



**WEST HANTS**  
NOVA SCOTIA

## Report to Hantsport Area Advisory Committee

**Submitted By:** Madelyn LeMay, Director of Planning and Development

**Date:** June 14, 2017

**Subject:** **Text Amendments to the Hantsport Land Use By-law to limit the height of buildings and limit the number of units within a multi-unit dwelling in the Residential Multiple (R3) Zone.**

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### STAFF REPORT

#### 1.0 ORIGIN

Staff Review and Hantsport Area Advisory Committee (HAAC) request.

#### 2.0 AUTHORITY

Municipal Government Act Part 8 and Hantsport Municipal Planning Strategy (HMPS) and Hantsport Land Use By-law (HLUB).

#### 3.0 RECOMMENDATION

In order restrict the height of all development and in order to restrict the number of units within any multi-unit dwelling, staff recommends that the Hantsport Area Advisory Committee forward a positive recommendation by passing the following motion:

**HAAC recommends that PAC hold a public information meeting regarding amending the general provisions of the Hantsport Land Use By-law by clarifying the definition of "height", establishing a maximum number of units within a building in the Residential Multiple (R3) Zone, adding regulations regarding the maximum height of buildings and providing exemptions from the maximum height of buildings as shown in Appendix A of the planning staff report to the Hantsport Area Advisory Committee dated June 14, 2016.**

#### 4.0 BACKGROUND

In reviewing the information within the HLUB in order to prepare a report regarding the Multiple-Unit Residential (R3) Zone, it became apparent that there are no height restrictions in the HLUB for any buildings other than accessory structures. All accessory structures, including those in the Industrial (M) Zone, are limited to 5 m (16.4') in height.

As a result, the recommended amendment will include:

- a maximum number of dwelling units within any apartment building
- height restrictions for all main buildings
- increased height restrictions for any structure accessory to a use within the Industrial (M) Zone

Within the Hantsport Municipal Planning Strategy, (HMPS), the terms “Residential Multiple Unit (R3) Zone” and Multiple Unit Residential (R-3) Zone are used interchangeably; the HLUB Map uses Multiple Residential Zone and the HLUB text uses Multiple Unit Residential (R3) and Residential Multiple Unit Dwelling (R-3) Zone. For ease of reference, the term “Residential Multiple (R3) Zone” is used throughout this report.

#### 4.1 Internal and Service Review

The proposed amendment has no negative implications for services provided by the Municipality as it lessens the possible impact of development on services such as sewer and water by limiting the maximum height of main buildings and the number of units within any multi-unit dwelling.

The Hantsport Fire Department and the West Hants Fire Inspector were contacted and responded that equipment in the local area is sufficient to suppress fires in buildings three (3) or four (4) stories high, the maximum height that would be permitted under the proposed amendment. The National Building Code requires sprinklers for all buildings over three (3) stories.

#### 4.2 Document review

##### 4.2.1 *Hantsport Municipal Planning Strategy: Specific Policies*

The HMPS has a number of policies related to intensifying residential development and is consistent in establishing the intent to “*encourage development in the vacant areas of the Town*” (HMPS Policy GP-3).

In addition, the HMPS states the intention to “*include in the Land Use Bylaw a full range of provisions to ensure a high quality urban and rural environment in all land use designations. Such provisions shall include, but not be limited to regulations concerning signage, landscaping and buffering, accessory buildings, separation distances, and obnoxious uses*” (HMPS policy GP-4).

HMPS policy RP-6 states “*Permitted uses in the R-3 Zone are residential uses of three or more units, including triplexes, row housing, and apartment buildings. Converted dwellings of four or more units are also permitted.*”

##### 4.2.2 *Hantsport Municipal Planning Strategy: General Policies*

The proposed amendment is considered in relation to the general criteria for amendment of the HLUB in Appendix B. The proposed amendment is consistent with these general criteria.

##### 4.2.3 *Municipal Climate Change Action Plan*

This amendment has not been examined in relation to the *Municipal Climate Change Action Plan* (MCAAP), since it is a restriction on the maximum size and height of a development rather than providing for an increase in development rights.

##### 4.2.4 *Hantsport Land Use By-law*

No maximum height for any main building which contains any use has been included in the HLUB, while all accessory buildings are limited to a maximum of 5 m in height (16.4’).

The Multiple Unit Residential (R3) Zone (Appendix C) permits a number of residential uses which could contain multiple units; there is no restriction on the number of units within any one building, although some control would be established by the amount of parking required, the provision of the required amenity space (Appendix D), and the set-back from lot lines.

#### 4.2.5 *Review of Background Documents related to the HMPS and HLUB*

The only discussion of regulating multi-unit residential development within the then-PAC minutes appears to be a very brief discussion of the possibility of using architectural controls on multi-unit dwellings. Architectural controls were not incorporated in the MPS, and cannot now be added to the LUB without also amending the MPS [MGA 220 5(i)].

Within the minutes of the then-PAC, although questions are posed regarding the need for height restrictions on all uses, I have been unable to find any discussion or decisions in this regard.

## 5.0 **DISCUSSION**

### 5.1 **Issues**

The HMPS and HLUB will be reviewed in total shortly. As a result, minimum intervention which deals only with:

- limiting the number of units in a multi-unit dwelling within the Multiple Unit Residential (R3) Zone;
- limiting the height of all main buildings;
- correcting wording in the definition of “height”;
- including exemptions from height restrictions for items such as church spires; and
- increasing the maximum height of accessory buildings in the Industrial (I) Zone are being considered.

### 5.2 **West Hants Equivalent Regulation**

#### 5.2.1 *Maximum Number of Units*

The HMPS and HLUB are structured in a manner similar to the West Hants documents, and each contains a “Multiple Residential” Zone. The requirements for the zones are very similar in each land use by-law (Appendix E). Until the review of all of the policies in the HMPS is carried out, it is reasonable to use the same maximum number of dwelling units (8 townhouse unit; 20 apartment units) as is used in the West Hants documents. The recommended amendment is shown in Appendix A.

#### 5.2.2 *Height of Main Buildings*

Each zone within the HLUB carries a name similar to a zone within the West Hants Land Use By-law and there is not a great difference in the uses permitted in similar zones in the two by-laws (Appendix F). In general, the West Hants Land Use By-law is more specific about naming the uses permitted rather than permitting a broader range of uses.

The same height restrictions as those now within the West Hants Land Use By-law are proposed for the HLUB. Since the maximum height is consistent, it is recommended that the amendment be placed in the General Provisions of the Land Use By-law (Appendix A).

### 5.2.3 Definition of Height

The definition of height is the definition used in West Hants, but is missing the phrase “*operation of the building, such as a*” in clause (c) of the definition, which should read as shown in blue below:

**HEIGHT** means the vertical distance on a building between the established grade, and

- (a) the highest point of the roof surface, or the parapet, whichever is greater, of a flat roof; or
- (b) the deckline of a mansard roof; or
- (c) the mean level between eaves and ridge of a gabled, hip, gambrel roof or other type of pitched roof; but shall not include any construction used as ornament or for the **operation of the building, such as a** mechanical penthouse, chimney, tower, steeple, solar collector, or satellite receiving dish.

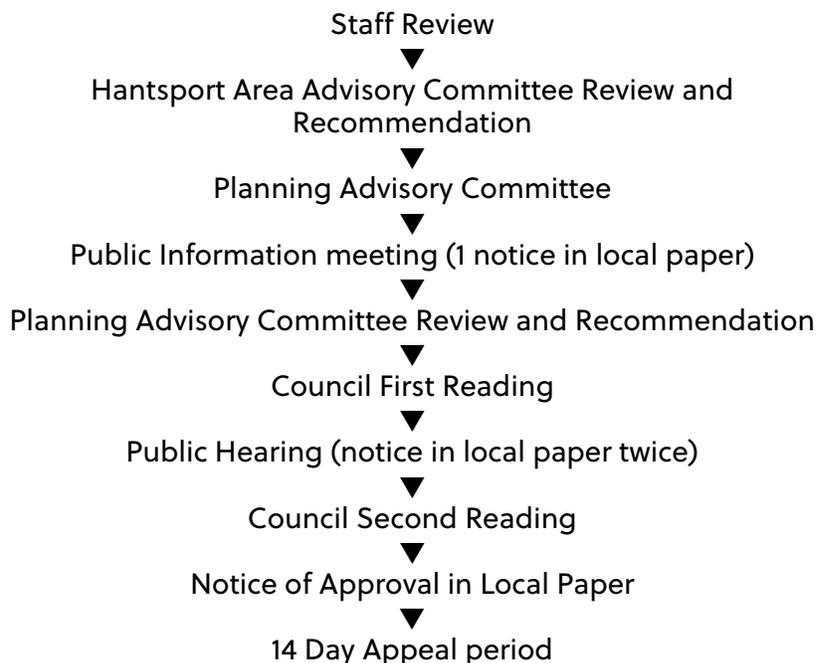
### 5.2.3 Height Exemption

The usual exemption from the height restrictions for items such as church spires and chimneys is not in the HLUB. Since there has been no policy within the HMPS which requires these items be limited in height, it is recommended that an exemption statement be added to the General Provisions of the Land Use By-law (Appendix A) at the same time height is restricted.

### 5.3 Consistency with HMPS Policies

The proposal is consistent with the policies and intent of the Multiple Unit Residential (R3) Zone outlined in the HMPS and the HLUB.

## 6.0 PROCESS



## 7.0 CONCLUSION

As noted above, the proposed text amendments have been considered within the context of both the specific and general policies of the HMPS and are consistent with the intent, objectives, and policies of the HMPS. A draft amendment is included as Appendix A of this report.

## 8.0 OPTIONS

In response to this proposal, HAAC may:

- 8.1 recommend that PAC recommend that Council follow the process to approve the HLUB amendments as drafted or as specifically revised by direction of HAAC, as recommended on page 1 of this report;
- 8.2 recommend that PAC recommend refusal of the LUB amendments as drafted, identifying the policy or policies which the proposed amendments contravene; or
- 8.3 provide alternative direction, such as requesting further information on a specific topic.

## 9.0 APPENDICES

Appendix A	Draft Amendments
Appendix B	Hantsport MPS Policy IM-3
Appendix C	Multiple Unit Residential (R3) Zone
Appendix D	Hantsport Land Use By-law Amenity Space Requirements & Requirement for Trees
Appendix E	Comparison of Multi-unit Zone Requirements
Appendix F	Comparison of Uses in Some Zones: Hantsport and West Hants Land Use By-laws
Figure 1	Multiple Unit Residential (R3) Zone locations

**APPENDIX A**  
**Draft Amendments**

Municipality of West Hants  
Amendment to the Hantsport Land Use By-law

General Text Amendments to clarify the definition of height, limit the height of buildings, provide exemptions from the height restrictions, and limit the number of units within a multi-unit dwelling in the Residential Multiple (R3) Zone.

1. Amend the definition of height in Part 2, *Definitions*, of the Land Use By-law by adding the phrase “*operation of the building, such as a*” in line 3 of clause (c) of the definition, so that the definition reads as follows:

**HEIGHT** means the vertical distance on a building between the established grade, and

- (a) the highest point of the roof surface, or the parapet, whichever is greater, of a flat roof; or
- (b) the deckline of a mansard roof; or
- (c) the mean level between eaves and ridge of a gabled, hip, gambrel roof or other type of pitched roof; but shall not include any construction used as ornament or for the operation of the building, such as a mechanical penthouse, chimney, tower, steeple, solar collector, or satellite receiving dish.

2. Amend Part 5.0, *General Provisions for all Zones*, of the Land Use By-law by adding the following Sections:

**5.2.2 Height Restrictions**

The following height restrictions shall apply throughout the area of the Hantsport Land Use By-Law in all zones:

- (a) maximum height of all main buildings: 10.67 m (35 ft.)
- (b) maximum height of all accessory buildings in the Industrial (M) Zone: 10.67 m (35 ft.)

**5.2.3 Height Restriction Exemption**

Any maximum height requirement set out in this By-law shall not apply to a church spire, lightning rod, water tank, monument, flag pole, silo, barn, television or radio antenna, telecommunications tower, ventilator, skylight, fire tower, drive-in theatre screen, chimney, clock tower, solar collector, power transmission tower, wind turbine or roof top cupola.

3. Amend Section 5.1 of the Land Use By-law by adding the phrase “except in the Industrial Zone” at the end of clause (iv), so that the Section reads as follows:

**5.1 Accessory Buildings**

- (a) A detached accessory building may be permitted in any zone but shall not:
  - (i) be used as a dwelling;
  - (ii) be located within the front yard, in any Residential Zone;
  - (iii) be permitted within the flanking yard on a corner lot;
  - (iv) exceed 5 m in height, except in the Industrial Zone;
  - (v) be built within 2 m of the main structure;

- (vi) be considered an accessory building if attached to the main building by a common wall greater than 3 m in length; and,
- (vii) be built within 1 m of a lot line,
- (viii) exceed 90 m<sup>2</sup> in total ground floor area or 5% of the area of the lot, whichever is greater. **(As amended August 17, 2015)**

4. Amend Section 8.4.2, *Lot Specifications of the Multiple Unit Residential (R-3) Zone* of the Land Use By-law by adding the following line to the existing chart:

Maximum number of units per building	8	20
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so that the chart reads as follows:

### 8.4.2 Lot Specifications

The following minimum specifications apply to all lots:

	<b>Townhouse Development</b>	<b>Apartment Buildings and Grouped Homes</b>
Minimum Lot Area	660 square metres (7104.4 square feet) for the first two units, plus 150 square metres (1614.5 square feet) for the third and each additional unit	660 square metres (7104.4 square feet) for the first two units, plus 100 square metres (1076 square feet) for the third and each additional unit
Minimum Lot Frontage	22 metres (72.2 feet) for the first two units, plus 19.6 feet (6 metres) for the third and each additional unit	22 metres (72.2 feet) for the first two units, and 30 metres (98.4 feet) for three or more units
Required Yards	8 metres (26.2 feet)	8 metres (26.2 feet)
Front		
Rear	8 metres (26.2 feet)	8 metres (26.2 feet)
Side	3 metres (9.8 feet)	3 metres (9.8 feet) or one-half the height of the building, whichever is greater.
Flanking	5 metres (16.4 feet)	5 metres (16.4 feet)
Maximum number of units per building	8	20

**APPENDIX B  
HANTSPORT MPS POLICY IM-3**

IM-3 *In considering amendments to the Town of Hantsport Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:*

<i>Criteria</i>	<i>Comment</i>
<i>(a) whether the proposal is considered appropriate in terms of:</i>	
<i>(i) the adequacy of sewer and water services;</i>	Each of the lots now zoned Residential Multiple (R3) is served with sewer and water services. Capacity would have been examined at the time of designation and zoning, and no increase in demand over that initially contemplated is anticipated.
<i>(ii) the adequacy of school facilities;</i>	Since the intent of the proposed amendment is to reduce the maximum development possible on the lot, there will not be an increased impact on the local school.
<i>(iii) the adequacy of fire protection;</i>	The intent of the amendment is to ensure that the maximum height of potential buildings does not exceed the capacity of local firefighting equipment.
<i>(iv) the impact on adjacent uses;</i>	The present Land Use By-law does not relate building height to the distance a building must be from a lot line. Establishing a minimum distance the building must be from a lot line and requiring a buffer strip is intended to reduce the impact of any new developments on adjacent uses;
<i>(v) the adequacy of road networks adjacent to, or leading to the development; and</i>	Not applicable as the zone is already established.
<i>(vi) the financial capacity of the Town to absorb any costs relating to the development.</i>	Not applicable
<i>(b) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i>	Not applicable
<i>(c) the adequacy of the dimensions and shape of the lot for the intended use;</i>	Not applicable as the zone is already established.
<i>(d) the pattern of development which the proposal might create;</i>	Not applicable as the zone is already established.
<i>(e) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, marshes or bogs and susceptibility of flooding;</i>	Not applicable as the zone is already established.
<i>(f) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms</i>	Not applicable to this text amendment.

<i>to all other relevant municipal by-laws and regulations;</i>	
<i>(g) the impact of not only the use being proposed but all uses permitted in the zone;</i>	Not applicable as the zone is already established.
<i>(h) the site meets all of the zone requirements for the zone sought; and</i>	Not applicable as the zone is already established.
<i>(i) any other matter required by relevant policies of this Strategy.</i>	The proposed amendment is considered in relation to the MPS policies in Section 4.2 of this report.

**APPENDIX C**  
**Hantsport Land Use By-law**  
**Multiple Unit Residential (R-3) Zone**

**8.4 Multiple Unit Residential (R-3) Zone**

**8.4.1 Permitted Uses**

The following uses are permitted in this zone:

- townhouses
- apartment buildings (three or more units)
- converted dwellings (three or more units)
- grouped dwellings
- uses permitted in the R-2 Zone subject to the requirements of the R-2 Zone

**8.4.2 Lot Specifications**

The following minimum specifications apply to all lots:

	<b>Townhouse Development</b>	<b>Apartment Buildings and Grouped Homes</b>
Minimum Lot Area	660 square metres (7104.4 square feet) for the first two units, plus 150 square metres (1614.5 square feet) for the third and each additional unit	660 square metres (7104.4 square feet) for the first two units, plus 100 square metres (1076 square feet) for the third and each additional unit
Minimum Lot Frontage	22 metres (72.2 feet) for the first two units, plus 19.6 feet (6 metres) for the third and each additional unit	22 metres (72.2 feet) for the first two units, and 30 metres (98.4 feet) for three or more units
Required Yards	8 metres (26.2 feet)	8 metres (26.2 feet)
Front		
Rear	8 metres (26.2 feet)	8 metres (26.2 feet)
Side	3 metres (9.8 feet)	3 metres (9.8 feet) or one-half the height of the building, whichever is greater.
Flanking	5 metres (16.4 feet)	5 metres (16.4 feet)

**8.4.3 Townhouse Subdivision**

Notwithstanding 8.4.2 above, a lot containing a townhouse structure may be subdivided along common walls, and the following reduced specifications apply:

	<b>END LOTS</b>	<b>INTERNAL LOTS</b>
Area	3229 square feet (300 square metres)	1937 square feet (180 square metres)
Frontage	36.0 square feet (11 metres)	19.7 feet (6 metres)
Required Side Yard	9.8 feet (3 metres) one side, zero the other	zero

#### **8.4.4 Grouped Dwellings**

Notwithstanding anything else in the By-law, in the Residential Multiple Unit Dwelling (R-3) Zone more than one (1) main building shall be permitted on a lot provided that the minimum distance between grouped dwellings is 10 metres and provided that all other requirements of the Residential Multiple Unit Dwelling (R-3) Zone are met.

**APPENDIX D**  
**Hantsport Land Use By-law**  
**Amenity Space Requirements & Requirement for Trees**

**8.1.3 Amenity Space Requirements**

In any zone, a development permit for a building containing 3 or more units shall provide 20 m<sup>2</sup> per unit of amenity space and is subject to the following requirements:

- (a) Amenity space may include a combination of balconies, indoor recreation rooms, saunas, sun decks, patios, tennis courts, swimming pools as well as any landscaped open area with a finished grade of less than 8%.
- (b) Where a dwelling unit is provided with a balcony at least 6 m<sup>2</sup> in floor area, the 20 m<sup>2</sup> amenity space requirement shall be waived.
- (c) Amenity Space shall not include any parking areas, hallways, foyers, utility rooms, or laundry areas.

**8.1.4 Special Requirement: Trees**

- (a) A development permit issued for any apartment building or townhouse project shall require at least one live tree a minimum of 1.5 m. in height to be planted for every 50 m<sup>2</sup> of area in the front yard of the structure which is not occupied by a parking area.
- (b) Existing trees on the site which are not destroyed during the construction period may replace some or all of the trees required by this section. New plant materials are required to be installed during the first planting season following the commencement of construction, and to nursery standards.

**APPENDIX E**  
**Comparison of Multi-unit Zone Requirements**

**8.4.2 Lot Specifications** [Hantsport Requirements are in black; West Hants are in rust]  
The following minimum specifications apply to all lots:

	<b>Townhouse Development</b>	<b>Apartment Buildings and Grouped Homes</b>
Minimum Lot Area  West Hants	7104.4 sq. ft. for the first two units, plus 1614.5 sq. ft. for the third and each additional unit WH 3,000 ft <sup>2</sup> /unit	7104.4 sq. ft. for the first two units, plus 1076 sq. ft. for the third and each additional unit 5,000 ft <sup>2</sup> for the first 2 units; plus 1,500 ft <sup>2</sup> for each additional unit
Minimum Lot Frontage  West Hants	72.2 ft. for the first two units, plus 19.6 ft. for the third and each additional unit 30 ft. /unit	72.2 ft. for the first two units, and 98.4 ft. for three or more units  100 ft.
Required Yards  West Hants		
Front	26.2 ft. 25 ft.	26.2 ft. 35 ft.
Rear	26.2 ft. 25 ft.	26.2 ft. 35 ft.
One Side  West Hants	9.8 ft.  15 ft. or 1/2 the height of the main building, whichever is greater	9.8 ft.t or one-half the height of the building, whichever is greater. 15 ft. or 1/2 the height of the main building, whichever is greater
Other Side  West Hants	9.8 ft.  5 ft.	9.8 ft.t or one-half the height of the building, whichever is greater 5 ft.
Flanking  West Hants	16.4 feet Not specified	16.4 feet Not specified
Maximum height of main building  West Hants	Not specified  35 ft.	Not specified  3 storeys (an apartment building greater than 3 storeys may be considered by Development Agreement)
Maximum number of units per building  West Hants	Not specified  8	Not specified  20

**APPENDIX F**

**Comparison of Uses in Some Zones: Hantsport and West Hants Land Use By-laws**

<b>Zone</b>	<b>Hantsport</b>	<b>West Hants</b>
Single Unit Residential (R-1) zone	<ul style="list-style-type: none"> <li>• single detached dwellings</li> <li>• residential day care centre</li> <li>• [keeping horses]</li> <li>• existing two unit dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• Single unit dwellings</li> <li>• Accessory apartments</li> <li>• Existing manufactured homes</li> </ul>
Two Unit Residential (R-2) zone	<ul style="list-style-type: none"> <li>• single detached dwellings</li> <li>• semi-detached dwellings</li> <li>• duplex dwellings</li> <li>• converted dwellings (maximum of 2 units)</li> <li>• guest houses</li> <li>• bed &amp; breakfast homes</li> <li>• boarding rooms</li> <li>• residential day care centre</li> <li>• [keeping of horses]</li> </ul>	<ul style="list-style-type: none"> <li>• Two-unit dwellings</li> <li>• Mini homes</li> <li>• Uses permitted in the R-1 zone</li> </ul>
Hantsport Multiple Unit Residential  West Hants Multiple Residential (R-3) zone	<ul style="list-style-type: none"> <li>• townhouses</li> <li>• apartment buildings (three or more units)</li> <li>• converted dwellings (three or more units)</li> <li>• grouped dwellings</li> <li>• uses permitted in the R-2 Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Dwellings with more than two units</li> <li>• Boarding or rooming houses</li> <li>• Residential care facilities providing care for five or fewer persons</li> <li>• Uses permitted in the R-1 zone</li> <li>• Uses permitted in the R-2 zone</li> </ul>
Hantsport <u>Commercial</u> (C) Zone  and	<ul style="list-style-type: none"> <li>• all commercial uses</li> <li>• residential uses</li> <li>• existing churches</li> </ul>	<ul style="list-style-type: none"> <li>• Arts and crafts studios including photography</li> <li>• Banks and financial institutions</li> <li>• Clubs and community organizations</li> <li>• Commercial schools</li> <li>• Country inns</li> </ul>

<p>West Hants General Commercial (GC) zone</p>		<ul style="list-style-type: none"> <li>• Day care centres, licensed or non-licensed</li> <li>• Entertainment, recreation, and assembly uses within a wholly enclosed building</li> <li>• Farm markets</li> <li>• Garden and nursery sales and supplies</li> <li>• Licensed liquor establishments</li> <li>• Local shopping centres [specific conditions]</li> <li>• Offices</li> <li>• Parking structures</li> <li>• Post offices and postal outlets</li> <li>• Repair and rental establishments</li> <li>• Residential uses in the same building as the commercial use</li> <li>• Restaurants, excluding drive-through restaurants</li> <li>• Retail stores</li> <li>• Service and personal service shops</li> <li>• Single unit dwellings or mini homes on existing vacant lots [specific requirements]</li> <li>• Veterinary clinics and animal hospitals</li> <li>• Existing residential uses</li> </ul>
<p>Hantsport Industrial (M) zone  and  West Hants Resource Industrial (M-1) zone</p>	<ul style="list-style-type: none"> <li>• Any manufacturing, industrial, assembly or warehousing operation</li> <li>• Any activity connected with the automotive trade, excluding salvage yards</li> <li>• Boat and Marine Supplies and Sales</li> <li>• Building supply and equipment depots including the bulk storage of sand or gravel</li> <li>• Railway Uses</li> </ul>	<ul style="list-style-type: none"> <li>• Abattoirs</li> <li>• Agricultural processing industries</li> <li>• Any activity connected with the automobile trade other than an automobile scrap yard or automobile related commercial recreation establishment</li> <li>• Any manufacturing, processing, industrial, assembly or warehousing operation conducted within an enclosed building and which is not obnoxious by reason of sound, odour, dust, fumes, smoke, or other obnoxious emission of refuse matter or water-carried waste, or by reason of unsightly open storage</li> </ul>

	<ul style="list-style-type: none"> <li>• Recycling Collection and Storage Facilities, excluding salvage yards</li> <li>• Retail and office uses incidental to the main industrial use</li> </ul>	<ul style="list-style-type: none"> <li>• Building supply and equipment depots</li> <li>• Bulk storage of sand and gravel</li> <li>• Commercial and office uses accessory to a main use</li> <li>• Commercial greenhouses</li> <li>• Excavation and landscaping operations</li> <li>• Farm supplies and equipment sales and service</li> <li>• Feed and fertilizer industries</li> <li>• Fruit and vegetable sorting, grading and packaging establishments</li> <li>• Fuel storage depots</li> <li>• Heavy equipment sales and service</li> <li>• Railway uses</li> <li>• Recycling depots</li> <li>• One dwelling unit in conjunction with a permitted industrial use, either located in the same building or as a single unit dwelling or manufactured home on the same lot</li> <li>• Saw mills</li> <li>• Service industries</li> <li>• Structures related to sand and gravel excavation and processing</li> <li>• Utility facilities</li> <li>• Wood processing and manufacturing establishments</li> </ul>
Institutional (I) zone	<ul style="list-style-type: none"> <li>• all institutional uses</li> <li>• non residential daycare centre</li> </ul>	<ul style="list-style-type: none"> <li>• Any institutional use which is incorporated under the <i>Societies Act</i></li> <li>• Churches and associated halls</li> <li>• Colleges, universities, and schools, including school dormitories</li> </ul>

		<ul style="list-style-type: none"> <li>• Community centres</li> <li>• Community service clubs and organizations</li> <li>• Emergency services facilities</li> <li>• Government offices</li> <li>• Homes for special care</li> <li>• Hospitals and medical clinics</li> <li>• Indoor recreation uses</li> <li>• Libraries, museums, and art galleries</li> <li>• Residences accessory to permitted uses</li> <li>• Senior citizen housing</li> <li>• Tourist bureaus</li> </ul>
Open Space (OS) zone	<ul style="list-style-type: none"> <li>• cemeteries</li> <li>• pavilions, band shells</li> <li>• sports fields</li> <li>• buildings and structures accessory to the foregoing including canteens and related amenities</li> </ul>	<ul style="list-style-type: none"> <li>• Cemeteries</li> <li>• Historic sites, interpretive centres and museums</li> <li>• Outdoor recreation uses</li> <li>• Parks and playgrounds</li> <li>• Uses, buildings and structures necessary for the prevention of floods, soil erosion and other similar natural occurrences</li> </ul>
Conservation Open Space (CO) zone	<ul style="list-style-type: none"> <li>• recreational uses that do not involve structures other than open air structures</li> <li>• agricultural uses that do not involve structures other than open air structures and greenhouses</li> </ul>	n/a

FIGURE 1

