

# **Town of Middleton Land Use By-law**

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| Version           | Date       | Editor                                     | Description of Change                                                                                                                            |
|-------------------|------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2024-12-16</b> | 2025-10-31 | Brighter Community Planning and Consulting | Added parking amendments to section 5.27 -reduced parking to multiunit dwellings                                                                 |
| <b>2024-12-16</b> | 2025-10-31 | Brighter Community Planning and Consulting | Added parking amendments to section 5.27 - Dwellings inside Station Street, Connaught Ave, Gates Avenue, and Jones Avenue as shown on Schedule B |
| <b>2024-12-16</b> | 2025-10-31 | Brighter Community Planning and Consulting | Added Schedule B – Parking Standards Map                                                                                                         |
|                   |            |                                            |                                                                                                                                                  |

## Schedule A Zoning Map

The following is the text of the Land Use By-law of the Town of Middleton, as approved by the Minister of Municipal Affairs on May 19, 2026.

## **Part 1      Title and Purpose**

### **1.1      Title**

This By-law shall be known and may be cited as the "Land Use By-law of the Town of Middleton".

### **1.2      Purpose**

The purpose of this By-law is to implement the land use and development control provisions of policies contained in the Town's Municipal Planning Strategy as enabled through the Municipal Government Act.

## **Part 2      Administration**

### **2.1      Development Officer**

- 2.1.1 This By-law shall be administered by the Development Officer, who shall be responsible for the issuance of Development Permits.
- 2.1.2 In the absence or incapacity of the Development Officer, the Acting Development Officer appointed by Council shall act in the Development Officer's stead.

### **2.2      Development Permit**

- 2.2.1 No person shall use any land or erect, alter, or use any building or structure or otherwise undertake any development, unless a Development Permit has been issued.
- 2.2.2 No Development Permit shall be issued, unless all the provisions of this By-law or the terms of a variance or development agreement relating to a proposed development are satisfied.
- 2.2.3 No Development Permit shall be issued by the Development Officer, unless the proposed development is in conformance with:
  - a) the requirements of the Land Use By-law; or
  - b) a development agreement that has been executed pursuant to Section 230 of the Municipal Government Act; or
  - c) a variance from the terms of the By-law has been granted by the Development Officer, pursuant to Section 235 of the Municipal Government Act, and the time for appeal has elapsed or the appeal has been disposed of, pursuant to Section 237 of the Municipal Government Act.
- 2.2.4 A Development Permit shall be valid for a period of twelve (12) months from

the date of issuance.

- 2.2.5 A Development Permit may be renewed for an additional twelve (12) months provided that the Permit has not been previously renewed and the Development Officer is satisfied that the Permit is consistent with the existing Land Use By-law and any proposed amendments.
- 2.2.6 No deviation shall be made from the description of the proposed development, without confirmation being obtained from the Development Officer.
- 2.2.7 A development permit may be revoked, where a permit was issued on mistaken or false information.

## **2.3 Application for Development Permit and Development Agreement**

- 2.3.1 All applications for a development permit and/or entering into of a Development Agreement shall be made using the form prescribed by the Town and shall be signed by the owner of the property or by the owner's agent.
- 2.3.2 Every application for a Development Permit and/or Development Agreement shall be accompanied by plans, in duplicate, drawn to an appropriate scale and showing:
  - (a) the true shape and dimensions of the lot to be used and upon which it is proposed to erect any building or structure;
  - (b) the proposed location, height, and dimensions of the building, structure, or work in respect of which the permit is applied for;
  - (c) the location of every building or structure already erected on or partly on such lot and the location of every building upon abutting lots;
  - (d) the location of all adjacent streets and rights-of-way, existing or proposed driveways and lot access, and the proposed location and dimensions of parking spaces, loading spaces, and internal vehicle

circulation;

- (e) natural features such as wetlands, watercourses, vegetation, and slopes;
- (f) other such information as may be necessary, to determine whether or not every such building, development, reconstruction, or redevelopment conforms with the requirements of this By-law; and
- (g) the Development Officer may waive the requirement to supply the above noted information, if he/she deems it is not pertinent to the application.

2.3.3 Where the Development Officer is unable to determine whether the proposed development conforms to this By-law, the Municipal Planning Strategy, or other by-laws and regulations in force that affect the proposed development, he/she may require that the plans submitted under Part 2.3.2 be based upon an actual survey by a Nova Scotia Land Surveyor.

2.3.4 The application shall be signed by the registered owner of the lot or by the owner's agent, duly authorized thereunto in writing, and shall set forth in detail the current and proposed use of the lot and each building or structure, or part of each building or structure, together with all information necessary, to determine whether or not every such proposed use of land, building, or structure conforms with the requirements of this By-law.

## **2.4 Amendment of the Land Use By-law**

2.4.1 Any person who wishes to obtain the amendment, revision, or repeal of this By-law shall submit an application, utilizing the form prescribed by the Town.

2.4.2 The applicant shall deposit with the Town an amount estimated to be sufficient to pay the cost of advertising required by the Municipal Government Act.

2.4.3 After the notice of advertising required by the Municipal Government Act



has been completed, the applicant shall pay to the Town any additional amount necessary to defray the cost of advertising; or if there is a surplus, the Town shall refund the same to the applicant.

## **2.5 Uses Considered by Development Agreement**

The Municipal Planning Strategy provides that the following uses shall be considered, approved and regulated by Development Agreement:

- (a) new multiple unit dwellings, townhouses dwellings, *Grouped Dwellings*, the conversion of an existing residential structure containing seven (7) or more units and the development of new day nurseries, bed and breakfast uses and boarding and rooming houses in the Residential Designation pursuant to MPS Policy R9;
- (b) the expansion of existing commercial structures and existing commercial uses and the development of new structures for commercial purposes within the Residential Mixed Use (RMU) pursuant to Policy R14;
- (c) The conversion existing dwelling or the development of new multiple-unit dwellings containing three (3) units or more and the development of new day nurseries, bed and breakfast uses, group homes, residential care facilities, boarding houses, and multiple dwellings on a single lot within the Commercial Downtown (CD) Zone, pursuant to MPS Policy C10, and in the Commercial General (CG) Zone, pursuant to MPS Policy C13;
- (d) The reuse of any existing institutional use within the Institutional Designation for residential purposes, pursuant to MPS Policy INS4;
- (e) The construction of a new permanent structure shall not be permitted within the ESA Zone, pursuant to MPS Policy E4.

## **2.6 Registry of Deeds**

Where Council has entered into a Development Agreement, a copy of the Agreement shall be registered by the Clerk in the Office of the Registrar of Deeds for the County of Annapolis and, thereupon, the obligations thereof shall be binding upon the owner and any subsequent owner until discharged by the Town.

## **2.7 Liability for Costs**

2.7.1 Where Council does not initiate an amendment to this By-law, and where Council is considering entering into a Development Agreement, the applicant and/or the owner, shall pay an application processing fee and deposit with the Town an amount estimated to be sufficient to pay the cost of advertising, as required by the Municipal Government Act. If insufficient, after advertising has been completed, the applicant shall pay to the Town any additional amount relating to the actual costs related to advertising.

2.7.2 Where a variance from the requirements of the By-law has been applied for, the Development Officer shall give notice to the persons entitled and in the manner prescribed by the Municipal Government Act. This notice is to be served by registered mail, and the applicant shall pay an application processing fee and be responsible for the costs related to registered mail service.

## **2.8 Violation and Penalty**

2.8.1 The Council, or any of its duly authorized employees, shall have the right to enter, at all reasonable times, into or upon any property within the area to which this Land Use By-law applies, for the purpose of any inspection necessary in connection with the administration of the Land Use By-law.

2.8.2 In the event of any alleged contravention of the provisions of this Land Use By-law, the Town may take action as enabled through the Municipal Government Act.

## **2.9 Effective Date of this By-law**

This By-law shall take effect upon the publication of Notice that this By-law and the

accompanying Municipal Planning Strategy have been approved by the Minister of Municipal Affairs.

## **2.10 Certain Words**

In this By-law, words used in the present tense include the future, words in the singular number include the plural, words in the plural number include the singular, the word "used" includes "arranged", "designed", or "intended to be used", and the word "shall" is mandatory and not permissive.

## Part 3      Definitions

For the purpose of this By-law, all words shall carry their customary meaning, except for those defined hereafter:

1.      **Abut** means where properties, lots, or yards share a common lot line or a common point along a lot line.
2.      **Accessory Building or Structure** means a subordinate building or structure on the same lot as the main building, devoted exclusively to an accessory use, including an above-ground or in-ground swimming pool, but does not include a building located completely underground.
3.      **Accessory Use** means a use subordinate and naturally, customarily, or normally incidental to and exclusively devoted to a main use of land or building and located on the same lot.
4.      **Act** means the Municipal Government Act, R.S. 1998, c.18, s.1, as amended.
5.      **Adult Entertainment** means any form of entertainment or services of which a primary feature or characteristic is the nudity or partial nudity of any person.
6.      **Agricultural Use** means the use of lands for the pasturing and keeping of animals, the cultivation of land, and can also include the raising of crops      under artificial conditions. This shall also include necessary storage facilities; however, it does not include permanent facilities for the retail sale of these products
7.      **Agricultural Structures** means any use or structure necessary for the cultivation of vegetation and the raising of animals or fowl for sale purposes.
8.      **Alter** means any change in the structural component of a building or

any increase in the volume of a building or structure.

9. **Amenity Space** means the area situated within the boundaries of a residential development site intended and capable of being used for recreational purposes and may include landscaped areas, patios, private amenity areas, verandahs, balconies, communal lounges, swimming pools, play areas and similar uses, but does not include any area occupied at grade by a building's service area, parking lots, aisles, or access driveways.
10. **Animal Hospital** means the premises where animals are treated, or treated and kept, on a temporary basis for monetary gain and shall not include an Animal Shelter, which is intended for the care of lost, abandoned, or neglected animals .
11. **Apartment Building** – see “Dwelling”.
12. **Automobile Repair Shop** means the use of a building or property for the repair of automobile body and/or engine components and shall include detailing and painting of automobile bodies.
13. **Automobile Service Station or Service Station** means a building or part of a building or a clearly defined space on a lot used for the retail sale of gasoline and lubricating oils and may include the sale of automobile accessories and the servicing and minor repairing essential to the actual operation of motor vehicles, other than an automobile washing establishment or an automobile sales establishment.
14. **Automobile Washing Establishment** means a building or part thereof used for the operation of automobile washing equipment that is automatic or semi-automatic.
15. **Basement** means that portion of a building between two floor levels that is partly underground but which has more than one-half of its height, from finished floor to under-side of floor joists of the storey next

above, above the adjacent average finished grade level adjacent to the exterior walls of the building.

16. **Bed and Breakfast** means a Single Family Dwelling in which there is a resident owner or manager who provides overnight accommodation to the travelling public, through the use of a maximum of six (6) bedrooms, and is capable of being licensed as a Bed and Breakfast by the Province of Nova Scotia.
17. **Boarding or Rooming House** means a dwelling in which the proprietor supplies either room or room and board for monetary gain to more than two persons, exclusive of the lessee or owner thereof or members of his family, and that is not open to the general public.
18. **Building** means any structure, whether temporary or permanent, used or built for the shelter, accommodation, or enclosure of persons, animals, material, or equipment. Any awning, bin, bunker, platform, vessel, or vehicle used for any of the said purposes shall be deemed a building.
19. **Building Area** means the maximum horizontal area of a building at grade.
20. **Building Line** means any line regulating the position of a building or structure on a lot.
21. **Camp** means a land and building complex designed or used for a group sport, recreational, or cultural activities, that may have facilities for sleeping and the preparation and serving of food, operated under single ownership on a temporary or seasonal basis.
22. **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.
23. **Clinic** means a building or a part of a building used for the medical,

dental, surgical, or therapeutic treatment of human beings but does not include a public or private hospital or a professional office of a doctor located in his residence but does not include the dispensing of cannabis or cannabis-related products..

- 24. **Commercial Motor Vehicle** means any motor vehicle that is used for a business activity and that has, as its main purpose, financial gain and includes ambulance, truck, tractor, tractor trailers, buses, delivery vehicles, and oil delivery trucks.
- 25. **Commercial School** means a school of seven (7) or more pupils gathered at one time, conducted for gain, and may include instruction in trades, skills, or services such as a secretarial, language, driving, art, modeling, beauty, dancing, and music school and does not include day-care, day nursery, or nursery schools.
- 26. **Commercial Use** means any use by which retail or wholesale trade is carried out and those other uses providing the sale of goods, materials, or services.
- 27. **Community Centre** means any tract of land, or building or buildings, or any 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.
- 28. **Converted Dwelling** - See "Dwelling".
- 29. **Corner Vision Triangle** means that part of a corner lot adjacent to the intersection of the exterior lot lines measured from such intersection, the distance required by this By-law, along each such street line and joining such points with a straight line. The triangular-shaped land between the intersecting lines and the straight line joining the points the required distance along the street lines, shall be known as the "corner vision triangle".
- 30. **Council** means the Council of the Town of Middleton.

- 31. Craft Food and Beverage Production** means the use of a building or part thereof for the production of:
- (a) specialized food products intended for retail sale;
  - (b) not more than 150,000 hectolitres of beer, wine, mead, premixed cocktails, kombucha, or non-alcoholic beverages in a year; or
  - (c) not more than 75,000 litres of distilled spirits in a year;
- and may include public tasting and retail sales of the product but does not include a restaurant or licensed liquor establishment unless those uses are permitted as a main use in the applicable use zone.
- 32. Day Care and Day Nursery** means a place where three or more preschool children are cared for on a temporary daily basis without overnight accommodation but does not include a school.
- 33. 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, building, or structures.
- 34. Development Agreement** means an agreement made pursuant to policies of the Town of Middleton Municipal Planning Strategy and provisions of the Municipal Government Act.
- 35. Development Officer** means the officer of the Town of Middleton from time to time charged by the Municipality with the duty of administering the provisions of the Land Use By-law.
- 36. Dry Cleaning and Laundry Establishment** means a building where dry cleaning, dry dyeing, cleaning or pressing of articles or goods or fabric is carried on and in which only solvents are or can be used that emit no odours or fumes and in which no noise or vibration causes a nuisance or inconvenience outside of the premises.



37. **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 and shall not include a hotel, a motel or an apartment hotel.
- (a) **Apartment Building** means a building containing three or more dwelling units that have a common entrance from the street level and the occupants of which have the right to use in common certain areas of the building and its property.
  - (b) **Converted Dwelling** means a building converted to contain a greater number of dwelling units than the building contained prior to that conversion.
  - (c) **Duplex Dwelling** means a building that is divided horizontally into two dwelling units, each of which has an independent entrance either directly from outside the building or through a common vestibule.
  - (d) **Multiple Unit Dwelling** means a building containing three or more dwelling units.
  - (e) **Semi-Detached Dwelling** means a building that is divided vertically into two dwelling units, each of which has an independent entrance.
  - (f) **Single Detached Dwelling** means a completely detached dwelling unit.
  - (g) **Townhouse or Rowhouse Dwelling** means a building that is divided vertically into three or more dwelling units, each of which has an independent entrance, to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.
  - (h) **Triplex Dwelling** means a building that is divided horizontally

into three dwelling units, each of which has an independent entrance either directly or through a common vestibule.

38. **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. A Dwelling Unit shall include a Small Option Home, Group Home or Home for Special Care licensed under the Province of Nova Scotia's Homes for Special Care Act.
39. **Duplex** - see "Dwelling".
40. **Environment** means any combination of air, soil and water, plant and animal life, social and cultural conditions, buildings and other structures, or any impacts on the foregoing, resulting directly or indirectly from human activities.
41. **Erect** means to build, construct, reconstruct, alter, or relocate and without limiting the generality of the foregoing, shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, deletion, enlargement, or extension.
42. **Established Building Line** means the average distance of the existing building from the street line of existing buildings in any block, where more than half the frontage has been built upon at the effective date of this By-law.
43. **Established Grade** means, with reference to a building, the elevation of the finished grade of the ground where it meets the exterior of such building and, when used with reference to a structure, shall mean the average elevation of the finished grade of the ground immediately surrounding such structures, exclusive in both cases of any artificial

embankment, and when used with reference to a street, road, or highway, means the elevation of the street, road, or highway established by the Town or other designated authority.

**44. Existing** means existing as of the effective date of this By-law.

**45. Floor Area**

- (a) With reference to a **Dwelling** means the maximum area contained within the outside walls excluding, any private garage, porch, verandah, sunroom, unfinished attic, or basement, and cellar, or other room not habitable at all seasons of the year.
- (b) **Commercial Floor Area** means the total usable floor area within a building used for commercial purposes but excludes washrooms, furnace, and utility rooms, and common malls between stores.
- (c) **Gross Floor Area** means the aggregate of the floor areas of a building above or below grade, measured between the exterior faces of the exterior walls of the building at each floor level but excluding car parking areas within the building and, for the purpose of this clause, the walls of an inner court shall be deemed to be exterior walls.
- (d) With reference to a **Dwelling Unit**, where more than one unit is contained within a building, means the maximum floor area contained within the finished wall surfaces of an individual dwelling unit, excluding closets, built-in cabinets and storage areas, and balconies.

**46. Flanking Yard** – see “Yard”.

**47. Front Yard** – see “Yard”.

**48. Grade** means the average elevation of the finished level of the ground

at the exterior walls of the building.

- 49. **Grouped Dwellings** means two or more architecturally similar and thematically designed residential units that are pre-serviced and contained within two or more buildings located on the same lot.
- 50. **Guest House** means a dwelling where the owner/proprietor supplies either room or rooms and where not more than six (6) rooms are so used and that is open to the travelling public.
- 51. **Height** means the vertical distance on a building between the established grade and the highest point of the roof surface of the parapet, or a flat roof, whichever is the greater; the decline of a mansard roof; or the mean level between eaves and ridges of a gabled, hip, gambrel, or other type of pitched roof; 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.
- 52. **Home for Special Care** means an extended or intermediate care facility, licensed under the Home for Special Care Act or the Children Services Act to provide full- time care to individuals who, by reason of age, chronic illness, or infirmity, are unable to care for themselves or to provide custodial or supervisory care, such as a transition house, or youth assessment centre, providing counseling and assessment.
- 53. **Home Occupation** means use of a dwelling for employment, involving the provision or sale of goods or services or both goods and services but shall not include general retail of merchandise or the provision of food service or the operation of a canteen or restaurant.
- 54. **Home Office** means a room or rooms, accessory to a residential use, not exceeding a total of 25 m<sup>2</sup> (269 sq. ft.), where business of a quiet and isolated nature may be conducted by residents of the dwelling but shall not include the manufacturing or on-site provision of any goods or services.

- 55. Hospital** means an institution for the treatment of persons afflicted with or suffering from sickness, disease, or injury.
- 56. Hotel** means a building or buildings or part thereof on the same site used to accommodate the travelling public for gain or profit, by supplying them with sleeping accommodations, with or without meals, but without private cooking facilities.
- 57. Industrial Use** means the use of any building or land for the purpose of fabricating manufacturing, altering, repairing, processing, breaking up, demolishing, or treating of any article, commodity, or substance whatsoever.
- 58. Inn** means a dwelling where the proprietor supplies either room and board or meals for monetary gain on a temporary basis, where not more than twenty (20) rooms are so used, and which is open to the travelling public.
- 59. Intensive Livestock Operation** means the commercial production of swine, cattle, or other livestock or rearing of animals for the production of fur, including the accessory storage of animal wastes at levels in excess of limits established in this By-law for Livestock Operations.
- 60. Institution** means a building or part of a building used by an organized body or society for promoting a particular purpose ,with no intent of profit, but shall not include a private club.
- 61. Institutional Use** means any or all of the following uses:
- Churches, Places of Worship, and Religious Institutions
  - Colleges, Universities, and Non-commercial Schools
  - Fire Stations
  - Public Building - Municipal, Provincial, Federal
  - Nursing Homes subject to the requirements of residential development exceeding six (6) units
  - Hospitals

- Libraries, Museums and Art Galleries
  - Municipal Public Works Facilities
  - Police Stations
  - Public or Private Utilities
  - Facilities for the sale of alcohol and cannabis authorized or licensed by the Province of Nova Scotia
  - Any institutional use which is incorporated under the Societies Act, R.S. 1989, c. 435, s. 1, as amended, or any other private statute of incorporation.
  - Public and private utilities
  - Wastewater treatment plants
- 62. Kennel** means a building or structure where animals, birds, or other livestock intended or used as domestic household pets are kept or boarded.
- 63. Landscaping** means any combination of trees, shrubs, flowers, grass, or other horticultural elements, decorative stonework, paving, screening, or other architectural elements, all of which is designed to enhance the visual amenity of a property or to provide a screen to mitigate any objectionable aspects that may detrimentally affect adjacent land.
- 64. Light Warehousing** means the long term storage of goods inside an enclosed building, the goods being neither reactive chemical, nor toxic, nor perishable, or odour emitting, including, but not necessarily restricted to, reusable bottle storage and the long term storage of furniture, household goods, crated used goods, or general merchandise, and not including retail sales and service or delivery of retail goods on the premises.
- 65. Livestock Operation** means the commercial production of swine, cattle, fowl, or other livestock, excluding the production of fur and the

accessory storage of animal wastes, at activity levels not exceeding the maximum established in this By-law.

**66. Loading Space** means a vacant area of land provided and maintained upon the same lot upon which the principal use is located and which area:

- (a) is suitable for the temporary parking of at least one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle, and such parking is not for the purpose of sale or display;
- (b) is not upon or partly upon any street or highway;
- (c) has adequate access and egress by means of driveways, aisles, manoeuvring areas, or similar areas, no part of which shall be used for the temporary parking or storage of one or more motor vehicles.

**67. Lot** means any parcel of land described in a deed as a lot or as shown as an approved lot in a registered plan of subdivision.

- (a) **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.
- (b) **Infill Lot** means a new residential lot created from an existing residential lot where both lots meet the minimum lot area and frontage requirements for the zone, as established in this By-law.
- (c) **Interior Lot** means a lot situated between two lots and having access to one street.
- (d) **Through Lot** means a lot bounded on two opposite sides by streets or highway, provided that if any lot qualifies as being both a Corner Lot and Through Lot, as hereinbefore defined,

such lot shall be deemed to be a Corner Lot for the purpose of this By-law.

- 68. **Lot Area** means the total horizontal area within the lot lines of a lot.
- 69. **Lot Coverage** means that percentage of the lot covered by the building area but excluding that portion of any building that is constructed entirely below grade.
- 70. **Lot Depth** means the horizontal distance between the front and rear lot lines. Where these lot lines are not parallel, the lot depth shall be the length of a line joining the mid- points of the front and rear lot lines.
- 71. **Lot Frontage** means the length of a line measured at the front lot line joining the side lot lines and parallel to the front lot line.
- 72. **Lot Line** means a boundary line of a lot.
  - (a) **Front Lot Line** means the line dividing the lot from the street; in the case of a Corner Lot, the shorter boundary line abutting the street shall be deemed the front lot line and the longer boundary line abutting the street shall be deemed the side lot line and, where such lot lines are of equal length, the front lot line shall be either of the lot lines. In the case of a Through Lot, any boundary dividing the lot from a street shall be deemed to be the front lot line.
  - (b) **Rear Lot Line** means the lot line furthest from or opposite to the front lot line.
  - (c) **Side Lot Line** means a lot line other than a front or rear lot line.
  - (d) **Flanking Lot Line** means a side lot line which abuts the street on a corner lot.
- 73. **Lounge** means a premise that sells liquor and wine by the glass and



beer by the glass or bottle and is licensed under the Nova Scotia Liquor Control Act as a lounge.

- 74. **Main Building** means the building in which is carried on the principal purpose for which the building lot is used.
- 75. **Main Wall** means the exterior front, side, or rear wall of a building, and all structural members essential to the support of a fully- or partially enclosed space or roof.
- 76. **Maximum Lot Coverage** means that percentage of the lot area covered by all buildings above ground level and shall include that portion of such lot area that is occupied by a building or portion thereof that is completely below ground level, and for the purpose of this definition, the maximum lot coverage in each zone shall be deemed to apply only to that portion of such lot that is located within said zone.
- 77. **Manufactured Dwelling** means a transportable, single or multiple-section dwelling unit certified by the Canadian Standards Association, prior to placement on a site, as being compliant with the CAN/CSA-Z240 Series Standard at the time of manufacture.
- 78. **Medical Clinic** means a building used wholly for the medical, dental, surgical, or therapeutic treatment of human beings and includes pharmacies, medical equipment suppliers, health care offices, and other professional and commercial uses related to medical care, but does not include a hospital or the sale or distribution of cannabis and/or cannabis products.
- 79. **Motel** and **Apartment Motel** means a building or buildings or part thereof on the same site used to accommodate the travelling public for gain or profit, by supplying them with sleeping accommodations, with or without meals.
- 80. **Municipality** means the Town of Middleton.

81. **Multiple Unit Dwelling** - see “ Dwelling”.
82. **Non-Commercial School** means a public or private academic, religious, or philanthropic school not operated for monetary gain.
83. **Non-Conforming Use** means any use of land or building or structure constructed, or being constructed, on or before the effective date of this By-law that has a prohibited use when subjected to this By-law.
84. **Nursing Home** means a building wherein public or private nursing care and room and board are provided to individuals incapacitated in some manner for medical reasons but does not include a hospital or a senior citizen complex.
85. **Obnoxious Use** shall mean a use that, from its nature or operation, creates a nuisance or is offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, oil, or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste, or other material.
86. **Office** means a room 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.
87. **Office and Professional Use** means a building or part thereof in which the principal or main use is the provision of professional services to the public.
88. **Outdoor Display** means the display of retail goods or materials intended for the immediate sale to the general public that are not enclosed within a structure.
89. **Outdoor Storage** means the storage of goods or materials not intended for immediate sale to the general public that are not enclosed within a structure.
90. **Outdoor Wood burning Furnace** means an accessory building or

structure that operates as a heat source for associated main buildings.

- 91. Owner** means a part owner, joint owner, tenant in common, or joint tenant of the whole or any part of any land or building and includes a trustee, an executor, a guardian, an agent, a mortgagee in possession, or other person having the care or control of any land or building, in the event of the absence or disability of the person having the title thereof.
- 92. Parking Lot and Parking Area** means an open area containing parking spaces, other than a street, for two or more motor vehicles, available for public use or as an accommodation for clients, customers, or residents, and that has adjacent access to permit ingress or egress of motor vehicles to a street or highway by means of driveways, aisles, or maneuvering areas where no parking or storage of motor vehicles is permitted.
- 93. 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.
- 94. Personal Service Shop** 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, hairdressing shops, shoe repair and shoe shining shops, and depots for collecting dry cleaning and laundry, but excludes any manufacturing or fabrication of goods for sale.
- 95. 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.
- 96. Private Park** means a park other than a public park that is privately

owned and operated.

- 97. 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.
- 98. Public Authority** means Her Majesty the Queen in the Right of Canada, the Province of Nova Scotia, the Town of Middleton or any Board, Commission or Committee of the Town of Middleton established by or exercising any power or authority under any general or specific statute of Nova Scotia with respect to any of the affairs or purposes of the municipality, or a portion thereof, and includes any committee or local authority established by the By-law of the Town.
- 99. Public or Private Utility** means a system, works, plant, equipment, or service, whether owned or operated by or for the Town, or by a corporation, or under a federal or provincial statute, that furnishes services including but not limited to:
- communication by way of telephone or telegraph;
  - public transportation;
  - production, transmission, delivery or furnishing of water, gas, or electricity to the public at large;
  - collection and disposal of sewage, excluding septic tank sludge dumping stations; and
  - fire departments.
- 100. Public Park** means a park owned or controlled by a Public Authority.
- 101. Rear Yard** – see “Yard”
- 102. Recreational Uses** means the use of public or private land for parks, playgrounds, tennis courts, lawn-bowling greens, indoor and outdoor skating rinks, athletic fields, golf courses, picnic areas, swimming pools, splash pads, skateparks, boating docks, day camps, community

centres, 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.

- 103. Restaurant** means a building or part thereof where food and drink are served to the public for consumption within the building or for takeout but not for consumption in parking areas appurtenant to the building.
- 104. Restaurant, Drive-in** means a building or part thereof where food and drink are served to the public for consumption in parking areas appurtenant to the building, whether or not facilities are provided for consumption within the building.
- 105. 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 but does not include the sale of alcohol or cannabis, unless authorized and/or licensed by the Province of Nova Scotia.
- 106. Road** - see “Street”.
- 107. Rowhouse Dwelling** - see “Dwelling”.
- 108. Scrap Yard and Salvage Yard** means a lot or premises for the storage or handling of scrap material and, without limiting the generality of the foregoing, shall include waste paper, rags, bones, bottles, used bicycles, vehicles, tires, metal, or other scrap material or salvage.
- 109. Self Storage** means a building, buildings, or facility that provides secure storage units for individual occupancy and does not include warehousing or bulk commercial or industrial storage.
- 110. Semi-Detached Dwelling** - see “Dwelling”
- 111. Service and Utility Use** means public and private uses that provide support systems for the built environment. These shall include facilities provided by Government such as sewage treatment plants,

rights-of-way, school bus garages, fire stations, and facilities provided by companies such as Nova Scotia Power Incorporated and Bell Aliant.

- 112. Service Industries** include the processing of milk and dairy products, a bakery, a public garage, including engine and body repair shop, a printing establishment, a laundry or cleaning establishment, a paint shop, a plumbing shop, sheet metal shop, and similar uses.
- 113. 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.
- 114. Service Station** - see Automobile Service Station
- 115. 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. Required Setback means the minimum setback as prescribed by the Land Use By-law.
- 116. Shopping Centre** means a separate use of land containing a building or building complex on a lot designed, developed, and managed as a unit by a single owner or tenant, or a group of commercial uses, distinguished from a business area, comprising unrelated individual uses and characterized by the sharing of common parking areas and driveways, and includes “Shopping Malls” and “Malls”.
- 117. Short Term Rental**, also referred to as “AirBnB”, means a dwelling or part of a dwelling where the resident owner supplies temporary accommodation for compensation to the travelling or vacationing public for a period of less than thirty (30) days.
- 118. Side Yard** - see “Yard”
- 119. Sign** means any structure, device, light, or natural object, including the

ground itself, or any part thereof, or any device attached thereto, or painted or represented thereon, that shall be used to identify, advertise, or attract attention to any object, product, place, activity, person, institution, organization, form, group, commodity, profession, enterprise, industry, or business, or that shall display or include any letter, work, model, number, banner, flag, pennant, insignia, device, or representation used as an announcement, direction, or advertisement, and that 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; or murals placed on walls that do not contain any commercial brand representation, commercial messaging, or commercial advertising. No other indoor sign shall be deemed a sign within this By-law.

- (a) **Canopy / Awning Sign** means any sign attached to or forming part of a canopy or awning.
- (b) **Facial Wall Sign** means a sign which is painted upon a building wall or is attached to and supported by a wall of a building.
- (c) **Ground Sign** means a sign supported by one or more up-rights, poles, or braces placed in or upon the ground.
- (d) **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 or chiefly directed at the surface of the sign.
- (e) **Off-Premises Sign** means a sign that is related to a business premise that is not located on the building or lot on which the sign is placed.
- (f) **Projecting Wall Sign** means a sign which projects from and is supported by a wall of a building.

- (g) **Reader Board Sign** means a sign designed with removable letters, marks, symbols, or pictorials, or any combination of these, to allow for periodic revisions of the sign message, but does not include signs used by theatres, art galleries, arenas, churches, or similar premises, for the purpose of identifying a program or event that will take place at the premise.
  - (h) **Roof Sign** means a sign supported by one or more uprights, poles, or braces placed upon the roof of a building.
  - (i) **Sandwich Board Sign** means a sign that is composed of two hinged or otherwise joined boards that leans on the ground.
- 120. Sign Area** means the area of the smallest triangle, rectangle, circle, or semi-circle that 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 smallest triangle, rectangle, circle or semi-circle that can totally circumscribe the sign in the plane of its largest dimension is considered the sign area.
- 121. Number of Signs** means that for the purpose of determining number of signs, 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.
- 122. Single Detached Dwelling** - see "Dwelling".
- 123. Split Level Dwelling** - see "Dwelling , Duplex Dwelling".
- 124. Storey** means that portion of a building that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling



above it.

- 125. Street or Road** means the whole and entire right-of-way of every highway, road, or road allowance vested in the Province of Nova Scotia or the Town of Middleton.
- 126. Street Line** means the boundary line of a street.
- 127. Structure** means anything that is erected, built, or constructed of parts joined together or any such section 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 and a half (6.56) feet in height.
- 128. Telecommunications Tower, Antennas, Buildings and Equipment** means any facility, apparatus, or other structure that is used for telecommunication transmission purposes.
- 129. Tourist Establishment** means a building or buildings that are used to accommodate the travelling public for gain or profit, by supplying them with sleeping accommodation, with or without meals, and shall include a guest home, tourist cabins, a motel, an auto court, and a hotel.
- 130. Tower** means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers, and includes personal wireless service facilities including radio and television transmission towers, microwave towers, common-carrier towers, and cellular telephone towers.
- 131. Town** shall mean the Town of Middleton.
- 132. Townhouse Dwelling** - see "Dwelling".
- 133. Travel Trailer or Recreational Vehicle** means any vehicle or similar portable structure supported by wheels, designed for travel, recreational and vacation uses, to provide dwelling accommodation of a temporary nature.

- 134. Triplex Dwelling** - see "Dwelling".
- 135. Veterinary Establishment** means the premises where animals, birds or other livestock are treated for monetary gain.
- 136. Warehouse** means a building where wares or goods are stored but shall not include a retail store.
- 137. Wind Turbine** means a system of components that converts the kinetic energy of the wind into electrical or mechanical energy and includes all necessary components for energy storage, control systems, and transmission systems.
- 138. 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 By-law. In determining yard measurements, the minimum horizontal distance from the respective lot lines shall be used.
- (a) **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 By-law 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.
- (b) **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 By-law 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.
- (c) **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 width allowed by this By-law 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.

**(d) Flanking Yard** means the side yard of a corner lot which side yard extends from the front yard to the rear yard between the flankage lot line and the nearest main wall of any building or structure.

**139. Yard Sale** means the sale of new or used household goods from a residential property, whether from the yard of a lot, an accessory building, or from within the main residence. Each ten-hour period shall be considered a separate yard sale.

**140. Zone** means a designated area of land shown on the Schedules of this By-law.

## **Part 4      Zones and Zoning Map**

### **4.1      Zones**

For the purpose of this By-law, the Town of Middleton is divided into the following zones, the boundaries of which are shown on the attached schedule. Such zones may be referred to by the appropriate symbols.

| <b><u>Zone</u></b>                 | <b><u>Symbol</u></b> |
|------------------------------------|----------------------|
| Residential                        | R                    |
| Residential Mixed Use              | RMU                  |
| Residential Future High Density    | RFH                  |
| Residential Holding                | RH                   |
| Commercial Downtown                | CD                   |
| Commercial General                 | CG                   |
| Industry and Commercial Enterprise | ICE                  |
| Recreation and Open Space          | OS                   |
| Institution                        | INS                  |
| Environmentally Sensitive Area     | ESA                  |

### **4.2      Zoning Map**

Schedule "A" attached hereto may be cited as the "Zoning Map" and is hereby declared to form part of the By-law.

### **4.3      Interpretation**

The symbols used on Schedule "A" attached hereto refer to the appropriate zones established in this By-law.

### **4.4      Application**

The extent and boundaries of all zones are shown on Schedule "A" attached hereto

and for all such zones, the provisions of this By-law shall respectively apply.

#### **4.5 Interpretation of Zoning Boundaries**

Boundaries between zones shall be determined as follows:

- 4.5.1 Where a zone boundary is indicated as following a street or highway, the boundary shall be the centre line of such street or highway.
- 4.5.2 Where a railroad right-of-way, electrical transmission line right-of-way, or watercourse is included on the Zoning Map and serves as 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.
- 4.5.3 Where a zone boundary is indicated as approximately following lot lines, the boundary shall follow such lines.
- 4.5.4 Where a zone boundary is indicated as following the limits of the Town boundary, the limits shall be the boundary.

#### **4.6 Standards of Measurement**

The metric system of measurement is used throughout this By-law and, in all cases, represents the required standard. Any reference to imperial measurements are approximate and for convenience only.

## **Part 5      General Provisions for All Zones**

### **5.1      Permitted Uses**

For the purpose of this By-law, if a use is not listed as a permitted or conditional use in any zone, it shall be deemed to be a prohibited use in that zone and no person shall use any land, or erect, alter, or use any building or structure for any such use.

### **5.2      Special Conditions**

For the purpose of this By-law, if a use is listed subject to any special conditions, it shall be permitted subject, to fulfilling any special requirements as defined in this By-law.

### **5.3      Accessory Buildings**

5.3.1    Accessory uses, buildings, and structures shall be permitted in any zone within the Town of Middleton but shall not:

- (a)    be located within the front yard of a lot;
- (b)    where an accessory building is built on a corner lot, it shall be located in the rear yard or in the side yard that is not adjacent to the flanking street;
- (c)    be built closer to a street on which the main building fronts than the main building is to that street;
- (d)    be built closer than .6 meters (2 ft.) to a lot line except that common semi-detached garages may be centered on the mutual side lot line;
- (e)    exceed 6.1 meters (20 ft.) in height, except for accessory buildings in an Industrial Zone which shall be a maximum height of 10 meters (32.8 ft);
- (f)    be built within 2 meters (6.5 ft.) of the main building.

5.3.2    The maximum number of accessory structures that shall be permitted in any

Residential Zone shall not exceed three (3).

5.3.3 Notwithstanding anything else in this By-law, drop awnings, clothesline poles, flag poles, garden trellises, fences and retaining walls as well as any ramp, deck, mechanical lift or related structure for the purposes of facilitating universal access to a building or structure shall be exempted from any requirements under Part 5.3.1.

5.3.4 Notwithstanding anything else in this By-law, Commercial Transportation Containers, "TEU"/ "Twenty-foot Equivalent Units", shall not be considered as accessory structures and shall not be permitted to be located or used in any zone other than a Commercial, Industry and Commercial Enterprise or Recreation and Open Space Zone.

#### **5.4 Accessory Uses Permitted**

Where this By-law 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 thereof.

#### **5.5 Building to be Erected on a Lot**

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

#### **5.6 Building to be Moved**

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

#### **5.7 Calculation of Lot Frontage for Corner Lots or Irregular Shaped Lots**

The following means shall be used, for the purposes of determining the lot frontage of corner lots or irregularly shaped lots:

- (a) In the case of a corner lot with a corner vision triangle, the exterior lot lines

(street lines) shall be deemed to extend to their hypothetical point of intersection, for the purpose of calculating the frontage;

- (b) In the case of other lots, lot frontage shall be deemed to be the horizontal distance between the side lot lines. This distance shall be measured perpendicularly to a line joining the middle of the front lot line with the middle of the rear lot line, at a point along this equal to the minimum applicable front yard.

## **5.8 Change of Use on an Existing Lot**

Notwithstanding anything else in this By-law, the use of a building existing on a lot may be changed to a use permitted on the lot by this By-law, where the lot frontage, front yard, or area required or any two or all three is less than the requirements and provided that all other requirements in this By-law are satisfied.

## **5.9 Corner Vision Triangle**

On a corner lot, a fence, sign, hedge, shrub, bush, or tree or any other structure or vegetation shall not be erected or permitted to grow to a height greater than .6 meters (2 ft.) above grade of the streets that abut the lot within the triangular area included within the street lines for a distance of 6.1 meters (20 ft.) from their point of intersection.

## **5.10 Existing Buildings**

Where a building has been erected on or before the effective date of this By-law 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 By-law, 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 By-law; and
- (b) all other applicable provisions of this By-law are satisfied.



## **5.11 Existing Lots**

Notwithstanding anything else in this By-law, the use of a building existing on a lot on the effective date of this By-law may be changed to a use permitted on the lot, where the lot width, front yard, or area required is less than the requirements of this By-law, provided that all other requirements of this By-law are satisfied.

## **5.12 Existing Undersized Lots**

Notwithstanding anything else in this By-law, a vacant lot in existence on the effective date of this By-law, having less than the minimum frontage or area required by this By-law, 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 such as use, side yards, setbacks, and lot coverage in this By-law are satisfied. In addition, such existing undersized lots may undergo an increase in size and/or frontage undersized as a result of subdivision and still be considered as an existing undersized lot under this By-law.

## **5.13 Existing Uses**

5.13.1 Land uses that were in existence on or before the effective date of this By-law and that are still in existence and that would not be permitted as new uses in the Zone in which they are located shall be regarded as conforming uses for the purposes of this By-law, provided that they are listed in the zone in which they are located or satisfactory documentation can be provided by the property owner, to substantiate the existence of the use before the effective date of this By-law.

5.13.2 Land uses that were in existence on or before the effective date of this By-law and that are still in existence and that are not included as permitted uses within the zone in which they are located shall be regarded as non-conforming and shall be subject to Parts 238 through 241 of the Municipal Government Act.

## **5.14 Fences**

- 5.14.1 A Development Permit shall not be required for fences that do not exceed 2 meters (6.6 ft.) in height.
- 5.14.2 A Development Permit shall be required for fences exceeding 2 meters (6.6 ft.) in height.
- 5.14.3 Fences shall be limited to a maximum height of 2.4 meters (8 ft.) in all Residential Zones and 3.6 meters (12 ft.) in all other Zones.
- 5.14.4 All fences, regardless of whether a Development Permit and/or a Building Permit is required, shall conform to the following general requirements:
  - (a) corner vision triangle restrictions shall apply for all corner lots;
  - (b) fences cannot be electrified;
  - (c) fences cannot contain barbed wire, unless erected in conjunction with a permitted industrial use and, in such cases, barbed wire is prohibited from use in any yard that abuts a residential Zone.

## **5.15 Frontage on a Street**

No Development Permit shall be issued unless the lot or parcel or land intended to be used or upon which the building or structure is to be erected, abuts and fronts upon a public street.

## **5.16 Front Yard for a Through Lot**

In the case of a through lot, the front yard shall be deemed to be any yard that abuts either of the two opposite public streets.

## **5.17 Height Regulations**

The height regulations of this By-law shall not apply to church spires, water tanks, elevator enclosures, silos, flagpoles, television or radio antennas, ventilators, skylights, chimneys, clock towers or wind turbines.

## **5.18 Home Occupations**

Within a residential dwelling, or in an accessory building on the same lot within a residential zone, a home occupation shall be permitted, subject to the following criteria:

- (a) home occupation uses shall occupy less than twenty-five percent of the total floor area of the dwelling unit, to a maximum of 65 m<sup>2</sup> (699.7 sq. ft.);
- (b) no more than three persons, including the residential tenant, are employed;
- (c) home occupation uses shall not produce excessive noise, odour, or hazard to the public;
- (d) two home occupation uses shall be permitted in a single dwelling unit provided that at least one use is owned or operated by the residential tenant, the total floor area of both uses is less than twenty-five percent of the total floor area of the dwelling unit, and no more than three persons, including the residential tenant, are employed;
- (e) when only one home occupation use is operated within any dwelling unit, it must be owned or operated by the residential tenant;
- (f) the exterior appearance of the residence shall not be substantially altered to accommodate the use;
- (g) adequate parking shall be provided, as set out in the Land Use By-law;
- (h) no outdoor storage or display shall be permitted; and
- (i) the home occupation uses shall be limited to a Home Office on any lot fronting on the following streets: Acadia Street; Oakland Drive; Pinecrest Drive; Taylor Drive; Ross Lane; Jones Avenue; Riverside Drive; Goucher Avenue; Park Street; King Street south of Main Street; McKenzie Drive; Connaught Avenue east of King Street; Bentley Drive; Reagh Avenue; School Street north of Reagh Avenue.

## **5.19 Illumination**

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 streets.

## **5.20 Licenses, Permits and Compliance with other By-laws**

- 5.20.1 Nothing in this By-law shall exempt any person from complying with the requirements of other By-laws or regulations in force within the Town or from obtaining any license, permission, permit, authority, or approval required thereunder.
- 5.20.2 Where the provisions in this By-law conflict with those of any other municipal or provincial requirements, the higher or more stringent provisions shall prevail.

## **5.21 Loading Spaces**

- 5.21.1 For every building or structure to be erected or enlarged, or structure for manufacturing, storage, warehouse, department store, retail store, wholesale store, market, freight or passenger terminal, hotel, hospital, mortuary, or other uses involving the frequent shipping, loading or unloading of persons, animals, or goods, there shall be located on the same premises with every such building, structure or use, one off- street space for standing, loading, and unloading for every 2787 square meters (30,000 sq. ft.) or fraction thereof of building floor area in excess of 278 square meters (3,000 sq. ft.), to a maximum of six (6) loading spaces.
- 5.21.2 Each loading space shall be at least 3.6 meters (12 ft.) by 12.2 meters (40 ft.), with a minimum of 4.3 meters (14 ft.) of height clearance.
- 5.21.3 The provision of a loading space is not required for any building with less than 278 square meters (3,000 sq. ft.).
- 5.21.4 No such loading spaces shall be located within any required front yard or be located within any required yard that abuts a Residential, Recreation, and Open Space or Institutional Zone.

5.21.5 Loading space areas, including driveways leading thereto, shall be constructed of and maintained with a stable surface that is treated so as to prevent the raising of dust or loose particles.

5.21.6 Ingress and egress to and from the required loading space areas shall be provided by means of unobstructed driveways of a minimum width of 3.1 meters (10 ft.) for one-way traffic or a minimum of 6.1 meters (20 ft.) for two-way traffic.

## **5.22 Maximum Permitted Projection into a Required Yard**

Except for accessory buildings, every part of any yard required by this By-law 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 to project into a yard for the specified distances indicated as follows:

| Structure                                                                    | Yard                                                                                                             | Maximum Projection                                       |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| Sills, belt course, cornice, eaves, gutters, chimneys, pilasters or canopies | Any yard                                                                                                         | .6 meters (24 in.)                                       |
| Window Bay                                                                   | Front, rear and Flanking yards only                                                                              | 1 meter (3 ft.) and a maximum width of 3 meter (9.8 ft.) |
| Fire Escapes and exterior staircases                                         | Rear and side yards only                                                                                         | 2 Meters (6.5 ft.)                                       |
| Open/roofed porches not exceeding one storey, uncovered terraces             | Flanking yards only for single unit, semi-detached, duplex and triplex dwellings, any yard for other residential | 2.4 meters (8 ft.), including eaves and cornices         |

|  |           |  |
|--|-----------|--|
|  | dwellings |  |
|--|-----------|--|

### 5.23 Multiple Uses

Where any land or building is used for more than one purpose, all provisions of this By-law 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.

### 5.24 Nonconforming Uses

5.24.1 Nonconforming uses shall be subject to Sections 238 – 241 of the Municipal Government Act.

5.24.2 As enabled by Section 242 of the Municipal Government Act and provided for on Policy I18 of the Municipal Planning Strategy, the following relaxation of restrictions on nonconforming structures, nonconforming uses of land, and nonconforming uses in a structure may be considered in any zone by Development Agreement:

- (a) the extension, enlargement, alteration, or reconstruction of a nonconforming structure;
- (b) the extension of a nonconforming use of land;
- (c) the extension, enlargement or alteration of structures containing nonconforming uses, with or without permitting the expansion of the nonconforming use into an addition;
- (d) the reconstruction of structures containing nonconforming uses, after destruction;
- (e) the recommencement of a nonconforming use of land or a nonconforming use in a structure, after it is discontinued for a continuous period in excess of six months;
- (f) the change in use of a nonconforming use of land or a nonconforming use in a structure to another nonconforming use.

## 5.25 One Main Building to a Lot

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

- (a) Buildings located in a Commercial or Industry and Commercial Enterprise Zone;
- (b) Grouped dwellings with six (6) or fewer dwelling units in the Residential (R) Zone
- (c) Grouped dwellings *greater than six (6) dwelling units* considered by Development Agreement

## 5.26 Outdoor Wood Furnaces

Outdoor wood furnaces shall be prohibited in all zones.

## 5.27 Parking Requirements

For every building or structure to be erected or enlarged, off- street parking, located within the same zone as the use and having unobstructed access to a public street or a private road, shall be provided and maintained in conformity with the following Schedule:

| Type of Structure                                                                                               | Minimum Parking Requirements                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dwelling containing not more than two dwelling units                                                            | 1 parking space for each dwelling unit                                                                                                                                                 |
| All other dwellings                                                                                             | 0.8 parking space for dwelling unit                                                                                                                                                    |
| Church halls, auditoria, restaurants, theater, arenas, halls, stadia private clubs and other places of assembly | 1 parking space for every 10 fixed seats or for every 10 m <sup>2</sup> (107.6 sq. ft.) devoted to public use where there are no fixed seats                                           |
| Hospitals                                                                                                       | 0.5 parking spaces for each bed or 1 parking space for each 37m <sup>2</sup> (398.27 sq. ft.) of floor area, whichever is the greater plus 0.5 for each employee and 1 for each doctor |
| Senior citizen apartment                                                                                        | 0.5 parking spaces for each dwelling unit                                                                                                                                              |
| Nursing, rest or convalescent home                                                                              | 0.5 parking spaces for each bed                                                                                                                                                        |
| Hotels, staff houses, motels, tourist cabins                                                                    | 0.5 parking spaces for each suite or rental                                                                                                                                            |

|                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                       | unit plus 1 additional parking space for each 20 m <sup>2</sup> (215.28 sq. ft.) of floor area devoted to public use exclusive of lobbies and halls                                                                                                                                                                                                                                       |
| Offices, clinics                                                                                      | 1 parking space for each 20 m <sup>2</sup> (215.28 sq. ft.) of floor area                                                                                                                                                                                                                                                                                                                 |
| Shopping centre                                                                                       | parking area to be three times floor area, exclusive of common malls between stores                                                                                                                                                                                                                                                                                                       |
| Funeral homes                                                                                         | 0.2 parking spaces for each seat of the chapel                                                                                                                                                                                                                                                                                                                                            |
| Bowling alleys & curling rinks                                                                        | 0.5 parking spaces for each person in the designed capacity of the establishment (designed capacity shall mean six persons per bowling lane and eight persons per curling sheet.) In other parts of the building, additional parking spaces shall be provided in accordance with the requirements set out in this By-law for the use to which the other parts of the building may be put. |
| Elementary schools                                                                                    | 1.5 parking spaces for each teaching classroom                                                                                                                                                                                                                                                                                                                                            |
| High schools                                                                                          | 2 parking spaces for each teaching classroom                                                                                                                                                                                                                                                                                                                                              |
| Nursery schools and day care centres                                                                  | 1 parking space for each employee                                                                                                                                                                                                                                                                                                                                                         |
| Bed and breakfasts, inns & boarding houses                                                            | 1.5 spaces for each permanent dwelling unit and 0.5 space for each unit available to transients or boarders                                                                                                                                                                                                                                                                               |
| Commercial uses other than those specified above                                                      | 1 space for every 20 m <sup>2</sup> (215.28 sq ft.) of interior or exterior retail area                                                                                                                                                                                                                                                                                                   |
| Manufacturing and industrial uses                                                                     | 1 space for each 75 m <sup>2</sup> (807.31 sq. ft.) of gross floor area, plus one (1) space for each 20 meters squared (215 sq. ft.) for any related commercial or offices uses.                                                                                                                                                                                                          |
| (s) home occupation and office uses in the residential zones                                          | 1 space for each 30 m <sup>2</sup> (322.93 sq. ft.) of floor area                                                                                                                                                                                                                                                                                                                         |
| Dwellings inside Station Street, Connaught Ave, Gates Avenue, and Jones Avenue as shown on Schedule B | 0.5 parking spaces per unit                                                                                                                                                                                                                                                                                                                                                               |

## 5.28 Parking Area Standards



Where parking facilities for more than four (4) vehicles are required or permitted:

- (a) the parking area shall be maintained with a stable surface that is treated to prevent the raising of dust or loose particles;
- (b) the lights used for illumination of the parking lot or parking station shall be so arranged as to divert the light away from streets, adjacent lots, and buildings;
- (c) a structure, not more than 4.6 meters (15 ft.) in height and not more than 4.6 square meters (50 sq. ft.) in area, may be erected in the parking area for the use of attendants;
- (d) the parking area shall be within 91 meters (300 ft.) of the location that it is intended to serve;
- (e) when the parking area is of a permanent hard surfacing, each parking space shall be clearly demarcated and maintained as such:
- (f) no gasoline pumps or other service station equipment shall be located or maintained on the parking lot;
- (g) approaches or driveways to any parking area, other than that required for a single family dwelling, semi-detached, or a duplex dwelling shall be defined by a curb of concrete or rolled asphalt, and the limits of the parking area shall be defined by a fence, curb, or other suitable obstruction designed to provide a neat appearance;
- (h) in addition, the location of approaches or driveways shall not be closer than 15.2 meters (50 ft.) from the limits of the right-of-way at street intersection;
- (i) entrance and exit ramps to parking areas shall not exceed two (2) in number and each such ramp shall be a width of 7.6 meters (25 ft.) at the street line and edge of pavement;
- (j) the width of a driveway leading to a parking or loading area, or of a driveway or aisle in a parking area, shall be a minimum of 3.1 (10 ft.) if for one-way traffic, and the maximum width of a driveway shall be 6.1 meters (25 ft.).

## **5.29 Public Uses**

This By-law does not apply to the use of land or the use, construction, or reconstruction of any building or structure by the Town of Middleton or by the Town in cooperation with another government body, for the purposes of providing public services or facilities.

## **5.30 Restoration to a Safe Condition**

Nothing in this By-law shall prevent the strengthening or restoring to a safe condition of any building or structure, provided that in the case of a non-conforming use the provision of Section 241 - 242 of the Municipal Government Act of Nova Scotia shall prevail.

## **5.31 Side Yards on Corner Lots**

Notwithstanding anything else in this By-law, on a corner lot in any zone, no part of any building, other than accessory buildings, shall be erected closer than 1.8 meters (6 ft.) to the lot line of the flanking street.

## **5.32 Structure to be Moved**

No person shall move a structure within or into the area covered by this By-law without obtaining a Development Permit from the Development Officer.

## **5.33 Temporary Uses Permitted**

5.33.1 Nothing in this By-law shall prevent uses 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 a development permit has been issued for such construction.

5.33.2 Nothing in this By-law shall prevent structures erected for special occasions and holidays, provided only that no such use remains in place more than 14 consecutive days. This shall include outdoor displays for special retail promotions.

### **5.34 Truck, Bus and Coach Bodies**

No truck, bus, coach, automobile shipping container ("TEU") or street car body, or prefabricated structure of any kind, other than an existing mobile home or dwelling unit erected and used in accordance with this and all other By-laws of the Town, shall be used for human habitation within the Town of Middleton, whether or not same is mounted on wheels.

### **5.35 Variance**

5.35.1 Notwithstanding anything in this By-law the Development Officer may grant a variance, subject to provisions of the Municipal Government Act, in relation to:

- (a) The percentage of land that may be built upon;
- (b) The size or other requirements relating to yards;
- (c) Lot frontage; and/or
- (d) Lot area.

5.35.2 Pursuant to Policy I18, the Development Officer may also grant a variance in relation to the following:

- (a) The number of parking spaces and loading spaces required;
- (b) Ground area and height of a structure;
- (c) Floor area occupied by a home-based business; and/or
- (d) The height and area of a sign.

### **5.36 Yard Sales, Community Organization Sales, Flea Markets**

Notwithstanding anything else in this Bylaw, while regular or frequent yard sales are not permitted within the Town, community organization sales and flea markets may be held, with landowner consent, by service clubs and other non-profit organizations

in any non-residential zone, and no Development Permit shall be issued unless at least twenty (20) on-site parking spaces are available for the subject sale or flea market.

## **Part 6       Signs**

### **6.1     General**

6.1.1 Where this part is inconsistent with the regulations respecting advertising signs on or near public highways made or administered by the Province of Nova Scotia Department of Transportation, the more restrictive regulations shall apply.

6.1.2 No person shall erect a sign without first obtaining a permit, and no permit to erect a sign shall be issued, unless intention to fulfil all the sign provisions of this By-law is shown.

### **6.2     Safety and Maintenance**

6.2.1 Every sign and all parts thereof, including framework, supports, background, anchors, and wiring systems shall be constructed and maintained in compliance with the Building, Electrical, and Fire Prevention By-laws.

6.2.2 All signs and all parts thereof shall be kept in a good state of repair and maintenance and shall not be allowed to become unsightly or dangerous.

### **6.3     Limit on Number of Signs**

6.3.1 For the purpose of this section, where a multiple tenancy building is occupied by more than one business, each business area shall be considered as separate premises.

6.3.2 Notwithstanding anything else in this By-law or elsewhere, not more than four signs may be erected on any premises at any one time provided that:

- (a) a double faced sign shall count as a single sign;
- (b) signs enumerated in Section 4 of this Part shall not be counted in calculating the total;
- (c) not more than one ground sign shall be permitted on any one lot, except in the case of a service station located on a corner lot where a maximum of two ground signs shall be permitted;
- (d) not more than one facial wall sign per wall shall be permitted for each business premises; and
- (e) not more than one projecting wall sign per wall shall be permitted for each business premises.

#### **6.4 Signs Permitted in all Zones**

The following signs are permitted in all zones:

- (a) signs identifying name and address of resident and of not more than 0.2 m<sup>2</sup> (2.15 sq. ft.) in sign area;
- (b) "no trespassing" signs or other such signs regulating the use of property and of not more than 0.2 m<sup>2</sup> (2.15 sq. ft.);
- (c) real estate signs not exceeding 0.5 m<sup>2</sup> (5.38 sq. ft.) in sign area in a residential zone and 1.5 m<sup>2</sup> (16.15 sq. ft.) in other zones, that advertise the sale, rental, or lease of the premises;
- (d) signs regulating or denoting on-premises traffic, parking or other signs denoting the direction or function of various parts of a building or premise, provided that such signs are less than 0.5 m<sup>2</sup> (5.38 sq. ft.) in area;
- (e) signs erected by a governmental body or under the direction of such a body;
- (f) memorial signs or tablets and signs denoting the date of erection of a structure;
- (g) the flag, pennant, or insignia of any government, religious, charitable, or fraternal organization;
- (h) a sign having an area of not more than 4.5 m<sup>2</sup> (48.44 sq. ft.), incidental to construction and within the area designated for such purposes; and

- (i) signs relating to an election, provided they are erected not more than forty-five days preceding the ordinary polling date and are removed within seven days after the ordinary polling date.

## **6.5 Signs Prohibited in all Zones**

The following signs shall not be permitted in any zone:

- (a) signs that incorporate, in any manner, any flashing or moving illumination that varies in intensity or that varies in colour and signs that have any visible moving parts, visible revolving parts, or visible mechanical movement achieved by electrical pulsations or by actions of normal wind currents;
- (b) any sign or sign structure that constitutes a hazard to public safety or health;
- (c) signs that by reason of size, location, content, colouring, or manner of illumination, obstruct the vision of drivers, either when leaving a roadway or driveway, or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on public streets and roads;
- (d) any sign that obstructs free ingress to or egress from a fire escape door, window, or other required exit way;
- (e) signs not erected by a public authority that make use of words such as "STOP", "LOOK", "ONE-WAY", "DANGER", "YIELD" or any similar words, phrases, symbols, lights, or characters, in such manner as to interfere with, mislead, or confuse traffic along a public road;
- (f) any sign that no longer advertises a bonafide business conducted or a product sold;
- (g) signs on public property or public right-of-way, unless erected by a government body or directed to be so located by order of a governmental body, or projecting wall signs, or signs as may be permitted by request of a government body;
- (h) signs painted on a tree, stone, cliff, or other natural object;
- (i) signs not related to any business or use located on the lot or premises;

- (j) portable signs on wheels or metal frames not affixed to the ground; and
- (k) search lights, pennants, spinners, banners and streamers, provided that on occasions such as grand openings, county fairs, public festivals, exhibitions, and similar occasions, the same are permitted for a period not to exceed two weeks.

## **6.6 Facia Wall Signs**

No facia wall sign shall:

- a) Extend above the wall on which it is placed;
- b) Extend beyond the extremities of the wall to which it is attached;
- c) Project more than 40 cm (15.7') from the wall of the building to which it is attached; and
- d) Exceed 10m<sup>2</sup> (107.6 sq.ft.) in total combined sign area.

## **6.7 Projecting Wall Signs**

No projecting wall sign shall:

- (a) exceed 2 m<sup>2</sup> (21.53 sq. ft.) in sign area;
- (b) project more than 2 m (6.56 ft.) from the wall upon which it is attached; and
- (c) hang lower than 2.5 m (8.2 ft.) above grade.

## **6.8 Ground Signs**

No ground sign shall:

- (a) extend beyond a property line or project over a right-of-way, other adjoining lands, daylighting triangles, or any driveway or parking space;
- (b) be set back less than 1 m (3.28 ft.) from any street line, common lot boundary, driveway, aisle, or parking area; and
- (c) have more than one sign on the support structure.

## **6.9 Special Requirement: Roof Signs**

Roof signs shall be permitted only in the Middleton Industrial Park and shall be

subject to the following conditions:

- (a) roof signs must be designed and engineered to have no superstructure; and
- (b) the sign shall not exceed 1.5 m (4.92 ft.) in height and 15 m (49.21 ft.) in length and shall not project beyond any wall of the building.

#### **6.10 Special Requirement: Business Signs for Uses in Residential Zones**

In the case of a business use permitted in a residential zone, one sign that does not exceed 0.5 m<sup>2</sup> (5.38 sq. ft.) in sign area is permitted for each such use, unless the use fronts on Main Street, Commercial Street, or Bridge Street, in which case one business sign which does not exceed 1 m<sup>2</sup> (10.76 sq. ft.) in sign area is permitted.



## Part 7 Residential (R) Zone

### 7.1 Uses Permitted

No development permit shall be issued in a Residential Single Unit (RSU) zone, except for one or more of the following uses:

- Single Unit Dwellings
- Semi-detached and Duplex Dwellings
- Converted Dwellings
- Townhouse Dwellings
- Multiple Unit Dwellings
- Grouped Dwellings
- Short Term Rental
- Manses and Rectories
- Existing Rooming and Boarding Houses
- Existing Day Nurseries and Day Care Centres
- Existing Bed and Breakfast Uses and Inns

### 7.2 Zone Requirements

The following requirements apply to the development of new permitted uses with the Residential (R) Zone.

|              | <b>Single Unit</b> | <b>Semi-detached<br/>Per unit</b> | <b>Townhouse<br/>Per unit</b> | <b>Multiple<br/>Unit<br/>Dwelling<br/>Per unit</b> | <b>Grouped<br/>Dwellings<br/>Per unit</b> |
|--------------|--------------------|-----------------------------------|-------------------------------|----------------------------------------------------|-------------------------------------------|
| Lot Area     | 460 m <sup>2</sup> | 371 m <sup>2</sup>                | 185 m <sup>2</sup>            | 510 m <sup>2</sup>                                 | 325 m <sup>2</sup>                        |
| Lot Frontage | 20 m               | 12 m                              | 6 m                           | 30 m                                               | 20 m                                      |
| Front Yard   | 8 m                | 8 m                               | 8 m                           | 10 m                                               | 8 m                                       |
| Rear Yard    | 6 m                | 9 m                               | 6 m                           | 10 m                                               | 9 m                                       |
| Side Yard    | 1.5 m & 3 m        | 3 m                               | 1.5 m & 3 m                   | 6 m                                                | 1.5 m & 3 m                               |
| Height       | 10 m               | 10 m                              | 10 m                          | 12 m                                               | 10 m                                      |

### **7.3 Maximum Number of Units**

The maximum number of units permitted for any use in the Residential (R) Zone shall be six (6).

### **7.4 Minimum Side Yards for Semi-detached and Townhouse Dwellings**

The minimum side yard setback requirements shall be waived for the common boundary between attached dwelling units.

### **7.5 Parking Requirements**

All development within the Residential (R) Zone shall comply with the minimum parking requirements set forth in Part 5.27 and 5.28.

### **7.6 Residential Occupancy of Accessory Structures**

The minimum zone requirements shall be waived for the conversion of an existing accessory structure for residential use.

## **Part 8 Residential Mixed Use (RMU) Zone**

### **8.1 Uses Permitted**

No development permit shall be issued in a Residential Mixed Use (RMU) zone, except for one or more of the following uses:

- Single Unit Dwellings
- Retail located within Existing Structures
- Personal Service located within Existing Structures
- Professional Service Uses located within Existing Structures
- Business and Professional Offices located within Existing Structures
- Institutional Use
- Existing Semi-detached and Duplex Dwellings
- Existing Converted Dwellings containing two (2) units or more
- Existing Townhouse Dwellings
- Existing Multiple Unit Dwellings
- Existing Grouped Dwellings
- Existing Rooming and Boarding Houses
- Existing Homes for Special Care
- Existing Manses and Rectories
- Existing Day Nurseries and Day Care Centres
- Existing Bed and Breakfast Uses and Inns

### **8.2 Zone Requirements**

|                      |                                    |
|----------------------|------------------------------------|
| Minimum Lot Area     | 460 m <sup>2</sup> (4,951 sq. ft.) |
| Minimum Lot Frontage | 20 m (65.6 ft.)                    |

|                              |                                                      |
|------------------------------|------------------------------------------------------|
| Minimum Lot Depth            | 23 m (75.45 ft.)                                     |
| Minimum Front Yard Setback   | 8 m (26.25 ft.)                                      |
| Minimum Rear Yard            | 6 m (19.68 ft.)                                      |
| Minimum Side Yards           | 1.5 m (4.92 ft.) one side; 3 m (9.84 ft.) other side |
| Maximum Height of Structures | 10 m (32.80 ft.)                                     |

### **8.3 Requirements for Commercial Uses**

Permitted commercial uses shall be allowed to occupy the entire area of an existing structure. No addition or expansion of existing structures shall be permitted for the purposes of conversion to and occupancy by a permitted commercial use.

### **8.4 Parking Requirements for Commercial Uses**

Where an existing residential structure is converted for commercial use, parking as required in Part 5.25 shall be provided in addition to one (1) space per dwelling unit.

## **Part 9      Residential Future High Density (RFH) Zone**

### **9.1    Uses Permitted**

No development permit shall be issued in a Residential Future High Density (RFH) zone, except for one or more of the following uses:

- Single Unit Dwellings
- Semi-detached and Duplex Dwellings
- Townhouse Dwellings to a maximum of 6 units
- Multiple Unit Dwellings to a maximum of 12 units
- Group Dwellings

### **9.2    Zone Requirements**

#### **9.2(1) Single Unit Dwellings**

Minimum zone requirements for Single Unit Dwellings in the Residential Future High Density (RFH) Zone shall comply with Part 7.2.

#### **9.2(2) Two Unit Dwellings**

Minimum zone requirements for Two Unit Dwellings in the Residential Future High Density (RFH) Zone shall comply with Part 8.2.

#### **9.2(3) Townhouse Dwellings, Per Unit**

|                            |                                                      |
|----------------------------|------------------------------------------------------|
| Minimum Lot Area           | 185.8 m <sup>2</sup> (2,000 sq. ft.)                 |
| Minimum Lot Frontage       | 6 m (19.68 ft.)                                      |
| Minimum Lot Depth          | 30 m (98.4 ft.)                                      |
| Minimum Front Yard Setback | 8 m (26.25 ft.)                                      |
| Minimum Rear Yard          | 6 m (19.68 ft.)                                      |
| Minimum Side Yards         | 1.5 m (4.92 ft.) one side; 3 m (9.84 ft.) other side |

|                              |                  |
|------------------------------|------------------|
| Side Yard, Common Boundary   | 0 m (0 ft.)      |
| Maximum Height of Structures | 10 m (32.80 ft.) |

#### 9.2(4) Multiple Unit Dwellings

|                              |                                                                         |
|------------------------------|-------------------------------------------------------------------------|
| Minimum Lot Area             | 1,185 m <sup>2</sup> ( sq. ft.)                                         |
| Minimum Lot Frontage         | 26 m (85.3 ft.)                                                         |
| Minimum Lot Depth            | 45 m (147.6 ft.)                                                        |
| Minimum Front Yard Setback   | 8 m (26.25 ft.)                                                         |
| Minimum Rear Yard            | 10.6 m (34.7 ft.)                                                       |
| Minimum Side Yards           | 3 m (9.84 ft.) or half the height of the building, whichever is greater |
| Maximum Height of Structures | 10 m (32.80 ft.)                                                        |

### 9.3 New Residential Development

No development permit shall be issued in a Residential Future High Density (RFH) Zone for development that is not serviced with Town sewer, water, and storm water services.

**Part 10     Residential Holding (RH) Zone**

**10.1   Uses Permitted**

No development permit shall be issued in a Residential Holding (RH) Zone, except for one or more of the following uses:

- Existing Single Unit Dwelling
- Existing Two Unit Dwellings
- Existing Converted Dwellings
- Existing Multiple Unit Dwellings
- Existing Agriculture Uses

**10.2   Zone Requirements**

|                              |                                                                            |
|------------------------------|----------------------------------------------------------------------------|
| Minimum Lot Area             | 2,787 m <sup>2</sup> (30,000 sq. ft.)                                      |
| Minimum Lot Frontage         | 46 m (150.9 ft.)                                                           |
| Minimum Front Yard Setback   | 8 m (26.25 ft.)                                                            |
| Minimum Side Yards           | 3 m (9.84 ft.) or half the height of the building,<br>whichever is greater |
| Maximum Height of Structures | 10 m (32.80 ft.)                                                           |

**10.3   New Residential Development**

No development permit shall be issued in a Residential Holding (RH) Zone for development that is not serviced with Town sewer, water, and storm water services.

## **Part 11      Commercial Downtown (CD) Zone**

### **11.1 Uses Permitted**

No development permit shall be issued in a Commercial Downtown (CD) zone, except for one or more of the following uses:

- Retail
- Commercial Services
- Craft Food and Beverage Productions
- Personal Services
- Business and Professional Offices
- Government Offices
- Financial Institutions
- Medical Clinics
- Commercial Schools
- Restaurants
- Licensed Establishments
- Institutional Uses
- Utility Uses
- Places of Entertainment
- Museums, Libraries, and Cultural Facilities
- Service Stations
- Hotels, Motels, and Commercial Accommodations
- Public and Private Recreation Uses
- Parking Lots
- Existing Building Supplies Businesses
- Existing Warehouses
- Existing one (1) and two (2) Unit Residential Dwellings
- Existing Converted Dwellings containing more than two (2) Units
- Existing Multiple Unit Dwellings



- Converted Dwellings to a maximum of two (2) Units

## 11.2 Zone Requirements

### 11.2(1) Commercial, Institutional and Utility Use

|                              |                            |
|------------------------------|----------------------------|
| Minimum Lot Frontage         | 6.1 m (20ft.)              |
| Minimum Lot Area             | 92.9 sq. m (1,000 sq. ft.) |
| Minimum Front Yard           | 0 m (0 ft.)                |
| Minimum Rear Yard            | 6 m (19.68 ft.)            |
| Minimum Side Yards           | 0 m (0 ft.)                |
| Maximum Height of Structures | 10 m (32.80 ft.)           |

### 11.2(2) Residential Use

Where not otherwise subject to a development agreement, the expansion of existing dwellings, the conversion of existing dwellings, or the development of new dwellings accessory to an existing commercial use shall be subject to the zone requirements for the use as set out respectively in Parts 7 and 9.

### 11.2(3) Residential Use Accessory to Commercial Use

Residential uses accessory to a commercial use within an existing commercial structure shall be located above or if at street level behind the commercial use.

## 11.3 Outdoor Storage and Display

11.3(1) No permanent outdoor storage or outdoor display shall be permitted within 6m (19.68 ft.) of a street right-of-way.

11.3(2) Outdoor storage areas shall be fenced and screened from public view.

11.3(3) Temporary outdoor display, to a maximum period of 48 hours, relating to the commercial use on a lot shall be permitted, subject to the display use not extending beyond the property boundary.

## **11.4 Abutting Zone Requirements**

Where a Commercial Downtown (CD) Zone abuts a Residential or the Recreation and Open Space zone, the following restrictions shall apply to a Commercial Downtown Zone abutting yard:

- (a) the minimum setback requirements for the abutting side yard shall be 6m (19.68 ft);
- (b) no open storage or outdoor display shall be permitted within the required abutting yard;
- (c) the 6 m (19.68 ft.) setback shall be planted with trees and landscaped, upon development of the property.

## **Part 12      Commercial General (CG) Zone**

### **12.1 Uses Permitted**

No development permit shall be issued in a Commercial General (CG) zone, except for one or more of the following uses:

- Retail
- Commercial Services
- Craft Food and Beverage Productions
- Personal Services
- Business and Professional Offices
- Automobile trades, including sales, service, repair, leasing and storage
- Service Stations and Garages
- Institutional Uses
- Hotels, Motels and Commercial Accommodations
- Restaurants
- Licensed Establishments
- Existing one (1) and two (2) Unit Residential Dwellings
- Existing Converted Dwellings containing more than three (3) Units
- Existing Multiple Unit Dwellings
- Converted Dwellings to a maximum of three (3) Units

### **12.2 Zone Requirements**

|                              |                                                                |
|------------------------------|----------------------------------------------------------------|
| Minimum Lot Frontage         | 30 m (98.42 ft.)                                               |
| Minimum Front Yard Setback   | 9 m (29.53 ft.)                                                |
| Minimum Rear Yard Setback    | 6 m (19.68 ft.)                                                |
| Minimum Side Yards           | to the building height or 3 m (9.84 ft.), whichever is greater |
| Maximum Height of Structures | 10 m (32.80 ft.)                                               |

### **12.3 Special Requirements**

- 12.3.1 Where required, uses shall provide on-site loading and unloading facilities (see Part 5.20).
- 12.3.2 All uses shall provide parking at a rate of one parking space for every 20 m<sup>2</sup> (215.28 sq. ft.) of interior or exterior retail area.
- 12.3.3 Outdoor storage areas shall be fenced and screened from the view of the public. This requirement shall not apply to outdoor display areas.

#### **12.4 Abutting Zone Requirements**

Where a Commercial General (CG) Zone abuts a Residential or the Recreation and Open Space zone, the following restrictions shall apply to a Commercial General Zone abutting yard :

- (a) the minimum setback requirements for the abutting side yard shall be 6 m (19.68 ft.);
- (b) no open storage or outdoor display shall be permitted within the required abutting yard;
- (c) the 6 m (19.68 ft.) setback shall be planted with trees and landscaped, upon development of the property.

## **Part 13     Industry and Commercial Enterprise (ICE) Zone**

### **13.1 Uses Permitted**

No development permit shall be issued in an Industry and Commercial Enterprise (ICE) Zone, except for one or more of the following uses:

- Any manufacturing, processing, industrial or assembly operation, excepting those connected with primary petroleum, metal, scrap metal, or chemical industries and motorized transportation equipment
- Craft Food and Beverage Productions
- Warehousing
- Service Stations and Bulk Plants and Fuel Storage
- Automotive and Recreation Vehicle Sales and Service
- Industrial Services
- Machine Shops
- Municipal Maintenance Depots
- Transportation and Distribution Use, including Moving and Storage Warehouse
- Recycling Depots (totally enclosed)
- Commercial Services
- Retail
- Personal Services
- Business and Professional Offices
- Institutional Uses
- Electronics Manufacturing and Industrial Communications
- Builders' and Contractors' Yards and Depots
- Laboratory, Testing and Research and Development Facilities
- Hotel, Motel and Commercial Accommodations

### **13.2 Zone Requirements**

|                      |                  |
|----------------------|------------------|
| Minimum Lot Frontage | 30 m (98.42 ft.) |
|----------------------|------------------|

|                              |                                                                         |
|------------------------------|-------------------------------------------------------------------------|
| Minimum Front Yard Setback   | 9 m (29.53 ft.)                                                         |
| Minimum Rear Yard Setback    | 6 m (19.68 ft.)                                                         |
| Minimum Side Yards           | one-half the building height or 3 m (9.84 ft.),<br>whichever is greater |
| Maximum Height of Structures | 10 m (32.80 ft.)                                                        |

### **13.3 Special Requirements**

- 13.3.1 All uses shall provide on-site loading and unloading facilities.
- 13.3.2 All uses shall provide one parking space for every 75 m<sup>2</sup> (807.31 sq. ft.) of floor area.
- 13.3.3 Outdoor storage areas shall be fenced and screened from the view of the public. This requirement shall not apply to outdoor display areas.
- 13.3.4 Permitted uses shall not be obnoxious by reason of sound, odour, dust, fumes, smoke, or other emission or refuse matter or water-carried waste.

### **13.4 Abutting Zone Requirements**

Where an Industrial and Commercial Enterprise (ICE) Zone abuts a Residential or the Recreation and Open Space zone, the following restrictions shall apply to the Industrial and Commercial Enterprise (ICE) Zone abutting yard:

- (a) the minimum setback requirements for the abutting rear and side yard shall be 15.2 m (50 ft);
- (b) no open storage or outdoor display shall be permitted within the required abutting yard;
- (c) existing trees within the abutting yard with a trunk diameter of 10 cm (4 inches) or greater shall not be removed.

## **Part 14 Institutional (INS) Zone**

### **14.1 Uses Permitted**

No development permit shall be issued in an Institution (INS1) Zone, except for one or more of the following uses:

- Cemeteries, Memorial Gardens, and Places of Worship
- Churches, Chapels, and Religious Institutions
- Medical Clinics
- Judicial Facilities
- Government Offices and Public Works Facilities
- Hospitals
- Institutions
- Libraries
- Museums
- Private Clubs and Fraternal Organizations
- Public Health and Rehabilitation Centres
- Residential Structures accessory to permitted uses above
- Schools and Educational Establishments

### **14.2 Zone Requirements**

In an Institutional (INS) Zone, no development permit shall be issued except in conformity with the following requirements:

|                             |                                                                                     |
|-----------------------------|-------------------------------------------------------------------------------------|
| Minimum lot area            | 930 m <sup>2</sup> (10,010.76 sq. ft.)                                              |
| Minimum lot frontage        | 30 m (98.42 ft.)                                                                    |
| Minimum front yard          | 8 m (26.25 ft.)                                                                     |
| Minimum rear yard           | 8 m (26.25 ft.)                                                                     |
| Minimum side yard           | 4.5 m (14.76 ft.) or one-half the height of the main building, whichever is greater |
| Maximum height of structure | 14 m (45.93 ft.)                                                                    |

### **14.3 Special Requirements**

Where an Institutional (INS) Zone use abuts a Residential Zone, a 2 m (6.56 ft.) buffer strip, planted with a hedge of not less than 1.8 m (5.9 ft.) in height, or other equivalent vegetative or opaque screening shall be provided abutting the lot line.



## **Part 15 Recreation and Open Space (OS) Zone**

### **15.1 Uses Permitted**

No development permit shall be issued in a Recreation and Open Space (OS) Zone, except for one or more of the following uses:

- Public and Private Parks and Open Space
- Community Centres, Recreation Centres and Facilities
- Pavilions
- Bandshells
- Skateboard, Bicycle and Scooter Parks
- Splash Pads

### **15.2 Zone Requirements**

In an Institutional (INS) Zone, no development permit shall be issued, except in conformity with the following requirements:

|                      |                                     |
|----------------------|-------------------------------------|
| Minimum lot area     | 92.9 m <sup>2</sup> (1,000 sq. ft.) |
| Minimum lot frontage | 6.1 m (20 ft.)                      |

### **15.3 Special Requirements**

Where a Recreation and Open Space Zone use abuts a Residential Zone, a 2 m (6.56 ft.) buffer strip, planted with a hedge of not less than 1.8 m (5.9 ft.) in height, or other equivalent vegetative or opaque screening shall be provided abutting the lot line.

## **Part 16      Environmentally Sensitive Area (ESA) Zone**

### **16.1 Uses Permitted**

No development permit shall be issued in the Environmentally Sensitive Area (ESA) Zone, except for one or more of the following uses:

- agricultural uses not requiring permanent structures;
- existing residential uses

### **16.2 Zone Requirements**

Expansion of existing residential uses or the replacement of residential structures to accommodate existing residential uses, shall be subject to the requirements set out in the Residential (R) Zone.

## **Part 17      Wellfield Overlay**

### **17.1 Uses Prohibited**

Notwithstanding the uses permitted in any zone, where the Wellfield Overlay is applied to any lot, the following uses shall be prohibited:

- Service Stations, Automotive Repair and Gas Bars
- Bulk Fuel and Oil Storage
- Dry Cleaning Facilities

## Schedule B -Parking Standards Map



### PARKING STANDARDS MAP-SCHEDULE B

Amended 7th October 2025

