developer to construct a wind turbine, access road or other aspect of the project on or near their property or a landowner who wishes to build near an existing wind turbine.

PERSONAL SERVICE ESTABLISHMENT means a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, and without limiting the generality of the foregoing may include such establishments as barber shops, beauty parlours, automatic laundry shops and depots for collecting dry cleaning and laundry, but excludes any manufacturing or fabrication of goods for sale.

PRIVATE CLUB means a building or part of a building used as a meeting place for members or an organization and may include a lodge, a fraternity, or sorority house and a labour union hall.

PROFESSIONAL OFFICE means a building or structure where business may be transacted, a service performed or consultation given but shall not include the manufacturing of any product or the retailing or selling of goods.

PUBLIC PARK means a park owned or controlled by a Public Authority or by any Board, Commission or other Authority established under any statute of the Province of Nova Scotia.

PUBLIC ROAD (or Public Street or Public Highway) means any street or highway owned and maintained by the Municipality of the District of Guysborough or the Department of Transportation and Infrastructure Renewal including all deemed and common public highways, and excluding designated controlled access highways pursuant to the Public Highways Act.

REAR YARD means a yard extending across the full width of a lot between the rear lot line and the nearest wall of any main building or structure on the lot; and “minimum”

rear yard means the minimum depth allowed by this Bylaw of a rear yard on a lot between the rear lot line and the nearest main wall of any main building or structure on the lot.

RECREATIONAL USES means the use of land for parks, playgrounds, tennis courts, indoor or outdoor skating rinks, athletic fields, golf courses, picnic areas, swimming pools, day camps, community centres, and similar uses to the foregoing, including associated accessory buildings and structures, but excluding a track for the racing of animals or any form of motorized vehicles.

RESTAURANT means a building or part thereof where food and drink is served to the public for consumption within the building or for takeout but not for consumption in parking areas appurtenant to the building.

RETAIL STORE means a building or part thereof in which goods; wares, merchandise, substances, articles, or things are offered or kept for sale directly to the public at retail.

SEMI-DETACHED DWELLING means a building that is divided vertically into two dwelling units each of which has an independent entrance.

SERVICE SHOP means a building or part thereof used for the sale or repair of household articles and shall include radio, television, and appliance repair shops but shall not include industrial or manufacturing or motor vehicle repair shops.

SETBACK means the distance between the street line and the nearest main wall of any building or structure and extending the full width or length of the lot. For a wind turbine, the setback is measured from the base of the tower.

SIDE YARD means a yard extending from the front yard to the rear yard of a lot between a side lot line and the nearest wall of any building or structure on the lot; and "minimum" side yard means the minimum depth allowed by this Bylaw of a side yard on a lot between a side lot line and the nearest main wall of any main building or structure on the lot.

SIGN means a structure, device, light or natural object including the ground itself, or any part thereof, or any device attached thereto, or painted or represented thereon, which shall be used to justify, advertise, or attract attention to any object, product, place, activity, person, institution, organization, firm, group, commodity, profession, enterprise, industry or business, or which shall display or include any letter, work, model, number, banner, flag, pennant, insignia, device or representation used in an announcement, direction, or advertisement, and which is intended to be seen from off the premises or from a parking lot. The word "sign" shall include signs which are affixed to the inside of windows and glass doors and are intended to be seen from roadways or parking lots. No other indoor sign shall be deemed a sign within this Bylaw.

GROUND SIGN means a sign supported by one or more uprights, poles or graces placed in or upon the ground.

ILLUMINATED SIGN means a sign that provides artificial light directly, or through any transparent or translucent material, from a source of light connected with such sign, or a sign illuminated by a light directed at the surface of the sign.

PROJECTING WALL SIGN means a sign which projects from and is supported by a wall of a building.

FACIAL WALL SIGN means a sign which is attached to and supported by a wall of a building.

NUMBER OF SIGNS means a sign shall be considered to be a single display surface or display device containing elements organized, related and composed to form a unit. Where matter is displayed in a random manner without organized relationship or elements, or where there is reasonable doubt about the relationship of elements, each element shall be considered to be a single sign.

SIGN AREA means the area of the smallest triangle, rectangle, or circle or semicircle which can wholly enclose the surface area of the sign. All visible faces of a multifaceted sign shall be counted separately and then totalled in calculating sign area. Three dimensional signs shall be treated as dual-faced signs, such that the total area shall be twice the area of the smallest triangle, rectangle, or circle or semicircle which can totally circumscribe the sign in the plan of its largest dimension.

SMALL SCALE or DOMESTIC WIND TURBINE refers to a turbine not exceeding 60 m (196'10") in height being the measurement from the base of the tower to the highest point of the blade's arc and having a generating capacity of less than 100 kilowatts (kW).

STOREY means the portion of a building between any floor and the floor, ceiling or roof next above, provided that any portion of a building partly below grade level shall not be deemed a story unless its ceiling is at least six (6) feet above grade and provided also that any portion of a storey exceeding fourteen (14) feet in height shall be deemed an additional storey for each fourteen (14) feet or fraction thereof of such excess.

STREET means the whole and entire right-of-way of every highway, road or road allowance vested in the Province of Nova Scotia or a private road recognized by the Municipality.

STREET LINE means the boundary line of a public street.

STRUCTURE means anything that is erected, built or constructed of parts joined together or any such erection fixed to or supported by the soil or by any other structure. A structure shall include buildings, walls, and signs and also fences exceeding six (6) feet in height.

SUPPORTING STRUCTURE of a wind turbine includes all structures accessory to the turbine itself, including guy wires.

TOP OF BANK means a point or line which is the beginning of a significant change in the land surface, thence from which the land surface slopes downward towards a water course. When two or more slopes are located together, the slope that is highest and farthest away from the watercourse shall be the slope considered for the top of bank.

TOURIST OR GUEST HOME means a building used as a single family dwelling in which there are not more than eight (8) sleeping rooms intended to be rented to the general public and where the stay of the guest is of a transient nature.

TRAVEL TRAILER means an object designed for accommodation intended and used exclusively for travel, recreation and vacation and which is capable of being drawn or propelled by a motor vehicle or is self-propelled and includes tent trailers or similar transportable accommodation, but does not include a mobile home.

UTILITY or LARGE SCALE WIND TURBINE means a device for converting wind power to electricity, which typically has a name plate capacity of more than 100 kilowatts (kW) and generates power primarily for sale to a third party and which may be developed either as a standalone machine or be grouped with others in a wind farm.

WAREHOUSE means a building where wares or goods are stored but shall not include a retail store.

WATER SUPPLY TREATMENT AND DISTRIBUTION USES means any building, structure or facility necessary to provide municipal water services.

WATERCOURSE means any lake, river, stream, ocean or other body of water.

WATERSHED means the Wilkins Lake watershed or any body of water used as a public water supply.

WHARF FACILITIES means facilities for the transition of goods and products between the coastal environment and the land. In the Industrial Resource (I-3) Zone such facilities shall not be used for the permanent storage of goods or products being transported to and from the processing facility.

WIND FARM means a group of 2 or more wind turbines used for the generation of electricity.

WIND TURBINE HEIGHT means the distance from the base of the turbine to the farthest tip of a rotor blade in a vertical position.

YARD means an open uncovered space on a lot appurtenant to a building (except a court) and unoccupied by buildings or structures except as specifically permitted

elsewhere in this Bylaw. In determining yard measurements, the minimum horizontal distance from the respective lot lines to the building shall be used.

ZONE means a designated area of land shown on Map #2 of this Bylaw.

PART 6 GENERAL PROVISIONS FOR ALL ZONES

6.1 Accessory Buildings and Structures

- a) Accessory uses, buildings and structures shall be permitted in any zone within the District of Guysborough Municipal Planning Area and may be used only as an accessory use to the main building or use, but it shall not:
- 1) be used for human habitation;
 - 2) be located within the required front or side yard of a lot;
 - 3) be built closer to the front lot line than the minimum distance required by this Bylaw for the main building on the lot. Where an accessory building is built on a corner lot, it shall be located in the rear yard or in the side yard which is not adjacent to the flanking street;
 - 4) exceed 139.354m² (1,500 ft²) in total floor area;
 - 5) be built within 1.8288 meters (6 feet) of the main building;
 - 6) be considered an accessory building if attached to the main building in any way;
 - 7) be considered an accessory building if it is necessary and incidental to a farming or fishing operation;
 - 8) be considered an accessory structure if located completely underground; and
 - 9) be built closer than 1.2192 meters (4 feet) to any lot line except:
 - 10) common semidetached garages may be centred on the mutual side lot line;
 - 11) accessory buildings with no windows or perforations on the side of the building which faces the said lot line, may be located a minimum of 0.6096 meters (2 feet) from the said side or rear lot line in any residential zone; and,
 - 12) Boathouses and docks may be built to the lot line when the line corresponds to the water's edge or is in the water.
- b) Notwithstanding anything else in this Bylaw, drop awnings, clothesline poles, flag poles, garden trellises, fences and retaining walls shall be exempted from any requirements under subsection 6.1(a).
- c) No accessory building or structure shall be constructed prior to the establishment of the main use of the land where no main building is to be built.
- d) Notwithstanding 6.1(c), an accessory building or structure may be constructed on an existing lot prior to the establishment of the main use of the land where no main building is to be built. Approval of such an accessory building or structure shall be subject to the satisfaction of the Development Officer that a main building or use would meet all requirements of the applicable bylaws and that the intended accessory building or structure shall not be used for human habitation.
- e) Notwithstanding anything else in this Bylaw, a single micro scale wind turbine with a rotor diameter not exceeding 2.5 meters (8'2") and having a generating capacity not

exceeding 100 watts shall be permitted as an accessory use to the main building or use.

6.2 Accessory Use Permitted

Where this Bylaw provides that any land may be used or a building or structure may be erected or used for a purpose, the purpose includes any use accessory thereto. Accessory buildings shall be permitted in all zones.

6.3 Main Building per Lot

No person shall erect more than one (1) main building on a lot except for the following:

- a) more than one dwelling on a lot in the R-2,R-3 Zone(s), subject to the requirements of the zone;
- b) buildings located in Commercial (C-1 and C-2) Zone(s);
- c) buildings located in Industrial I-1,I-2, I-3 and I-4 Zone(s); and
- d) non-residential buildings located in the MRR-1, CC-1 Zone(s).

6.4 Building to be Moved

No person shall move any building, residential or otherwise, within the area covered by this Bylaw without obtaining a development permit from the Development Officer.

6.5 Calculation of Lot Frontage

The following means shall be used for the purposes of determining lot frontage:

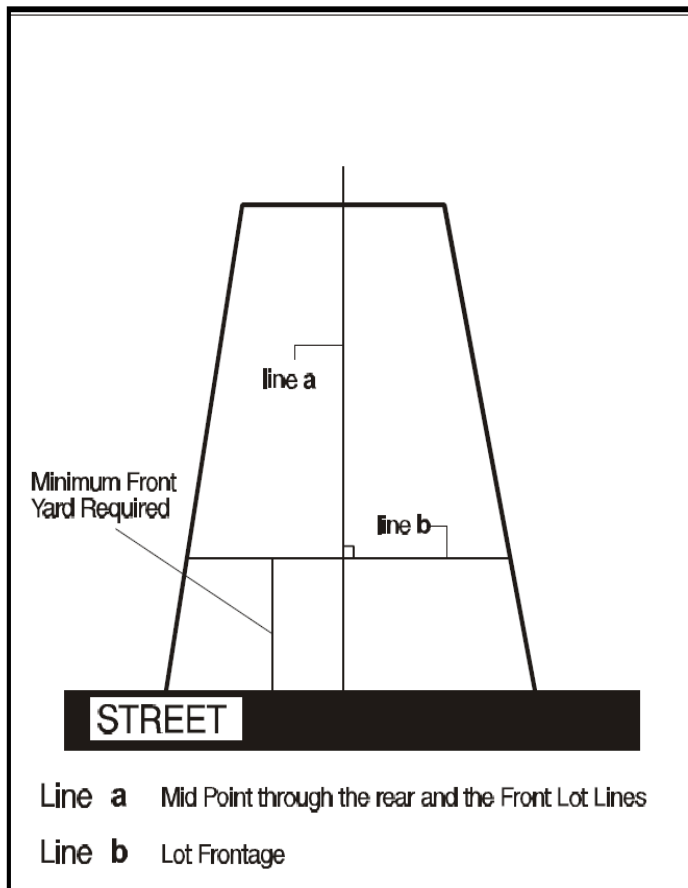


Figure 1

- a) in the case of regularly shaped lots, lot frontage shall be measured as a straight line between the points where the two (2) side lot lines meet the front lot line;
- b) in the case of irregularly shaped lots, lot frontage shall be deemed to be the horizontal distance between the side lot lines measured perpendicularly to a line joining the middle of the front lot line with the middle of the rear lot line, at a point equal to the minimum applicable front yard (see Figure 1).

6.6 Permitted Uses

- a) For the purpose of this By-law, if a use is not listed as a permitted or conditional use in any zone, it shall be deemed to be a prohibited use in that zone, unless otherwise stated.
- b) Where a permitted use within any zone is defined in this By-law, the uses permitted in the zone include any similar uses that satisfy such definition except where a definition specifically excludes any similar use.

- c) Notwithstanding, Part 6.6 (a) of the Bylaw, buildings, facilities and infrastructure shall be permitted in any zone where such development is on land owned by the Municipality of the District of Guysborough and such uses are public.

6.7 Encroachments Permitted

Except for accessory buildings, every part of any yard required by this Bylaw shall be open and unobstructed by any structure from the ground to the sky, provided that those structures listed in the following table shall be permitted into yards indicated as follows:

Structure	Maximum Projection from Main Wall Permitted
sills, cornices, eaves, gutters, chimneys, pilasters and canopies	0.6096 meters (2 feet)
window bays, cantilevers, oil tanks and propane tanks	0.9144 meters (3 feet), maximum width 3.04800 meters (10 feet)
exterior staircases, wheelchair ramps and fire escapes	1.8288 meters (6 feet)
balconies	1.8288 meters (6 feet)
verandas, porches and decks	2.4384 meters (8 feet)

6.8 Existing Buildings

- a) Where a building has been erected on or before the effective date of this Bylaw on a lot having less than the minimum frontage or area, or having less than the minimum setback or side yard or rear yard required by this Bylaw, the building may be enlarged, reconstructed, repaired or renovated provided that:
- 1) the enlargement, reconstruction, repair or renovation does not further reduce the front, side or rear yard that does not conform to this Bylaw; and
 - 2) all other applicable provisions of this Bylaw are satisfied.
- b) Notwithstanding anything else in this Bylaw, the use of a building existing on a lot on the effective date of this Bylaw may be changed to a use permitted on the lot where the lot frontage, front yard, or area required or any two or all of these is less than the requirements of this Bylaw provided that all other requirements of this Bylaw are satisfied.

6.9 Existing Undersized Lots

- a) Notwithstanding anything else in this Bylaw, a vacant lot held in separate ownership from adjoining parcels in existence prior to the effective date of this Bylaw, having less than the minimum frontage or area or both required by this Bylaw, may be used for a purpose permitted in the Zone in which the lot is located and a building may be erected on the lot provided that all other applicable provisions in this Bylaw are satisfied or any other applicable regulations.

- b) An existing undersized lot which is increased in area or frontage or both, but remains undersized, is still considered an existing undersized lot for the purposes of this section.

6.10 Frontage on a Street

- a) No development permit shall be issued unless the lot or parcel of land intended to be used or upon which a building or structure is to be erected abuts a public road, private road or a road indexed in Schedule “B” of the Provincial Subdivision Regulations.
- b) Notwithstanding subsection 6.10 (a) a development permit may be issued for a lot which has been created without road frontage pursuant to Section 5(1) of the Provincial Subdivision Regulations or a lot on an island pursuant to Section 6(2) of the Provincial Subdivision Regulations.

6.11 Height Regulation Exemption

The height regulations of this By-law shall not apply to church spires, water tanks, elevator enclosures, silos, flagpoles, chairlifts, television or radio antennae, skylights, barns, chimneys, clock towers, power transmissions, lookout towers, satellite discs, solar collector devices and all communication infrastructure regulated by Industry Canada.

6.12 Illumination

No person shall erect any illuminated sign or illumination otherwise, in an area outside any building unless such illumination is directed away from adjoining properties and any adjacent streets.

6.13 Kennels

Where kennels are permitted by this Bylaw, the following special provisions shall apply:

- a) Breeding Kennels:
 - i) shall be located in the rear yard and shall have a minimum separation distance of 45.7 m (150 feet) between the animal structure and the rear and side yard lot lines.
 - ii) a minimum lot size of 2.5 acres (1 ha); and
- b) Boarding Kennels:
 - i. shall be located in the side or rear yard and shall have a minimum setback distance of 15.24 meters (50 feet) between the animal structure and the side and rear yard lot lines;
 - ii. kennels located in the side yard shall have a minimum setback distance of 7.62 meters (25 feet) from the front lot line;
 - iii. an enclosed structure is constructed for the sheltering of the animal(s);

- iv. kennels are only permitted on those properties upon which a permanent residence has been constructed;
- v. the owner of the kennel operation must reside on the property upon which the kennel operation is located;
- vi. said structure shall be located 30.48 meters (100 feet) from any watercourse or well not on the same property.

6.14 Licenses, Permits and Compliance with Other Bylaws

- a) Nothing in this Bylaw shall exempt any person from complying with the requirements of the building bylaw or any other bylaw in force within the Municipality of the District of Guysborough or from obtaining any license, permission, permit, authority or approval required by any other bylaw of the Municipality or any regulation of the Province of Nova Scotia or the Government of Canada.
- b) Where the provisions of this Bylaw conflict with those of any other Bylaw of the Municipality or regulation of the Province or the Government of Canada, the higher or more stringent provision, as determined by the Development Officer, shall prevail.

6.15 Multiple Uses

Where any land or building is used for more than one purpose, all provisions of this Bylaw relating to each use shall be satisfied. Where there is conflict, such as in the case of lot size or lot frontage, the higher or more stringent standard shall prevail.

6.16 Nonconforming Uses

- a) Any use of land or a building or structure constructed, or being constructed, on or before the effective date of this Bylaw that does not conform to the requirements of this Bylaw shall be subject to the provisions of the Municipal Government Act respecting nonconforming uses and structures.
- b) Notwithstanding 6.16 (a), a nonconforming industrial use shall be permitted to change to a less obnoxious or less intensive industrial use in terms of traffic generated, hours of operation, outdoor storage, noise and fumes.

6.17 One Main Building on a Lot

- a) No person shall erect more than one main building on a lot except:
 - 1) in all Industrial Zones;
 - 2) in the Residential Multiple Unit R-2 Zone; and
 - 3) in the Manufactured Home ParkR-3 Zone
- b) Notwithstanding subsection 6.17 (a), more than one building may be placed on a lot provided there is sufficient area and frontage to enable the creation of as many lots as there are main buildings and each building is placed in such a way that the subsequent subdivision could take place. A site plan drawn by a Nova Scotia Land

Surveyor will be required at the time of application for a Building/Development Permit.

6.18 Parking & Loading Requirements

- a) For every building or structure to be erected, enlarged or changed in use off-street parking located within the same lot and zone as the use and having unobstructed access to a public street shall be provided and maintained in conformity with the following schedule. However, in commercial core areas providing on street parking, total parking spaces may include 1 parking space for each 6 meter (19'8") of lot frontage.

Type of Building	Minimum Parking Requirement
A dwelling containing less than 3 dwelling units	1 parking space per dwelling unit
All other dwellings	1.5 parking spaces for each dwelling unit
Boarding and rooming homes	1 parking space for the dwelling unit plus 1 parking space for every 2 rooms available for rent
Churches, halls, auditoria, restaurants, theatres, arenas, stadia, private clubs and other places of assembly	Where there are fixed seats, 1 parking space for every 5 seats, or 3 m (9'10") of bench space; where there are no fixed seats, 1 parking space for every 10 m ² . (107.639ft ²) of floor area
Hospitals and nursing homes	1 parking space for every 2 beds or 40 m ² . (430.556ft ²) of floor area, whichever is greater
Senior citizen housing	1 parking space for every 2 dwelling units
Hotels, motels and tourist cabins	1 parking space for every 2 beds or 40 m ² . (430.556 ft ²) of floor area, whichever is greater
Offices	1 parking space for every 30 m ² . (322.917 ft ²) of floor area used for offices
Funeral homes	1 parking space for every 5 m ² . (53.819 ft ²) of assembly floor area
Bowling alleys and curling rinks	4 parking spaces for each bowling lane or curling sheet plus 1 parking space for every 10 m ² . (107.639 ft ²) of other public floor space
All other commercial uses	1 parking space for every 30 m ² . (322.917 ft ²) of floor area
Elementary schools	1.5 parking spaces for each teaching classroom
Junior and senior high schools	4 parking spaces for each teaching classroom
All industrial uses	1 parking space for every 50 m ² . (538.195 ft ²) of floor area

- b) A parking space shall measure 2.5 m by 6 m (8'2" x 19'8") exclusive of driveways and manoeuvring aisles.
- c) One loading space shall be provided for every 3,000 m². (32,400 ft²) of commercial, industrial and institutional floor space to a maximum of 6 loading spaces.

- d) A loading space is not required for any building less than 140 m² (1506.947 ft²) in area.
- e) A loading space shall be:
 - 1) a minimum of 3.5 m by 12.5 m (11'5" x 41'0") with a minimum height clearance of 4.5 m (14'9");
 - 2) located in the rear or side yard only and screened from adjoining residential or park uses;
 - 3) constructed with a stable surface which is treated to prevent the raising of dust or loose particles; and
 - 4) have access to the street by means of a minimum 3 m (9'10") wide driveway for one way and 6 m (19'8") wide driveway for two way traffic.

6.19 Parking Lot Standards

Where a parking lot for more than four spaces is to be constructed:

- a) the parking lot shall be constructed with a stable surface that is treated to prevent the raising of dust or loose particles;
- b) any lighting used to illuminate the parking lot shall be arranged in such a manner to divert light away from streets, adjoining lots and buildings;
- c) a structure not more than 4.5 m (14'9") in height and not larger than 4.6 m² (495139 ft²) in area may be erected for use of attendants;
- d) where a permanent hard surface is used, each parking space shall be marked;
- e) approaches or driveways to the lot shall be defined by a curb of concrete or rolled asphalt and the limits of the lot shall be defined by a curb or concrete or rolled asphalt and the limits of the lot shall be defined by a fence, curb or other suitable obstruction designed to provide a neat appearance; and
- f) The approaches or driveways to the lot shall not exceed two in number from any one street, and shall be between 6 m (19'8") and 7.5 m (24'7") in width.

6.20 Parking for People with Disabilities

- a) In addition to the parking requirements found in Part 6.19, where off street parking is to be provided on the same lot as the building, one space dedicated to people with disabilities shall be provided for every 100 spaces required, or part thereof.
- b) Such parking spaces shall be 3.7 m (12'1") wide and be not more than 50 m (164') away from the entrance designed for use by people with disabilities.

6.21 Parking Standards for a Change of Use

Notwithstanding Part 19 of this Part where a change of use is to occur to an existing recreational, commercial or industrial use and the new use is unable to comply with additional parking requirements, the additional parking requirements will be waived.

6.22 Parks and Playgrounds

Parks and playgrounds shall be permitted in any zone provided:

- a) any maintenance or storage building accessory to the park or playground does not exceed 60.96 m² (656.3 ft²) in floor area; and
- b) Any signage conforms to the signage requirements of this Bylaw.

6.23 Public and Private Utilities

Public and Private Utilities shall be permitted in any zone provided that such use conforms to the applicable lot standards of that particular zone.

6.24 Public Uses Permitted

Government buildings and facilities shall be permitted in any zone provided that such use conforms to the applicable lot standards of that particular zone.

6.25 Reduced Lot Requirements

Notwithstanding the minimum lot area and frontage requirements found elsewhere in the Bylaw a development permit may be issued for lots which have been created pursuant to the Provincial or Municipal Subdivision Regulations.

6.26 Restoration to a Safe Condition

Nothing in this Bylaw shall prevent the strengthening or restoring to a safe condition of any building or structure, provided in the case of a nonconforming use the provisions of the Municipal Government Act of Nova Scotia shall prevail.

6.27 Side Yards on Corner Lots

Notwithstanding anything else in this Bylaw, on a corner lot in any zone, no part of any building or accessory building shall be erected closer to the lot line of the flanking street than 7.62 m (25').

6.28 Temporary Uses and Structures Permitted

- a) Nothing in this Bylaw shall prevent uses and structures incidental to construction such as a construction camp or other such temporary work camp, a tool shed, scaffold, or similar building incidental to construction providing that the uses or structures are removed from the site within 14 days after completion of the construction project and provided a development permit has been issued.
- b) Nothing in this Bylaw shall prevent uses and structures erected for special occasions and holidays provided only that no such use remains in place more than 14 consecutive days. A development permit shall not be required.

6.29 Truck, Bus and Coach Bodies

No trucks, bus, coach or structure of any kind, other than a mobile home or dwelling unit erected and used in accordance with this and all other bylaws of the Municipality, shall be used for human habitation within the Guysborough Municipal Planning Area, whether or not same is mounted on wheels.

6.30 Variance

- a) Notwithstanding the general requirements set out for each zone in this Bylaw, the Development Officer may grant a variance subject to the requirements of the Municipal Government Act.
- b) Where a variance is granted or refused, the appeal and the notice provisions of the Municipal Government Act shall be complied with and the applicant shall pay to the Municipal Clerk the cost of notifying affected land owners.
- c) The Development officer may refer requests for variances that exceed 10% to Council for their advice and recommendation from time to time.

6.31 Small Scale or Domestic Wind Turbines

Small scale or domestic wind turbines are permitted throughout the Bylaw area. No development permit shall be issued for a small scale wind turbine except in conformity with the following:

- a) Wind turbines shall not exceed 60 m (196'10") in height being the measurement from the base of the tower to the highest point of the blade's arc.
- b) Development is restricted to one turbine per lot and shall have a generating capacity of less than 100 kilowatts (kW)
- c) The minimum rotor clearance shall be 8 m (26'3") from established grade.
- d) Minimum setback from all property lines shall be one and a half times (1.5x) the maximum height of the turbine.
- e) Minimum setback from a dwelling unit on an adjoining or adjacent lot shall be two times (2x) the maximum height of the turbine.
- f) Minimum setback from a public or private road shall be two times (2x) the maximum height of the turbine.
- g) Minimum setback from institutional uses such as, hospitals, daycares, libraries, etc., on an adjoining or adjacent lot shall be the greater of three times (3 x) the maximum height of the turbine.
- h) Signage shall be limited to the gear box of the turbine and only indicate the operator and/or manufacturer of the turbine.

6.32 Uses by Development Agreement

Notwithstanding all other provisions under this By-law, Council may, by resolution, approve development agreements for specified developments which would otherwise

not be permitted under this By-law through the enabling legislation of the Municipal Government Act and as provided for by the applicable policies with the Municipal Planning Strategy for the District of Guysborough, such uses are as follows:

- a) Within the Residential Growth Designation multiple unit dwellings and residential developments of **20 units or greater**.
- b) Throughout the plan area, excluding the residential growth centre designation, large scale wind turbine(s) in excess of **60 metres** (196'10") in height, being the measurement from the base of the tower to the highest point of the blade's arc.

PART 7 SIGNAGE

No person shall erect a sign exceeding 2 m² (21.5278 ft²) in size in the Guysborough Municipal Planning Area without first obtaining a development permit from the Development Officer.

7.1 General

A development permit may be issued for a ground sign, facial wall sign, portable sign, canopy sign, or projecting wall sign provided:

- a) There are no more than three (3) signs on the lot containing the business or use being advertised;
- b) In the case of a ground sign:
 - i. the sign shall not exceed a maximum height of 10 m (32'9")
 - ii. the sign shall not exceed 3 m² (32.2917 ft²) in area except for properties abutting a public road, in which case the sign shall not exceed a maximum area of 20 m² (215.278 ft²) provided the signage is not situated within 150 m (492'1") of a dwelling;
 - iii. no portion of the sign (base, post, frame, or face) shall be located within 3 m (9'10") of any public right-of-way or common property line;
- c) In the case of a facial wall sign, the sign shall not:
 - i. extend beyond extremities of the wall to which it is affixed;
 - ii. face a yard abutting a residential zone;
 - iii. have an area greater than 10% of the area of the wall to which it is affixed;
- d) In the case of a projecting wall sign or canopy sign, the sign shall not:
 - i. project over a public right-of-way;
 - ii. project more than 2 m (6'6") from the wall to which it is affixed
 - iii. be erected below a height of 2.5 m (8'2") above grade;

7.2 Safety and Maintenance

- a) Every sign shall be kept in good repair and working order.
- b) If the business, service or other enterprise for which the sign is erected is no longer in operation the sign shall be removed, by the owner, within 30 days of the date the operations cease. Removal of a sign includes the support structure or apparatus to which it is attached.
- c) In the case of a seasonal enterprise that normally closes during part of the year, a sign advertising a seasonal enterprise shall indicate the time of the year the enterprise is in operation or, conversely, the time of the year it is not in operation.
- d) Notwithstanding anything else contained within this Bylaw, a sign erected on a Commercial or Industrial Property which abuts a residential or institutional property shall be set back a distance of 10 m (32'9") from the residential property line.

PART 8 GENERAL PROVISIONS FOR RESIDENTIAL ZONES

8.1 Home Occupations

- a) Any dwelling or building accessory thereto may be used for a home occupation provided that:
 - 1) the dwelling is occupied as the principal residence of the operation of the home occupation;
 - 2) the external appearance of the dwelling is not changed by the home occupation;
 - 3) there are no more than two assistants employed in the home occupation who are not resident of the dwelling;
 - 4) the home occupation does not exceed 25 percent of the total floor area of the dwelling and accessory building;
 - 5) one off-street parking space, other than that required by the dwelling, is provided for every 20.438 m² (220 ft²) of floor space occupied by the home occupation;
 - 6) no signage shall be permitted other than a non-illuminated business identification sign no larger than 0.464m² (5 ft²) in area;
 - 7) open storage shall be limited to the rear yard and screened from adjacent residential properties by a continuous row of trees, a hedge, a fence or a combination of the foregoing arranged to form a dense or opaque screen; and
 - 8) There is no outdoor display unless it is screened or located in the rear yard.

- b) A home occupation shall include the following types of uses:
 - 1) Health care professional, lawyer, business management consultant, accountant, public engineer, architect, business broker, marketing or sales agents, real-estate agent, technology or arts professionals, insurance or property appraisal practitioners, administrative and consulting services, and other business or professional services.
 - 2) Business representatives managing a direct sales organization for product distribution, but not regular direct sales of product from residence.
 - 3) Dressmaking and tailoring, hairdressing and barber shops, private instruction or tutoring in the arts, sciences or technologies, the crafting or repair of household goods, small engines and motors and appliances, computers, recreational equipment (not recreational motorized vehicles), personal affects or upholstery, residential day-care, seasonal retailing of garden produce, bedding plants, and shrubbery, engraving wood, metal, stone setting and selling, and the making and selling of crafts.
 - 4) Where a business use is not listed above, the business shall be similar in nature to the above listed and shall be at the discretion of the Development Officer, provided all other applicable provisions under this By-law are met.

- c) The following special provisions shall apply to bed and breakfasts:
 - 1) Bed and Breakfasts shall not be subject to the size restrictions specified in 8.1 of this Bylaw.

- 2) in addition to the signs permitted in Part 7 of this Bylaw, one ground sign not exceeding 1.115 m² (12 ft²) in area and 1.524m (5 ft) in height shall be permitted;
and
- 3) in addition to the normal parking requirements for the dwelling, one parking space shall be provided for each bedroom used for rental purposes.

PART 9 RESIDENTIAL GENERAL (R-1) ZONE

9.1 Permitted Uses

No development permit shall be issued in a Residential General (R-1) Zone except for one or more of the following uses:

- a) single detached dwelling
- b) mobile homes or pre-manufactured homes
- c) two unit dwellings (semi-detached and duplex)
- d) multiple unit dwellings to a maximum of three (3) dwelling units
- e) detached accessory single dwelling unit
- f) boarding homes
- g) day nurseries
- h) park and community centres - exempt from lot standards in this Bylaw
- i) nursing homes or homes for special care
- j) church and cemeteries
- k) schools and other institutional uses established under the Societies Act
- l) public recreational facilities

9.2 General Lot Requirements

In any Residential General (R-1) Zone, no development permit shall be issued except in conformity with the following:

Requirement	Standard with Central Sewer Services	Standard with Central Sewer and Water Services	Standard without Central Sewer or Water Services
Minimum Lot Area single detached dwelling and duplex, schools, churches and cemetery, boarding homes, day nurseries, senior citizen home, nursing home, other institutional uses	929.03m ² (10,000 ft ²)	464.515m ² (5,000 ft ²)	2787.09m ² (30,000 ft ²) (final lot size determined by DOE)
Minimum Lot Area semi detached dwelling and multiple family dwelling up to 3 dwelling units	464.515m ² (5,000 ft ²) per dwelling unit	232.257m ² (2,500 ft ²) per dwelling unit	2787.09m ² (30,000 ft ²) (final lot size determined by DOE)
Minimum Lot Frontage single detached dwelling and duplex, multiple family dwelling up to 3 dwelling units, schools, churches and cemetery,	21.336m (70 ft)	15.24m (50 ft)	30.5 m (100 ft)

boarding homes, day nurseries, senior citizen home, nursing home, other institutional uses			
Minimum Lot Frontage semi detached dwelling	10.7 m (35 ft) per dwelling unit	7.62 m (25 ft) per dwelling unit	30.5 m (100 ft)
Minimum Front Yard	7.62 m (25 ft)	7.62 m (25 ft)	7.62 m (25 ft)
Minimum Side Yard	3.048 m (10 ft)	3.048 m (10 ft)	3.048 m (10 ft)
Minimum Rear Yard	7.62 m (25 ft)	7.62 m (25 ft)	7.62 m (25 ft)
Maximum Building Height	10.7 m (35 ft)	10.7 m (35 ft)	10.7 m (35 ft)
Maximum Lot Coverage	35 per cent		

9.3 Watercourse Setback Requirements

- a) No person shall erect any building except a boathouse within 10 meters of the normal high water mark of any watercourse or ocean.
- b) Notwithstanding any other provisions of this By-law, a building in any zone is required to be no nearer than 7.5 m (24'7") from the top of the bank of any watercourse, or municipal drainage ditch, permanent or intermittent, which is not navigable. In the case of hazard lands, no part of any building shall be constructed closer than 7.5 m (24'7") to the nearest point of the area to which the hazardous condition is deemed to exist.

9.4 Building Height Waterfront Requirements

Notwithstanding the height provisions of this by-law the purpose of this section is to provide vistas of Chedabucto Bay and across Milford Haven River. The further intent is to conserve panoramic views of the river valley and ocean from Route 16. Building height shall not exceed the following:

a) **10.67 Meters (35 ft):**

- 1) In the area up to 60.96 m (200 feet) inland from the ordinary high water mark
- 2) In areas where base grade elevation exceeds 9.14 m (30 ft) above sea level.

b) **13.72 meters (45 ft):**

- 1) In the area beyond 60.96 m (200 ft) inland from the ordinary high water mark except where base grade elevation exceeds 15.24 m (50 ft) above sea level.

9.5 Detached Accessory Single Dwelling Unit

A development permit may be issued to permit a single accessory dwelling unit to a single detached dwelling providing the following requirements are met:

- a) an accessory dwelling shall not exceed 74.322 m² (800 ft²);
- b) an accessory dwelling shall contain independent kitchen and bathroom facilities;
- c) an accessory dwelling shall have an independent entrance;
- d) an accessory dwelling shall not exceed a maximum height of 7.62 m (25 ft);
- e) an accessory dwelling shall require at least one off-street parking spot in addition to any parking requirements for the primary single detached residence;
- f) an accessory dwelling is not permitted for any dwelling type other than a single dwelling unit;
- g) only one accessory dwelling unit is permitted per property;
- h) a property containing a detached accessory dwelling shall not be subdivided so that the accessory becomes the primary residence of a resulting property unless the resulting properties and dwellings meet all necessary lot requirements and building standards;
- i) an accessory dwelling must meet all applicable building standards and requirements; and
- j) an accessory dwelling must meet/comply with all setbacks and separation standards and the separation distance between a detached accessory dwelling and the primary residence shall be at least twice the side yard setback.

9.6 Keeping of Hoofed Animals (Ungulates) for Personal Use

The occupants of a dwelling in an (R-1) Zone shall be permitted to keep hoofed animals (ungulates) for use as pets or other non-commercial purposes, provided the following conditions are met:

- 1) an enclosed structure is constructed for the sheltering of the animal(s), and said structure is an accessory use on a residential lot with a dwelling unit situate;
- 2) said structure shall not be located in the front yard and shall have a minimum setback distance of 6.1 m (20 ft) from the rear and side yard lot lines;
- 3) said structure shall not cover more than fifty (50) percent of the available rear yard;
- 4) a minimum lot size requirement of 0.4 ha (1 acre) shall be required for the first single animal and an additional 0.2 ha of (0.5 acre) or each additional animal; and
- 5) an existing accessory building that does not conform to the setback and coverage requirements prescribed in clauses (ii) and (iii) may be used for the sheltering of the animal(s) provided the structure is not situated within 3.1 m (10 ft) of any property line

PART 10 RESIDENTIAL MULTIPLE UNIT (R-2) ZONE

10.1 Permitted Uses

No development permit shall be issued in a Residential Multi-unit (R-2) Zone except for one or more of the following:

- a) Multiple unit dwellings which contain four or more units
- b) Converted dwellings which contain four or more units
- c) Row or town houses which contain four or more units

10.2 General Lot Requirements

In any Residential Multi-unit (R-2) zone, no development permit shall be issued except in conformity with the following requirements:

Requirement	Standard with Central Sewer Services	Standard with Central Sewer and Water Services	Standard without Central Sewer or Water Services
Minimum Lot Area	929.030m ² (10,000 ft ²)	929.030m ² (10,000 ft ²)	3716 m ² (40,000 ft ²) (final lot size determined by DOE)
Minimum Lot Frontage multiple unit dwellings and converted dwellings	30.5 m (100 ft)	30.5 m (100 ft)	30.5 m (100 ft)
Minimum Lot Frontage row or town houses	6.096m (20 ft) per unit	6.096m (20 ft) per unit	6.096m (20 ft) per unit
Minimum Front Yard	7.62 m (25 ft)	7.62 m (25 ft)	7.62 m (25 ft)
Minimum Side Yard	3.048 m (10 ft)	3.048 m (10 ft)	3.048 m (10 ft)
Minimum Rear Yard	7.62 m (25 ft)	7.62 m (25 ft)	7.62 m (25 ft)
Maximum Building Height	10.66 m (34'10")	10.66 m (34'10")	10.66 m (34'10")
Maximum Lot Coverage	35 per cent		

10.3 Watercourse Setback Requirements

- a) No person shall erect any building except a boathouse within twenty feet of the normal high water mark of any watercourse or ocean.
- b) Notwithstanding any other provisions of this By-law, a building in any zone is required to be no nearer than 7.62 m (25 ft) from the top of the bank of any watercourse. In the case of hazard lands, no part of any building shall be constructed closer than 7.62 m (25 ft) to the nearest point of the area to which a hazardous condition is deemed to exist.

10.4 Building Height Waterfront Requirements

The purpose of this section is to provide vistas of Chedabucto Bay and across Milford Haven River. The further intent is to conserve panoramic views of the river valley and ocean from Route 16. Building height shall not exceed the following:

a) **10.67 Meters (35 feet):**

- 3) In the area up to 60.96 m (200 ft) inland from the ordinary high water mark
- 4) In areas where base grade elevation exceeds 9.14 m (30 ft) above sea level.

b) **13.72 meters (45 feet):**

- 2) In the area beyond 60.96 m (200 ft) inland from the ordinary high water mark except where base grade elevation exceeds 15.24 m (50 ft) above sea level.

PART 11 MANUFACTURED HOME PARK (R-3) ZONE

11.1 Permitted Uses

No development permit shall be issued in a Residential Manufactured Home Park (R-3) zone except for one or more of the following uses:

- a) mobile home park
- b) mobile homes
- c) mobile home sales
- d) public recreational uses, parks and playgrounds
- e) manufactured Home Park offices
- f) maintenance equipment and storage facility related and incidental to the operation of the park.

11.2 General Lot Requirements

In any Residential Manufactured Home Park (R-3) Zone, no development permit shall be issued except in conformity with the following requirements:

Requirement	Standard
Minimum Lot Area	3716 m ² (40,000 ft ²) (final lot size to be determined by DOE)
Minimum Lot Frontage	60.96 m (200 ft)
Minimum Front Yard	7.62 m (25 ft)
Minimum Side Yard	3.048 m (10 ft)
Minimum Rear Yard	7.62 m (25 ft)
Maximum Building Height	7.62 m (25 ft)

11.3 Manufactured Home Space Requirements

Each manufactured home space within a manufactured home park shall be clearly and permanently marked on the ground in accordance with the following requirements:

Minimum Area	371.6m ² (4,000 ft ²)
Minimum Frontage	12.19m (40 ft)

11.4 Special Provisions: Appearance

- a) All accessory structures such as patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated units, or of a quality equivalent thereto, so that design and construction will complement the mobile home.
- b) The undercarriage of each mobile home shall be screened from view by skirting or such other means satisfactory to the Development Officer.

PART 12 MIXED USE RURAL RESIDENTIAL GENERAL (MRR-1) ZONE

12.1 Permitted Uses

No development permit shall be issued in a Mixed Use Rural Residential General (MRR-1) Zone except for one or more of the following uses:

- a) single detached dwelling
- b) mobile homes or pre-manufactured homes
- c) semidetached and duplex dwellings
- d) multiple unit dwellings to a maximum of three (3) dwelling units
- e) boarding homes
- f) day nurseries
- g) park and community centres - exempt from lot standards in this Bylaw
- h) nursing homes or homes for special care
- i) church and cemeteries
- j) schools and other institutional uses established under the Societies Act
- k) public recreational facilities
- l) Commercial C-1 uses maximum building size of 111.483m² (1,200 ft²) of floor space and/or 1,200 ft² of outdoor storage space provided the general and special lot requirements for a Commercial General C-1 Zone are complied with
- m) Industrial I-1 uses maximum building size of 111.483m² (1,200 ft²) of floor space and/or 111.483m² (1,200 ft²) outdoor storage space provided the general and special lot requirements for an Industrial Light I-1 Zone are complied with
- n) farming, fishing and forestry uses including associated buildings

12.2 General Lot Requirements

In any Mixed Use Rural Residential General (MRR-1) Zone, no development permit shall be issued except in conformity with the following:

Requirement	Standard with Central Sewer Services	Standard with Central Sewer and Water Services	Standard without Central Sewer or Water Services
Minimum Lot Area single detached dwelling and duplex, schools, churches and cemetery, boarding homes, day nurseries, senior citizen home, nursing home, other institutional uses	929.03m ² (10,000 ft ²)	464.5m ² (5,000 ft ²)	2787.09m ² (30,000 ft ²) (final lot size determined by DOE)
Minimum Lot Area semi detached dwelling and multiple family dwelling up to 3 dwelling units	464.5m ² (5,000 ft ²) per dwelling unit	232.25m ² (2,500 ft ²) per dwelling unit	2787.09m ² (30,000 ft ²) (final lot size determined by DOE)
Minimum Lot Frontage single detached dwelling and duplex, multiple family dwelling up to 3 dwelling units, schools, churches and cemetery, boarding homes, day nurseries, senior citizen home, nursing home, other institutional uses	(70 ft)	(50 ft)	30.5 m (100 ft)
Minimum Lot Frontage semi detached dwelling	10.7 m (35 ft) per dwelling unit	7.62 m (25 ft) per dwelling unit	30.5 m (100 ft)
Minimum Front Yard	7.62 m (25 ft)	7.62 m (25 ft)	7.62 m (25 ft)
Minimum Side Yard	3.048 m (10 ft)	3.048 m (10 ft)	3.048 m (10 ft)
Minimum Rear Yard	7.62 m (25 ft)	7.62 m (25 ft)	7.62 m (25 ft)
Maximum Building Height	10.7 m (35 ft)	10.7 m (35 ft)	10.7 m (35 ft)
Maximum Lot Coverage	35 per cent		

12.3 Watercourse Setback Requirements

Notwithstanding anything else in this Bylaw all Agricultural and Forestry Uses in the Mixed Use Rural Residential General (MRR-1) Zone must have a minimum setback

from any natural water body or the natural channel for a perennial or intermittent watercourse of 30.48 m (100 ft) excluding a drainage or irrigation channel.

12.4 Special Requirements for Agricultural Uses

Notwithstanding the general lot requirements of Mixed Use Rural Residential General (MRR-1) Zone in the case of:

1. A building or structure hereafter altered or used for the raising or keeping of livestock the yard requirements are as follows:
 - a. Minimum front yard 91.44 m (300 ft)
 - b. Minimum interior side yard 30.48 m (100 ft)
 - c. Minimum exterior side yard 91.44 m (300 ft)
 - d. Minimum rear yard 30.48 m (100 ft)

2. A new building hereafter erected, altered or used for the raising or keeping of livestock of poultry, feedlots and waste storage facilities shall provide:
 - a. a minimum distance of 609.6 m (2000 ft) from land presently zoned for residential uses;
 - b. a minimum distance of 304.8 m (1000 ft) from dwellings on adjacent property;
 - c. a minimum distance of 91.44 m (300 ft) from the centreline of any public road;
 - d. a minimum distance of 60.96 m (200 ft) from the lot line of the site on which the production unit is situated.

3. A building or structure hereafter erected, altered or used for the raising or keeping of mink or other fur bearing animals, or bees, the yard requirements are as follows:
 - a. Minimum front yard 121.92 m (400 ft)
 - b. Minimum interior side yard 30.48 m (100 ft)
 - c. Minimum exterior side yard 121.92 m (400 ft)
 - d. Minimum rear yard 30.48 m (100 ft)

4. The maximum area of any lot which is occupied by buildings, structures, decks, patios, accessory buildings, driveways and parking areas shall not exceed fifty (50) percent of the lot area.

PART 13 COASTAL COMMUNITY (CC-1) ZONE

13.1 Permitted Uses

No development permit shall be issued in a Coastal Community (CC-1) Zone except for one or more of the following uses:

- a) single detached dwelling
- b) mobile homes or pre-manufactured homes

- c) semidetached and duplex dwellings
- d) multiple unit dwellings to a maximum of three (3) dwelling units
- e) boarding homes
- f) day nurseries
- g) park and community centres (exempt from lot standards in this Bylaw)
- h) nursing homes or homes for special care
- i) church and cemeteries
- j) schools and other institutional uses established under the Societies Act
- k) public recreational facilities
- l) Commercial C-1 uses maximum building size of 696.7 m² (7,500 ft²) of floor space and/or 222.9m² (2,400 ft²) of outdoor storage space provided the general and special lot requirements for a Commercial General C-1 Zone are complied with
- m) Industrial I-1 uses maximum building size of 696.7 m² (7,500 ft²) of floor space and/or 223.9m² (2,400 ft²) outdoor storage space provided the general and special lot requirements for an Industrial Light I-1 Zone are complied with
- n) farming, fishing and forestry uses including associated buildings

13.2 General Lot Requirements

In any Coastal Community (CC-1) Zone, no development permit shall be issued except in conformity with the following:

Requirement	Standard with Central Sewer Services	Standard with Central Sewer and Water Services	Standard without Central Sewer or Water Services
Minimum Lot Area single detached dwelling and duplex, schools, churches and cemetery, boarding homes, day nurseries, senior citizen home, nursing home, other institutional uses	929.1m ² (10,000 ft ²)	464.5m ² (5,000 ft ²)	2787.1m ² (30,000 ft ²) (final lot size determined by DOE)
Minimum Lot Area semi detached dwelling and multiple family dwelling up to 3 dwelling units	464.5m ² (5,000 ft ²) per dwelling unit	232.2m ² (2,500 ft ²) per dwelling unit	2787.1m ² (30,000 ft ²) (final lot size determined by DOE)
Minimum Lot Frontage single detached dwelling and duplex, multiple family dwelling up to 3 dwelling units, schools, churches and cemetery, boarding homes, day nurseries, senior citizen home, nursing home, other institutional uses	21.3m (70 ft)	15.2m (50 ft)	30.5 m (100 ft)
Minimum Lot Frontage semi	10.7 m (35	7.6 m (25 ft)	30.5 m (100 ft)

detached dwelling	ft) per dwelling unit	per dwelling unit	
Minimum Front Yard	7.62 m (25 ft)	7.62 m (25 ft)	7.62 m (25 ft)
Minimum Side Yard	3.048 m (10 ft)	3.048 m (10 ft)	3.048 m (10 ft)
Minimum Rear Yard	7.62 m (25 ft)	7.62 m (25 ft)	7.62 m (25 ft)
Maximum Building Height	10.7 m (35 ft)	10.7 m (35 ft)	10.7 m (35 ft)
Maximum Lot Coverage	50 per cent		

13.3 Watercourse Setback Requirements

Notwithstanding anything else in this Bylaw all Agricultural and Forestry Uses in the Mixed Use Rural Residential General (MRR-1) Zone must have a minimum setback from any natural water body or the natural channel for a perennial or intermittent watercourse of 30.48 meters excluding a drainage or irrigation channel.

13.4 Special Requirements for Agricultural Uses

Notwithstanding the general lot requirements of Coastal Community (CC-1) Zone in the case of:

1. A building or structure hereafter altered or used for the raising or keeping of livestock the yard requirements are as follows:
 - a. minimum front yard 50 meters (164')
 - b. minimum interior side yard 30 meters (98'5")
 - c. minimum exterior side yard 30 meters (98'5")
 - d. minimum rear yard 30 meters (98'5")

2. A new building hereafter erected, altered or used for the raising or keeping of livestock of poultry, feedlots and waste storage facilities shall provide:
 - a. a minimum distance of 200 meters from dwellings on adjacent property;
 - b. a minimum distance of 50 meters from the centreline of any public road;
 - c. a minimum distance of 50 meters from the lot line of the site on which the production unit is situated.

3. A building or structure hereafter erected, altered or used for the raising or keeping of mink or other fur bearing animals, or bees, the yard requirements are as follows:
 - a. minimum front yard 200 meters (656'2")
 - b. minimum interior side yard 50 meters (164')
 - c. minimum exterior side yard 150 meters (492'1")
 - d. minimum rear yard 50 meters (164')

4. The maximum area of any lot which is occupied by buildings, structures, decks, patios, accessory buildings, driveways and parking areas shall not exceed fifty (50) percent of the lot area.

PART 14 GENERAL PROVISIONS FOR ALL COMMERCIAL ZONES

14.1 Special Requirement - Lots Abutting Residential and Institutional Zones

Where the yard of a lot located within any commercial zone abuts a lot in a residential or institutional zone, the following standards shall apply:

- a) the minimum setback of the commercial use from the abutting lot line shall be 6meters;
- b) no parking space shall be permitted in an abutting yard within 6meters of a side or rear lot line; and
- c) no open storage or outdoor display shall be permitted in the abutting yard of the commercial zone.

14.2 Screening of Refuse Containers

In any commercial zone where refuse and recycling containers are located outside the building they shall be screened from the adjacent property and the street through the use of landscaping or opaque fencing.

PART 15 COMMERCIAL GENERAL (C-1) ZONE

15.1 Permitted Uses

No development permit shall be issued in a Commercial General (C-1) Zone except for one or more of the following uses:

- a) residential dwellings located in the same building as commercial use
- b) retail shops
- c) business or professional offices
- d) restaurant and drive-in restaurants
- e) bank and financial institution
- f) personal service establishment
- g) liquor store
- h) beverage room and lounge
- i) entertainment centre
- j) motel and other tourist establishments
- k) automobile service station including car wash and/or convenience store
- l) automobile body repair shops
- m) post office
- n) funeral home
- o) public park
- p) warehousing and storage facilities
- q) garden and nursery sales and supplies
- r) tourist and guest home

- s) museum
- t) library
- u) trucking and construction depot
- v) building supply depot
- w) commercial recreational uses

15.2 General Lot Requirements

In any Commercial General (C-1) Zone, no development permit shall be issued except in conformity with the following:

Requirement	Standard with Central Sewer Services	Standard with Central Sewer and Water Services	Standard without Central Sewer or Water Services
Minimum Lot Area	929.030m ² (10,000 ft ²)	464.515m ² (5,000 ft ²)	2787.091m ² (30,000 ft ²)(final lot size determined by DOE)
Minimum Lot Frontage	22.86m (75 ft)	15.24m (50 ft)	30.5 m (100 ft)
Minimum Front Yard	4.57 m (15 ft)	4.57 m (15 ft)	7.62 m (25 ft)
Minimum Side Yard	1.5 m (4'11")	1.5 m (4'11")	3.048 m (10 ft)
Minimum Rear Yard	4.57 m (15 ft)	4.57 m (15 ft)	7.62 m (25 ft)
Maximum Building Height	10.66 m (35 ft)	10.66 m (35 ft)	10.66 m (35 ft)

Commercial uses with a total floor area of 111.48 m² (1,200 ft²) and/or outdoor storage area of 111.48 m² (1,200 ft²) shall be permitted as a right in MRR-1 and CC-1 Zone provided the general and special lot requirements for a Commercial General C-1 Zone are complied with.

PART 16 MAJOR COMMERCIAL (MC-1) ZONE

16.1 Permitted Uses

No development permit shall be issued in a Major Commercial (MC-1) Zone except for commercial activities that are land intensive, such as one or more of the following uses:

- a) General Commercial (C1) Zone Uses
- b) Motor Vehicle Sales Dealers
- c) Commercial and Industrial Machinery and Equipment Repair and Maintenance

- d) Manufactured Home Dealers
- e) Recycling Depots Material Recovery Facilities
- f) Rental and Leasing Services
- g) Truck Transportation, Storage, and Warehousing Uses
- h) Transit and Ground Passenger Transportation
- i) Support Activities for Road Transportation
- j) Warehousing and Storage
- k) Wholesale Trade
- l) Food & Beverage Production Facilities

16.2 General Lot Requirements

In any Major Commercial (MC-1) Zone, no development permit shall be issued except in conformity with the following:

Requirement	Standard with Central Sewer Services	Standard with Central Sewer and Water Services	Standard without Central Sewer or Water Services
Minimum Lot Area	7432.2m ² (80,000 ft ²)	6038.6m ² (65,000 ft ²)	9290.3m ² (100,000ft ²) (final lot size determined by DOE)
Minimum Lot Frontage	22.8m (75 ft)	15.2m (50 ft)	30.5 m (100 ft)
Minimum Front Yard	4.57 m (15 ft)	4.57 m (15 ft)	7.62 m (25 ft)
Minimum Side Yard	1.5 m (4' 11")	1.5 m (4'11")	3.048 m (10 ft)
Minimum Rear Yard	4.57 m (15 ft)	4.57 m (15 ft)	7.62 m (25 ft)
Maximum Building Height	10.66 m (35 ft)	10.66 m (35 ft)	10.66 m (35 ft)

PART 17 INDUSTRIAL LIGHT (I-1) ZONE

17.1 Permitted Uses

No development permit shall be issued in an Industrial Light (I-1) Zone except for one or more of the following uses:

- a) manufacturing contained within a building
- b) assembly or warehouse operations
- c) building supplies or equipment depots
- d) processing operations
- e) service industries
- f) business and professional offices related to industrial use and commercial uses associated with industrial use
- g) any manufacturing, industrial, assembly or warehousing operation conducted and wholly contained within an enclosed building and which is not obnoxious by reason of sound, odour, dust, fumes or smoke, or other obnoxious emission, or refuse matter or water carried waste or by reason of unsightly open storage or the detonation of explosives
- h) equipment depot but excluding the bulk storage of sand or gravel
- i) commercial uses accessory to a main use permitted in an I-1 zone which is conducted in the main building

17.2 General Lot Requirements

In any Industrial Light (I-1) Zone, no development permit shall be issued except in conformity with the following requirements:

Requirement	Standard
Minimum Lot Area	2,787 m ² (30,000 ft ²)
Minimum Lot Frontage	30.5 m (100')
Minimum Front Yard	7.62 m (25')
Minimum Side Yard	4.57 m (15')
Minimum Rear Yard	7.62 m (25')
Maximum Building Height	13.7 m (45')

Industrial Light (I-1) uses with a maximum floor area of 111.48 m² (1,200 ft²) and/or a maximum outdoor storage area of 111.48 m² shall be permitted as a right in a Residential R-1 Zone provided the general and special lot requirements for an Industrial Light I-1 Zone are complied with.

17.3 Special Requirements

Abutting Yard Requirements:

Where a yard or lot located within an Industrial Light (I-1) Zone abuts a Residential Zone, the following restrictions shall apply:

- a) No open storage or display shall be permitted in an abutting yard within 6m (19'8")
- b) of a side or rear lot line; and
- c) No parking space shall be permitted in an abutting yard within 6m (19'8") of a side or rear lot line.

PART 18 INDUSTRIAL HEAVY I-2 ZONE

18.1 Permitted Uses

No development permits shall be issued in an Industrial Heavy I-2 zone except for one or more of the following uses:

- a) all uses permitted within the I-1 Zone subject to the I-1 Zone requirements
- b) auto salvage yards
- c) rock quarry operations or open-pit mines from which rocks or minerals are extracted
- d) refineries and raw material processing and manufacturing
- e) large scale wind turbines and wind farms

18.2 General Lot Requirements

In any Industrial (I-2) Zone, no development permit shall be issued except in conformity with the following requirements:

Requirement	Standard
Minimum Lot Area	10,000 m ² (107 639 ft ²)
Minimum Lot Frontage	65 m (213'3")
Minimum Front Yard	10 meters (32'9")
Minimum Side Yard	10 meters (32'9")
Minimum Rear Yard	20 meters (65'7")
Maximum Building Height	15 meters (49'2")

18.3 Special Requirements

Abutting Yard Requirements: Where a yard or lot located within an Industrial (I-2) Zone abuts a Residential or Commercial Zone, the following restrictions shall apply:

- a) no open storage or display shall be permitted in an abutting yard within 6m (19'8") of a side or rear lot line;
- b) no parking space shall be permitted in an abutting yard within 6meters of a side or rear lot line; and
- c) All special provisions identified under Part 19 Industrial Resource I-3 Zone shall apply to the I-2 Zone.

PART 19 INDUSTRIAL RESOURCE I-3 ZONE

19.1 Permitted Uses

No development permits shall be issued in an Industrial Resource I-3 Zone except for one or more of the following uses:

- a) all uses permitted within the I-2 Zone subject to the I-2 Zone requirements
- b) oil refineries and manufacturing
- c) natural gas processing, including liquefaction, gasification and transport plants and facilities
- d) petrochemical industrial production facilities
- e) marine/container terminals, including wharfs and storage facilities
- f) power generation facilities, including large scale wind turbines and wind farms
- g) temporary uses related to industrial development

19.2 General Lot Requirements

In any Industrial Resource (I-3) Zone, no development permit shall be issued except in conformity with the following requirements:

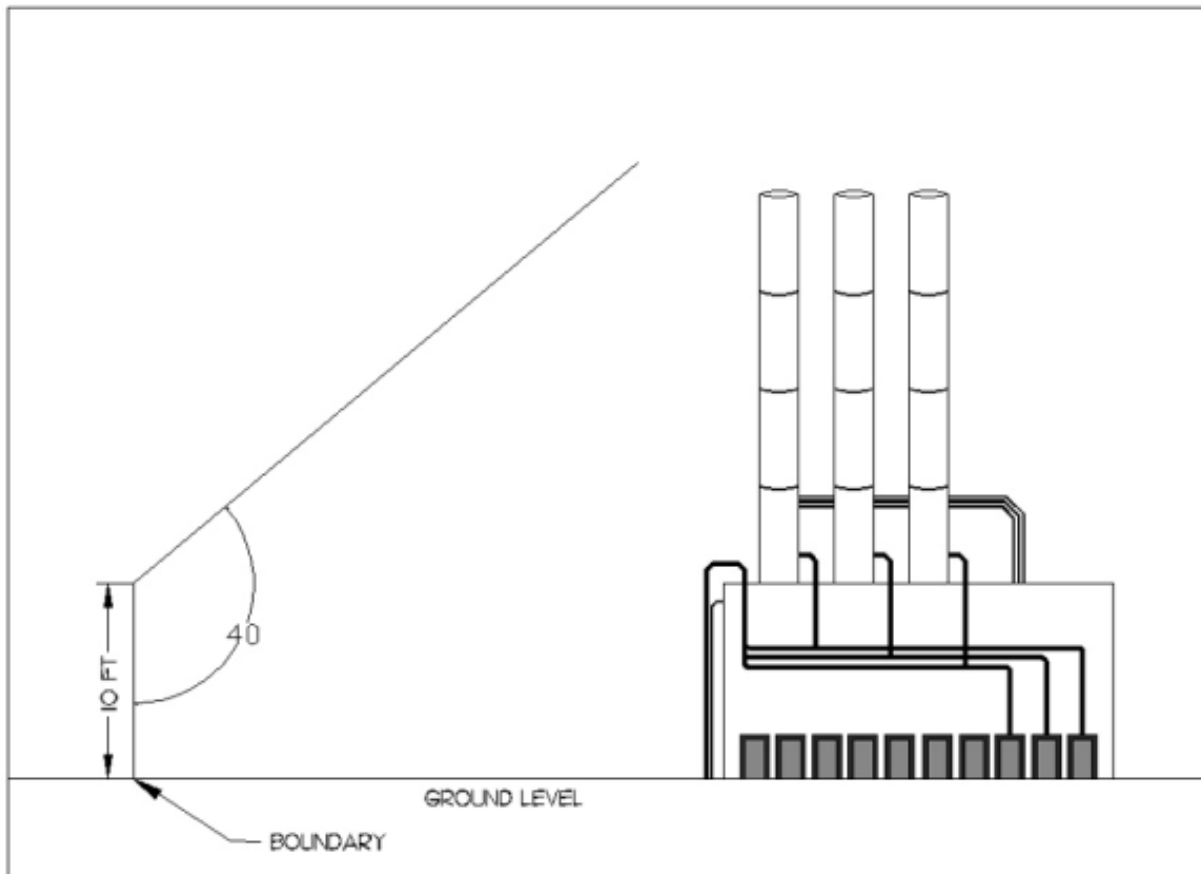
Requirement	Standard
Minimum Lot Area	20,000 m ² (215 278ft ²)
Minimum Lot Frontage	70 m (229'7")
Minimum Front Yard	20 m (65'7")
Minimum Side Yard	20 m (65'7")
Minimum Rear Yard	20 m (65'7")
Maximum Building Height	30 meters (98'5")

* (greater setbacks may apply under Special Provisions)

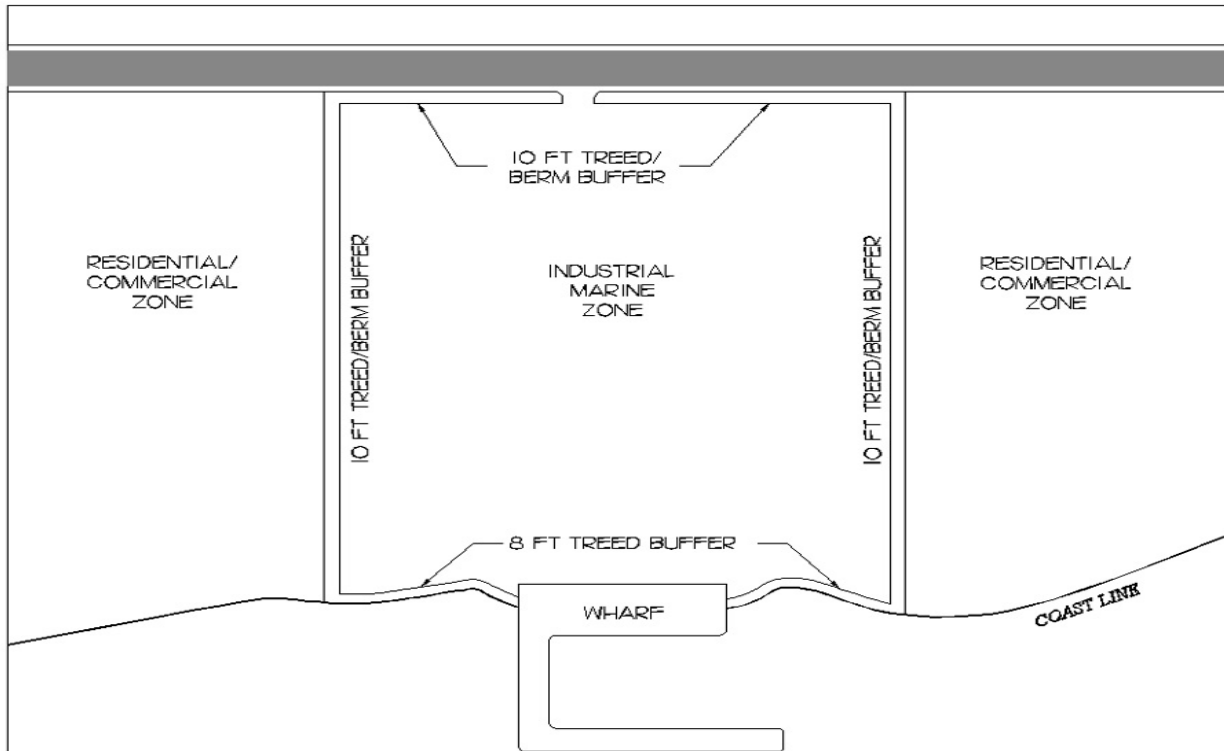
19.3 Special Provisions

- a) The following special provisions shall apply to mining structures, oil refineries and manufacturing, gas processing, including petrochemical facilities, LNG plants, marine/container terminals, including wharfs and storage facilities, power generation facilities, wind turbines or wind farms and temporary uses:

- b) All parts of buildings and structures shall be contained within a 40 degree angle plane commencing at a point 3.048 meters above grade inclined inwards at right angles in elevation from all parts of the front, side and rear boundaries where they adjoin any zone except another industrial I-2 or I-3 zoned site (refer to diagram for explanation). The minimum setback requirement shall be in accordance with 19.2 of this part or a distance calculated based on the above formula, whichever is greater. This rule does not apply to boundaries that adjoin the coastline, rivers or lakes.



- c) The front and side boundaries shall either contain a 3 meters (9'10") in depth landscape strip consisting of tree saplings spaced at intervals no greater than 6 m (19'8") or a earthen berm no less than 3 m (9'10") above established grade. Notwithstanding, the Development Officer may determine that the existing natural characteristics of the terrain and/or vegetation to be retained will satisfy the provision of a screen separation between the buildings/structures and adjoining properties/roads (refer to diagram below). This strip can only be interrupted by crossings required to access the site. The owner shall be responsible for replacing any trees that die within this landscape strip during the life of the project.



- d) The boundary(s) adjoining the coast shall provide a landscaped strip 3 meters in depth starting from the vegetation line. The Development Officer shall determine the vegetation line. This landscape strip shall consist of trees spaced at intervals no greater than 3 m (9'10") unless the Development Officer agrees that the existing natural characteristics of the terrain and/or vegetation to be retained will provide a reasonable screen separation between the buildings/structures and coastline (refer to diagram below). This strip can only be interrupted by crossings required to access the site and wharf facilities. The owner/operator shall be responsible for replacing any trees that die within this landscape strip during the life of the project.
- e) All structures and buildings exceeding a height greater than 10 m (32'9") shall consist of non-reflective materials/colours.
- f) With the exception of pump stations and supporting pipes for the purposes of accessing water, no building or storage of material shall be permitted within 100 m (328') of a lake edge.

PART 20 GREEN INDUSTRIAL (I-4) ZONE

20.1 Permitted Uses

No development permits shall be issued in a Green Industrial (I-4) Zone except for one or more of the following uses:

- a) waste management facilities
- b) industrial buildings and accessory uses;
- c) commercial warehouse;
- d) packaging plant, paper products manufacturing;
- e) wood products processing or manufacturing including pulp and paper plants;
- f) public utility infrastructure and equipment including energy, water (treatment and distribution), wind turbines and wind farms.
- g) composting of organic materials/ bio-solids;
- h) greenhouse or plant nursery;
- i) material recycling receiving and processing depot

20.2 General Lot Requirements

In any Green Industrial (I-4) Zone, no development permit shall be issued except in conformity with the following requirements:

Requirement	Standard
Minimum Lot Area	7,432 m ² (80,000 ft ²)
Minimum Lot Frontage	60 m (196'10")
Minimum Front Yard	15 m* (49'2")
Minimum Side Yard	15 m *(49'2")
Minimum Rear Yard	15 m *(49'2")
Maximum Building Height	15 m (49'2")

* (greater setbacks may apply under Special Provisions)

20.3 Special Provisions: Nuisance or Hazard

Where the operation of a permitted use within the I-4 Zone would cause a nuisance or hazard to adjacent residential uses and residential zones as determined by the Development Officer the following shall apply:

- a) Such uses shall be located:
 - i) Not less than 30.5 m (100 ft) from any lot line;
 - ii) Not less than 200 m (656' 2") from any dwelling or potable water supply except a dwelling or supply on the same lot; and
 - iii) Not less than 100 m from any R-1, R-2, R-3, MRR-1 Zone.
- b) All special provisions identified under Part 19 Industrial Resource I-3 Zone shall apply to the I-4 Zone.

PART 21 RECREATION (REC-1) ZONE

21.1 Permitted Uses

No development permit shall be issued in a Recreational (REC-1) Zone except for one or more of the following uses:

- a) Public parks
- b) Playgrounds and public recreational uses
- c) Trails and walkways
- d) Sports fields and playing courts
- e) Cemeteries
- f) Memorials
- g) Public swimming pools
- h) Buildings and structures accessory to the foregoing
- i) Private nature reserves
- j) Conservation areas
- k) Other recreational uses
- l) Commercial retail and rental uses accessory to the foregoing

21.2 General Lot Requirements

In any Recreational (REC-1) Zone, no development permit shall be issued except in conformity with the following requirements:

Requirement	Standard
Minimum Lot Area	3,716 m ² (40,000 ft ²)
Minimum Lot Frontage	60.96 m (200ft)
Minimum Front Yard	7.62 m (25 ft)
Minimum Side Yard	3.048 m (10 ft)
Minimum Rear Yard	7.62 m (25 ft)
Maximum Building Height	7.62 m (25 ft)

21.3 Playgrounds and Public Recreational Use

Notwithstanding Part 21.2, development permits for neighbourhood parks, playgrounds, and trails and walkways may be issued where the lot does not have the required minimum lot area and/or minimum lot frontage.

PART 22 NATURAL RESOURCE (NR-1) ZONE

22.1 Permitted Uses

No development permit shall be issued in any Natural Resource (NR-1) Zone except for the following:

- a) Forestry uses including raising and cutting of fuel wood, pulp, wood, lumber, Christmas trees and other products
- b) Fishery uses and fishing support uses
- c) Agricultural uses including fur farming, poultry keeping, mushroom farming or any other farming use
- d) Rock quarry operations or open-pit mines from which rocks or minerals are extracted
- e) Communications transmission stations, towers and related infrastructure
- f) Public utility infrastructure and equipment including energy, water (treatment and distribution), wind turbines and wind farms.
- g) Commercial recreation uses
- h) Composting operations
- i) Open space uses and recreational uses
- j) Hunting and fishing lodges, seasonal cottages, chalets and other tourism related business uses.

22.2 General Lot Requirements

In any Natural Resource (NR-1) Zone no development permit shall be issued except in conformity with the following:

Requirement	Standard
Minimum Lot Area	110,000 ft ²
Minimum Lot Frontage	100 m (330 ft)
Minimum Front Yard	7.62 m (25 ft)
Minimum Side Yard	4.57 m (15 ft)
Minimum Rear Yard	7.62 m (25 ft)

22.3 Watercourse Setback Requirements

All permitted uses in a Natural Resource (NR-1) Zone must be set back a minimum of 30.48 m (100 ft) of the ordinary high water mark of any watercourse.

22.4 Other Requirements: Forestry Uses

Where forestry uses are permitted in any NR-1 Zone, the following shall apply:

- a) No forest processing operation shall be located:
 1. less than 6.1 m from any lot line;

2. less than 150 m (492'1") from any dwelling except a dwelling on the same lot;
3. less than 50 m (164 ft) from any R-1 Zone;
4. less than 100 m (328 ft) from any watercourse; and
5. less than 100 m (328 ft) from any potable water supply (well) on the same lot.

22.5 Other Requirements: Agricultural Uses

Where agricultural uses are permitted in any NR-1 Zone, the following shall apply:

- a) No barn, stable, or other building intended for the keeping of domestic fowl or other livestock shall be located:
 1. less than 15.2 m (49'10") from any side lot line;
 2. less than 100 m (328 ft) from any dwelling or potable water supply except a dwelling or supply on the same lot or directly related to the agricultural use; and
 3. less than 100 m (328 ft) from any watercourse.
- b) No intensive agricultural use shall be less than 150 m (492' 1") from any mixed use or residential (R-1, R-2, R-3, MRR-1) Zone nor shall it have access through a mixed use or residential (R-1, R-2, R-3, MRR-1) Zone, except where no other access can be granted by the Municipality or the Province.

PART 23 ENVIRONMENT PROTECTED AREA (EPA) ZONE

23.1 Permitted Uses

The following uses are permitted in an EPA Zone:

- a) Infrastructure of a municipal drinking water supply
- b) Conservation-related uses for scientific study and education,
- c) Trails and similar public, conservation and recreational uses
- d) Other uses as determined through detailed area management plans as per the *Wilderness Areas Protection Act*, or the *Special Places Protection Act*

23.2 General Lot Requirements

In any EPA Zone no development permit shall be issued except in conformity with the following:

Requirement	Standard
Minimum Lot Area	10 219.3 m ² (110,000 ft ²)
Minimum Lot Frontage	100 m (330 ft)
Minimum Front Yard	7.62 m (25 ft)
Minimum Side Yard	4.57 m (15 ft)
Minimum Rear Yard	7.62 m (25 ft)

SCHEDULE B LARGE SCALE WIND TURBINES (MAP)

In an area designated as Schedule "B", the following uses are permitted

- a) Large scale wind turbine(s) in excess of 60 metres in height, being the measurement from the base of the tower to the highest point of the blade's arc, and generating 100 kilowatts or more.
- b) Uses accessory to the generation and transmission of wind turbine energy

B.1 Application for Large Scale Wind Turbine Development Permit

Every application for a development permit shall be made in the form prescribed by the Municipality and accompanied by a Site Plan drawn to scale showing:

- a) The exact shape and dimension of the lot to be used or upon which the development is proposed, including any significant natural features.
- b) The proposed location, including height and dimensions of any building or structure for which the permit is applied as well as the location of any watercourses in relation to the proposed building/structure.
- c) Location of structure in relation to lot lines, adjacent dwelling(s) clearly showing that the turbine meets prescribed setbacks contained within this bylaw.
- d) Location of fencing, warning signage, etc. Fencing detail to include height and type of fencing proposed.
- e) Location of warning lights, including mandatory Transport Canada lighting, markings, etc.
- f) Turbine hub height, blade sweep area, minimum ground clearance and maximum tip height (turbine geometry)
- g) Any other information that may be necessary to determine whether the proposed development meets the requirements of this bylaw.

B.2 General Lot Requirements

In an area designated as Schedule "B", no development permit shall be issued except in conformity with the following:

- a) Minimum setback from any dwelling except a dwelling on the same lot shall be two times (2.0 x) the maximum height of the turbine.
- b) Notwithstanding B.2 (A) of this Bylaw, a dwelling unit constructed after the establishment of a wind turbine on an adjacent lot shall have no setback requirement.
- c) Minimum setback from a public road shall be two times (2 x) the maximum height of the turbine.
- d) The minimum rotor clearance shall be 8 meters from established grade.
- e) Minimum setback from institutional uses such as, hospitals, daycares, schools, libraries, residential care facilities, etc., on an adjoining or adjacent lot shall be the greater of four times (4 x) the maximum height of the turbine.
- f) Signage shall be limited to the gear box of the turbine and only indicate the operator and/or manufacturer of the turbine.

- g) The minimum separation distance between turbines shall be equal to the maximum height of the tallest turbine.

SCHEDULE C DESIGNATED WATERSHEDS (MAP)

C.1 Permitted Uses

In an area designated as Schedule "C", the following uses are permitted

- a) Boardwalks or nature interpretation stands;
- b) Conservation projects;
- c) Walking or hiking trails;
- d) Existing residential dwellings;
- e) Logging and silviculture uses;
- f) Recreational Trails; and
- g) Water supply treatment and distribution uses.
- h) Uses compatible with an established watershed management plan.

C.2 General Lot Requirements

In an area designated as Schedule "C", no development permit shall be issued except in conformity with the following requirements:

Requirement	Standard
Minimum Lot Area	10,219 m ² (110,000 ft ²)
Minimum Lot Frontage	100 m (330 ft)
Minimum Front Yard	7.62 m (25 ft)
Minimum Side Yard	4.57 m (15 ft)
Minimum Rear Yard	7.62 m (25 ft)
Maximum Building Height	10.7 m (35 ft)

C.3 Special Setback Requirements

- a) Notwithstanding anything else in this Bylaw, within an area designated as Schedule "C", no structure, other than a water treatment or distribution facility, shall be located closer than 100 m from Wilkins Lake.
- b) All permitted uses within an area designated as Schedule "C", must be set back a minimum of 30.48 m (100 ft) from any body of water or watercourse except for Wilkins Lake where 100 m setback shall apply.
- c) In relation to a development, the natural vegetation surrounding a watercourse shall be maintained for a distance of 30.48 m (100 ft) from the shoreline.

SCHEDULE D WETLANDS (MAP)

D.1 Permitted Uses

In an area designated as Schedule "D", the following uses are permitted

- a) Boardwalks or nature interpretation stands;
- b) Conservation projects;
- c) Walking or hiking trails;
- d) Logging and silviculture uses;
- e) Recreational Trails; and
- f) Uses compatible with an established wetland management plan.

SCHEDULE E EXISTING USES

LOT #1	
Location	Front Street, Hazel Hill
Use	Multi-Unit Residential
Zoning	R-2
Property Identification Number	35045830

LOT #2	
Location	6615 South River Lake Road, Roachvale
Use	Self Storage
Zoning	C-1
Property Identification Number	35082007

LOT #3	
Location	4931 Larry's River Road
Use	Central Supplies
Zoning	C-1
Property Identification Number	35199405

LOT #4	
Location	6298 Highway 316
Use	Post Office
Zoning	C-1
Property Identification Number	35093715

LOT #5	
Location	797 South River Lake Road
Use	Commercial Christmas Tree Operation
Zoning	C-1
Property Identification Number	35081850

LOT #6	
Location	279 Sunnyville Road
Use	Recycling Depot
Zoning	C-1
Property Identification Number	35049824

LOT #7	
Location	North Riverside Road
Use	Construction Company

Municipality of the District of Guysborough Land Use Bylaw

Zoning	C-1
Property Identification Number	35021864

LOT #8	
Location	Fox Island
Use	Campground
Zoning	C-1
Property Identification Number	35092212

LOT #9	
Location	Highway 16, Queensport
Use	Construction Company
Zoning	C-1
Property Identification Number	35205673

LOT #10	
Location	4274 Highway 16, Half Island Cove
Use	Convenience Store & Bar
Zoning	C-1
Property Identification Number	35092154

LOT #11	
Location	14 Eagle Valley Road
Use	Commercial Cottages
Zoning	C-1
Property Identification Number	35093160

LOT #12	
Location	14 Eagle Valley Road
Use	Commercial Cottages
Zoning	C-1
Property Identification Number	35093145

LOT #13	
Location	256 Whitehead Road
Use	Garage
Zoning	C-1
Property Identification Number	35038165

LOT #14	
Location	182 Larry's River Road, Larry's River

Municipality of the District of Guysborough Land Use Bylaw

Use	Construction Company
Zoning	C-1
Property Identification Number	35178359

LOT #15	
Location	Little Dover
Use	Post Office
Zoning	C-1
Property Identification Number	

LOT #16	
Location	26 Dover Lane, Little Dover
Use	Convenience Store
Zoning	C-1
Property Identification Number	35046523

LOT #17	
Location	9 Co-op Road, Little Dover
Use	Warehousing
Zoning	C-1
Property Identification Number	35047513

LOT #18	
Location	25 Co-op Road, Little Dover
Use	Warehousing
Zoning	C-1
Property Identification Number	35047539

LOT #19	
Location	Paris Branch Road, Yellow Marsh
Use	Motel & Restaurant
Zoning	C-1
Property Identification Number	35056357

LOT #20	
Location	Fox Island Main
Use	Campground
Zoning	C-1
Property Identification Number	35092170

LOT #21	
Location	4709 Larry's River Road, West Cooks Cove

Municipality of the District of Guysborough Land Use Bylaw

Use	Sawmill
Zoning	I-1
Property Identification Number	35106632

LOT #22	
Location	Hendsbee Wharf Road, Queensport
Use	Wharf
Zoning	I-1
Property Identification Number	35124296

LOT #23	
Location	Dover Road
Use	Wharf
Zoning	I-1
Property Identification Number	35089663

LOT #24	
Location	481 Torbay Branch Road
Use	Gear Shed
Zoning	I-1
Property Identification Number	35080118

LOT #25	
Location	Charlos Cove Road
Use	Wharf
Zoning	I-1
Property Identification Number	35126242

LOT #26	
Location	Whitehead Road
Use	Wharf
Zoning	I-1
Property Identification Number	35097096

LOT #27	
Location	Whitehead Road
Use	Woodworking Shop
Zoning	I-1
Property Identification Number	35093244

LOT #28	
Location	70 Fish Plant Road, Whitehead

Municipality of the District of Guysborough Land Use Bylaw

Use	Fish Processing
Zoning	I-1
Property Identification Number	35038595

LOT #29	
Location	Highway 316, Larry's River
Use	Fish Gear Shed
Zoning	I-1
Property Identification Number	35010156

LOT #30	
Location	335 New Harbour Road, New Harbour
Use	Fish Processing
Zoning	I-1
Property Identification Number	35076140

LOT #31	
Location	6389 Highway 316, Larry's River
Use	Fish Processing
Zoning	I-1
Property Identification Number	35181015

LOT #32	
Location	71 Deming Point Road, Whitehead
Use	Warehousing
Zoning	I-1
Property Identification Number	35038652

LOT #33	
Location	Highway 316, Larry's River
Use	Wharf
Zoning	I-1
Property Identification Number	35181007

LOT #34	
Location	Fox Island
Use	Future Development
Zoning	I-2
Property Identification Number	35093202

LOT #35	
Location	Fox Island

Municipality of the District of Guysborough Land Use Bylaw

Use	Future Development
Zoning	I-2
Property Identification Number	35044056

LOT #36	
Location	Fox Island
Use	Future Development
Zoning	I-2
Property Identification Number	35093210

LOT #37	
Location	Fox Island
Use	Future Development
Zoning	I-2
Property Identification Number	35092063

LOT #38	
Location	Highway 316, Upper Whitehead
Use	Salvage Yard
Zoning	I-2
Property Identification Number	35037811

LOT #39	
Location	5346 South River Lake Road, Giant's Lake
Use	Salvage Yard
Zoning	I-2
Property Identification Number	35081488

LOT #40	
Location	Front Street, Hazel
Use	Public Park
Zoning	REC-1
Property Identification Number	35045855

LOT #41	
Location	Highway 16, Guysborough
Use	Gas Bar/Convenience Store
Zoning	C-1
Property Identification Number	35205939

LOT #42	
Location	Highway 16, Guysborough

Municipality of the District of Guysborough Land Use Bylaw

Use	Apartment Building
Zoning	R-2
Property Identification Number	35205939 (portion of – new PID coming)

LOT #43	
Location	Port Bickerton Road, Country Harbour
Use	Aquaculture
Zoning	I-1
Property Identification Number	35033570 (front portion between water and road)

LOT #44	
Location	Highway 16, Guysborough
Use	Single Family Dwelling
Zoning	R-1
Property Identification Number	35080480

LOT #45	
Location	Guysborough
Use	Apartment Building
Zoning	R-2
Property Identification Number	35041326

LOT #46	
Location	Guysborough
Use	Apartment Building
Zoning	R-2
Property Identification Number	35169564

LOT #47	
Location	Guysborough
Use	Apartment Building
Zoning	R-2
Property Identification Number	35041342

LOT #48	
Location	Guysborough
Use	Travel Trailer
Zoning	R-1
Property Identification Number	35081710

LOT #49	
---------	--

Municipality of the District of Guysborough Land Use Bylaw

Location	Guysborough
Use	Residential
Zoning	R-1
Property Identification Number	35040781

LOT #50	
Location	Little Dover
Use	Wind Farm
Zoning	Schedule B
Property Identification Number	35096700

LOT #51	
Location	Little Dover
Use	Wind Farm
Zoning	Schedule B
Property Identification Number	35047208

LOT #52	
Location	Little Dover
Use	Wind Farm
Zoning	Schedule B
Property Identification Number	35204023

LOT #53	
Location	Little Dover
Use	Wind Farm
Zoning	Schedule B
Property Identification Number	35204049

LOT #54	
Location	Little Dover
Use	Wind Farm
Zoning	Schedule B
Property Identification Number	35124312

LOT #55	
Location	Melford
Use	Residential
Zoning	MRR-1
Property Identification Number	35016039 (portion)

LOT #56	
---------	--

Municipality of the District of Guysborough Land Use Bylaw

Location	Mulgrave
Use	Quarry
Zoning	M-2
Property Identification Number	35125764

LOT #57	
Location	Steep Creek
Use	Commercial Use
Zoning	C-1
Property Identification Number	35177989

LOT #58	
Location	Guysborough
Use	Apartment Building
Zoning	R-2
Property Identification Number	35041185

LOT #59	
Location	Hazel Hill
Use	Commercial Use
Zoning	C-1
Property Identification Number	35196617

LOT #60	
Location	Guysborough
Use	Residential
Zoning	R-1
Property Identification Number	35084532 (front portion stayed C-2)

LOT #61	
Location	Coddles Harbour
Use	Storage Building
Zoning	C-1
Property Identification Number	35208800 (portion next to water)

LOT #62	
Location	Country Harbour
Use	Storage Building/Garage
Zoning	C-1
Property Identification Number	35209279

LOT #63	
---------	--

Municipality of the District of Guysborough Land Use Bylaw

Location	Guysborough
Use	Auto Body Repair Shop
Zoning	C-1
Property Identification Number	35209915

LOT #64	
Location	Drum Head
Use	Residential
Zoning	R-1
Property Identification Number	35067115

LOT #65	
Location	Guysborough
Use	Residential Use
Zoning	R-1
Property Identification Number	35040245

LOT #66	
Location	Boylston
Use	Boat House
Zoning	C-1
Property Identification Number	35000405 (Portion next to water)

LOT #67	
Location	Guysborough
Use	Law Office
Zoning	C-1
Property Identification Number	35040229

LOT #68	
Location	Stormont
Use	Fish Processing
Zoning	I-1
Property Identification Number	35032192

LOT #69	
Location	Stormont
Use	Fish Processing
Zoning	I-1
Property Identification Number	35092881

LOT #70	
---------	--

Municipality of the District of Guysborough Land Use Bylaw

Location	Auld's Cove
Use	Wood Processing
Zoning	I-2
Property Identification Number	35015098

LOT #71	
Location	Half Island Cove
Use	Pit Operation
Zoning	I-2
Property Identification Number	35091958

LOT #71	
Location	Half Island Cove
Use	Pit Operation
Zoning	I-2
Property Identification Number	35036862 (portion)

LOT #72	
Location	Yellow Marsh
Use	Pit Operation
Zoning	I-2
Property Identification Number	35086701 (five acre parcel where old pit is located)

LOT #73	
Location	Auld's Cove
Use	Garage/Storage Building
Zoning	C-1
Property Identification Number	35093152 (portion necessary for garage)

SCHEDULE F AMENDMENTS IN CHRONOLOGICAL ORDER

Amendment Number	Bylaw / Policy Reference	Subject	Council Effective Date	Adoption Date