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Schedule A - Zoning Map - Envelope at back of document

PART 1 - TITLE

This Bylaw shall be known and may be cited as the "Land Use Bylaw" for the Northeastern Guysborough Planning Area of the Municipality of the District of Guysborough and referred to hereafter as the Northeastern Guysborough Planning Area Land Use Bylaw and this Bylaw shall apply to all lands within the Planning Area as outlined on the Zoning Map - Schedule A.

PART 2 - ADMINISTRATION

REPEAL

1. The Zoning Bylaw covering a portion of the Municipality of the District of Guysborough as adopted by Council on November 18, 1974 and approved by the Minister of Municipal Affairs on December 14, 1974 and all amendments thereto is hereby repealed.

EFFECTIVE DATE

2. This Bylaw shall take effect when approved by the Minister of Municipal Affairs for the Province of Nova Scotia.

PROHIBITION

3. Subject to the provisions of the Municipal Government Act, no development shall be carried out within the Planning Area, except in accordance with this Bylaw.
4. No person shall commence or continue development for which a development permit is required by this Bylaw unless the owner has obtained a development permit to carry out the development.

DEVELOPMENT OFFICER

5. The Council of the Municipality of the District of Guysborough (hereinafter referred to as "Council") which will adopt this Land Use Bylaw shall appoint a municipal development officer who shall be responsible for the administration of this Land Use Bylaw and the issuing of municipal development permits.
6. The Development Officer shall keep records of all applications received, permits and orders issued, inspections made, and shall retain copies of all papers and documents connected with the administration of this Bylaw, which shall form part of the public records of the Municipality of the District of Guysborough.

ENFORCEMENT

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.

PERMITS

8. Subject to the provisions of the Municipal Government Act, when
 - a. Within fourteen days of receiving an application for a municipal development permit, the municipal development officer shall determine if an application is incomplete and where an application is incomplete, notify the applicant in writing advising what is required to complete the application.
 - b. Within thirty days of receiving a completed application for a development permit, the municipal development officer shall grant the municipal development permit, or inform the applicant of the reasons for not granting the permit.
9. Every development permit is valid:

Upon the development being commenced within twelve (12) months from the date of issuing the permit; however, the Development Officer may extend this time period at his discretion.

10. An application for a development permit shall:
 - a. be made in the form prescribed by the Municipality;
 - b. be signed by the owner or his agent;
 - c. state the intended use of the proposed development; and
 - d. provide any other information required by the Development officer to determine whether the proposal meets the requirements of this Bylaw.
11. When deemed necessary to complete the assessment of the proposed development, the Development Officer may require the applicant to submit copies in duplicate of one or more of the following:

- a. a survey plan of the lot showing the dimensions of the lot, said plan to be made and certified by a registered land surveyor licensed to practice in Nova Scotia; and
- b. the position, height and horizontal dimensions of all structures existing on the lot.

PENALTY

12. The Municipal Government Act states:

- (1) A person who
 - a) Violates a provision of this Act or of an order, regulation or bylaw in force in accordance with this Act;
 - b) Fails to do anything required by an order, regulation or bylaw in force in accordance with this Act;
 - c) Permits anything to be done in violation of this Act or of an order, regulation or bylaw in force in accordance with this Act; or
 - d) Obstructs or hinders any person in the performance of their duties under this Act or under any order, regulation or bylaw in force in accordance with this Act.

is guilty of an offence.

(2) Unless otherwise provided in a bylaw, a person who commits an offence is liable, upon summary conviction, to a penalty of not less than one hundred dollars and not more than ten thousand dollars and in default of payment, to imprisonment for a term of not more than two months.

(3) Every day during which an offence pursuant to subsection (1) continues is a separate offence.

COSTS FOR ADVERTISING

13. Anyone applying for an amendment to this Bylaw shall deposit with the clerk an amount estimated by the clerk to be sufficient to pay the cost of advertising required by the Municipal Government Act. After the advertising has been completed, the applicant shall pay to the clerk any additional amount required to defray the cost of the advertising, or if there is a surplus, the clerk shall refund the same to the applicant.

PART 3 - ZONES AND ZONING MAP

ZONES

1. For the purpose of this Bylaw, the Northeastern Guysborough Planning Area is divided into the following zones which may be referred to by the appropriate symbols.

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
Conservation (E-1) Zone
Recreation (REC-1) Zone

The zone boundaries are shown on Schedule "A". The Schedule "A" included may be cited as the "Zoning Map" and is hereby declared to form part of this Bylaw.

ZONES NOT ON MAPS

2. The zoning map of this Bylaw 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.

ZONING MAP - SCHEDULE "A"

3. Due to the scale of the zoning map, and the difficulty in locating each individual property on it, an appendix will be added to the Land Use Bylaw which shall form a part of the Land Use Bylaw. Descriptions or properties being zoned will be listed in this appendix by property ownership, deed description and zone category.

PART 4 - INTERPRETATION

SYMBOLS

- a. The symbols used on Schedule "A" included herein refer to the appropriate zones established by this Bylaw.

DEFINED

- b. The extent and boundaries of all zones are shown on Schedule "A", included herein, and for such zones the provisions of this Bylaw shall respectively apply.

INTERPRETATION OF ZONING BOUNDARIES

3. 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 center line of such street or highway;
 - b. where a zone boundary is indicated as approximately following lot lines, the boundary shall follow such lot sizes;
 - c. where a street, highway, railroad or railway right-of-way, electrical transmission line right-of-way, or watercourse is included on the zoning maps, it shall, unless otherwise indicated, be included in the zone on the adjoining property on either side thereof;
 - d. 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 between two or more different zones, a line midway on such right-of-way or watercourse and extending in the general direction of the long division thereof shall be considered the boundary between zones unless specifically indicated otherwise; and
 - e. where none of these above provisions apply, and where appropriate, the zone boundary shall be scaled from the attached Zoning Map Schedule "A".

CERTAIN WORDS

4. In this Bylaw, words used in the present tense include future, words in the singular number include the plural except where otherwise clearly indicated, words in the plural include the singular number and the word "used" includes "Arranged", "designed or intended to be used", the "shall" is mandatory and the word "may" permissive.

PERMITTED USES

5. For the purposes of this Bylaw, if a use is not listed as a permitted use in any zone, it shall be deemed to be a prohibited use in that zone.

PART 5
GENERAL PROVISIONS FOR ALL ZONES

SCOPE

1. No building or structure shall hereafter be erected or altered or the use of any building changed, unless a development permit has been issued and no development permit shall be issued unless all the provisions of this Bylaw are satisfied.

FRONTAGE ON STREET

2. (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 12 of the Provincial Subdivision Regulations or a lot on an island pursuant to Section 10 of the Provincial Subdivision Regulations.

LICENSES, PERMITS AND COMPLIANCE WITH OTHER BYLAWS

3. 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.

ACCESSORY USES PERMITTED

4. 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.

NON CONFORMING USES

5. Any use of land or a building or structure erected on the land which had begun on or before the effective date of this Bylaw and which does not conform to the requirements of this Bylaw shall be subject to the provisions laid out in Sections of the Municipal Government Act.

EXISTING UNDERSIZED LOTS

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

EXISTING BUILDINGS

7. 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 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

8. 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

9. 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.
10. 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.

BUILDING TO BE MOVED

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

RESTORATION TO A SAFE CONDITION

12. 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.

CALCULATION OF LOT FRONTAGE

13. 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.

PERMITTED ENCROACHMENTS IN YARDS

14. 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	YARD IN WHICH PROJECTION IS PERMITTED	MAXIMUM PROJECTION FORM MAIN WALL PERMITTED
Sills, belt course cornices, eaves, gutters, chimneys, pilasters or canopies	Any yard	24 inches
Window bays	Front, rear and flankage yards only	3 feet and a maximum width of 10 feet
Fire escapes and exterior staircases	Rear and side yards only	6 feet
Balconies	Front, rear and flankage yards only for single family, semidetached, duplex, and triplex dwellings, any yard for other residential buildings	
Open, roofed porches not exceeding one storey in height, uncovered terraces	Front, rear and flankage yards only	8 feet including eaves and cornices

PUBLIC USES PERMITTED

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

MULTIPLE USES

16. 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.

TRUCK, BUS AND COACH BODIES

17. 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 Northeastern Guysborough Planning Area, whether or not same is mounted on wheels.

BUILDING TO BE ERECTED ON A LOT

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

ACCESSORY BUILDINGS

19. (A) Accessory uses, buildings and structures shall be permitted in any zone with the Northeastern Guysborough Planning Area but 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. be built closer than 4 feet to any lot line except:
 - i. common semidetached garages may be centered on the mutual side lot line; and
 - ii. 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.
 - iii. boathouses and boat docks may be built to the lot line when the line corresponds to the water's edge or is in the water.
 5. exceed 1,500 square feet in total floor area;

6. be built within 6 feet of the main building;
7. be considered an accessory building if attached to the main building in any way; and
8. be considered an accessory structure if located completely underground.

(B) notwithstanding anything else in this Bylaw, drop awnings, clothes line poles, flag poles, garden trellises, fences and retaining walls shall be exempted from any requirements under Subsection 1 of this section and section 14.

ILLUMINATION

20. 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.

SIDE YARDS ON CORNER LOTS

21. 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.

PUBLIC AND PRIVATE UTILITIES

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.

LOTS ADJACENT TO A WATERCOURSE

23. Notwithstanding the minimum lot size requirements found elsewhere in this Bylaw, the minimum size of an unserviced lot, any part of which is within 75 feet of a watercourse, shall be 40,000 square feet.

SPECIAL LOT PROVISION

24. 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 Subdivision Regulations.

PART 6 - SIGNS

GENERAL

1. No person shall erect a sign exceeding four square feet in the Northeastern Guysborough Planning Area without first obtaining a development permit from the Development Officer.

SAFETY AND MAINTENANCE

2. Every sign and all parts thereof, including framework, supports, background, anchors and wiring systems shall be constructed and maintained in compliance with the Building Code, Electrical Code and Fire Prevention Act.

All signs and all parts thereof shall be kept in a good state of repair and maintenance.

3. 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 - RESIDENTIAL GENERAL (R-1) ZONE

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
 - Industrial M-1 uses (maximum building size of 1,200 square feet) of floor space and/or 1,200 square feet outdoor storage space
 - Farming and forestry uses

GENERAL LOT REQUIREMENTS

2. In any Residential General (R-1) Zone, no development permit shall be issued except in conformity with the following:
 - Minimum Lot Area 20,000 square feet
 - Minimum Lot Frontage 100 feet
 - Minimum Front Yard 25 feet
 - Minimum Side Yard 10 feet
 - Minimum Rear Yard 25 feet

SPECIAL SETBACK REQUIREMENTS

3. Notwithstanding anything else in this Bylaw where an Industrial or Commercial use abuts a residential or institutional use in the Residential General (R-1) zone, the Industrial or commercial Use must have a minimum setback from any property line of twenty (20) feet.
4. 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 7 - RESIDENTIAL MULTIPLE UNIT (R-2) ZONE

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

Multiple unit dwellings which contain four or more units

Converted dwellings which contain four or more units

Row or town houses which contain four or more units

GENERAL LOT REQUIREMENTS

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

Minimum Lot Area: 40,000 square feet

Minimum Lot Frontage: 100 feet

Minimum Front Yard: 25 feet

Minimum Side Yard: 10 feet

Minimum Rear Yard: 25 feet

PART 7 - MOBILE HOME PARK (R-3) ZONE

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:

Mobile Home Park
Mobile Homes
Mobile Home Sales
Public Recreational uses, parks and playgrounds
Mobile Home Park Offices

Maintenance equipment and storage facility related and incidental to the operation of the park.

GENERAL LOT REQUIREMENTS

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

Minimum Lot Area:	40,000 square feet
Minimum Lot Frontage:	200 feet
Minimum Front Yard:	20 feet
Minimum Side Yard:	10 feet
Minimum Rear Yard:	20 feet

PART 8 - COMMERCIAL GENERAL (C-1) ZONE

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 a 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 a 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

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

Minimum Lot Area:	20,000 square feet
Minimum Lot Frontage:	100 feet
Minimum Front Yard:	15 feet
Minimum Side Yard:	10 feet
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.

4. Special Requirement: Abutting Yard Requirements

Where a yard or lot located within a Commercial C-1 Zone abuts a Residential R-1, Residential Multiple Unit R-2 Use or an Institutional Use the following requirements shall apply:

- a. No open storage or display shall be permitted in an abutting yard within 20 feet of a side or rear lot line.
- b. No parking space shall be permitted in an abutting yard within 20 feet of a side or rear lot line.

PART 9 - INDUSTRIAL LIGHT (M-1) ZONE

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

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

Minimum Lot Area:	20,000 square feet
Minimum Lot Frontage:	100 feet
Minimum Front Yard:	25 feet
Minimum Side Yard:	15 feet

3. Industrial 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.

SPECIAL REQUIREMENTS

4. (A) Abutting Yard Requirements:

Where a yard or lot located within an Industrial Light (M-1) Zone abuts a Residential (R-1) or Residential Multi-unit (R-2) Zone, the following restrictions shall apply:

- a. No open storage or display shall be permitted in an abutting yard within 20 feet of a side or rear lot line.
- b. No parking space shall be permitted in an abutting yard within 20 feet of a side or rear lot line.

PART 9 - INDUSTRIAL HEAVY M-2 ZONE

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

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

Minimum Lot Area:	40,000 square feet
Minimum Lot Frontage:	200 feet
Minimum Front Yard:	25 feet
Minimum Side Yard:	15 feet

SPECIAL REQUIREMENTS

3. Abutting Yard Requirements:

Where a yard or lot located within an Industrial (M-2) Zone abuts a Residential (R-1), Residential Multi-unit (R-2) Zone or Commercial Zone, the following restrictions shall apply:

- a. No open storage or display shall be permitted in an abutting yard within 20 feet of a side or rear lot line.
- b. No parking space shall be permitted in an abutting yard within 20 feet of a side or rear lot line.
- c. All special provisions identified under Section 3, Part 9, Industrial Resource M-3 Zone shall apply to the M-2 Zone.

PART 9 – INDUSTRIAL RESOURCE M-3 ZONE

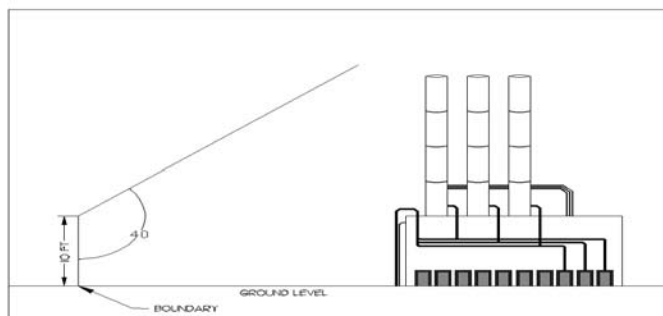
1. No development permits shall be issued in an Industrial Resource M-3 Zone except for one or more of the following uses:
 - Oil refineries and manufacturing
 - Gas processing, including Petrochemical facilities and LNG plants
 - Marine/container terminals, including wharfs and storage facilities
 - Wind farms or wind turbine
 - Power Generation Facilities
 - Temporary uses related to industrial development

GENERAL LOT REQUIREMENTS

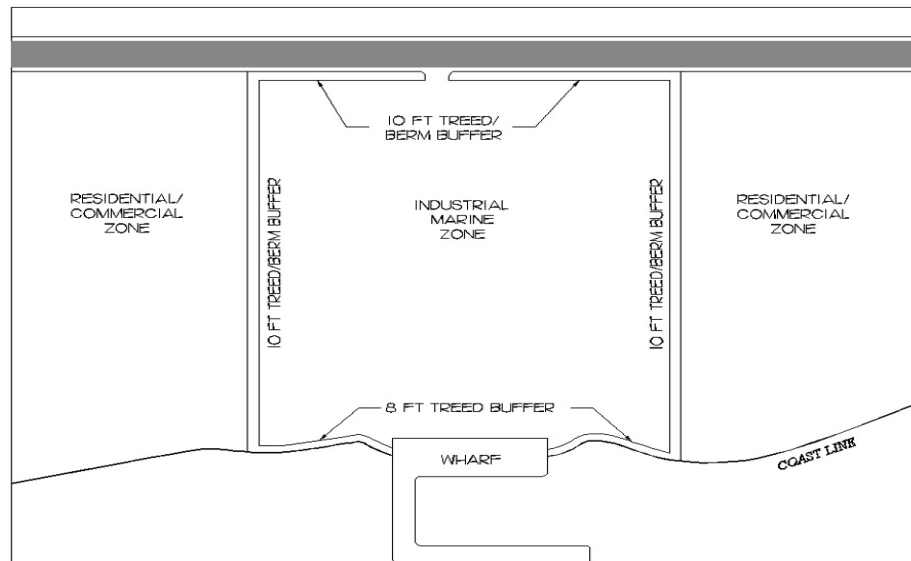
2. In any Industrial Resource (M-3) Zone, no development permit shall be issued except in conformity with the following requirements:
 - a. Minimum Lot Area: 40,000 square feet
 - b. Minimum Lot Frontage: 200 feet
 - c. Minimum Front, Side & Rear Yard: 50 feet ** (greater setbacks may apply under Special Provisions)

SPECIAL PROVISIONS

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:
 - a. 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.



- b. 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.
- c. 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.

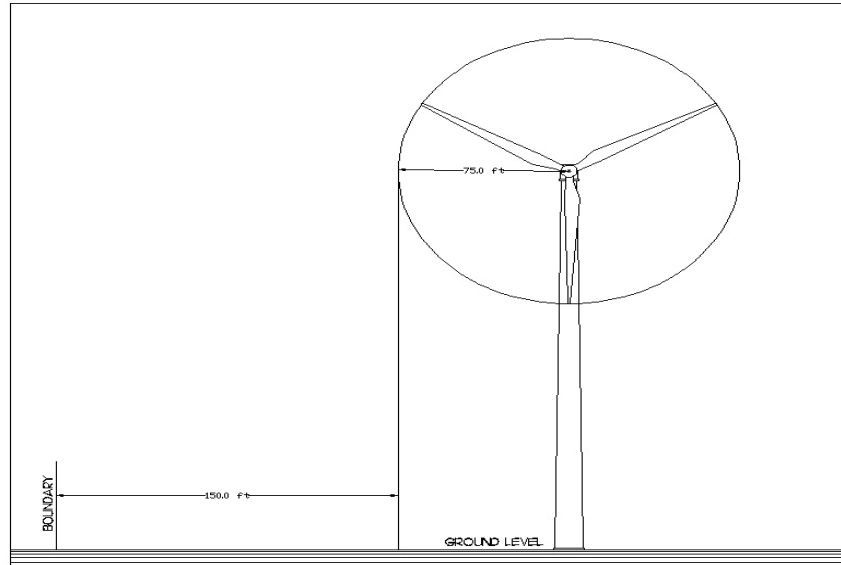


- d. All structures and buildings exceeding a height greater than 30 feet shall consist of non-reflective materials/colors.
- e. With the exception of pump stations and supporting pipes for the purposes of accessing water, no building or storage of material shall be permitted within 330 ft of a lake edge.

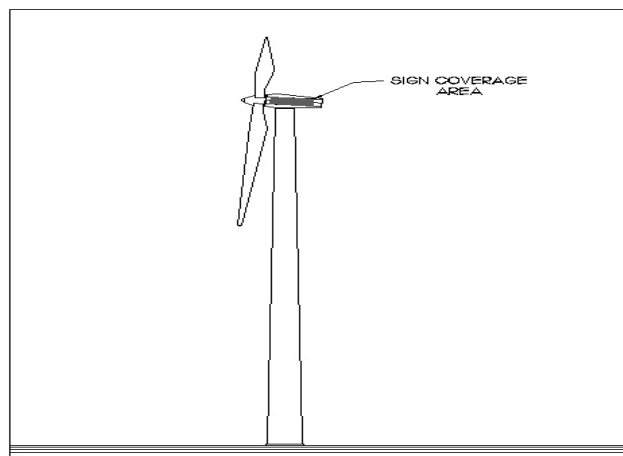
SPECIAL PROVISIONS

The following special provisions shall apply to wind farms:

- a. No wind turbine shall be located closer than 50' from an adjacent residential property or twice the distance of the blade radius from the boundary, whichever is greater.



- b. No wind turbine shall be permitted within 330 ft of a lake edge.
- c. All wind turbines shall consist of non-reflective materials/colours.
- d. 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 10 - RECREATION (REC-1) ZONE

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 11- CONSERVATION (E-1) ZONE

1. No development permit shall be issued in a Conservation (E-1) Zone except for one or more of the following uses:
 - Single unit dwelling
 - Seasonal uses
 - Passive recreational uses
 - Public parks
 - Farming and forestry uses
 - Conservation related uses

GENERAL LOT REQUIREMENTS

2. In any Conservation (E-1) Zone no development permit shall be issued except in conformity with the following requirements:

Minimum Lot Area:	40,000 square feet
Minimum Lot Frontage:	175 feet
Minimum Front Yard:	25 feet
Minimum Side Yard:	15 feet

SPECIAL SETBACK REQUIREMENTS

3. (1) All permitted uses in a Conservation (E-1) Zone must be set back a minimum of 50 feet from any body of water or watercourse.

(2) All farming and forestry uses must be set back a minimum of 100 feet from any body of water or watercourse.

PART 12 - DEFINITIONS

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 malls 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, together with necessary and accessory buildings and structures, but not including 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 focused, upon chiefly 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 semi-circle 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 semi-circle 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. 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.
60. WIND FARM means a group of 2 or more wind turbines used for the generation of electricity.
61. 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.
62. ZONE means a designated area of land shown on Schedule "A" of this Bylaw.

APPENDIX "A"

LEGAL DESCRIPTION OF ISOLATED ZONES

The following schedule contained in this Appendix will be cited as the "Zoning Map" for this Land Use Bylaw for the Northeastern Guysborough Planning Area and Schedule 1Z to 7Z (Legal Descriptions or Registry Plan of Isolated Zones) must be considered in conjunction with this "Zoning Map". All schedules are hereby deemed to form part of this Land Use Bylaw.

Legal Description of Isolated zones
Schedules 1Z to 7Z

Schedule 1Z - Commercial General (C-1) Zone

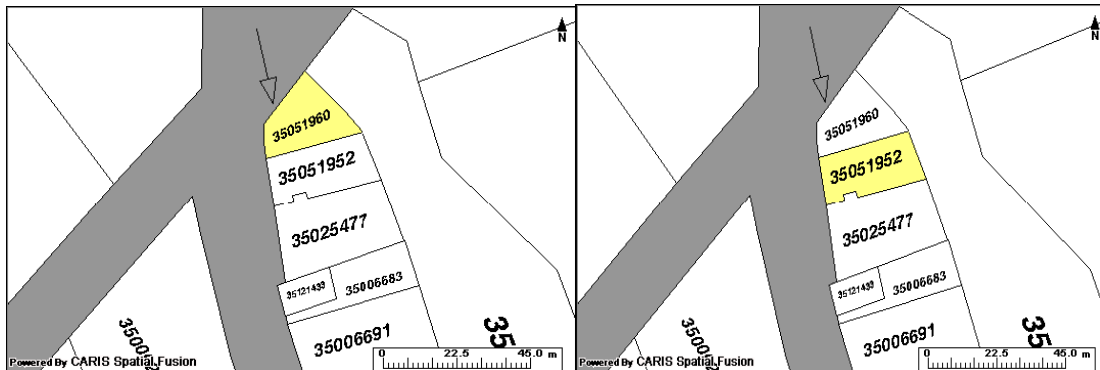
Use: General Store

Location: Boylston (intersection of Route 16 and East Side Harbour Road)

Assessment Account Numbers: 02670267 (Donald J. & Pearl Connolly)
00895423 (Donald J. & Pearl M. Connolly)

ZONE DESCRIPTION:

Lot #1 and Lot #2 as shown on Registry Plan below:



Schedule 3-Z - Residential Multiple Unit (R-2) zone

Use: Apartment Building
Location: Boylston (Route 16)
Assessment Account Number: 04167813 (Ronald W. Sceles)

Zone Description:

SCHEDULE "A"

ALL that lot, piece or parcel of land situated, lying and being at Boylston, in the County of Guysborough, and Province of Nova Scotia, and bounded and described as follows:

BEGINNING at an iron pin set in the ground on the Southern Boundary Line of the Main Highway leading from Guysborough to Monastery at the Northeast Angle of the Boylston School Property;

THENCE following the Southern Boundary of the said Highway to an iron pin set in the ground at a point distant three hundred and sixty-four point sixty-two (364.62') feet on a course north seventy-five degrees, fifty-two minutes East (N75 degrees 52'E) from the point of beginning, the said iron pin marking the Northwestern Angle of a lot of land conveyed by the late Edgar W. Sceles to Howard Hart;

THENCE following the Boundary Line of the said land of Howard Hart south twenty-eight degrees, sixteen minutes East (S28 degrees 16'E) a distance of one hundred and sixty-six point eighty-six feet (166.86');

THENCE north eighty-two degrees, thirty-six minutes East (N82 degrees 36'E) a distance of eighty-seven point forty-one feet (87.41');

THENCE south four degrees, nine minutes East (S4 degrees 9'E) a distance of one hundred and sixty-three point eighty-seven feet (163.87') more or less to the boundary line of lands of William Campbell;

THENCE following the said boundary line of lands of William Campbell south eighty-eight degrees, two minutes West (S82 degrees 2'W) a distance of five hundred and three point twenty feet (503.20') more or less to the Eastern Boundary Line of the Boylston School Property aforesaid;

THENCE north seven degrees, seven minutes West (N7 degrees 7'W) following the said boundary line of the Boylston School Property a distance of two hundred and twenty-seven point eighty-seven feet (227.87') more or less to the place of beginning shown on the plan attached as lands of Mrs. Jessie Sceles;

AND BEING a part of the land conveyed to the late Edgar Sceles by Mark E. Leet by Deed recorded at the Registry of Deeds, at Guysborough, in Book 50, Page 55.

SCHEDULE 4-Z COMMERCIAL GENERAL (C-1) ZONE

Use: Repair Shop for Electric Motors
Location: Boylston (Route 16) (Now Hart's Electric)
Assessment Account Number: 0452149 (Gerald Hart)

Zone Description:

SCHEDULE "A"

ALL that certain lot, piece or parcel of land situated, lying and being at or near the District of Boylston, County of Guysborough, Province of Nova Scotia, and more particularly bounded and described as follows:

BEGINNING at the point of intersection of the boundary between lands of the Grantee and lands now or formerly of Flora Campbell, with the Southerly Boundary of the Main Highway leading from Monastery to Guysborough, and 50 feet perpendicularly distant from the centre line thereof as shown on plan prepared by John J. Delorey, NSLS, No. 87-9 dated April 6, 1987;

THENCE in a Southeasterly, Easterly, Northeasterly direction along the last mentioned road boundary and parallel to said centre line, a distance of 182 feet, more or less, or until it meets the boundary between lands or the Grantee the lands now or formerly of Ralph Hart;

THENCE in a Southeasterly direction along the alignment of the last mentioned boundary, a distance of 96 feet, more or less, to a Survey Marker 33 feet perpendicularly distant from the centre line of an abandoned and unused portion of the Main Highway between Monastery and Guysborough;

THENCE in a Southwesterly, Westerly, Northwesterly direction along the last mentioned road boundary and parallel to said centre line, a distance of 172 feet, more or less, to a survey marker placed 33 feet perpendicularly distant from the centre line of a portion of unused and abandoned Main Highway proceeding between Monastery and Guysborough;

THENCE in a Northwesterly direction along the alignment of the last mentioned boundary, a distance of 132 feet, more or less, to the point of beginning;

THE above described parcel of land is shown outlined in red on the attached plan and contains 0.44 acres, more or less.

EXCEPTING AND RESERVING from the above described lands to the grantor and the Nova Scotia Power Corporation and to their and each of their successors and assigns a perpetual privilege, right and license of maintaining lines of poles or towers and wires with all necessary foundations, anchors and guy wires, (hereinafter referred to as the power lines), existing on the above described lands for the purpose of conveying electric power and energy and any and all other communication signals over and across the said lands. TOGETHER WITH the perpetual privilege, right and license to clear or remove all trees, obstructions and impediments that may be deemed a potential hazard to said power lines and to enter upon and across said lands from time to time and at all times with vehicles, machinery, equipment and materials as deemed expedient for all privileges whatsoever, in fulfillment of the above reserved privileges, right and licenses.

SCHEDULE 5-Z INDUSTRIAL GENERAL (M-1) ZONE

Use: Vacant Industrial General M-1 Lot

Location: Auld's Cove (Route 104 TCH) (Now Anderson's Lobsters)

Assessment Account Number: 00155926 (H. Anderson Lobster Sales)
00076457 (H. Anderson Lobster Sales)

Zone Description:

SCHEDULE "B"

ALL that certain lot, piece or parcel of land situated, lying and being at Auld's Cove, in the County of Guysborough, Province of Nova Scotia, being shown as Lot 1-A-C on a plan showing subdivision of lands of Hyland Andersons, lands of James Michael Kelly and Sandra Mary Kellys lands of Catholic Episcopal Corporation of Antigonish and lands of Simon Joseph Guthro, numbered G88A dated December 23, 1988 and approved by the Nova Scotia Department of Municipal Affairs.

THE said Lot 1-A-C being described as follows:

BEGINNING at the Survey Marker at the Northeastern Boundary of Trans Canada Highway at the southernmost corner of Parcel B as shown on the said plan;

THENCE North 43 degrees 24' 30" East along the Southeastern Boundary of said Parcel B two hundred thirteen and twenty nine hundredths (213.29) feet to a point at the shore of the Strait of Canso being identified on the said plan as Lot A;

THENCE southeasterly along the said shore to a point at the Northwestern Boundary of lands of Strait Marine Electronics Limited being identified on the said plan as Point B and being distant two hundred give and twenty-five hundredths (205.25) feet and bearing South 47 degrees 08' 03" East from said Point A;

THENCE South 43 degrees 24' 30" West along the said Northwestern Boundary of lands of Strait Marine Electronics Limited one hundred forty and fifty hundredths (140.50) feet to a Survey Marker at the Northeastern Boundary of the aforesaid Highway;

THENCE North 57 degrees 29' 40" West along the said Highway Boundary a total distance of one hundred forty-five and thirty-two hundredths (145.32) feet to a Survey Marker;

THENCE South 43 degrees 24' 30" West along the Northwestern Boundary of said Highway thirty-five and twenty hundredths (35.20) feet to a Survey Marker;

THENCE North 57 degrees 29' 40" West along the Northeastern Boundary of said Highway a total distance of sixty-three and seventy-one hundredths (63.71) feet to the point of beginning;

The said Lot 1-A-C comprising 35,800 square feet and comprising the lands conveyed to Hyland Anderson and recorded at the Registry Office for Guysborough County in Book 76, Page 520, and a portion of the lands conveyed to Catholic Episcopal Corporation of Antigonish and recorded in Book 59, Page 179 and the lands conveyed to James Michael Kelly and Sandra Mary Kelly and recorded in Book 132, Page 768.

Bearings are referred to the Nova Scotia Coordinate Survey System.

SCHEDULE "C"

ALL that certain lot, piece or parcel of land situated, lying and being at Auld's Cove, in the County of Guysborough, Province of Nova Scotia, being shown as PARCEL A on a plan showing subdivision of lands of Hyland Andersons lands of James Michael Kelly and Sandra Mary Kellys lands of Catholic Episcopal Corporation of Antigonish and lands of Simon Joseph Guthro, numbered G88A, dated December 23, 1988 and approved by the Nova Scotia Department of Municipal Affairs.

THE said PARCEL A being described as follows:

BEGINNING at a Survey marker at the Northeastern Boundary of the Trans Canada Highway at the Northwestern Boundary of the lands of Hyland Anderson;

THENCE North 57 degrees 29' 40" West along the said Highway Boundary fifty-five and seventy-six hundredths (55.76) feet to a Survey Marker;

THENCE North 43 degrees 24' 30" East two hundred thirteen and twenty-nine hundredths (213.29) feet to a point on the shore of the Strait of Canso;

THENCE Southeasterly along the said shore to a point at the Northwestern Boundary of said lands of Hyland Anderson and being distant fifty-four and seventy-seven hundredths (54.77) feet and bearing south 47 degrees 54 minutes 31 seconds east from the last described point;

THENCE South 43 degrees 24' 30" West along the said Northwestern Boundary of lands of Hyland Anderson two hundred and four (204.00) feet to the point of beginning.

THE said PARCEL A comprising 11,430 square feet and being a portion of the lands conveyed to Catholic Episcopal Corporation of Antigonish and recorded at the Registry Office for Guysborough County in Book 59, Page 179.

BEARINGS are referred to Nova Scotia Coordinate Survey System.

Zone Description:

SCHEDULE "D"

ALL that certain lot, piece or parcel of land situated, lying and being at Auld's Cove, in the County of Guysborough, Province of Nova Scotia, and bounded and described as follows:

BEGINNING at a point where High Water Mark on the shore of the Strait of Canso is intersected by the Boundary Line between lands conveyed to the Grantor herein by Edward Forrestall and wife by Deed bearing date the 28th day of August, A.D. 1913, and recorded in the Registry of Deeds at Guysborough, Nova Scotia, in Book 41, at page 167, and a lot of land to the South described in the said Deed from Edward Forrestall and wife as lands of Duncan Chisholm, which said lands are not owned by Duncan Forrestall;

THENCE Westerly along the said Boundary Line between the lot conveyed by Edward Forrestall and wife and the lands now of Duncan Forrestall, a distance of approximately two hundred (200') feet to the Eastern Side Line of the Trans Canada Highway leading from the Canso Causeway to Havre Boucher;

THENCE Northerly a distance of sixty (60') feet along the said Eastern Sideline of the said highway;

THENCE Easterly and parallel to the first course, to High Water Mark on the shore of the Strait of Canso;

THENCE Southerly along the High Water Mark of the shore aforesaid to the place of beginning;

BEING a portion of that lot conveyed by Edward Forrestall and wife to the said Patrick Forrestall by Deed bearing the date the 28th day of August, A.D. 1931, and recorded in the Registry of Deeds at Guysborough, Nova Scotia, in Book 41, at page 167.

BEING the same property conveyed by Patrick Forrestall to Leo B. Forrestall et ux by Deed dated July 29, 1966, and recorded at the Registry of Deeds in Guysborough, Nova Scotia, in Book 68 at Page 66.

Zone Description:

SCHEDULE "E"

ALL that certain lot, piece or parcel of land situated, lying and being on the Northern Side of the Main Paved Highway at Auld's Cove, in the County of Guysborough and more particularly bounded and described as follows, that is to say:

BEGINNING at a point on the Northern side of the main paved highway where a well is sunk in the ground;

THENCE in a westerly direction along the Northern side line of the said highway a distance of 170 feet;

THENCE in a northerly direction along the lands of Harry MacDonald a distance of 250 feet;

THENCE in an easterly direction along the shore of the Strait of Canso a distance of approximately 170 feet;

THENCE in a southerly direction a distance of approximately 250 feet to the place of beginning, being part of the lands conveyed to Patrick Forrestall by Edward Forrestall, et ux by Deed dated the 29th day of August, A.D. 1913 as recorded at the Registry of Deeds at Guysborough, Nova Scotia, in Book 41, Page 167.

SCHEDULE 6 - Z RECREATIONAL (REC-1) ZONE

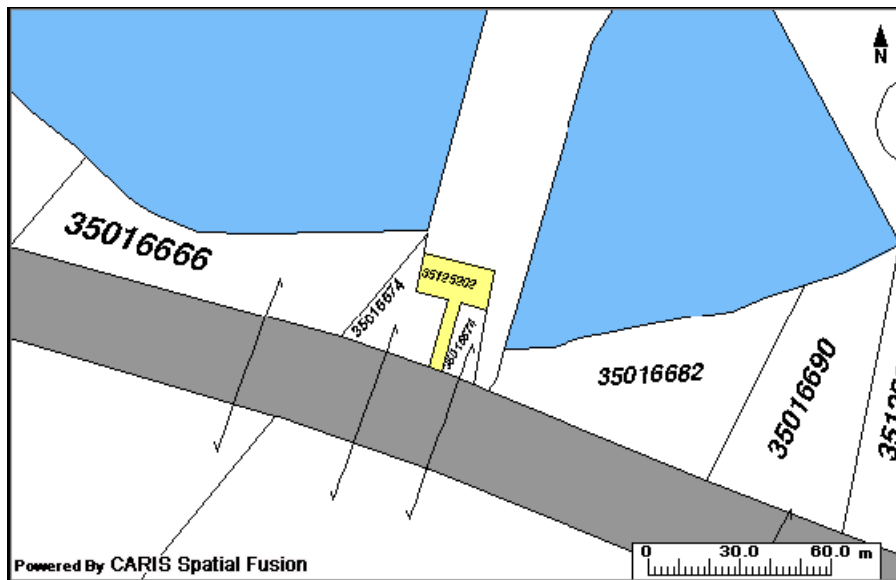
Use: Community Park

Location: Sand Point

Assessment Account Number: 03378543 (Eddy Pont Marine Park Association)

Zone Description:

Shown as PID #35125202 on map below:



SCHEDULE 7 - Z RECREATIONAL (REC-1) ZONE

Use: Ballfield and Playground

Location: Boylston

Assessment Account Number: 05088658 (Boylston Community Association c/o Dawn Grant)

Zone Description:

Shown as PID #35006790 on map below:

