



**MUNICIPAL PLANNING STRATEGY
&
LAND USE BYLAW**

**DISTRICTS 4, 5 & 6
AND A PORTION OF DISTRICTS 1 & 2**

Contents

Part 1	Title and Purpose	1
Part 2	Administration	2
	Administration	2
	Development Permit	2
	Application for a Development Permit	2
	Signature of Applicant	3
	Application Fee	3
	Advertising and Notification Costs	3
	Enforcement	3
	Effective Date	3
Part 3	Zones and Zoning Map	4
	Zones	4
	Zoning Map	4
	Zones Not on the Map	4
Part 4	Interpretation	5
	Symbols	5
	Interpretation of Zone Boundaries	5
	Interpretation of Certain Words	5
	Permitted Uses	5
Part 5	General Provisions for All Zones	6
	Accessory Buildings and Structures	6
	Building to be Erected on a Lot	6
	Building to be Moved	7
	Calculation of Lot Frontage	7
	Frontage on a Street	8
	Side Yards on Corner Lots	8
	Encroachments Permitted	8
	Height Regulation Exemption	8
	Illumination	9
	Licenses, Permits and Compliance with Other Bylaws	9
	Multiple Uses	9
	Accessory Use Permitted	9
	Public Uses Permitted	9
	Nonconforming Uses	10
	One Main Building on a Lot	10
	Existing Undersized Lots	10
	Existing Buildings	11
	Existing Lots	11
	Temporary Uses and Structures Permitted	11
	Restoration to a Safe Condition	11
	Truck, Bus and Coach Bodies	12
	Public and Private Utilities	12
	Special Lot Provision	12

	Parking & Loading Requirements.	12
	Parking Lot Standards.	13
	Parking for People with Disabilities.	14
	Parking Standards for a Change of Use.	14
Part 6	Signs.	15
	General.	15
	Safety and Maintenance.	15
Part 7	General Provisions for Residential Zones.	16
	Home Occupations.	16
Part 8	Residential General (R-1) Zone.	17
	Permitted Uses.	17
	General Lot Requirements.	17
	Special Setback Requirements.	18
Part 9	Residential Multiple Unit (R-2) Zone.	19
	Permitted Uses.	19
	General Lot Requirements.	19
Part 10	Mobile Home Part (R-3) Zone.	20
	Permitted Uses.	20
	General Lot Requirements.	20
Part 11	General Provisions for Commercial Zones.	21
	Special Requirement - Lots Abutting Residential and Institutional Zones.	21
	Screening of Refuse Containers.	21
Part 12	Commercial General (C-1) Zone.	22
	Permitted Uses.	22
	General Lot Requirements.	22
Part 13	Industrial Light (M-1) Zone.	24
	Permitted Uses.	24
	General Lot Requirements.	24
	Special Requirements.	25
Part 14	Industrial Heavy (M-2) Zone.	26
	Permitted Uses.	26
	General Lot Requirements.	26
	Special Requirements.	26
Part 15	Industrial Resource (M-3) Zone.	27
	Permitted Uses.	27
	General Lot Requirements.	27
	Special Provisions.	27
Part 16	Recreation (REC-1) Zone.	30
	Permitted Uses.	30

Part 17	Watershed (W) Zone.....	31
	Permitted Uses.....	31
	General Lot Requirements.....	31
	Special Setback Requirements.....	31
Part 18	Conservation (E-1) Zone.....	32
	Permitted Uses.....	32
	General Lot Requirements.....	32
	Special Setback Requirements.....	32
Part 19	Conservation (E-2) Zone.....	33
	Permitted Uses.....	33
Part 20	Definitions.....	34
	General Definitions.....	34
Schedule A	Existing Permitted Uses.....	42
Map #1	Location Map	
Map #2	Zoning Map	
Map #3	Generalized Future Land Use Map	

PART 1 TITLE AND PURPOSE

This Bylaw shall be known as the “Land Use Bylaw” for the District 1, 2, 4, 5 & 6 planning area of the Municipality of the District of Guysborough and shall apply to all lands within the Planning Area as outlined on the Zoning Map - Map #2.

1.1 The purpose of this Bylaw is:

- i.** to carry out the land use development policies found in the Municipal Planning Strategy; and,
- ii.** to establish a fair and systematic means of development control for the municipality.

PART 2 ADMINISTRATION

Administration

2.1 The Development Officer shall administer this Bylaw.

Development Permit

- 2.2(a) Unless otherwise stated in this Bylaw, no person shall undertake a development on a lot within the District 1, 2, 4, 5 & 6 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.

Application for a Development Permit

- 2.3(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:
- i. the shape and dimensions of the lot to be used;
 - ii. the distance from the lot boundaries, dimension and height of the building or structure proposed to be erected;
 - iii. the distance from the lot boundaries and size of every building or structure already erected on the lot;
 - iv. the proposed location and dimensions of any parking space, loading space and driveway;
 - v. the proposed use of the lot and any building or structure; and,
 - vi. 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 (a) be based upon a survey certified and stamped by a Nova Scotia Land Surveyor.

Signature of Applicant

- 2.4 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.

Application Fee

- 2.5 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.

Advertising and Notification Costs

- 2.6(a) Where an application to amend this Bylaw is made, the applicant may be required to deposit with the 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.
- (e) If the amount paid under clause (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.

Enforcement

- 2.7 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.

Effective Date

- 2.8 This Bylaw shall take effect upon the date of publication of the notice advertising the new bylaw or amendment.

PART 3 ZONES AND ZONING MAP

Zones

- 3.1 For the purpose of this Bylaw, the District 1, 2, 4, 5 & 6 Planning Area is divided into the following zones which may be referred to by the corresponding symbols shown below.

Residential General (R-1) Zone
Residential Multiple Unit (R-2) Zone
Mobile Home Park (R-3) Zone
Commercial General (C-1) Zone
Industrial Light (M-1) Zone
Industrial Heavy (M-2) Zone
Industrial Resource (M-3) Zone
Watershed (W) Zone
Conservation (E-1) Zone
Conservation (E-2) Zone
Recreation (REC-1) Zone

The zone boundaries are shown on Map #2 which may be cited as the “Zoning Map” and is hereby declared to form part of this Bylaw.

Zoning Map

- 3.2 Map #2 is the Zoning Map and forms part of this Bylaw.

Zones Not on the Map

- 3.3 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

Symbols

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

Interpretation of Zone Boundaries

- 4.2 Boundaries between zones shall be determined as follows:
- i. where a zone boundary is indicated as following a street or highway, the boundary shall be the center line of such street or highway;
 - ii. where a zone boundary is indicated as approximately following lot lines, the boundary shall follow such lot lines;
 - iii. 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,
 - iv. where none of above apply, and where appropriate, the zone boundary shall be scaled from the attached Zoning Map.

Interpretation of Certain Words

- 4.3 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.

Permitted Uses

- 4.4 In this Bylaw any use not listed as a permitted use in a zone is prohibited in that zone unless otherwise indicated.

PART 5 GENERAL PROVISIONS FOR ALL ZONES

Accessory Buildings and Structures

5.1(a) Accessory uses, buildings and structures shall be permitted in any zone within the District 1, 2, 4, 5 & 6 Planning Area and may be used only as an accessory use to the main building or use, but it shall not:

- i. be used for human habitation;
- ii. be located within the required front or side yard of a lot;
- iii. 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;
- iv. exceed 1,500 square feet in total floor area;
- v. be built within 6 feet of the main building;
- vi. be considered an accessory building if attached to the main building in any way;
- vii. be considered an accessory structure if located completely underground; and
- iv. be built closer than 4 feet to any lot line except:
 - common semidetached garages may be centered on the mutual side lot line;
 - 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 2 feet from the said side or rear lot line in any residential zone; and,
 - 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 (a).

Building to be Erected on a Lot

5.2 No person shall erect or use any building unless such building is erected upon a single lot.

Building to be Moved

- 5.3 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.

Calculation of Lot Frontage

- 5.4 The following means shall be used for the purposes of determining lot frontage:
- 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).

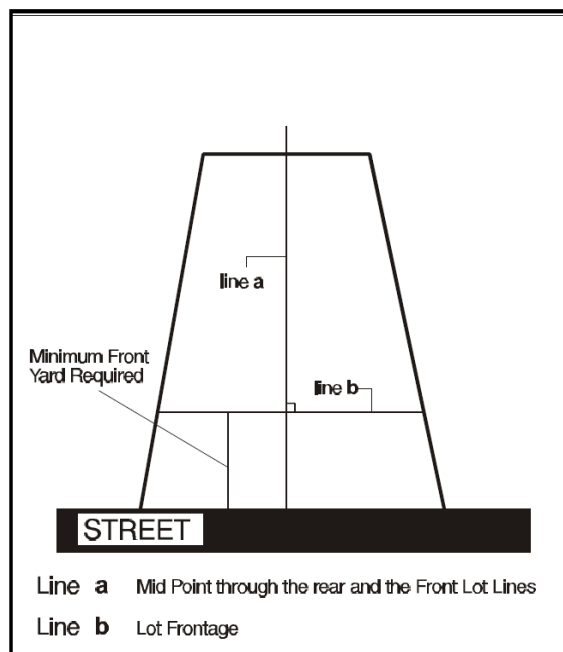


Figure 1

Frontage on a Street

- 5.5(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 (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.

Side Yards on Corner Lots

- 5.6 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 25 feet.

Encroachments Permitted

- 5.7 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	2 feet
window bays, cantilevers, oil tanks and propane tanks	3 feet, maximum width 10 feet
exterior staircases, wheelchair ramps and fire escapes	6 feet
balconies	6 feet
verandahs, porches and decks	8 feet

Height Regulation Exemption

- 5.8 Any maximum height requirement set out in this Bylaw shall not apply to a church spire, lightning rod, water tank, monument, silo, flag pole, television or radio antenna, telecommunications tower, ventilator, skylight, fire tower, drive-in theatre screen, chimney, solar collector, power transmission towers or wind power generator.

Illumination

- 5.9 No person shall erect any sign or illuminate in an area outside any building unless such illumination is directed away from adjoining properties and any adjacent roadways.

Licenses, Permits and Compliance with Other Bylaws

- 5.10(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.

Multiple Uses

- 5.11 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.

Accessory Use Permitted

- 5.12 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.

Public Uses Permitted

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

Nonconforming Uses

- 5.14(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 subsection (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.

One Main Building on a Lot

- 5.15(a) No person shall erect more than one main building on a lot except:
- i. in all Industrial Zones;
 - ii. in the Residential Multiple Unit R-2 Zone; and
 - iii. in the Mobile Home Park R-3 Zone
- (b) Notwithstanding subsection (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.

Existing Undersized Lots

- 5.16 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. In addition, where such lots are increased in size but remain undersized, they are deemed to be existing undersized lots.

Existing Buildings

- 5.17 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:
- a. the enlargement, reconstruction, repair or renovation does not further reduce the front yard or side yard or rear yard that does not conform to this Bylaw; and
 - b. all other applicable provisions of this Bylaw are satisfied.

Existing Lots

- 5.18 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.

Temporary Uses and Structures Permitted

- 5.19(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 of 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.

Restoration to a Safe Condition

- 5.20 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.

Truck, Bus and Coach Bodies

- 5.21 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 District 1, 2, 4, 5 & 6 Planning Area, whether or not same is mounted on wheels.

Public and Private Utilities

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

Special Lot Provision

- 5.23 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.

Parking & Loading Requirements

- 5.24(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 m. 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. of bench space; where there are no fixed seats, 1 parking space for every 10 square m. of floor area
Hospitals and nursing homes	1 parking space for every 2 beds or 40 square m. 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 square m. of floor area, whichever is greater
Offices	1 parking space for every 30 square m. of floor area used for offices

Funeral homes	1 parking space for every 5 square m. 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 square m. of other public floor space
All other commercial uses	1 parking space for every 30 square m. 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 square m. of floor area

- (b) A parking space shall measure 2.5 m. by 6 m. exclusive of driveways and maneuvering aisles.
- (c) One loading space shall be provided for every 3,000 square m. (32,400 sq. ft.) 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 square m. in area.
- (e) A loading space shall be:
 - i. a minimum of 3.5 m. by 12.5 m. with a minimum height clearance of 4.5 m.;
 - ii. located in the rear or side yard only and screened from adjoining residential or park uses;
 - iii. constructed with a stable surface which is treated to prevent the raising of dust or loose particles; and
 - iv. have access to the street by means of a minimum 3 m. wide driveway for one way and 6 m. wide driveway for two way traffic.

Parking Lot Standards

- 5.25 Where a parking lot for more than four spaces is to be constructed:
 - i. the parking lot shall be constructed with a stable surface that is treated to prevent the raising of dust or loose particles;
 - ii. 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;
 - iii. a structure not more than 4.5 m. in height and not larger than 4.6 square m. in area may be erected for use of attendants;
 - iv. where a permanent hard surface is used, each parking space shall be marked;
 - v. 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
- vi. the approaches or driveways to the lot shall not exceed two in number from any one street, and shall be between 6 and 7.5 m. in width.

Parking for People with Disabilities

- 5.26(a) In addition to the parking requirements found in Section 5.25, 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. wide and be not more than 50 m. away from the entrance designed for use by people with disabilities.

Parking Standards for a Change of Use

- 5.27 Notwithstanding Section 25 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.

PART 6 - SIGNS

General

- 6.1 No person shall erect a sign exceeding sixteen square feet in the District 1, 2, 4, 5 & 6 Planning Area without first obtaining a development permit from the Development Officer.

Safety and Maintenance

- 6.2(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, such sign shall be set back a distance of twenty-five feet from the residential property.

PART 7 GENERAL PROVISIONS FOR RESIDENTIAL ZONES

Home Occupations

- 7.1(a) Any dwelling may be used for a home occupation provided that:
- i. the dwelling is occupied as the principal residence of the operator of the home occupation;
 - ii. the external appearance of the dwelling is not changed by the home occupation;
 - iii. there are no more than two assistants employed in the home occupation;
 - iv. not more than 25 percent of the total floor area of the dwelling is devoted to the home occupation;
 - v. one off street parking space, other than that required by the dwelling, is provided; and
 - vi. there is no outdoor storage or display unless it is screened or located in the rear yard.
- (b) A home occupation shall include, but is not limited to, the following types of uses:
- i. offices
 - ii. artisan workshops with or without a retail sales component
 - iii. catering establishments
 - iv. hairdressing salon including a barbershop
 - v. photographic studio
 - vi. day care centre
 - vii. bed and breakfast establishments
 - viii. convenience store
 - ix. autobody repair shop
 - x. small engine repair shop

PART 8 RESIDENTIAL GENERAL (R-1) ZONE

Permitted Uses

- 8.1 No development permit shall be issued in a Residential General (R-1) Zone except for one or more of the following uses:
- single detached dwelling
 - mobile homes or pre-manufactured homes
 - semidetached and duplex dwellings
 - multiple unit dwellings (both new and conversion) to a maximum of three (3) dwelling units
 - boarding homes
 - day nurseries
 - park and community centers - exempt from lot standards in this Bylaw
 - nursing homes or homes for special care
 - church and cemeteries
 - schools and other institutional uses established under the Societies Act
 - public recreational facilities
 - Commercial C-1 uses (maximum building size of 1,200 square feet) of floor space and/or 1,200 square feet of outdoor storage space provided the general and special lot requirements for a Commercial General C-1 Zone are complied with
 - Industrial M-1 uses (maximum building size of 1,200 square feet) of floor space and/or 1,200 square feet outdoor storage space provided the general and special lot requirements for an Industrial Light M-1 Zone are complied with
 - farming and forestry uses

General Lot Requirements

- 8.2 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
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<u>Minimum Lot Area</u> single detached dwelling and duplex, schools, churches and cemetery, boarding homes, day nurseries, senior citizen home, nursing home, other institutional uses	10,000 ft ²	5,000 ft ²	30,000 ft ² for residential building lot (final lot size determined by DOE)
<u>Minimum Lot Area</u> semi detached dwelling and multiple family dwelling up to 3 dwelling units	5,000 ft ² per dwelling unit	2,500 ft ² per dwelling unit	30,000 ft ² for residential building lot (final lot size determined by DOE)
<u>Minimum Lot Frontage</u> 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.	100 ft.
<u>Minimum Lot Frontage</u> semi detached dwelling	35 ft. per dwelling unit	25 ft. per dwelling unit	100 ft.
<u>Minimum Front Yard</u> single detached dwelling, duplex, semi detached dwelling, multiple family dwelling up to 3 dwelling units, schools, churches and cemetery, boarding homes, day nurseries, senior citizen home, nursing home, other institutional uses	25 ft.	25 ft.	25 ft.
<u>Minimum Side Yard</u> single detached dwelling and duplex, semi detached dwelling, multiple family dwelling up to 3 dwelling units, schools, churches and cemetery, boarding homes, day nurseries, senior citizen home, nursing home, other institutional uses	10 ft.	10 ft.	10 ft.
<u>Minimum Rear Yard</u> single detached dwelling and duplex, semi detached dwelling, multiple family dwelling up to 3 dwelling units, schools, churches and cemetery, boarding homes, day nurseries, senior citizen home, nursing home, other institutional uses	25 ft.	25 ft.	25 ft.

Special Setback Requirements

- 8.3 Notwithstanding anything else in this Bylaw all Farming and Forestry Uses in the Residential General (R-1) Zone must have a minimum setback from any body of water or water course of one hundred (100) feet.

PART 9 RESIDENTIAL MULTIPLE UNIT (R-2) ZONE

Permitted Uses

- 9.1 No development permit shall be issued in a Residential Multi-unit (R-2) Zone except for one or more of the following:
- i. Multiple unit dwellings which contain four or more units
 - ii. Converted dwellings which contain four or more units
 - iii. Row or town houses which contain four or more units

General Lot Requirements

- 9.2 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
<u>Minimum Lot Area</u>	10,000 ft ²	10,000 ft ²	40,000 ft ² for residential building lot (final lot size determined by DOE)
<u>Minimum Lot Frontage</u> multiple unit dwellings and converted dwellings	100 ft.	100 ft.	100 ft.
<u>Minimum Lot Frontage</u> row or town houses	20 ft. per unit	20 ft. per unit	20 ft. per unit
<u>Minimum Front Yard</u>	25 ft.	25 ft.	25 ft.
<u>Minimum Side Yard</u>	10 ft.	10 ft.	10 ft.
<u>Minimum Rear Yard</u>	25 ft.	25 ft.	25 ft.

PART 10 MOBILE HOME PARK (R-3) ZONE

Permitted Uses

- 10.1 No development permit shall be issued in a Residential Mobile Home Park (R-3) zone except for one or more of the following uses:
- i. mobile home park
 - ii. mobile homes
 - iii. mobile home sales
 - iv. public recreational uses, parks and playgrounds
 - v. mobile home park offices
 - vi. maintenance equipment and storage facility related and incidental to the operation of the park.

General Lot Requirements

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

Requirement	Standard
Minimum Lot Area	40,000 ft ² (final lot size to be determined by DOE)
Minimum Lot Frontage	200 ft.
Minimum Front Yard	20 ft.
Minimum Side Yard	10 ft.
Minimum Rear Yard	20 ft.

PART 11 GENERAL PROVISIONS FOR ALL COMMERCIAL ZONES

Special Requirement - Lots Abutting Residential and Institutional Zones

- 11.1 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:
- i. the minimum setback of the commercial use from the abutting lot line shall be 20 feet;
 - ii. no parking space shall be permitted in an abutting yard within 20 feet of a side or rear lot line; and
 - iii. no open storage or outdoor display shall be permitted in the abutting yard of the commercial zone.

Screening of Refuse Containers

- 11.2 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 12 COMMERCIAL GENERAL (C-1) ZONE

Permitted Uses

- 12.1 No development permit shall be issued in a Commercial (C-1) Zone except for one or more of the following uses:
- residential dwellings located in the same building as commercial use
 - retail shops
 - business or professional offices
 - restaurant and drive-in restaurants
 - bank and financial institution
 - personal service establishment
 - liquor store
 - beverage room and lounge
 - entertainment centre
 - motel and other tourist establishments
 - automobile sales and services
 - automobile service station including car wash and/or convenience store
 - automobile body repair shops
 - post office
 - funeral home
 - public park
 - warehousing and storage facilities
 - garden and nursery sales and supplies
 - tourist and guest home
 - museum
 - library
 - trucking and construction depot
 - building supply depot

General Lot Requirements

- 12.2 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
<u>Minimum Lot Area</u>	10,000 ft ²	5,000 ft ²	30,000 ft ² (final lot size determined by DOE)
<u>Minimum Lot Frontage</u>	75 ft.	50 ft.	100 ft.
<u>Minimum Front Yard</u>	15 ft.	15 ft.	25 ft.
<u>Minimum Side Yard</u>	5 ft.	5 ft.	10 ft.
<u>Minimum Rear Yard</u>	15 ft.	15 ft.	25 ft.

- 12.3 Commercial uses with a total floor area of 1,200 square feet and/or

outdoor storage area of 1,200 square feet shall be permitted as a right in a Residential (R-1) Zone provided the general and special lot requirements for a Commercial General C-1 Zone are complied with.

PART 13 INDUSTRIAL LIGHT (M-1) ZONE

Permitted Uses

- 13.1 No development permit shall be issued in an Industrial Light (M-1) Zone except for one or more of the following uses:
- manufacturing contained within a building
 - assembly or warehouse operations
 - building supplies or equipment depots
 - processing operations
 - service industries
 - business and professional offices related to industrial use and commercial uses associated with industrial use
 - any manufacturing, industrial, assembly or warehousing operation conducted and wholly contained within an enclosed building and which is not obnoxious by reason of sound, odor, 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
 - equipment depot but excluding the bulk storage of sand or gravel
 - service industries
 - business and professional offices related to industrial use
 - commercial uses accessory to a main use permitted in an M-1 zone which is conducted in the main building

General Lot Requirements

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

Requirement	Standard
Minimum Lot Area	30,000 ft ²
Minimum Lot Frontage	100 ft.
Minimum Front Yard	25 ft.
Minimum Side Yard	15 ft.
Minimum Rear Yard	25 ft.

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

Special Requirements

13.4 Abutting Yard Requirements:

- a. Where a yard or lot located within an Industrial Light (M-1) Zone abuts a Residential Zone, the following restrictions shall apply:
 - i. no open storage or display shall be permitted in an abutting yard within 20 feet of a side or rear lot line; and
 - ii. no parking space shall be permitted in an abutting yard within 20 feet of a side or rear lot line.

PART 14 INDUSTRIAL HEAVY M-2 ZONE

Permitted Uses

- 14.1 No development permits shall be issued in an Industrial Heavy M-2 zone except for one or more of the following uses:
- all uses permitted within the M-1 Zone subject to the M-1 Zone requirements
 - auto salvage yards
 - rock quarry operations
 - refineries and raw material processing and manufacturing

General Lot Requirements

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

Requirement	Standard
Minimum Lot Area	40,000 ft ²
Minimum Lot Frontage	200 ft.
Minimum Front Yard	25 ft.
Minimum Side Yard	15 ft.
Minimum Rear Yard	25 ft.

Special Requirements

- 14.3 Abutting Yard Requirements:
- a. Where a yard or lot located within an Industrial (M-2) Zone abuts a Residential or Commercial Zone, the following restrictions shall apply:
 - i. no open storage or display shall be permitted in an abutting yard within 20 feet of a side or rear lot line;
 - ii. no parking space shall be permitted in an abutting yard within 20 feet of a side or rear lot line; and
 - iii. all special provisions identified under Section 15.3, Industrial Resource M-3 Zone shall apply to the M-2 Zone.

PART 15 INDUSTRIAL RESOURCE M-3 ZONE

Permitted Uses

- 15.1 No development permits shall be issued in an Industrial Resource M-3 Zone except for one or more of the following uses:
- oil refineries and manufacturing
 - gas processing, including petrochemical facilities and LNG plants
 - marine/container terminals, including wharfs and storage facilities
 - wind farms or wind turbine
 - power generation facilities
 - temporary uses related to industrial development

General Lot Requirements

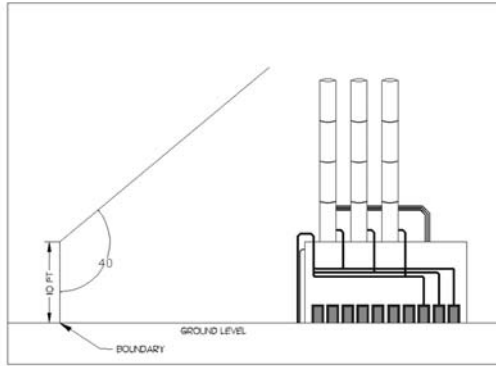
- 15.2 In any Industrial Resource (M-3) Zone, no development permit shall be issued except in conformity with the following requirements:

Requirement	Standard
Minimum Lot Area	40,000 ft ²
Minimum Lot Frontage	200 ft.
Minimum Front Yard	50 ft. *
Minimum Side Yard	50 ft. *
Minimum Rear Yard	50 ft. *

* (greater setbacks may apply under Special Provisions)

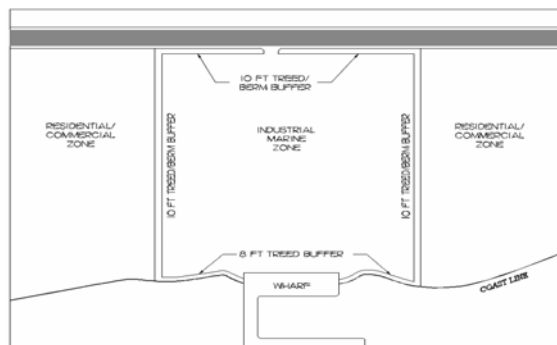
Special Provisions

- 15.3 The following special provisions shall apply to oil refineries and manufacturing, gas processing, including petrochemical facilities, LNG plants, marine/container terminals, including wharfs and storage facilities, power generation facilities and temporary uses:
- i. All parts of buildings and structures shall be contained within a 40° plane commencing at a point 10 feet 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 M-2 or M-3 zoned site (refer to diagram for explanation). The minimum setback requirement shall be in accordance with Section 2 (c) 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.



- ii. The front and side boundaries shall either contain a 10 feet in depth landscape strip consisting of tree saplings spaced at intervals no greater than 3.2 feet or a 10 feet high berm, 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 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.

- iii. The boundary(s) adjoining the coast shall provide an 8 feet in depth landscape strip 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 3.2 feet 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.



- iv. All structures and buildings exceeding a height greater than 30 feet

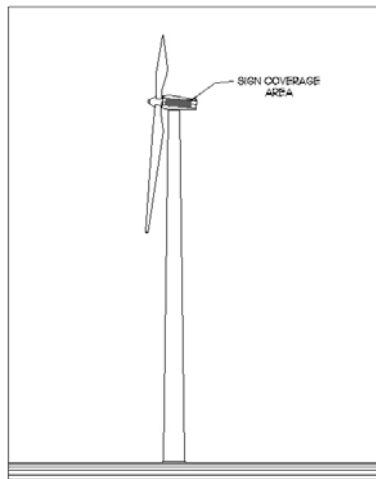
shall consist of non-reflective materials/colors.

- v. 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 330 ft of a lake edge.

Special Provisions

15.4 The following special provisions shall apply to wind farms:

- i. no wind turbine shall be located closer than 1,312 ft (400 metres) from an adjacent residential or commercial property;
- ii. no wind turbine shall be located closer than 1,312 ft (400 metres) from a property boundary line;
- iii. no wind turbine shall be permitted within 330 ft of a lake edge;
- iv. all wind turbines shall consist of non-reflective materials/colours; and
- v. the only form of advertising permitted on a wind turbine shall relate to the operator and/or manufacturer of the turbines and shall be limited to the gear box as illustrated below.



PART 16 RECREATION (REC-1) ZONE

Permitted Uses

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

- ball fields
- community centres
- provincial Parks
- golf courses
- marinas
- other recreational uses

PART 17 WATERSHED (W) ZONE

Permitted Uses

- 17.1 No development permit shall be issued in a Watershed (W) Zone except for one or more of the following uses:
- single unit dwelling
 - parks and gardens
 - playgrounds
 - forestry uses subject to approval and a Forestry Management Plan
 - water supply treatment and distribution uses

General Lot Requirements

- 17.2 In any Watershed (W) Zone no development permit shall be issued except in conformity with the following requirements:

Requirement	Standard
Minimum Lot Area	110,000 ft ²
Minimum Lot Frontage	330 ft.
Minimum Front Yard	25 ft.
Minimum Side Yard	15 ft.
Minimum Rear Yard	25 ft.

Special Setback Requirements

- 17.3(a) Notwithstanding anything else in this Bylaw, within the W Zone no structure, other than a water treatment or distribution facility, shall be located closer than 328 feet (100 m) from Wilkins Lake.
- (b) All permitted uses in a Watershed (W) Zone must be set back a minimum of 100 feet from any body of water or watercourse except for Wilkins Lake where 328 feet (100 m) setback shall apply.
- (c) In relation to a development, the natural vegetation surrounding a watercourse shall be maintained for a distance of 100 feet from the shoreline.

PART 18 CONVERSATION (E-1) ZONE

Permitted Uses

- 18.1 The following uses are permitted in a Conservation (E-1) Zone:
- passive recreational uses (i.e.: walking trails, canoeing, hiking, etc.)
 - camping
 - wilderness recreational facilities
 - fishing, hunting & trapping
 - use of vehicles when authorized by the Province

General Lot Requirements

- 18.2 In any Conservation (E-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	330 ft.
Minimum Front Yard	25 ft.
Minimum Side Yard	15 ft.
Minimum Rear Yard	25 ft.

Special Setback Requirements

- 18.3(a) Notwithstanding anything else in this Bylaw, within the E-1 Zone no structure, other than a wilderness recreational facility as referenced in the Wilderness Protected Act, shall be located within this zone.
- (b) All permitted uses in a Conservation (E-1) Zone must be set back a minimum of 100 feet from any body of water or watercourse.

PART 19 CONVERSATION (E-2) ZONE

Permitted Uses

- 19.1 The following uses are permitted in a Conversation (E-2) Zone:
- environmental and nature appreciation
 - scientific research and education

PART 20 DEFINITIONS

General Definitions

- 20.1 The words and terms listed below shall have the meanings as defined herein.
1. **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.
 2. **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.
 3. **ACT** shall mean the Municipal Government Act and amendments thereto.
 4. **ALTER** means to change a structural component of a building, or to increase or decrease the volume of a building or structure.
 5. **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.
 6. **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.
 7. **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.
 8. **CHURCH** means a building dedicated to religious worship and includes a church hall, church auditorium, Sunday School, parish hall and day nursery operated by the Church.
 9. **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 nonprofit organization.

10. COUNCIL shall mean the Council of the Municipality of the District of Guysborough.
11. 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.
12. 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.
13. 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.
14. 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.
15. DWELLING, SINGLE DETACHED means a building containing not more than one (1) dwelling unit but does not include a Mobile Home.
16. DWELLING, CONVERTED means a building covered to conform up to four (4) dwelling units.
17. DWELLING MULTIPLE UNIT means a dwelling which contains 4 or more dwelling units.
18. DWELLING, DUPLEX means a building containing not more than two (2) dwelling units placed one above the other.
19. 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.
20. EXISTING means as of the effective date of this Bylaw.

21. FLOOR AREA

- a. With reference to a dwelling means the maximum floor area contained within the outside walls excluding any private garage, porch, verandah, 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.

22. 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.

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

24. 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.

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

26. 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 centers, hospitals, homes for special care, senior citizen homes and government buildings but shall not include a private club.

27. 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, maneuvering areas or similar areas, not part of which shall be used for the temporary parking or storage of one or more motor vehicles.
28. 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.
29. LOT AREA means the total horizontal area within the lot lines of a lot.
30. 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 daylighting 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.
31. 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.
32. MAIN BUILDING means the building in which is carried on the principal purpose for which the lot is used.
33. 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.
34. MOBILE HOME PARK means two or more Mobile Homes located on one lot.
35. MOTEL shall mean the same as Hotel, but may include private cooking facilities.
36. 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.

37. 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.
38. PARKING SPACE means an area of not less than one hundred and sixty (160) square feet, measuring eight (8) feet by twenty (20) feet exclusive of driveways or aisles, for the temporary parking or storage of motor vehicles.
39. 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.
40. 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.
41. 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.
42. 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.
43. 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.
44. 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 centers, 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.

45. 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.
46. 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.
47. SEMI-DETACHED DWELLING means a building that is divided vertically into two dwelling units each of which has an independent entrance.
48. 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.
49. 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.
50. 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.
51. 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.
 - a. Ground Sign means a sign supported by one or more uprights, poles or graces placed in or upon the ground.
 - b. 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.

- c. Projecting Wall Sign means a sign which projects from and is supported by a wall of a building.
 - d. Facial Wall Sign means a sign which is attached to and supported by a wall of a building.
 - e. 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.
 - f. 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 multifaced sign shall be counted separately and then totaled 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.
52. 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.
53. 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.
54. STREET LINE means the boundary line of a public street.
55. 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.
56. 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.

57. MUNICIPALITY means the Municipality of the District of Guysborough.
58. WAREHOUSE means a building where wares or goods are stored but shall not include a retail store.
59. WATER SUPPLY TREATMENT AND DISTRIBUTION USES means any building, structure or facility necessary to provide municipal water services.
60. WATERCOURSE means any lake, river, stream, ocean or other body of water.
61. WATERSHED means the Wilkins Lake watershed or any body of water used as a public water supply.
62. WHARF FACILITIES means facilities for the transition of goods and products between the coastal environment and the land. In the Industrial Resource (M-3) Zone such facilities shall not be used for the permanent storage of goods or products being transported to and from the processing facility.
63. WIND FARM means a group of 2 or more wind turbines used for the generation of electricity.
64. 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.
65. ZONE means a designated area of land shown on Map #2 of this Bylaw.

SCHEDULE A EXISTING PERMITTED 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
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	35035153

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
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
Use	Sawmill
Zoning	M-1
Property Identification Number	35106632

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

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

LOT #24	
Location	481 Torbay Branch Road
Use	Gear Shed ?

Zoning	M-1
Property Identification Number	35080118

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

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

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

LOT #28	
Location	70 Fish Plant Road, Whitehead
Use	Fish Processing
Zoning	M-1
Property Identification Number	35038595

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

LOT #30	
Location	335 New Harbour Road, New Harbour
Use	Fish Processing
Zoning	M-1

Property Identification Number	35076140
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LOT #31	
Location	6389 Highway 316, Larry's River
Use	Fish Processing
Zoning	M-1
Property Identification Number	35181015

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

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

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

LOT #35	
Location	Fox Island
Use	Future Development
Zoning	M-2
Property Identification Number	35044056

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

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

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

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

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