

STAFF REPORT

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Prepared For

Council

Prepared By

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Manager of Planning Services

Date

April 27, 2026

Subject

Administrative Amendments – 2025 Municipal Planning Strategy and Land Use By-law.

BACKGROUND

The county-wide plan and by-law came into effect in June of 2025. Since that time, staff have been noting any errors or inconsistencies such as mapping discrepancies, typos, cross-referencing, misnumbering, etc. Also, some amendments are proposed to reduce ambiguity for staff, applicants and the public as well as support efficient administration.

MUNICIPAL PLANNING STRATEGY AMENDMENTS

| Issue | Page/ Section | Recommended Amendment |
|--|---------------------------------|--|
| 1. Cluster Development | 65/5.2.4 & policies 5-16 & 5-17 | The inclusion of Cluster Development in all residential zones has caused some confusion for lower density residential zones. See preamble & Policies 5-16 & 5-17. The intent of this provision is not to maximize the number of dwellings on a small lot, which is how it's being interpreted by some developers. Staff are recommending a minimum property size of 10 acres for any size of proposal for Policies 5-16 & 5-17. Plus under 5:17 a. – changing the percentage of open space to be retained from 40% to 75% 60% |
| 2. Rezoning on abutting lands | 89/Policy 6-16 c. | Staff question the need for a size restriction of a maximum of 0.5 hectares (1.23 acres) to rezone abutting lands. Staff recommends no cap. |
| 3. Site Plan Approval in the C-2 zone | 37/ Policy 4-65 | Staff recommend the deletion of this policy and accompanying regulations in the LUB. The existing regulations in the LUB adequately meet the same requirements as the Site Plan process so no need for a further delay in processing time. Remaining polices would have to be renumbered in this section. |

POLICY AREA MAP AMENDMENTS

| Issue | Recommended Amendment |
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| 1. Future Land Use Map (FLUM) for Bible Hill/Valley | 1-1 Bible Hill Elementary School on Pictou Rd, (PID 20068441) & 1 -2 Shannex (Vimy Court) on Vimy Rd (PID 20233029) need to change to Institutional from residential. 1-3 The Northumberland Lamb Marketing Co-Op (PID 20249892) needs to change to RLD (Low Density Residential) from CDD. It has historically been considered an existing non-conforming |

POLICY AREA MAP AMENDMENTS

| Issue | Recommended Amendment |
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| | <p>use at that location since the 1980's, which is why it has always been considered residential in previous plans & by-laws.</p> <p>Two areas to change to Residential Medium High Density from Commercial: 1-4 sections along & off Main St from Lloyd Court to Windsor Ave, excluding any existing businesses.</p> <p>1-5 sections along Pictou Rd: between Oak Drive & Village Court. 1-6 Lands on the west side of Pictou Road in East Mountain to go from C Commercial to RMHD Medium High Density Residential, reflecting what has been the development trend in recent years. From PID 20266276 to 20010922.</p> |
| <p>2. FLUM for Brookfield</p> | <p>2-1 The Firehall (PID 20036893), 2-2 the Sportsplex (PID 20167375), 2-3 the Elk Park Ballfield (PID 20167375), 2-4 the schools (PIDs 20161105, 20408951 & 20411575) should all be Institutional not residential.</p> <p>2-5 The wetlands trail (PIDs 20471785 & 20307377), & 2-6 golf course (PIDs 20325494, 20004008, 20004032, 20036331, & 20001384) should be Parks & Open Space, not Rural.</p> |
| <p>3. FLUM for Debert</p> | <p>3-1 Shannex (Debert Court) PID 20451696 & 20452041 should be Institutional. 3-2 The six new homes on Dieppe Avenue should be residential (RMHD), not Parks & Open Space. PIDs: 20503595, 20503587, 20503579, 20503561, 20503553 & 20503546.</p> |
| <p>4. FLUM for North River</p> | <p>4-1 The North River Elementary School (PID 20007134) should be Institutional not Rural.</p> <p>4-2 The Glendale Drive subdivision as well as Wile Crest Ave., Dundee Avenue & Mountain View Drive subdivision should be RLD (Low Density Residential) not Rural. These areas have access to central sewer.</p> <p>4-3 Lands recently acquired by the Municipality on Dickson Drive to become Institutional from RLD (Residential Low Density). The 4 PIDs are: 20375473, 20375507, 20439683 and 20246443.</p> |
| <p>5. FLUM for Onslow</p> | <p>5-1 Parkland on Summer Hill Place to be Parks & Open Space, not RDL. The PIDs are 20501821 & 20501839.</p> <p>5-2 Parklands on Sunrise Court to be POS - Parks & Open Space not RLD. PIDs: 20501821 & 20479994.</p> |
| <p>6. FLUM for Salmon River</p> | <p>Two properties are incorrectly designated as Institutional. Both should be RMHD (Medium-High Density Residential): 6-1 PID 20039376 – multiple units on Maple Lane. 6-2 PIDs 20506523 & 20037073 – the former Salmon River School site.</p> |
| <p>7. FLUM for Tatamagouche</p> | <p>None of the existing Institutional uses are shown so change the following from RMHD to Institutional: 7-1 Hospital PIDs: 20087938 & 20299871. 7-2 Library PID: 20457123 & Monument PID 20158457. 7-3 School PID: 20087920. 7-4 North Shore Rec Centre PIDs: 20087854, 20246427, 20246435 & 20088134. 7-5 Waste Water plant PID 20085841. 7-6 Tatamagouche Cemetery PID 20508420. 7-7 Tatamagouche Firehall PID 20086757.</p> |

POLICY AREA MAP AMENDMENTS

| Issue | Recommended Amendment |
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| | <p>7-8 Adjustments are needed to Provincial owned lands – PID 20419735. Sections are wrongly shown as Commercial, not Parks & Open Space.</p> <p>7-9 Campbell's Shipyard Marina, PID 20486163 to be Parks & Open Space, not RMHD.</p> <p>7-10 Creamery Square properties to be Institutional, not RMHD. PIDs 20310587, 20489506 & 20085908.</p> <p>7-11 The Daycare on Blair Avenue to be Institutional, not RMHD. PID 20087870.</p> |
| 8. The overall Future Land Use Map on page 98 – Sunrise Shore Marina | 8-1 The Sunrise Shore Marina to be Parks & Open Space not Rural. PID is 20267423. |
| 9. FLUM for Truro Heights | <p>9-1 The waste water plant to be Institutional not AP. PIDs 20218137, 20314175 & 20213948.</p> <p>There are several errors on this map as it appears as though some zoning layers were used instead of FLUM designations. 9-2 PID 20409249 (former golf course) – to be CDD not RMHD. 9-3 PID 20284725 – existing commercial to stay as Commercial, not residential. 9-4 20216727 – partial commercial designation correct – just needs to be adjusted slightly and PID 20216719 to be RMHD, not commercial. 9-5 PID 20269379 - entire lot to be RLD. A portion of it is incorrectly designated as RMHD.</p> |
| 10. FLUM for Hilden | 10 Three properties on the west side of Highway 2 in Hilden were wrongly designated as Rural. PID 20254264 to become RMHD; PIDs 20208393 and 20284774 to become Commercial. |

LAND USE BYLAW AMENDMENTS

| Issue | Page/ Section | Recommended Amendment |
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| 1. Add Residential Outbuildings to RG & AP zones | 107/26.1.1 and 113/28.1.1 | Add Residential Outbuildings to the list of Permitted Uses for both the Rural General Zone and Agriculture Potential Zone. |

LAND USE BYLAW AMENDMENTS

| Issue | Page/ Section | Recommended Amendment |
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| 2. Add definition of Residential Outbuilding & renumber | 160/35.130 | Add this definition: “RESIDENTIAL OUTBUILDING means a detached building or structure used for domestic storage but does not include a dwelling unit.” And renumber section. |
| 3. Add Service Industries as a permitted use in C2, RG & RM zones | 84/18.1.1 107/26.1.1 117/29.1.1 | Service Industries were overlooked in these zones so need to be included as permitted uses. The definition (already included in Section 35, page 161), defines them as a specialized trade shop such as garages including engine and body repair shops, paint shops, plumbing shops, sheet metal shops, and similar uses. |
| 4. Add a new section to 9 to address driveway entrance sizes. | 47/9.10 | New 9.10 needed to address minimum/maximum widths of driveways: “9.10 All Zones In all zones except for 9.8, the following requirements shall apply: the width of any driveway or ramp leading to a parking area shall not be less than 3.5 metres (11.5 ft.) and not more than 9 metres (29.5 ft.) measured at the street line.” |
| 5. Amend definition of Recreation Cabin to restrict them to Subdivision Area 2 only, the more rural areas of Colchester. | 159/35.125 | Current definition: “Recreational Cabin means a recreational shelter typically used for weekend or short term activities such as hunting, fishing or snowmobiling, which is not intended for regular human occupation or living.” ADD “These are only permitted in Subdivision Area 2, as defined by the Colchester Subdivision By-law.” This Bylaw defines Area 1 as a six mile radius of the Town of Truro and the sewer districts of Brookfield, Tatamagouche, Great Village and Debert. Area 2 is the remainder of Colchester County. |
| 6. Add subsection to keep livestock contained on one’s own property. | 8/4.3.1 (h) | Add a new subsection: “iii. Livestock to be contained on owner’s property.” |
| 7. Reduce flanking yard setback in RG zone. | 109/26.5.1 | Currently the flanking yard setback is 12m (39.4 ft.), for main buildings and accessory buildings, under “All Other Permitted Uses”, which is excessive. Proposed amendment of 8 metres (26.3 ft) for main structures and 5 metres (16.4 ft) for accessory structures which makes it consistent with NSPW setbacks in rural areas. |

LAND USE BYLAW AMENDMENTS

| Issue | Page/ Section | Recommended Amendment |
|--|--------------------------|---|
| 8. Under Parking, add Institutional requirements & all other Commercial | 42 /9.1 Table 9.1 | <p>Add Institutional to Table 9.1 with the following standards: Hospitals and Homes for Special Care: 1 parking space for every 3 beds; Churches, halls, and other places of assembly where there are fixed seats: 1 parking space for every 5 seats or 3 m of bench space. Where there are no fixed seats, 1 space for each 10 m² of gross floor area; Auditorium, arena, stadium, or other indoor recreation facility where there are fixed seats: 1 space for every 5 seats or 3 m of bench space; where there are no fixed seats: 1 space for every 19 m²; Day care 1.0 space for every 45m² of gross floor area; Elementary school 1.5 for each teaching classroom; All other schools 4 parking spaces for each teaching classroom</p> <p>Add: All other Commercial Uses: One (1) parking space per 18.5 m² (199 ft²) GFA</p> |
| 9. Mis-numbering of sections in 26 & 28 to be corrected. | 108/26.2.1 114/28.2.1 | <p>Change the section numbers in 26.2.1 [c] to Section 7.9 and [d] to Section 7.10</p> <p>Change the section numbers in 28.2.1 [b] to Section 7.9 and [c] to Section 7.10</p> |
| 10. Addition of word screen to clarify intent | 133/34.2.3 | <p>Subsection 34.2.3 to include this wording: "Landscaping, fencing or similar visual barriers as a screen, defined in Section 35, Definitions, shall be"</p> |
| 11. Add new subsection for Accessory Structures - fences over 2 metres in height | 30/6.35 (new) | <p>New subsection as no setback was listed: 6.35 Accessory Structures – Fences exceeding 2m (6.6 ft.) in height</p> <p>6:35.1 Fences exceeding 2 metres (6.6 ft.) in height may be located within a required side or rear yard provided the fence is set back at least 1 metre (3.3 ft.) from a side or rear lot line.</p> |
| 12. Amend wording in Site Plan process for Drive-Through Restaurants | 135/34.4 | <p>Remove all references to Automobile Shops as this subsection pertains to drive-throughs only, not automobile shops like gas stations and auto sales. New Wording:</p> <p>34.4 DRIVE-THROUGH RESTAURANTS SITE PLAN APPROVAL</p> <p>34.4.1 Where a zone permits drive through restaurants by site plan approval, the Development Officer shall approve a site plan where the requirements of this Land Use By-law and the matters Section 34.4 have been addressed.</p> |
| 13. Aggregate-related Industries in the RG zone - add the word "Existing" in | 107/26.1.1 (b) | <p>New wording: Aggregate-related Industries – Existing.</p> <p>Policies are in place for any new such industries to go through a rezoning process to Rural Industrial (RM). This is the same situation now for (ai) Heavy Industrial Uses – existing ones can continue to operate in the RG zone but any expansion or new ones need to be rezoned to RM.</p> |

LAND USE BYLAW AMENDMENTS

| Issue | Page/ Section | Recommended Amendment |
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| Permitted Main Uses | | |
| 14. Incorrect wording - should be cluster development | 140/34.7.6 | This subsection on Cluster Developments incorrectly referred to campgrounds not cluster development. Correct wording: 34.7.6 Where possible, vegetation on site shall be retained and incorporated into the site landscape, particularly for the protection of environmentally sensitive or significant areas and to create buffers along the <u>Cluster Development</u> perimeter. |
| 15. Add a definition for Warehouse | 164/154 | A definition of Warehouse is required. “WAREHOUSE means a building where wares or goods are stored but shall not include a retail store or a recycling operation ” And renumber section. |
| 16. Amend wording for lot frontage in the AP zone | 115/28.6.2 | Clarification is needed for frontage requirements and maximum number of lots in the AP zone. Amend this subsection to read: 28.6.2 In the Agriculture Potential Zone, lot frontage shall only be counted towards meeting the minimum requirement of the Zone if the lot fronts on an existing private road, <u>shown on an approved subdivision plan prior to the date of this by-law</u>, or a public road. <u>OR a new private road providing or intended to provide access for up to a maximum of three lots.</u> |
| 17. Incorrect wording referencing C2 zone | 87/18.6.1 | The last sentence in the opening text of this subsection wrongly references the General Commercial Zone. This should read “<u>Highway Commercial Zone.</u>” |
| 18. Limit number of Special Occasions that can occur on a property. | 25/6.22.1 | Staff recommends having a cap of four (4) on the number of special occasions permitted on a property. There are policies in place to address continual activities through rezoning applications, as an example. |
| 19. Switch headings in Table 28.5.1 | 115/28.5.1 | Switch the setback columns in this table to make it consistent with other sections of by-law: All Other Permitted Uses and then Intensive Livestock Operations. |
| 20. Clarify that a landscaped buffer is required along all street frontage on | 9/9.6.1 [c] and 83/17.6.7 | A 2 metre landscaped buffer area is required in commercial zones along the frontage of public streets. This new sentence to be added after the existing sentences to clarify that if a commercial property is on a corner lot, both frontages require this buffer: “<u>Corner lots will require this landscaped buffer along both frontages.</u>” |

LAND USE BYLAW AMENDMENTS

| Issue | Page/ Section | Recommended Amendment |
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| corner lots in commercial zones | | |
| 21. Add grooming as a home occupation in residential zones | 33/7.8.1 Table 7-1[a] | The previous by-law permitted grooming as a home occupation, which worked well. Under the Residential Zones column, add a new permitted use: “v. animal care – grooming only” |
| 22. Typo - “and” was used in error – should be “an” | 19/6.2.4 | Replace “and” with “an” within this sentence: “...,shall be considered <u>an</u> accessory structure and shall not...” |
| 23. Add to labels for diagrams for clarification | 28/6.30.1 Figure 8 | Further explanation is needed to better describe the intent of these two images. Watercourse Buffer becomes “Inland Watercourse Buffer” and Shoreline Buffer becomes “Marine Shoreline Buffer” . |
| 24. Remove reference to “shoe shining shops” in definition of Personal Service Shop | 159/#117 | Unnecessary example – the definition already includes reference to “shoe repair”. |
| 25. Reduce setback for fire places/ wood burning devices in campgrounds | 137/34.5.10 | Current setback is a minimum of 30 metres (98.4 ft.) from all lot lines. Recommend a minimum of 15 metres (49 ft.) to allow more flexible placement as campsites can be 15 metres from lot lines. |
| 26. Clarification in Village Heritage area | 75/15.7.6 | Add two subsections to help clarify expectation balance for the public façade in the Heritage area within the Village of Tatamagouche. These were in the former by-law and should have been carried forward: (f) Directional Emphasis: The public façade should emphasize vertical elements and balance. i) windows visible from a public street should have a height to width ratio greater than 1^{3/4}: 1; ii) wider openings can be achieved by utilizing windows that give the appearance of multiple sashes that reflect the vertical orientation. (g) Visual Balance: i) façade designs should reflect balance common in traditional homes; ii) visual balance may be achieved using symmetry (where design elements are equally balanced about a central point, such as windows equally spaced on either side of a central door). |

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| 27. Existing Mobile Homes Appendix | 71/15.1.1 [f] & page X, 36.9 | The Appendix was missing so has been added and labelled as Appendix C. The Table of Contents is also updated with a new line – “36.9. Appendix ‘C’ – Existing Mobile Homes” |
| 28. Definition of Accessory Dwelling | 147/54 a. | Clarification that an accessory dwelling can either be located within a single <u>unit</u> dwelling or in a building on a lot with a single <u>unit</u> dwelling. Including the word “unit” brings the definition in line with the MPS Policy section on Accessory Dwellings: 5.2.3, page 65. |
| 29. Table 11 revisions | 59 to 62 | Table 11 will require numerous revisions: for <u>Table 11.1</u> : #1 under AP for Cluster Development, should be S & DA, not just DA. #2 Under C1 – Dwellings 17+, change from PC to DA. #3 Add Residential Outbuilding as a permitted use in RG & AP. <u>Table 11-2</u> : #1 for Drive-thru restaurants in C1, C2 & RG – to be S for Site Plan, not P for P to address automobile stacking concerns. #2 Add “Service Industry” in C2, RG & RM – all P. #3 Accommodations – add “S” beside the “P” in RG, AP & SL zones. Site Plan Approval will be required for more than 4 accommodation units. |
| 30. Site Plan Approvals in Commercial zone (C-1) | 135/34.3.13 | Recommend increasing the cumulative expansion size for medium sized commercial structures to avoid triggering Site Plan Approval. Replace with 50 sq. meters (538 sq. ft) instead of 30 sq metres (323 sq. ft.). |
| 31. Stormwater Management duplication | 9 & 29/4.4.4 & 6.33 | Duplication of stormwater management requirements. Recommend elimination of 6.33.1 as it’s the same as 4.4.4. Move 6.33.2 to become: “4.4.4 (c) The Development Officer may, in their sole discretion, require any other development to meet the minimum stormwater management standards of Subsection 4.4.4 (a) & (b).” |
| 32. Use of former community facilities | 27/6.27 | Consider allowing conversion of these buildings, as-of-right, for 1- or 2-unit residential uses. Otherwise, conversion to 3 or more units or to commercial uses would be by Site Plan Approval. Add: “6.27.1 [c] conversion of the building to a maximum of 2 residential units with no increase in existing floor area, will not require Site Plan Approval.” |
| 33. Accessory Dwelling Units in the Shoreline Zone | 31/7.1.1 iii | Accessory units are restricted to the side and rear yards. In the Shoreline Zone, the primary dwellings are typically sited to maximize on the waterfront view. Proposing this addition to permit accessory units in the front yard in this zone only: iii. the accessory dwelling shall be located in the rear or side yard, except for the Shoreline Zone, where they can be in the front yard. |

LAND USE BYLAW AMENDMENTS

| Issue | Page/ Section | Recommended Amendment |
|--|---|---|
| 34. Shoreline Zone Development standards | 122/30.5.1 | Add a reference under this chart to refer users to section 6.30 Watercourse & Shoreline Buffers for further clarification: *See 6.30 Watercourse & Shoreline Buffers – section 6.30.1 |
| 35. Cap on # of accommodation units by Permit vs Site Plan Approval | 107/26.1.1 (a) & 26.3.1 113/28.1.1 (b) & 28.3.1 121/30.1 (a) & 30.3.1 133/34.2 | Under RG - 26.1.1 (a) add Accommodations – <u>4 units</u> . Under 26.3.1 add “(b) Accommodations – more than 4 units.” Same wording additions under AP - 28.1.1 (b) & 28.3.1 and SL - 30.1.1 (a) & 30.3.1. In Section 34 Site Plan Approval, add the word “Accommodations” to Heading. “Boarding House, Dwelling and Accommodations Site Plan Approval” |
| 36. Wrong date was written out | 5/3.7.4 (d) | This section references a time span which is incorrectly written as “...thirty-six (24) months...” It should be written as “...twenty-four (24) months...” |
| 37. Remove entire section for Site Plan Approval for C-2 zone. Also remove roof style requirement clause completely | 85/18.3 and 134/34.3.3 & 34.3.4 and 34.3.10 | Staff recommends the deletion of this section as the existing regulations in the LUB adequately meet the same requirements as the Site Plan process so no need for a further delay in processing time. Section 18.4 would have to be renumbered. In 34.3.3, remove reference to C-2: “...and all lots zoned C-2 are exempt from this requirement” Delete 34.3.4 completely. Roof styles no longer relevant. Renumber subsequent sections. |
| 38. Insert new section identifying Collector Streets | 48/ new section 9.12 | Collector streets are referenced several times in policies in the MPS, so a list is necessary in the By-law. This was an oversight as there was a similar list in the previous by-law. Add this new section: 9.12 – Transportation – Collector Streets 9.12.1 The following streets shall be designated as collector streets for the purposes of this By-law: Salmon River: Harmony Road, East Prince Street, Salmon River Road; Hilden: Highway #2, Irwin Lake Road, Truro Road; Bible Hill: Main Street, College Road, Pictou Road, Vimy Road, Farnham Road, Brookside Road, Old Court House Branch Road; Valley: Old Court House Branch Road, Pictou Road, College Road, Salmon River Road; Lower Truro/ Truro Heights: Truro Heights Connector, Truro Heights Road, Lower Truro Road, Highway #236; North River: Highway 311, Mountain Lee Road; East Mountain: Pictou Road; Onslow/Upper Onslow/Mingos Corner: Highway #4; Tatamagouche: Highway #6 (Main Street). NOTE: For the purposes of this By-law, the designated Collector Street shall only be the portion of the street from the above list that is located within a Growth Centre or Municipal Sewer District. |

LAND USE BYLAW AMENDMENTS

| Issue | Page/ Section | Recommended Amendment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-----------------------------------|--|----|----------------|--|----|---------------------|--|----|--------------|-----------------|-----|----------------|------------------|----|-------------------------|----------------|-----|------------------------------|----------------|------|---------------------------|----------------|-----|--------------------------------|----------------|----|-------------------------|---------------|-----|------------------------------|----------------|------|---------------------------|----------------|-----|--------------------------------|----------------|----|-------------------------|----------------|-----|------------------------------|----------------|------|---------------------------|----------------|-----|--------------------------------|----------------|
| 39. Insert wording for lots serviced by Public Sewer in RG zone | 109/26.5, Table 26.5.1 | <p>Standard</p> <p>Minimum Lot Area</p> <table border="0"> <tr> <td>i.</td> <td>Serviced Lot</td> <td>600 m² (6058 ft²)</td> </tr> <tr> <td>i.</td> <td>Unserviced Lot</td> <td>2,700 m² (29,063 ft²)</td> </tr> </table> <p>Minimum Lot Frontage</p> <table border="0"> <tr> <td>i.</td> <td>Serviced Lot</td> <td>12.0m (39.4 ft)</td> </tr> <tr> <td>ii.</td> <td>Unserviced Lot</td> <td>37.0m (121.4 ft)</td> </tr> </table> <p>Minimum Rear Setback</p> <table border="0"> <tr> <td>i.</td> <td>Serviced: Main Building</td> <td>8.0m (26.2 ft)</td> </tr> <tr> <td>ii.</td> <td>Serviced: Accessory Building</td> <td>2.0 m (6.6 ft)</td> </tr> <tr> <td>iii.</td> <td>Unserviced: Main Building</td> <td>12 m (39.4 ft)</td> </tr> <tr> <td>iv.</td> <td>Unserviced: Accessory Building</td> <td>2.0 m (6.6 ft)</td> </tr> </table> <p>Minimum Side Setback</p> <table border="0"> <tr> <td>i.</td> <td>Serviced: Main Building</td> <td>3.0m (9.8 ft)</td> </tr> <tr> <td>ii.</td> <td>Serviced: Accessory Building</td> <td>2.0 m (6.6 ft)</td> </tr> <tr> <td>iii.</td> <td>Unserviced: Main Building</td> <td>6.0m (19.7 ft)</td> </tr> <tr> <td>iv.</td> <td>Unserviced: Accessory Building</td> <td>2.0 m (6.6 ft)</td> </tr> </table> <p>Minimum Flanking Setback</p> <table border="0"> <tr> <td>i.</td> <td>Serviced: Main Building</td> <td>5.0m (16.4 ft)</td> </tr> <tr> <td>ii.</td> <td>Serviced: Accessory Building</td> <td>5.0m (16.4 ft)</td> </tr> <tr> <td>iii.</td> <td>Unserviced: Main Building</td> <td>5.0m (26.2 ft)</td> </tr> <tr> <td>iv.</td> <td>Unserviced: Accessory Building</td> <td>5.0m (16.4 ft)</td> </tr> </table> <p>Max Building Height - unchanged</p> | i. | Serviced Lot | 600 m ² (6058 ft ²) | i. | Unserviced Lot | 2,700 m ² (29,063 ft ²) | i. | Serviced Lot | 12.0m (39.4 ft) | ii. | Unserviced Lot | 37.0m (121.4 ft) | i. | Serviced: Main Building | 8.0m (26.2 ft) | ii. | Serviced: Accessory Building | 2.0 m (6.6 ft) | iii. | Unserviced: Main Building | 12 m (39.4 ft) | iv. | Unserviced: Accessory Building | 2.0 m (6.6 ft) | i. | Serviced: Main Building | 3.0m (9.8 ft) | ii. | Serviced: Accessory Building | 2.0 m (6.6 ft) | iii. | Unserviced: Main Building | 6.0m (19.7 ft) | iv. | Unserviced: Accessory Building | 2.0 m (6.6 ft) | i. | Serviced: Main Building | 5.0m (16.4 ft) | ii. | Serviced: Accessory Building | 5.0m (16.4 ft) | iii. | Unserviced: Main Building | 5.0m (26.2 ft) | iv. | Unserviced: Accessory Building | 5.0m (16.4 ft) |
| i. | Serviced Lot | 600 m ² (6058 ft ²) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| i. | Unserviced Lot | 2,700 m ² (29,063 ft ²) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| i. | Serviced Lot | 12.0m (39.4 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ii. | Unserviced Lot | 37.0m (121.4 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| i. | Serviced: Main Building | 8.0m (26.2 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ii. | Serviced: Accessory Building | 2.0 m (6.6 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| iii. | Unserviced: Main Building | 12 m (39.4 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| iv. | Unserviced: Accessory Building | 2.0 m (6.6 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| i. | Serviced: Main Building | 3.0m (9.8 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ii. | Serviced: Accessory Building | 2.0 m (6.6 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| iii. | Unserviced: Main Building | 6.0m (19.7 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| iv. | Unserviced: Accessory Building | 2.0 m (6.6 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| i. | Serviced: Main Building | 5.0m (16.4 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ii. | Serviced: Accessory Building | 5.0m (16.4 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| iii. | Unserviced: Main Building | 5.0m (26.2 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| iv. | Unserviced: Accessory Building | 5.0m (16.4 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 40. Eliminate maximum main building heights in R-4 and C-1 zones | 77/16.5-16.5.1 and 81/17.5-17.5.1 | <p>Maximum Building Height</p> <table border="0"> <tr> <td>i</td> <td>Main Buildings</td> <td>N/A 12.2 m (40.0 ft)</td> </tr> <tr> <td>ii</td> <td>Accessory Buildings</td> <td>7.6 m (24.9 ft.)</td> </tr> </table> | i | Main Buildings | N/A 12.2 m (40.0 ft) | ii | Accessory Buildings | 7.6 m (24.9 ft.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| i | Main Buildings | N/A 12.2 m (40.0 ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ii | Accessory Buildings | 7.6 m (24.9 ft.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 41. Revised definition of mini-home, manufactured home and mobile home | 147/54 b. & 156/104 | <p>“...means a transportable, single or multiple section dwelling unit certified by Canadian Standards Association prior to placement on the site as complying with CAN/CSA-Z240 Series “Mobile Homes” at the time of manufacture.”</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

LAND USE BYLAW AMENDMENTS

| Issue | Page/ Section | Recommended Amendment |
|--|---------------|---|
| 42. Addition of link to requirement of stormwater plan for RG zone/multiple units | 110/26.6.6 | Addition of subsection (c) Refer to 6.33 for Stormwater Management requirements. |
| 43. Removal of 30% open space requirement in C-1 zone for Site Plan with replacement wording | 135/34.3.10 | Deletion of this subsection completely. And replace with the following: "34.3.10 A landscaped area shall be provided along a public street a minimum of 3.0 metres (9.8 feet) from the edge of the road or sidewalk. The area shall be landscaped with grass, shrubs, trees, or other material to provide an attractive streetscape for the business without hindering exposure." |
| 44. Increase in size of landscaped area along streets | 83/17.6.7 | Increase in required landscaped area from 2 meters to 3 meters in this subsection. |
| 45. Add wording to clarify intent | 95/21.4.1 (a) | Add the following, as highlighted: (a) Dwellings related to Institutional Uses – Policy 4-80 |

LAND USE BYLAW MAP AMENDMENTS

| Issue | Recommended Amendment |
|--|---|
| 1. Several commercial parks were incorrectly zoned P1, not P2. | Change the following PIDs to P2: 20282927, 20010740, 20443990, 20055281 |
| 2. Schedule A – Zoning Map, 36.1. The Oakland & Macland subdivision in Lower Onslow to be zoned RR (Rural Residential) | Change PIDs in subdivision starting at 16 Oakland (20229662) to RR from current mix of RG and AP. |
| 3. Zoning Map – 36.1 - Change | These PIDs to change from AP to P1: 20306296, 20306312, 20306320, 20306338, 20306445, 20306452, 20306346, 20306353, 20306361, 20306379, 20306395, 20306437, 20306395, |

LAND USE BYLAW MAP AMENDMENTS

| Issue | Recommended Amendment |
|---|--|
| zone from AP to P1 along sections of the Cobequid Trail in Old Barns | 20306403, 20306411, 20306429 and 20306387 (small back section of this property where the trail is located). |
| 4. Municipal parkland to be zoned P1, not RR (Onslow) | PID 20301784 to be P1. Deeded to County in 1992 as recreation land. |
| 5. Municipal parkland to be zoned P1, not RR (Crowe's Mill) | PID 20331831 to be P1. Deeded to County in 1997 as recreation land. |
| 6. Change zone from RR to RG (Crowes Mills) | PID 20319489 to be Rural General, not Rural Residential as this property is not part of a subdivision. |
| 7. Zoning Map – 36.1. Change Brule Point Golf Course from P1 & RG to P2 | PIDs 20467254 & 20021457 to change to P2 to reflect use of lands as an existing golf course. |
| 8. Zoning Map – 36.1. Change RV park beside Brule Point golf course to P2 from RG | PID 20020293 to change to P2 as RV park was started in 2024. |
| 9. Wild Rose Dr. in East Mountain to be R2 not RR | The residential lots on Wild Rose Dr. should be R2 not RR as they have access to public sewer. Rural Residential is intended for subdivisions with on-site septic systems. |
| 10. 3 residential lots along Onslow Rd. in Upper Onslow to R2 from C2 | PIDs 20505871, 20106183 & 20283214 should be zoned residential, R2 not C2, Highway Commercial. |

LAND USE BYLAW MAP AMENDMENTS

| Issue | Recommended Amendment |
|---|---|
| 11. Front portion of a residential lot on Main St., Tatamagouche, was zoned C1, not R3 | PID 20467437 was wrongly designated C1 along the front portion. Needs to be R3 to match rest of property. |
| 12. Residential lot on Dieppe Ave, Debert with a portion of it zoned P1. Should all be R3 | ID 20503546, zoned R3, has a small portion of it zoned as P1, which is incorrect. Entire lot should be R3. |
| 13. Residential lot on Truro Rd in Hilden should be R-2, not R-2C | PID 20167524 should be zoned R2 not R2C. This will match zoning along Truro Road. |
| 14. Zoning Map – 36.1. County Water Plant on Cooper Rd outside Tatamagouche to be I instead of RG | PID 20093787 should be zoned Institutional, not Rural General. All municipal buildings are to be zoned Institutional. |
| 15. Coastal Elevation zone wrongly applied to properties along Trout Brook Rd., French River | PIDs 20267316, 20093886, 20088480, 20088506 & 20487641 has Coastal Elevation zoning wrongly applied. These are all inland from the coast. The Coastal Elevation map – Northumberland Insert 2 will have to revised. |
| 16. Municipal parkland to be zoned P1 not R2 on Village Line Avenue | PID 20317715 to be P1. Deeded to County in 1994 as recreation land. |
| 17. 3 residential lots on Village Line Ave were zoned | PIDs 20317707, 20317699 & 20439873 should be zoned R-2C, not R-2, to be consistent with rest of the subdivision. |

LAND USE BYLAW MAP AMENDMENTS

| Issue | Recommended Amendment |
|---|--|
| incorrectly: R-2C not R-2 | |
| 18. A section of Truro Heights Rd from below Chaisson Way to Bayside Drive, should be zoned R3, not R-2C. | This section along Truro Hts Rd., was incorrectly zoned to a more restrictive zone than in the previous by-law. It was not the intention to discourage medium to high residential development along a collector road. |
| 19. Truro Hts Zoning map error on Oakwood Drive | PID 20269879 should all be zoned R-2C. Currently the back half of this one property is zoned R-3. |
| 20. Truro Hts Zoning map. The Waste Water Treatment Plant needs to be zoned Institutional, not AP. | These PIDs 20218137, 20314175 & 20213948 are to be zoned Institutional not Agriculture Potential. |
| 21. Onslow zoning Map – some existing municipal parks were mis-zoned. | Change these PIDs from residential to P-1, Parks & Open Spaces: Summer Hill Park – 20501821 & 20501839; Sunrise Court – 20495909 and 20479994 |
| 22. Municipal Flood Mapping for North Shore | Add the Municipal Flood Mapping Program data for the North Shore recently provided by the Province by amending the applicable flood overlays on page 179, 36.2, Schedule B and by adding a new Flood Overlay Schedule B for the North Shore. |
| 23. Bible Hill/Valley Zoning Map – R-3 use in a C-1 zone | Lands on the west side of Pictou Road in East Mountain to go from C-1 General Commercial to R-3 Medium Density Residential, reflecting what has been the development trend in recent years. From PID 20266276 to 20010922. |

LAND USE BYLAW MAP AMENDMENTS

| Issue | Recommended Amendment |
|---|--|
| <p>24. Schedule A Zoning Map – page 168. Sunrise Shore Marina</p> | <p>The Sunrise Shore Marina to be zoned P-2 Commercial Recreation not Rural General. The PID is 20267423.</p> |
| <p>25. Tatamagouche Zoning Map corrections</p> | <p>Campbell’s Shipyard Marina, PID 20486163 to be P-1 Parks & Open Space, not residential, R-3. Daycare on Blair Avenue to be zoned Institutional, not R-3 residential. PID 20087870</p> |
| <p>26. Bible Hill/Valley Zoning Map correction</p> | <p>PID 20463709 should be zoned as R-3, not R-2, to match surrounding zoning.</p> |
| <p>27. Onslow-Belmont Fire Brigade</p> | <p>Entire property to be zoned as I - Institutional. PID 20103768. A portion is incorrectly zoned RG.</p> |
| <p>28. Bible Hill/Valley Zoning Map changes</p> | <p>Two areas to change to Residential Medium & High Density from Commercial: #1 - sections along & off Main St from Lloyd Court to Windsor Ave, excluding any existing businesses. A mix of R-3 & R-4 (along Main St.) #2 – sections along Pictou Rd: between Oak Drive & Village Court – all R-4.</p> |
| <p>29. Schedule A – Zoning Map, 36.1. Wrong zoning applied to part of an existing campground.</p> | <p>PID 20439881 to be zoned P-2, not AP/RG as it is part of an existing commercial campground in the Masstown area.</p> |
| <p>30. Schedule A – Hilden Zoning Map corrections</p> | <p>Three properties on the west side of Highway 2 in Hilden were wrongly zoned Rural General. PID 20254264 to become R-3; PIDs 20208393 and 20284774 to become C-1.</p> |

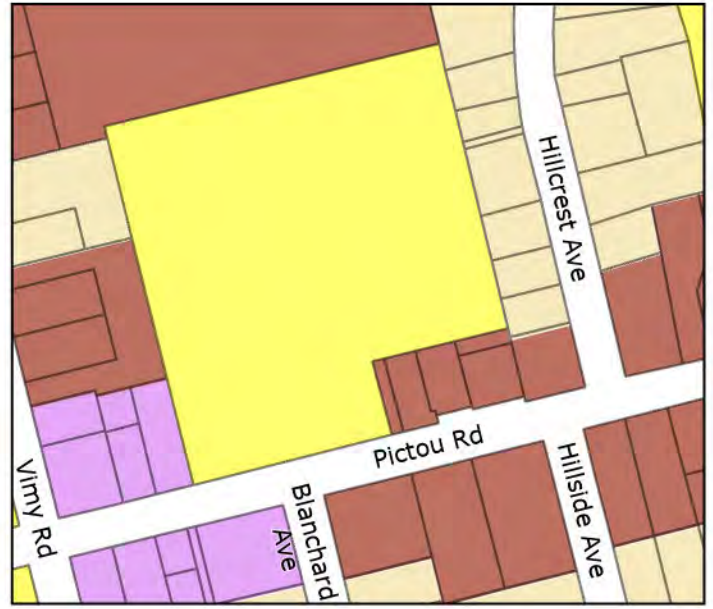
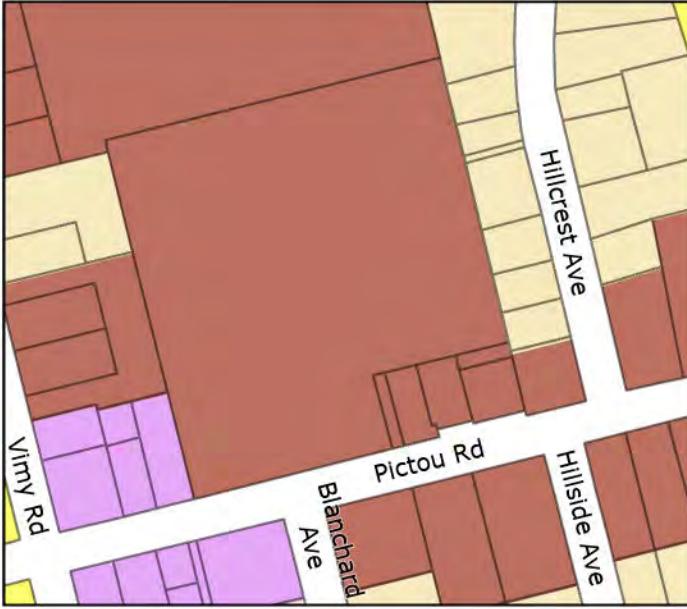


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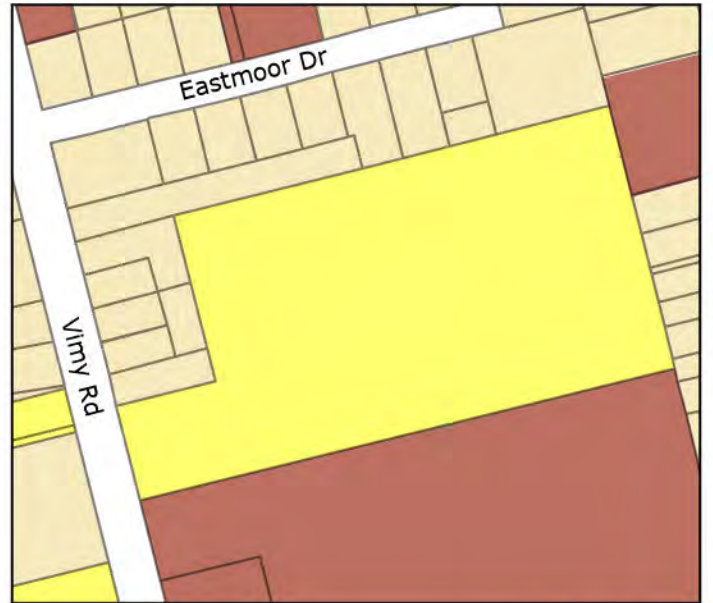
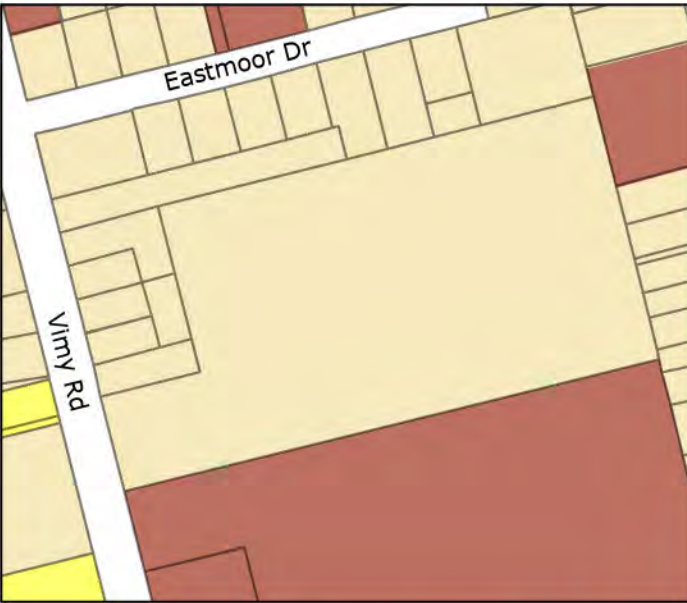


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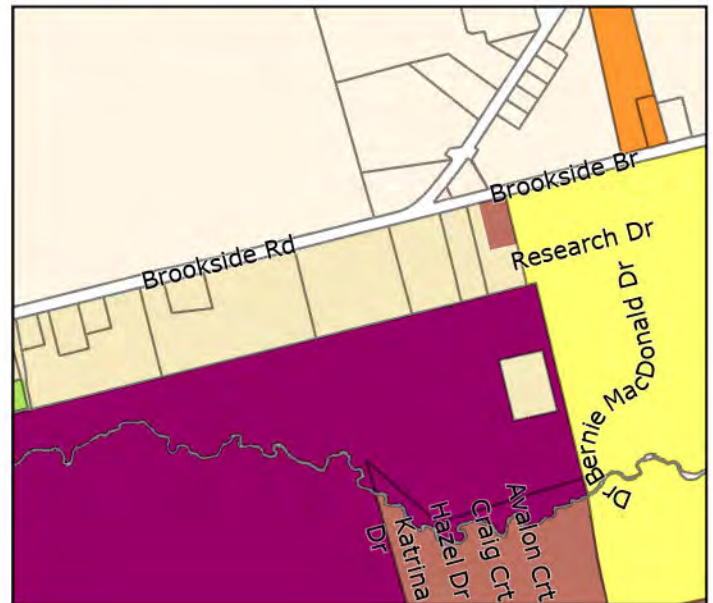
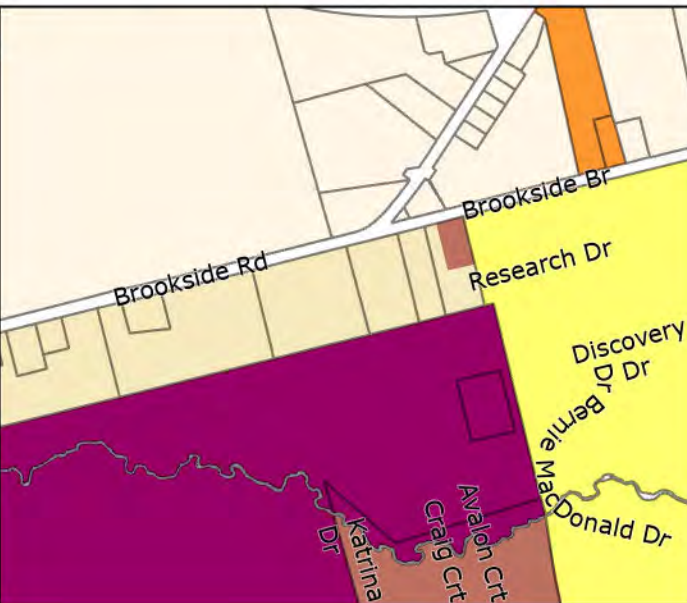
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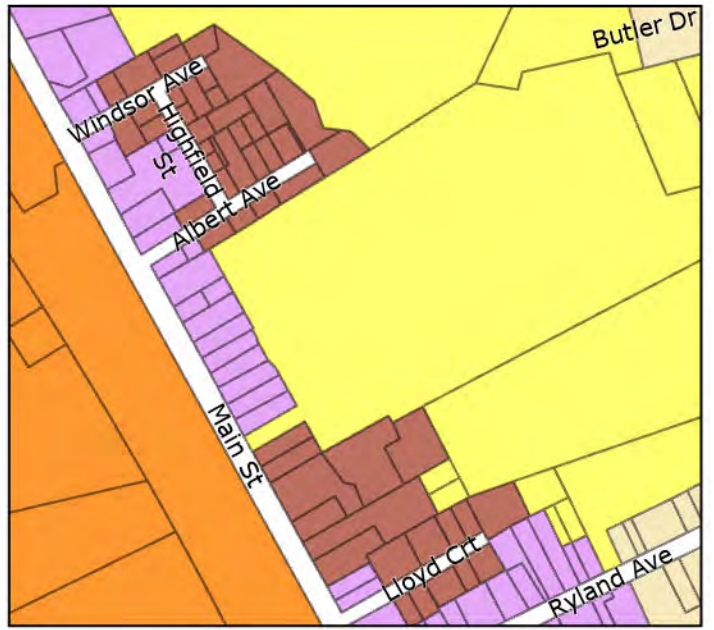
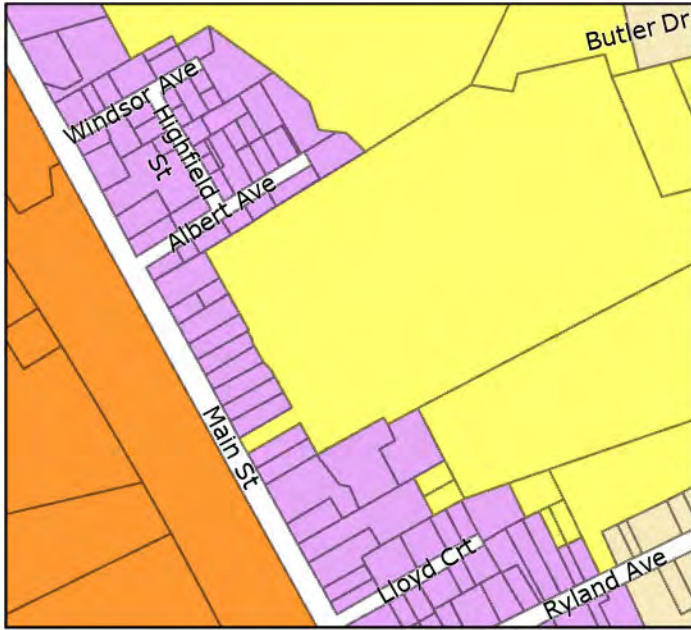


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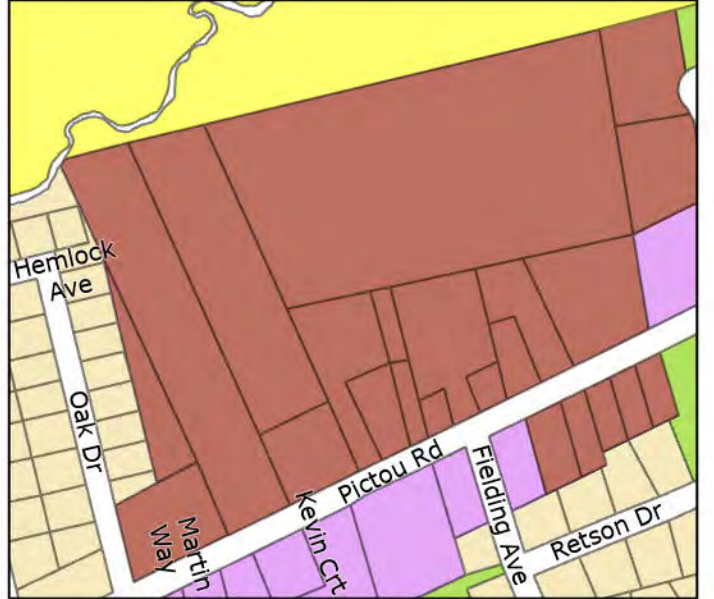
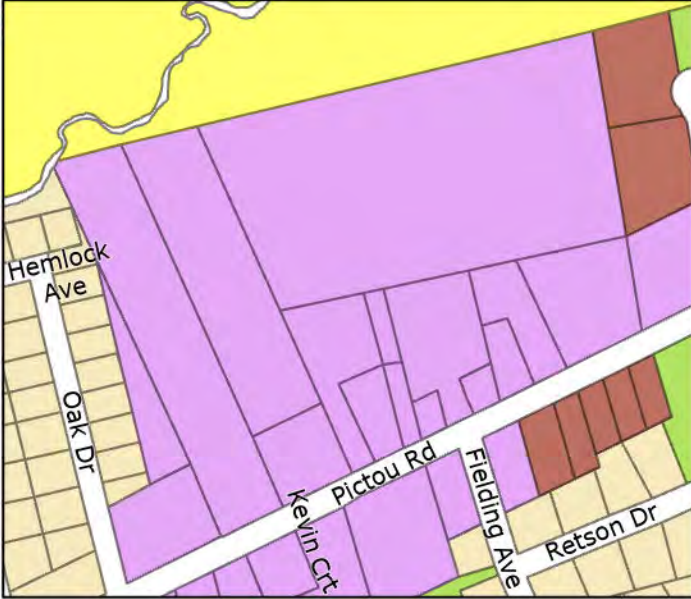


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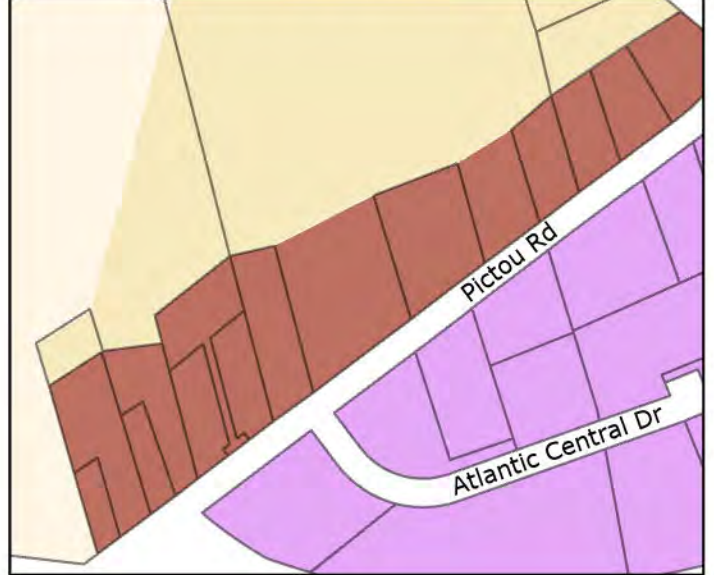
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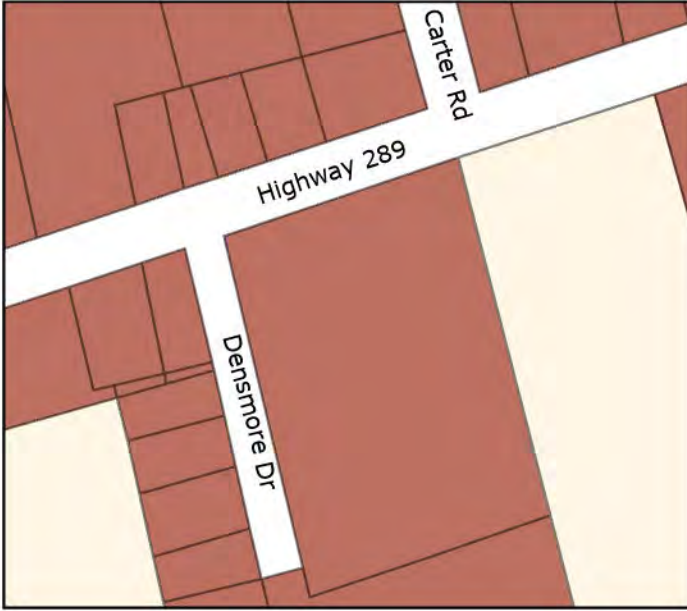
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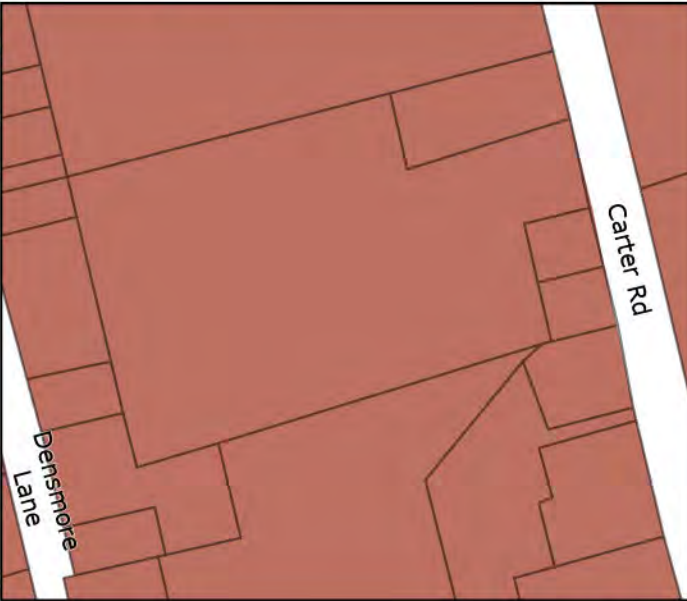


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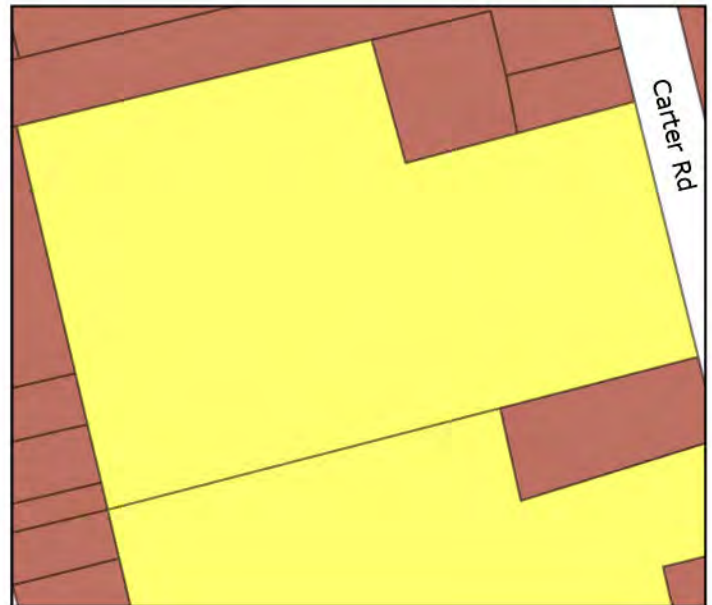
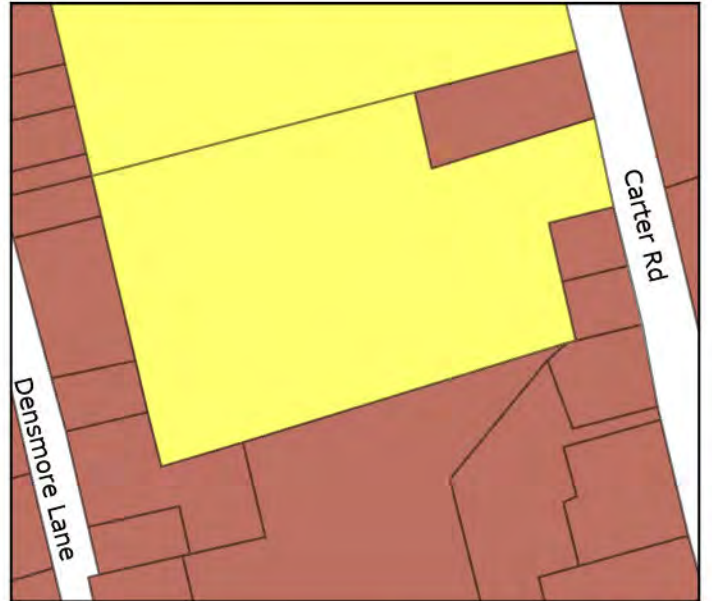
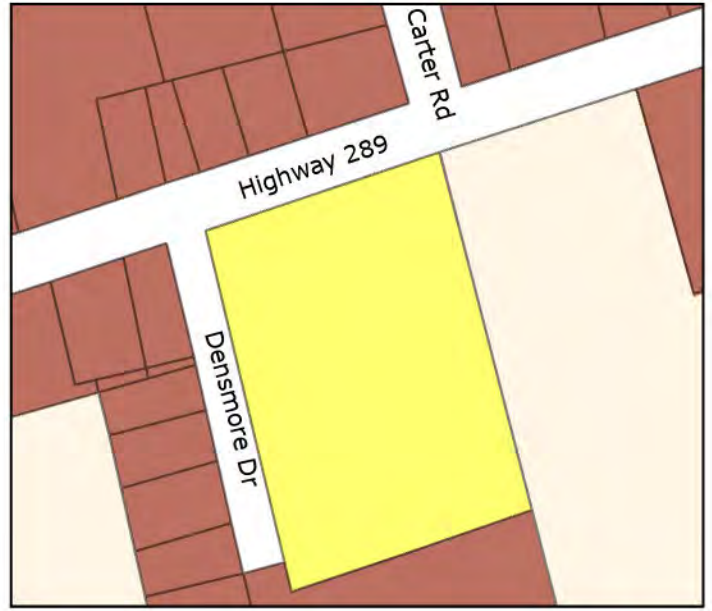
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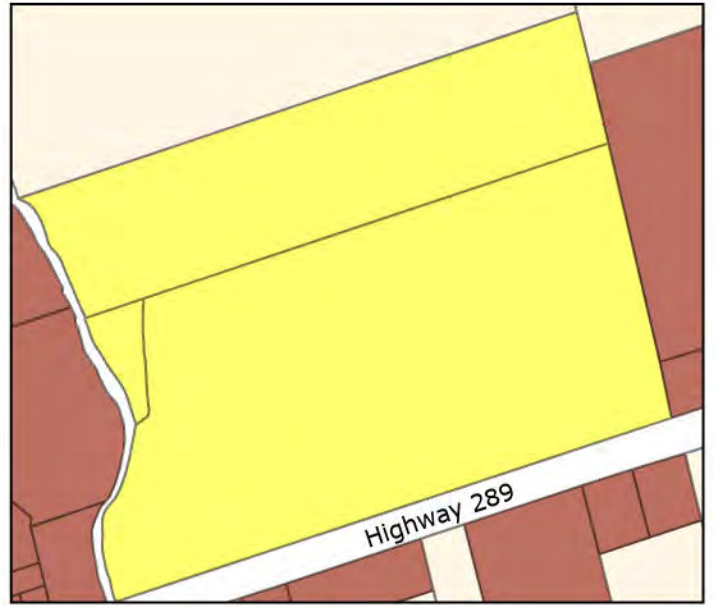


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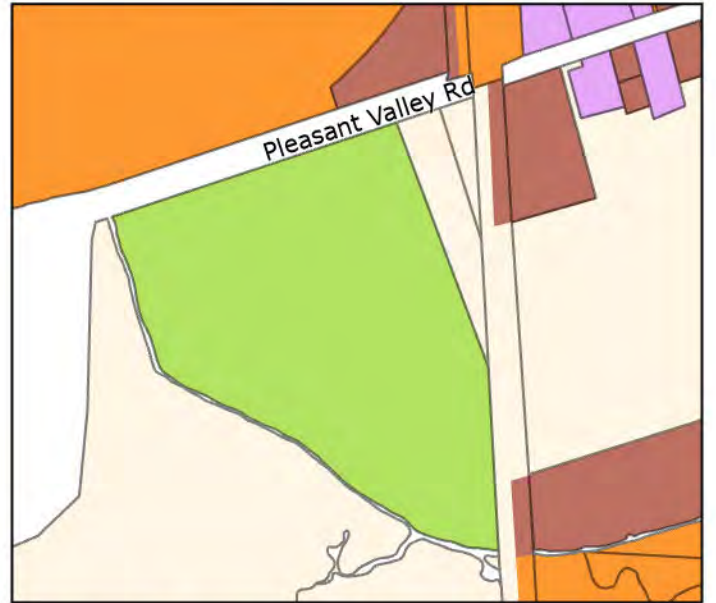
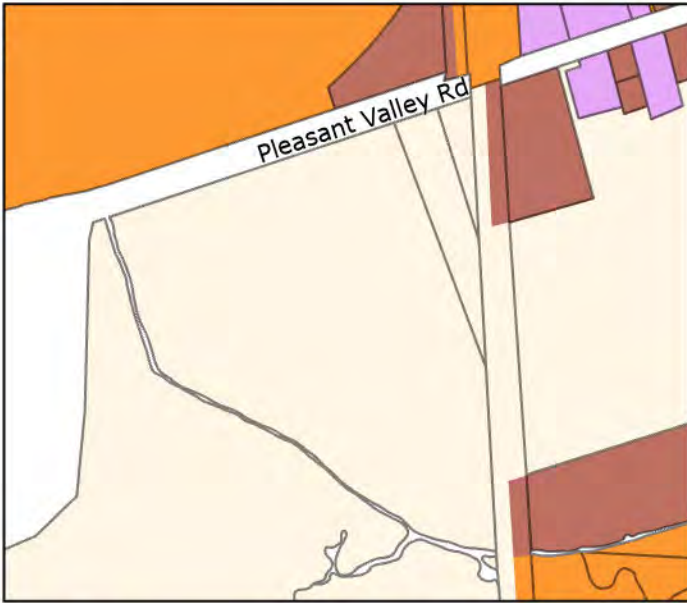


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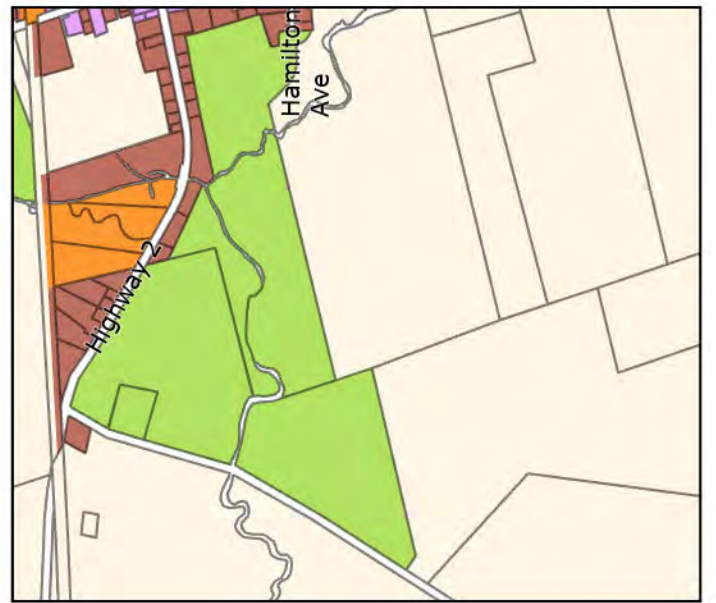
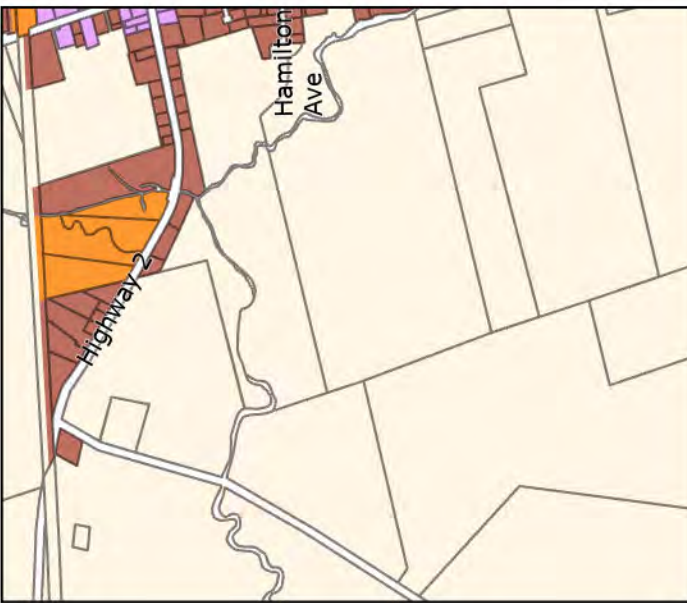
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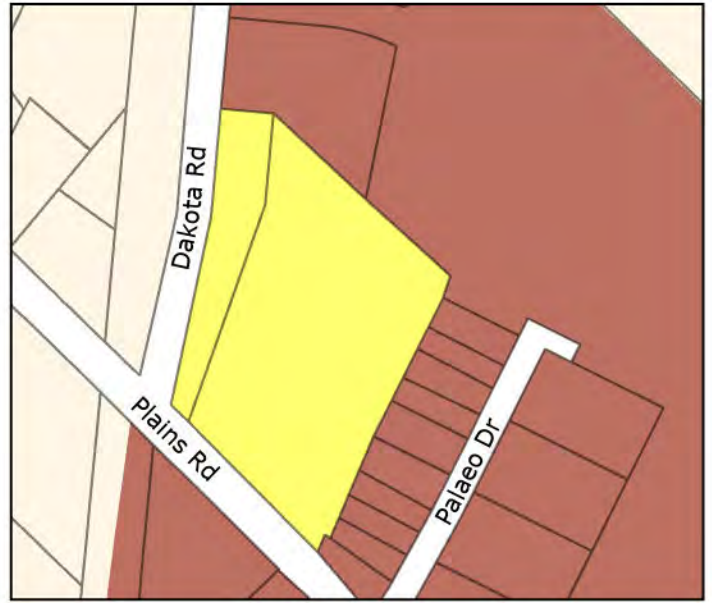
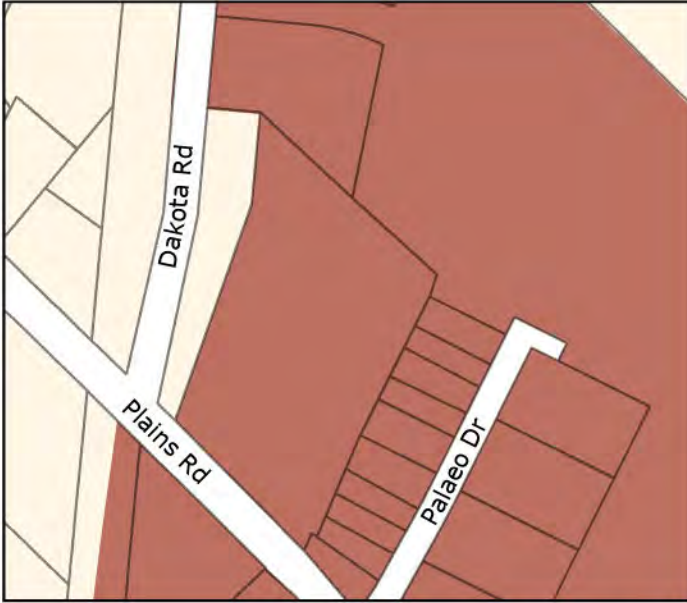


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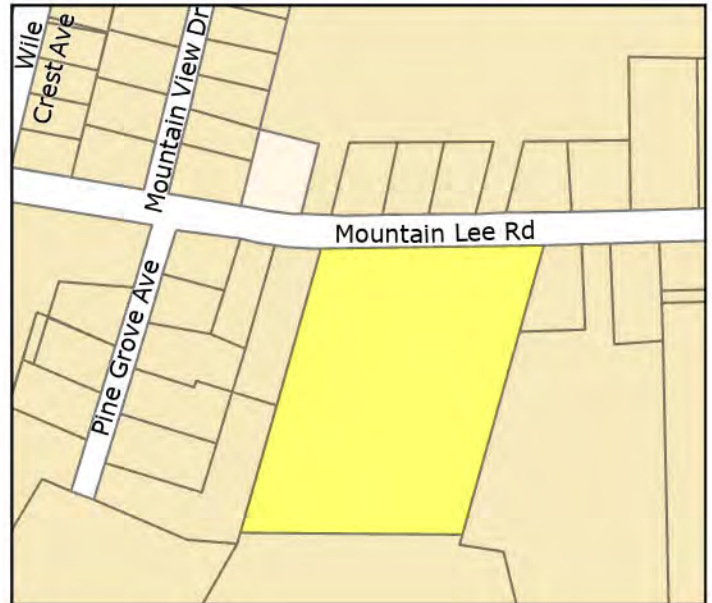
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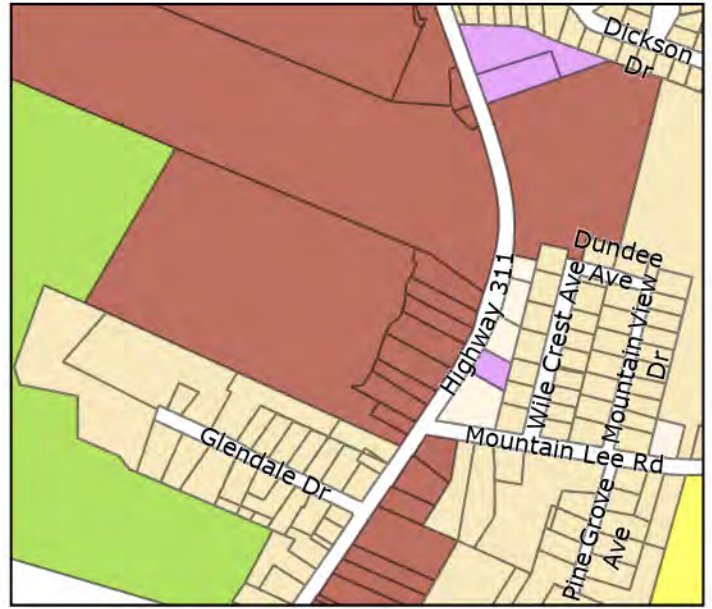
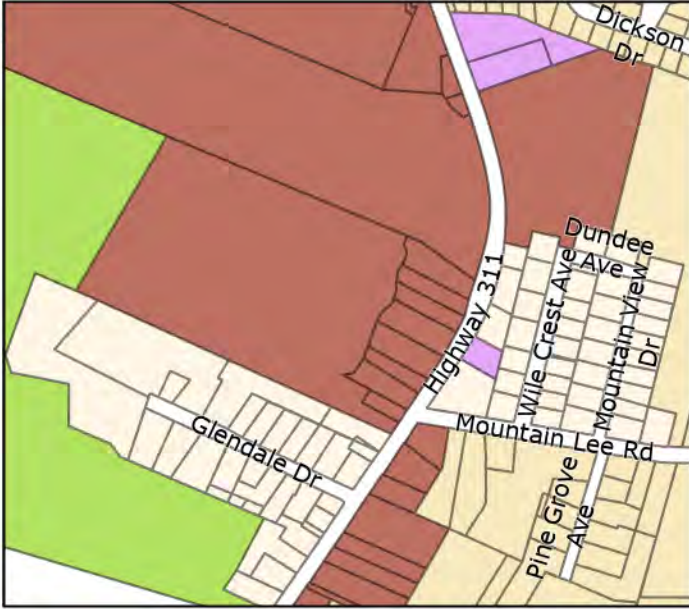


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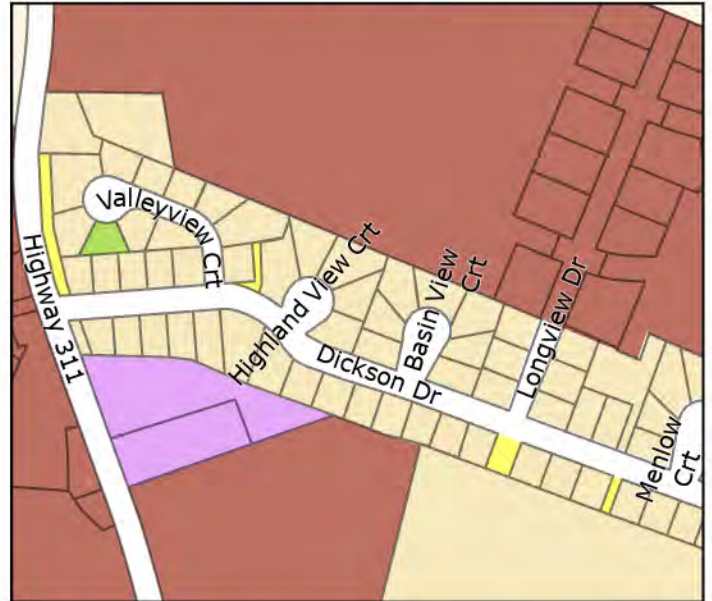
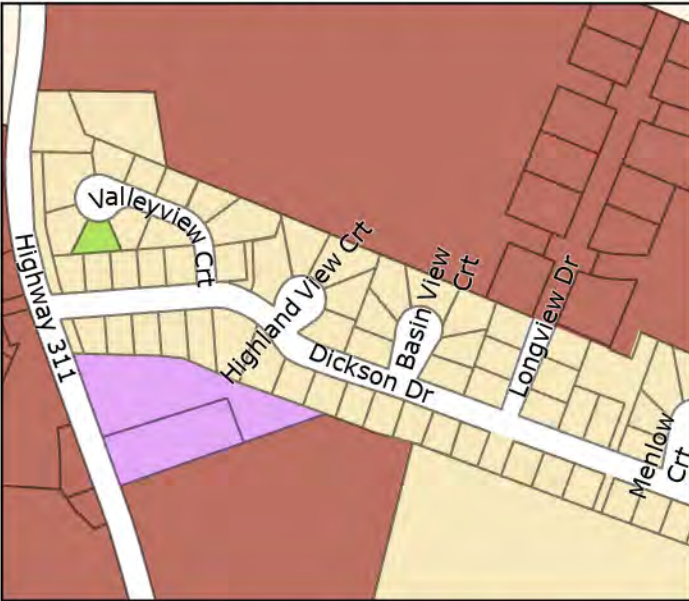


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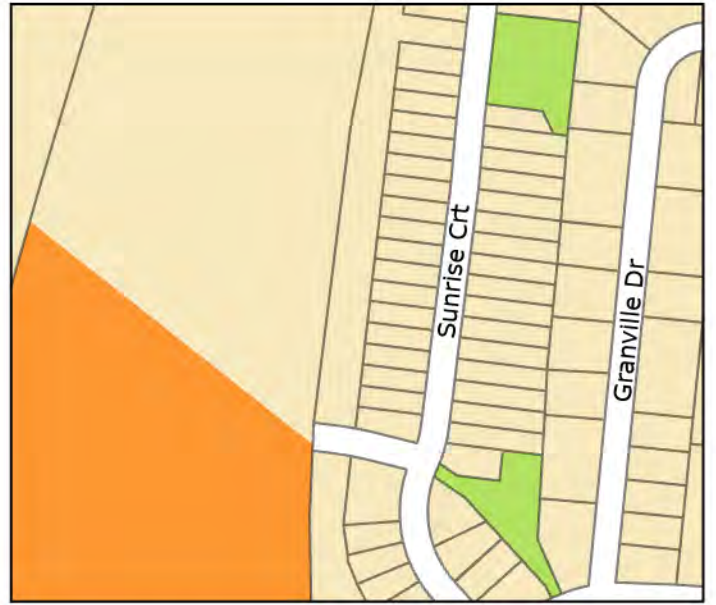


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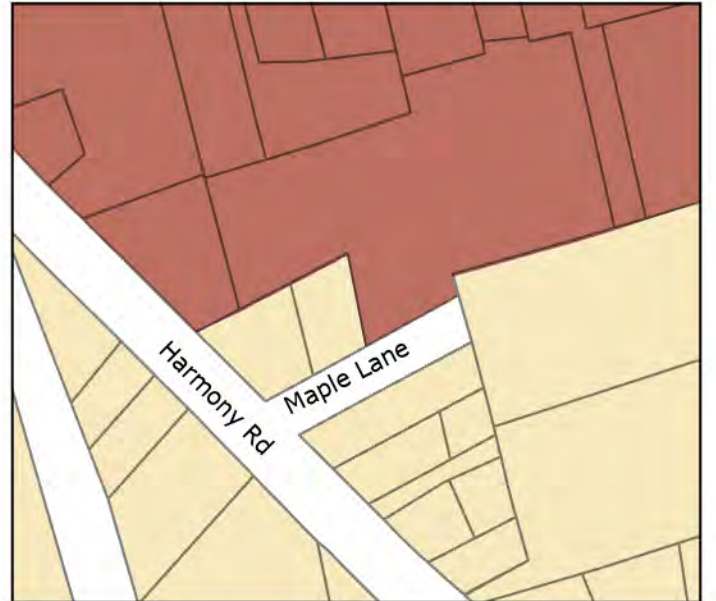
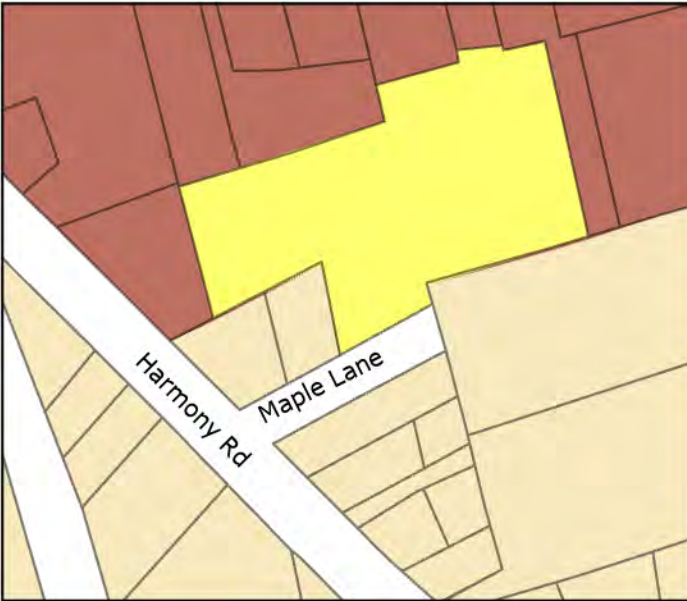


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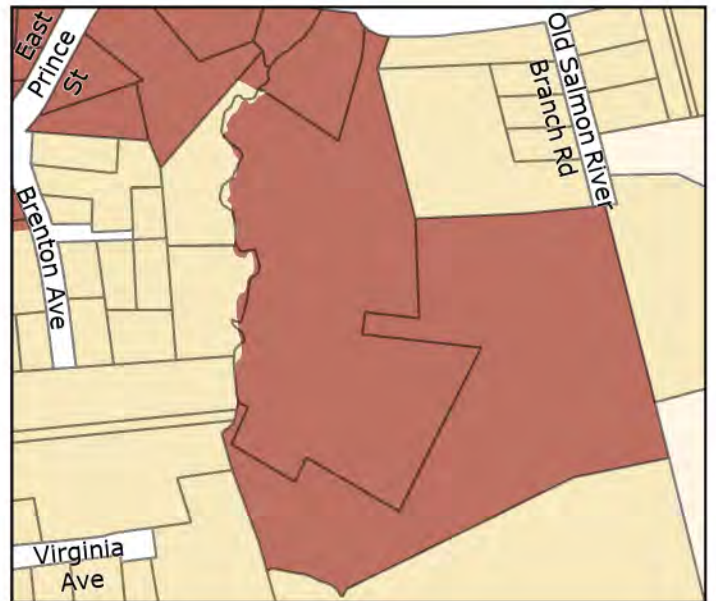
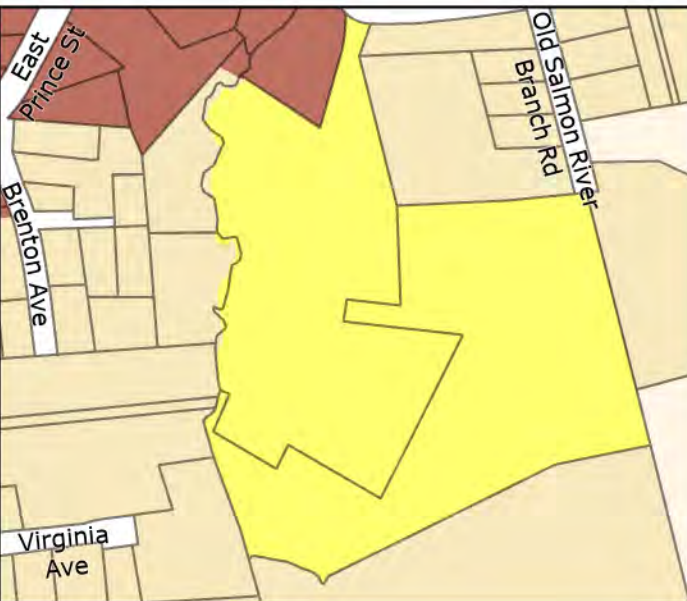
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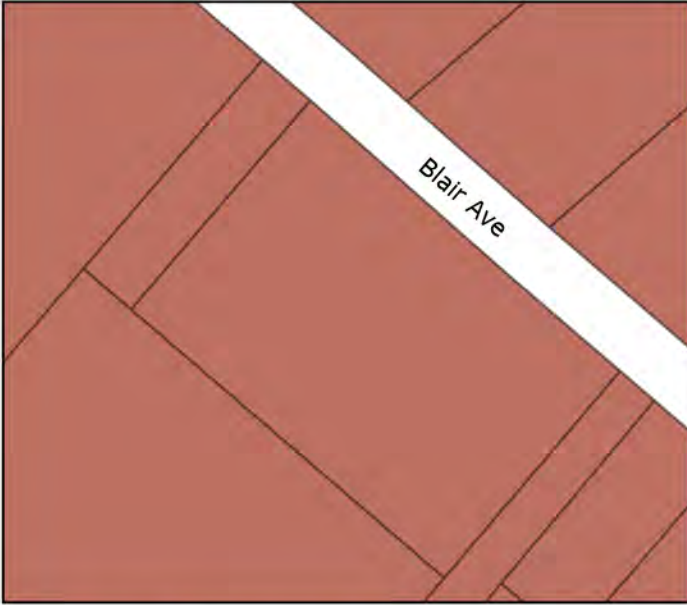


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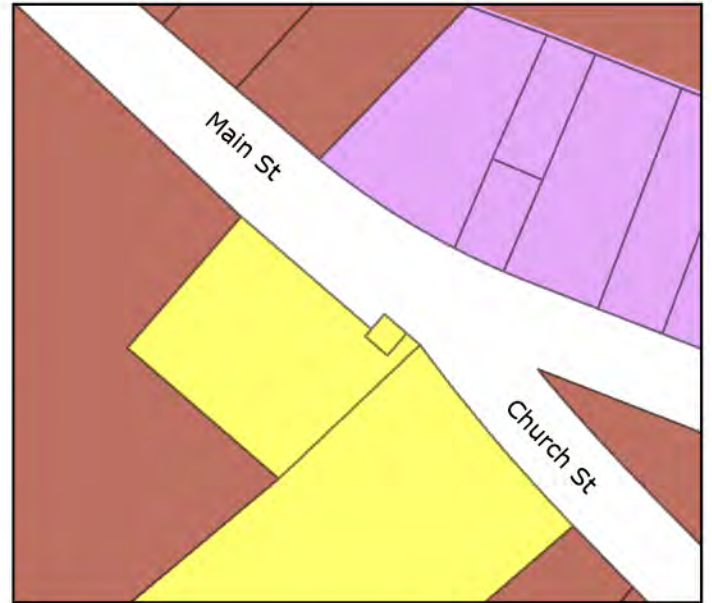


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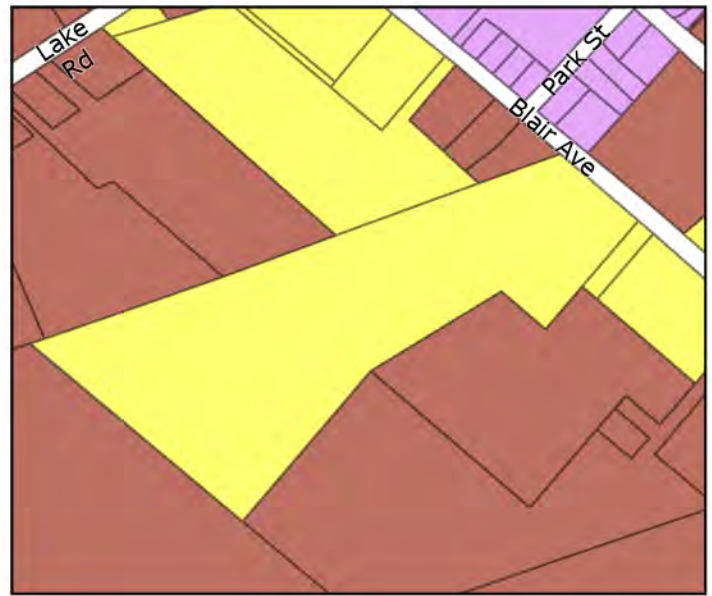
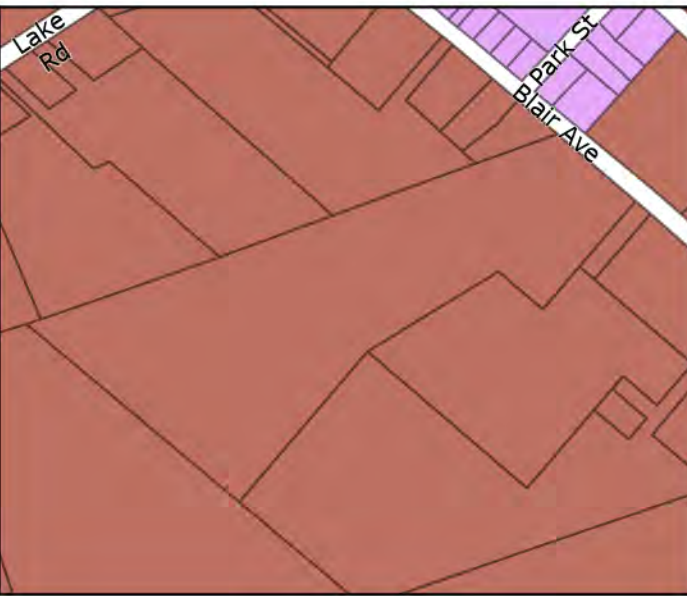
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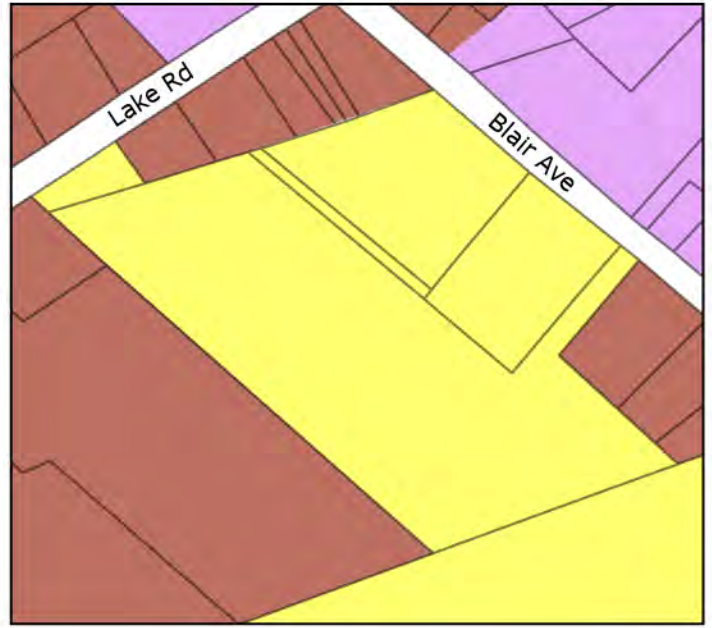


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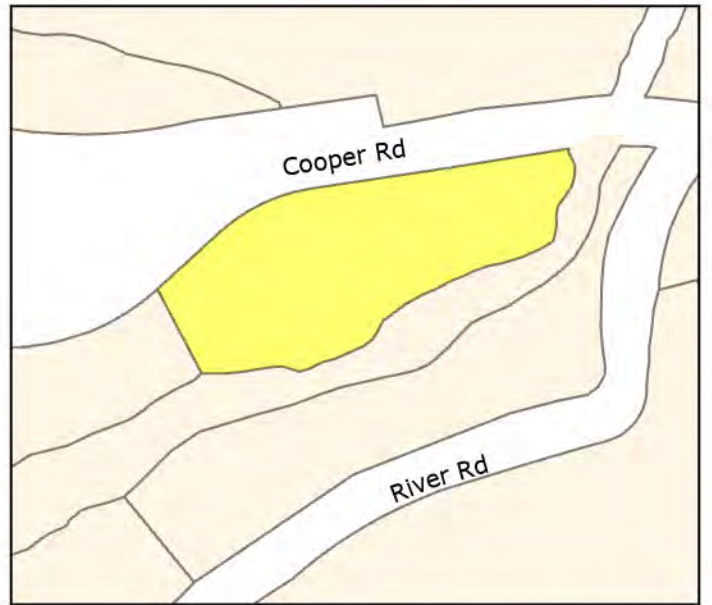
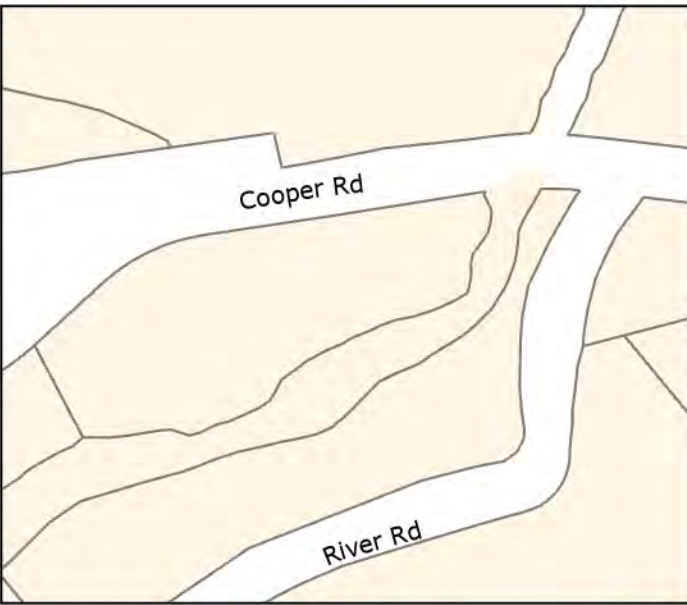


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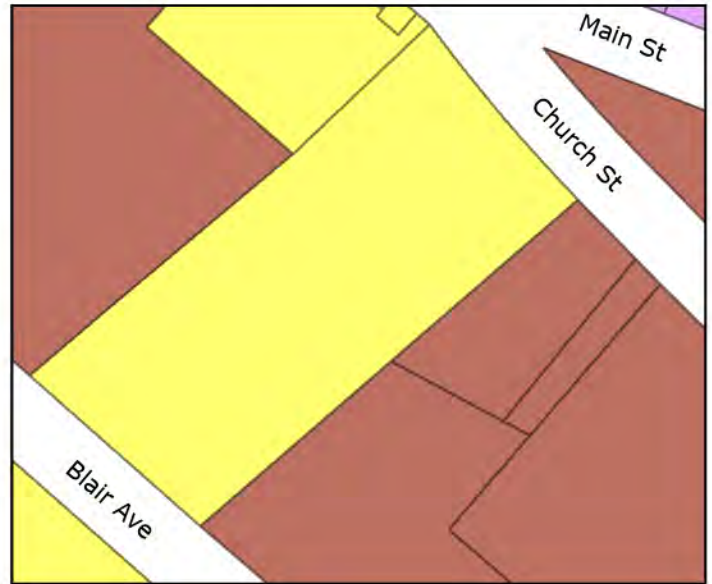
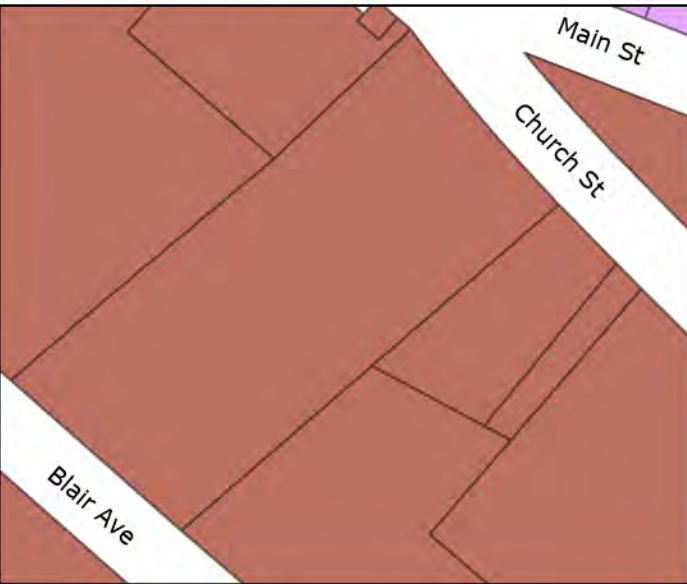
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REFER TO PAGE 7 OF THE STAFF REPORT - #27:

36.9 APPENDIX C – Existing Mobile Homes

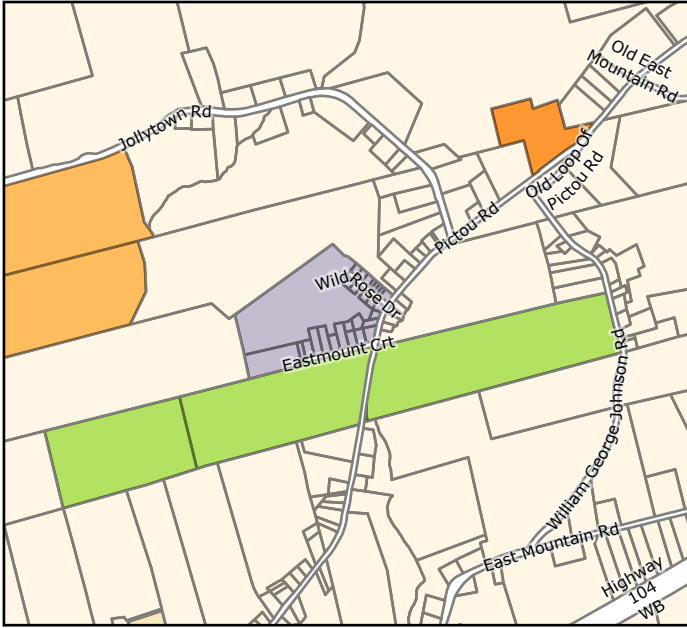
Existing Mobile Homes on Individual Lots in Tatamagouche

| Address | PID # |
|---------------|----------|
| 62 Lake Road | 20088126 |
| 82 Lake Road | 20088142 |
| 90 Lake Road | 20088175 |
| 122 Lake Road | 20333084 |
| 134 Lake Road | 20088233 |
| 145 Lake Road | 20088282 |
| 147 Lake Road | 20088282 |

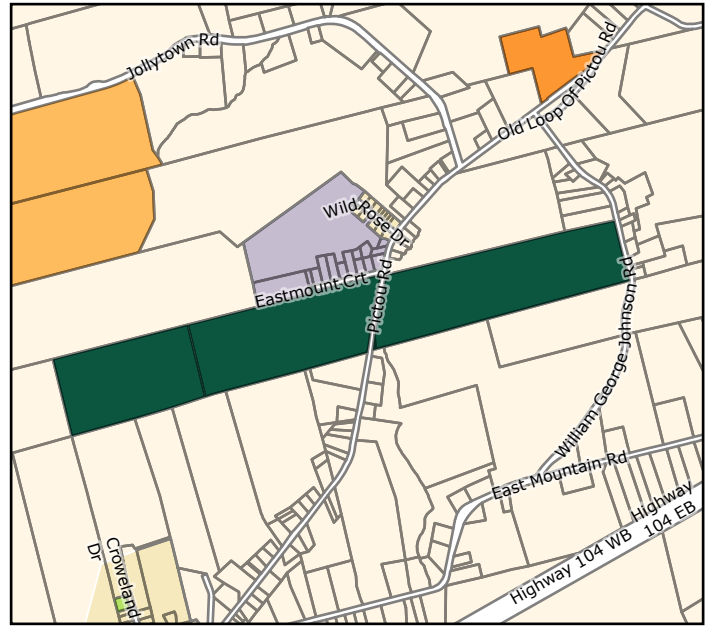


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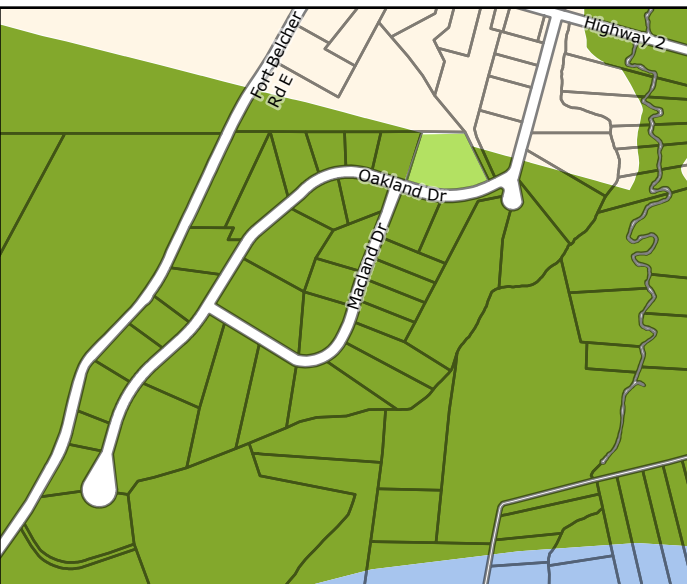
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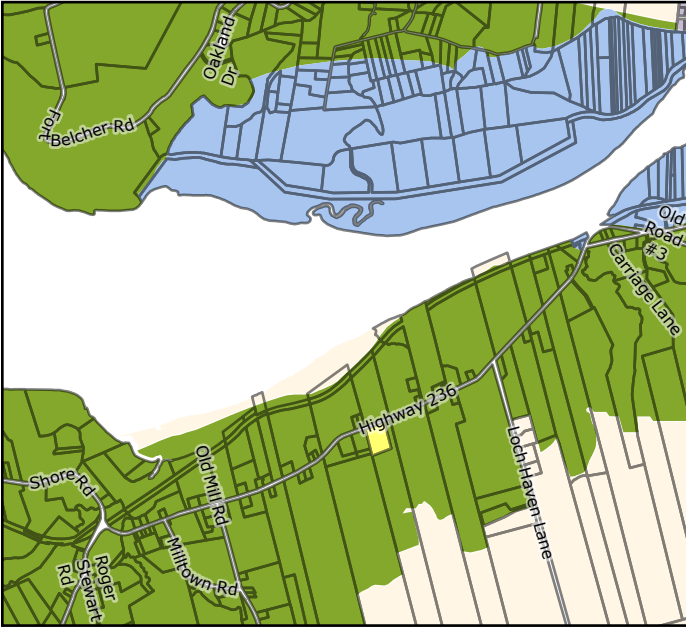


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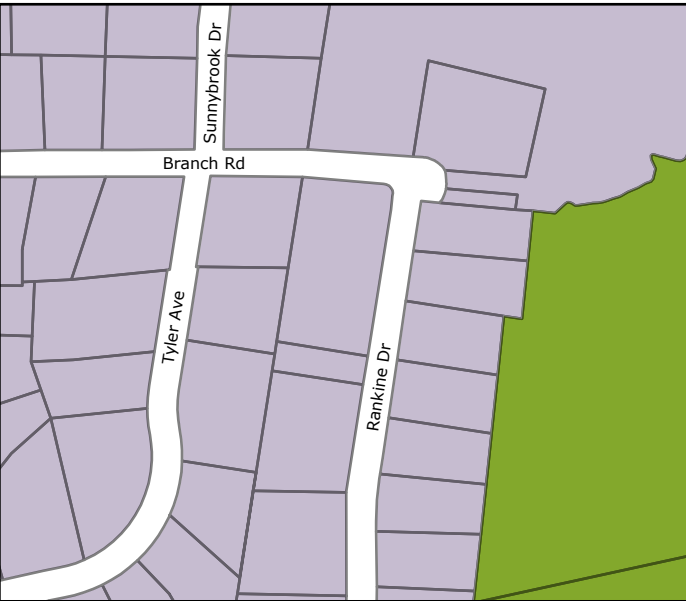


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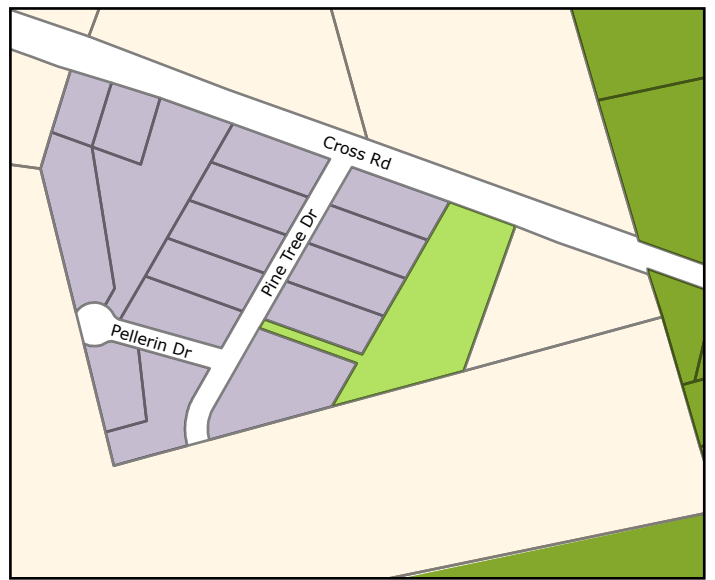
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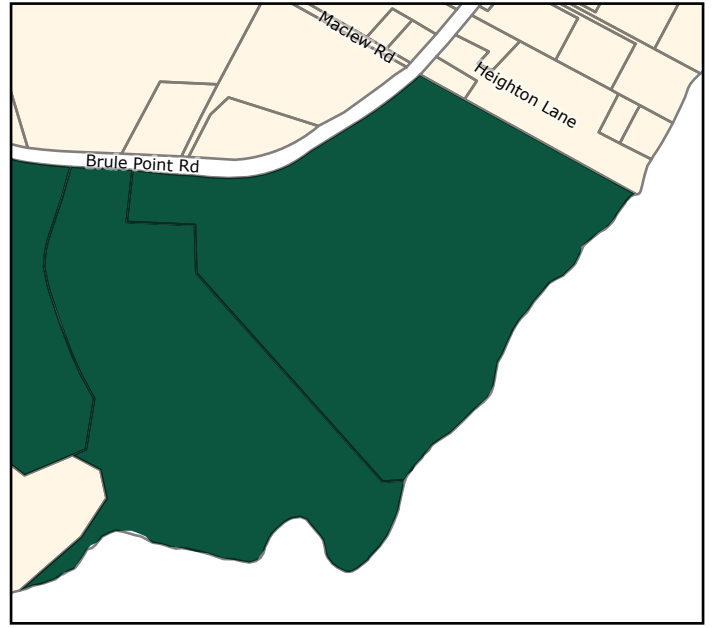
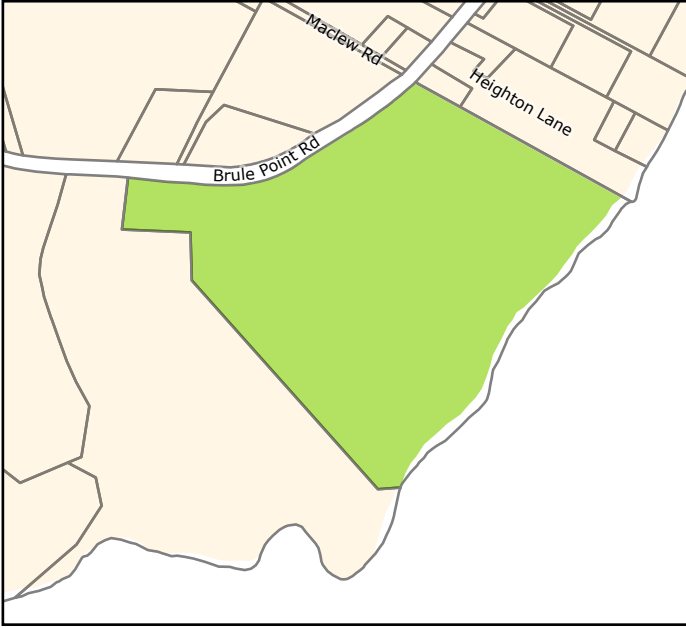


LUB Map Current

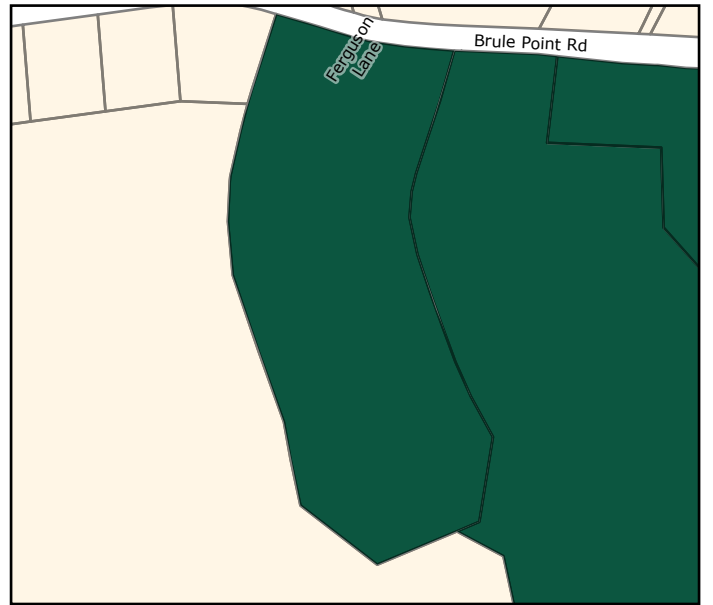
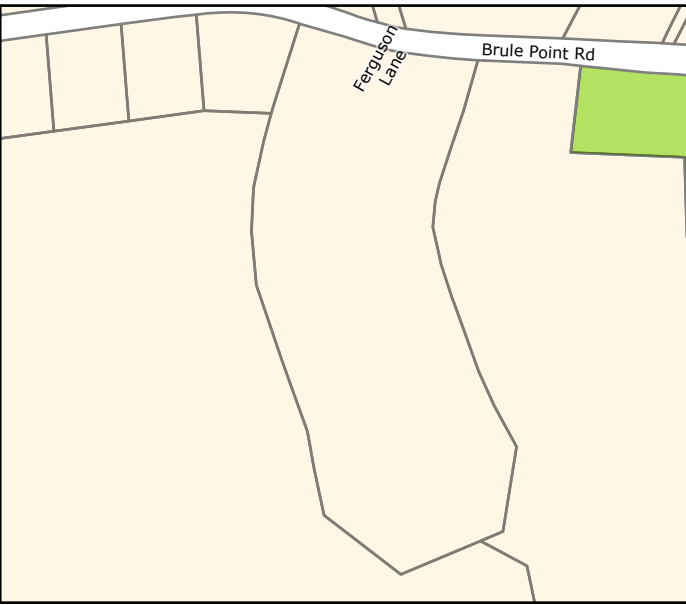


LUB Map Amendment

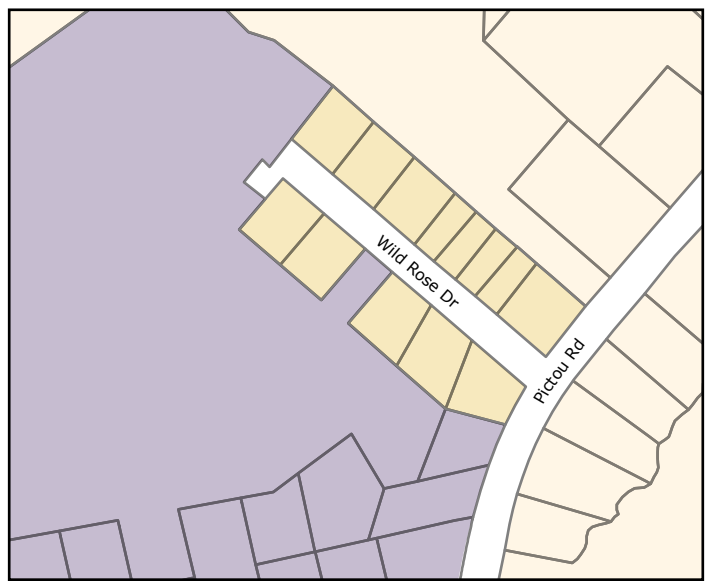
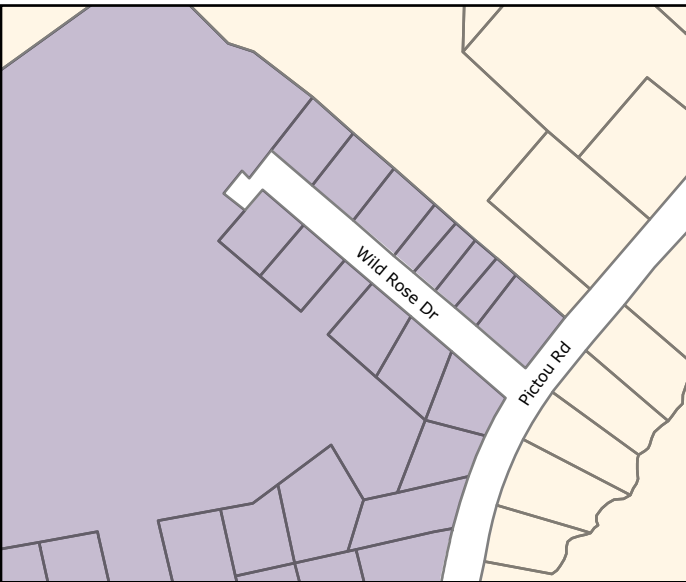
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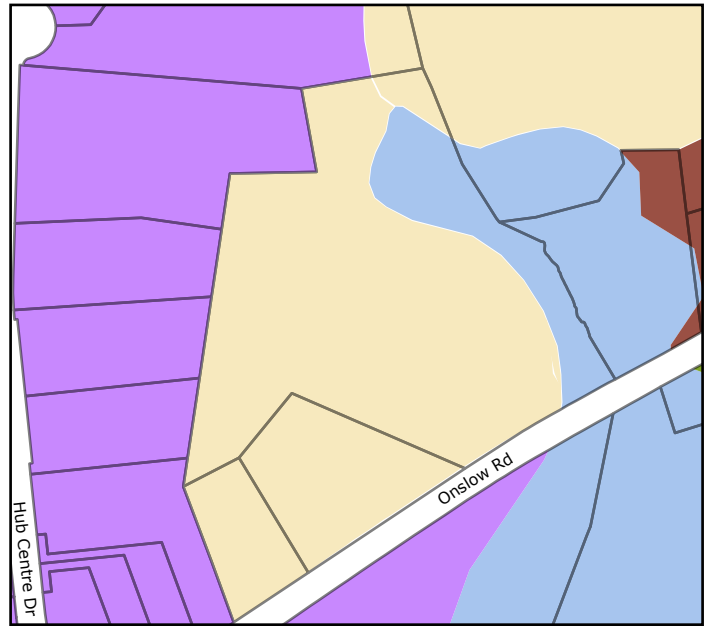
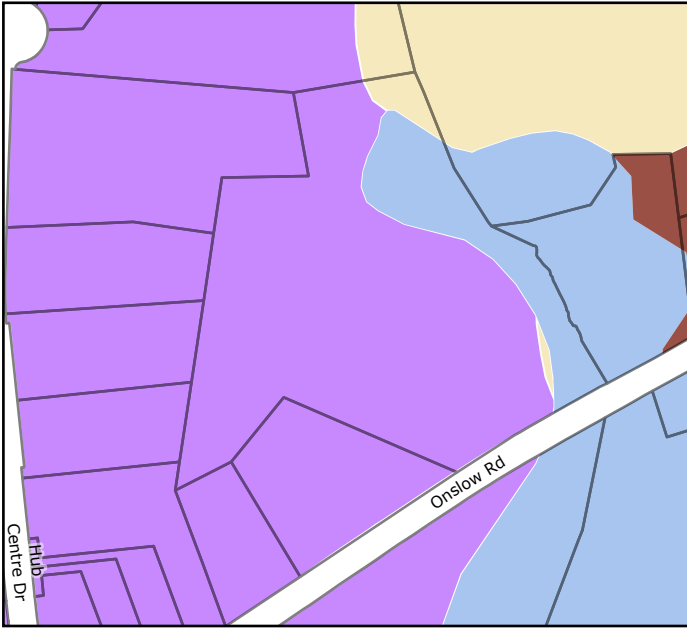


LUB Map Current



LUB Map Amendment

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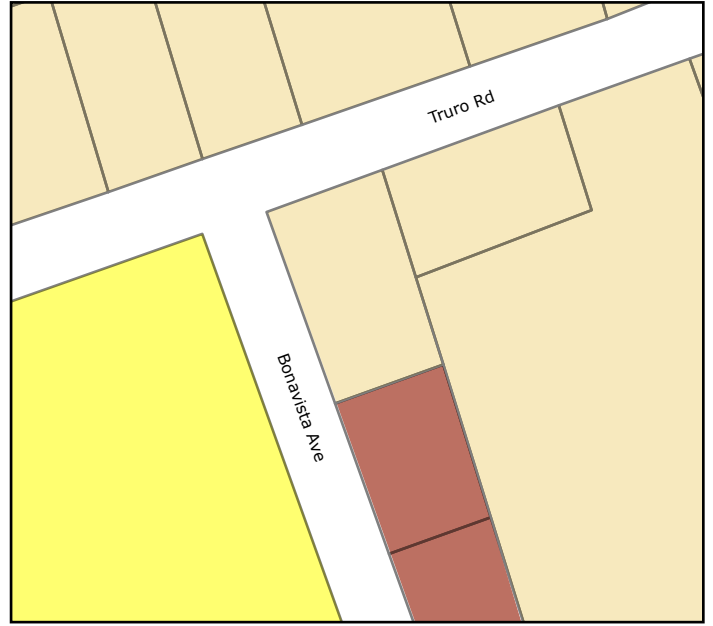
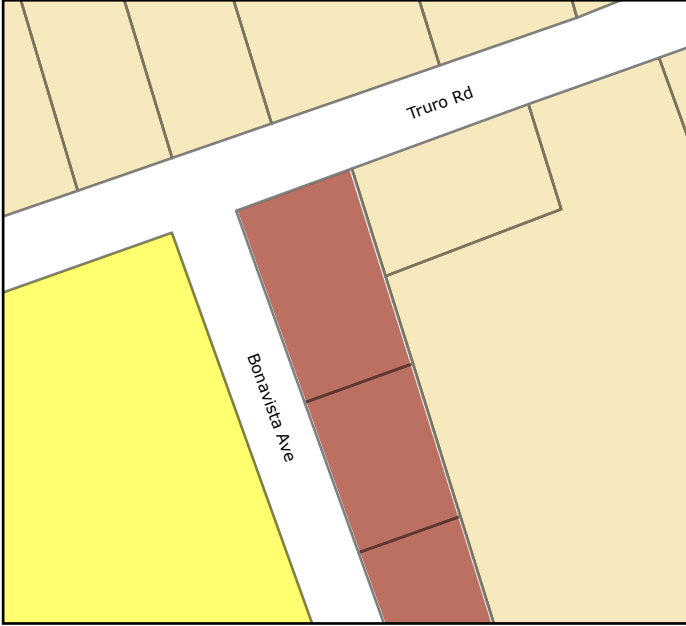


LUB Map Current

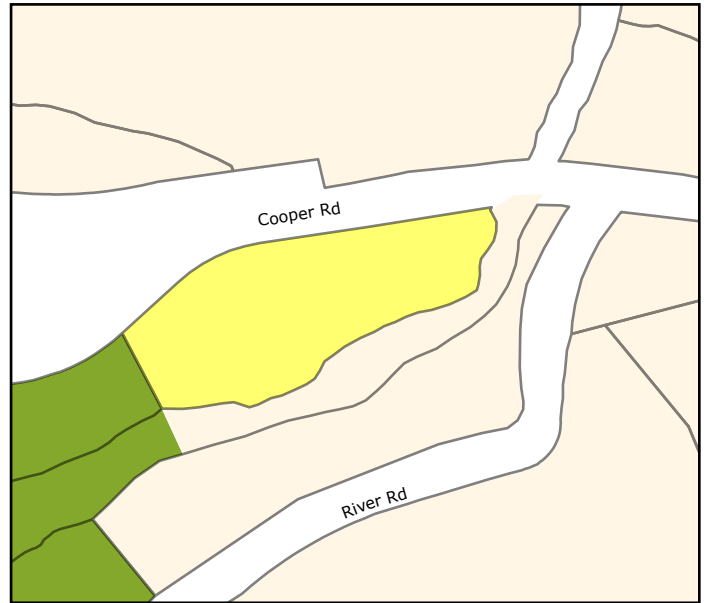
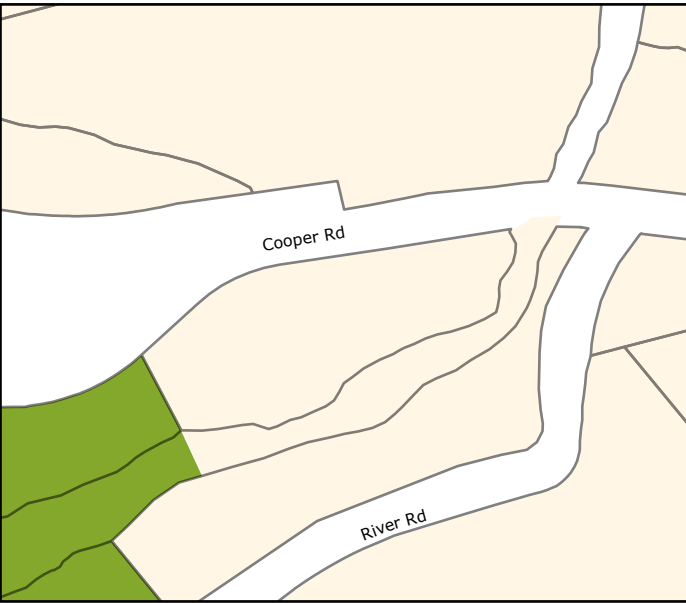


LUB Map Amendment

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LUB Map Current

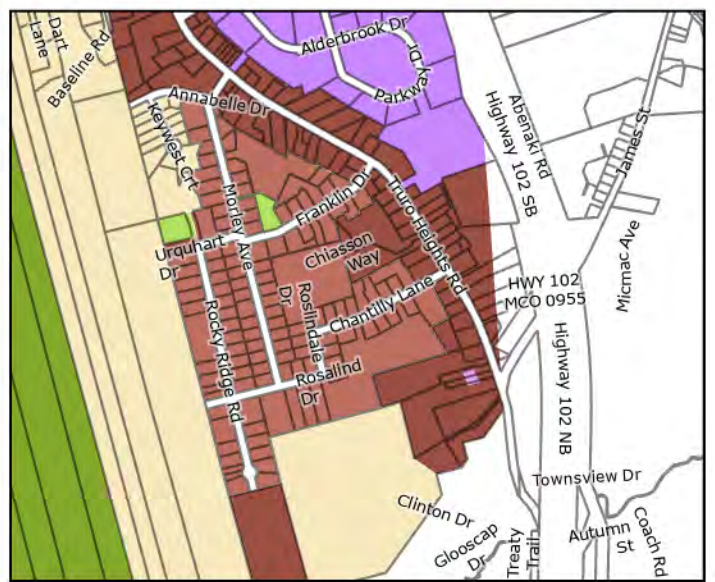
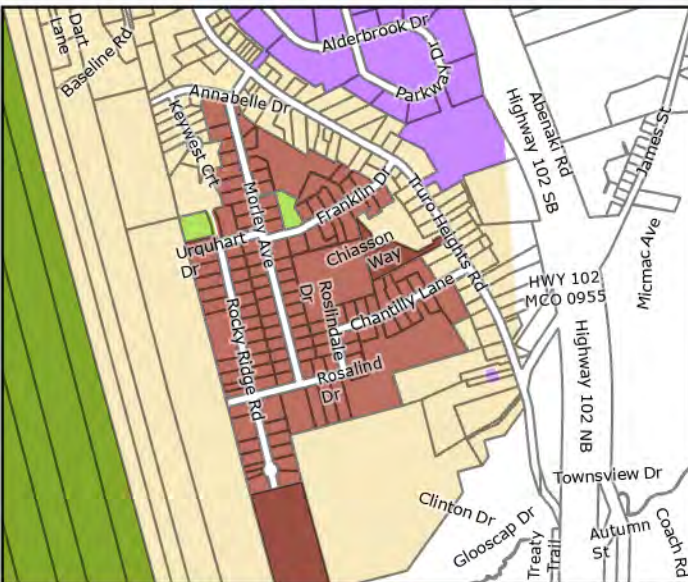
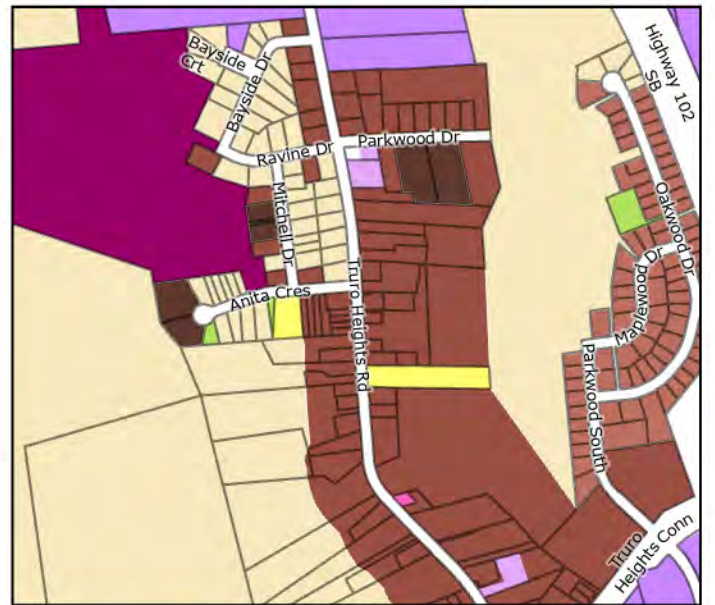
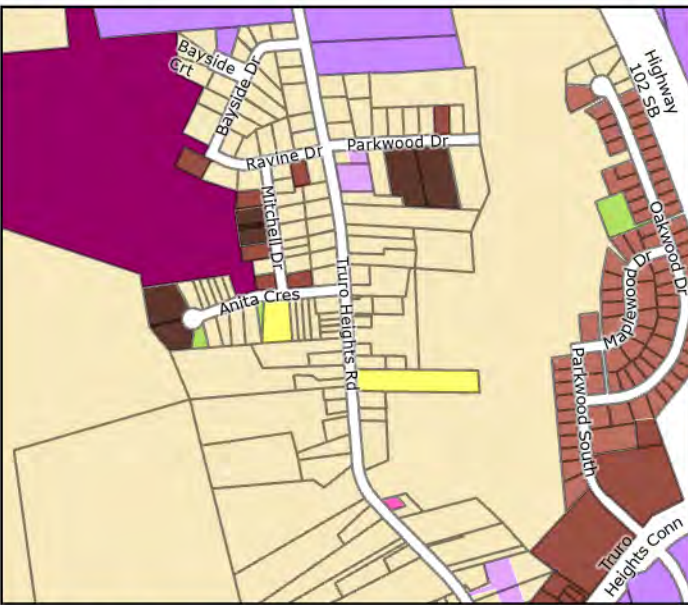


LUB Map Amendment

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LUB Map Current

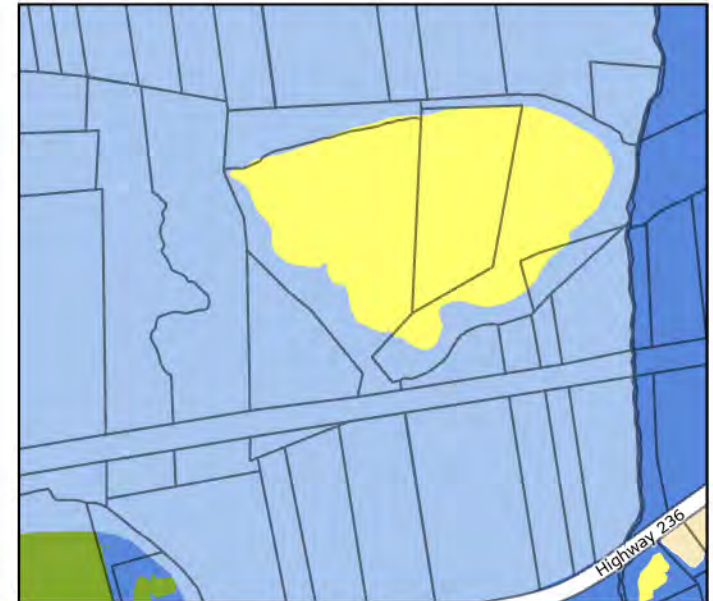


LUB Map Amendment

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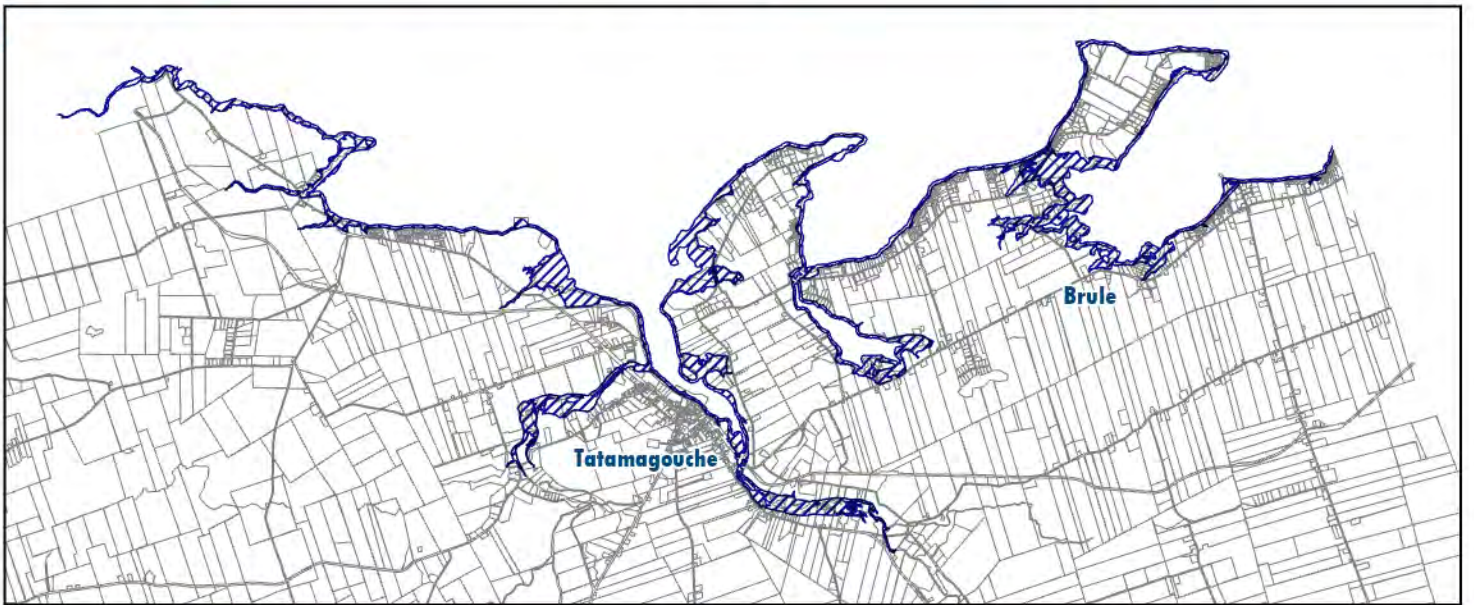
LUB Map Current



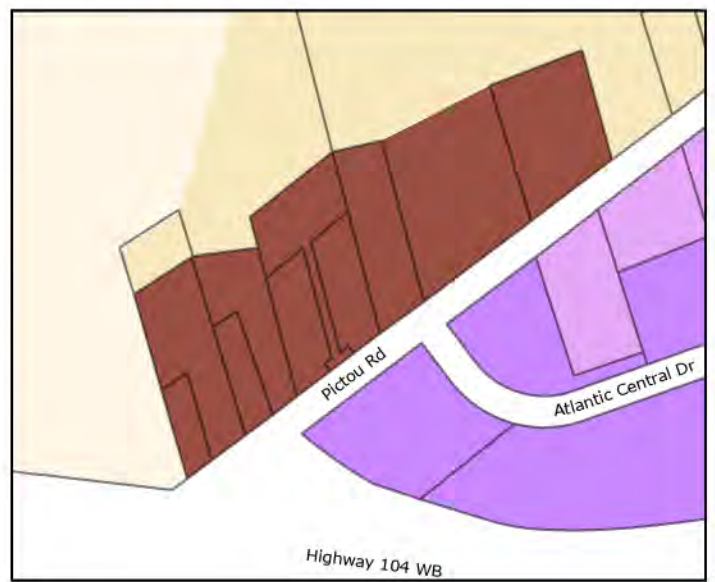
LUB Map Amendment



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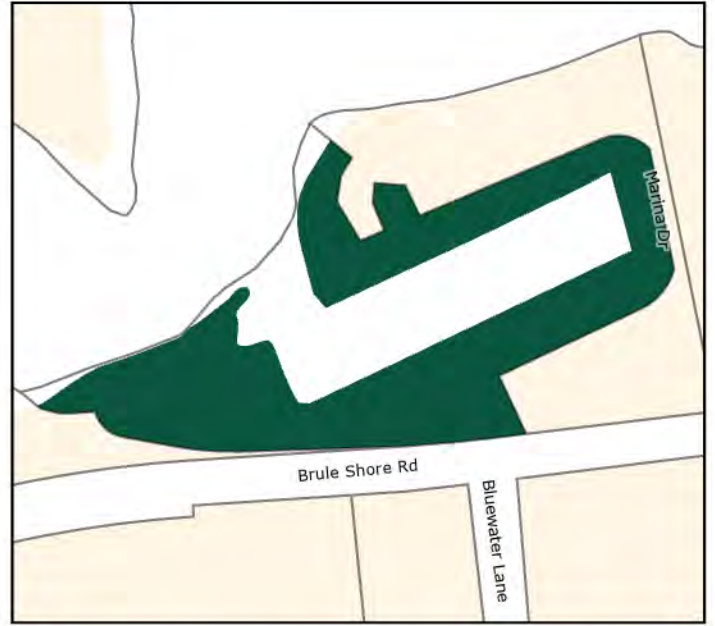


LUB Map Current

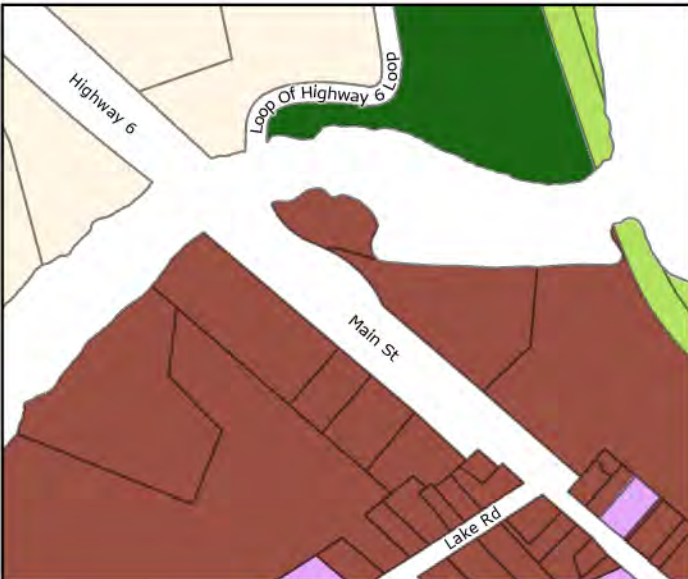


LUB Map Amendment

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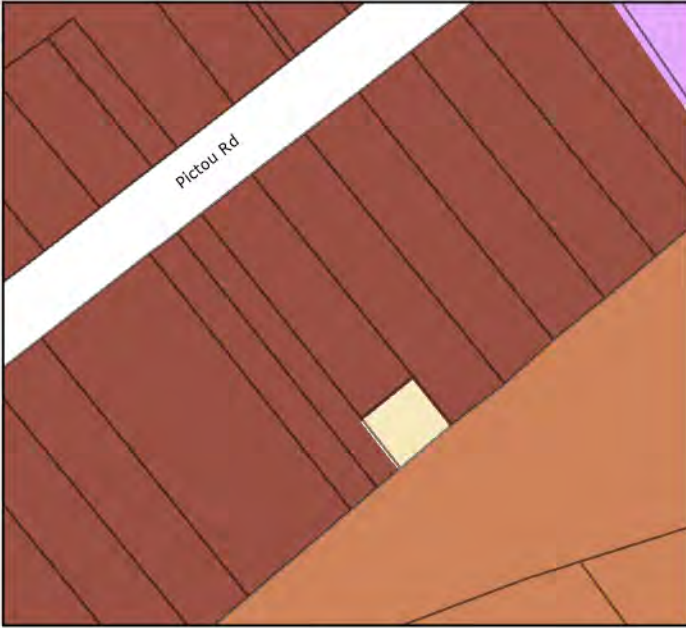


LUB Map Current

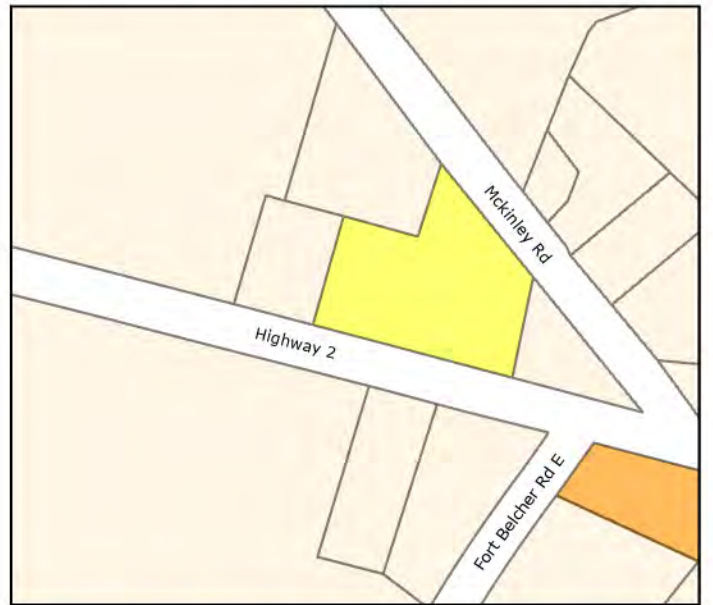
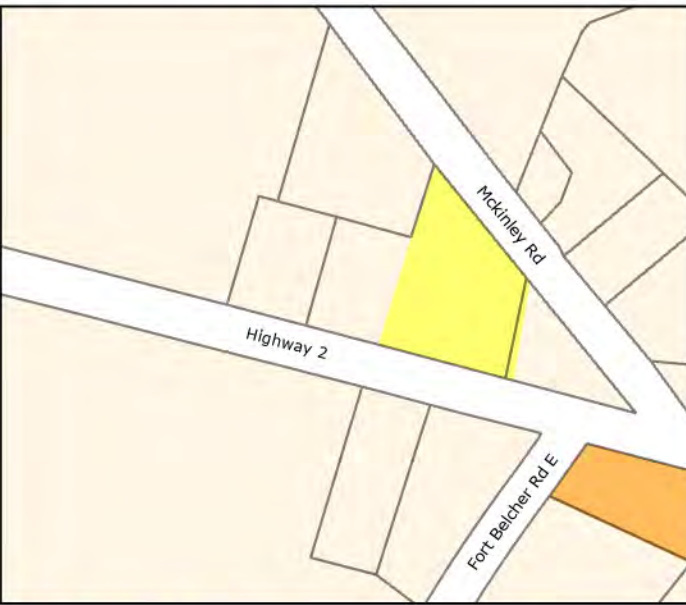


LUB Map Amendment

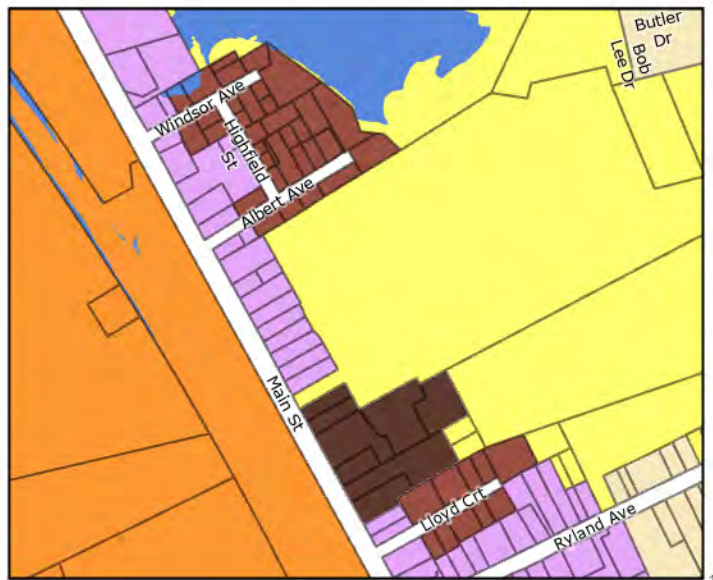
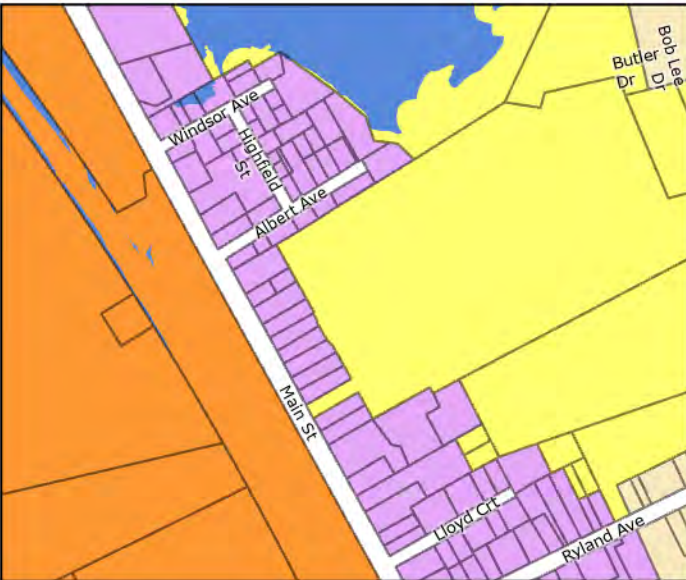
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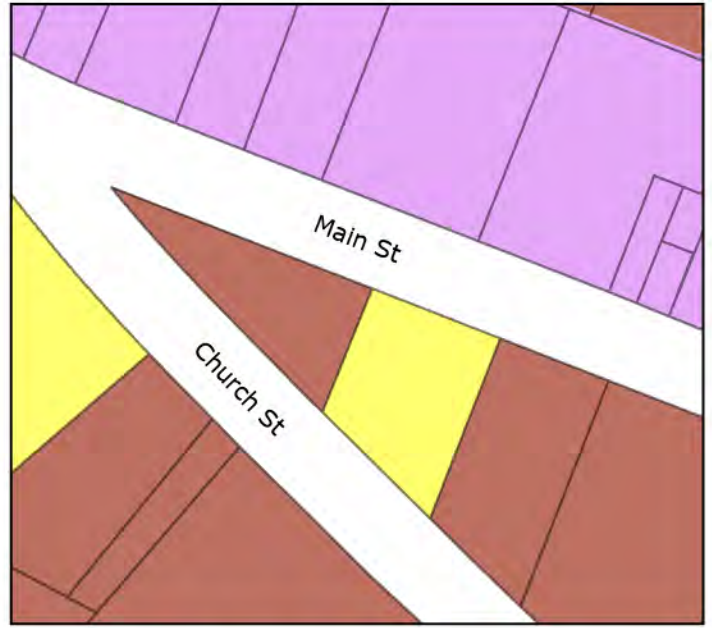


MPS Map Current

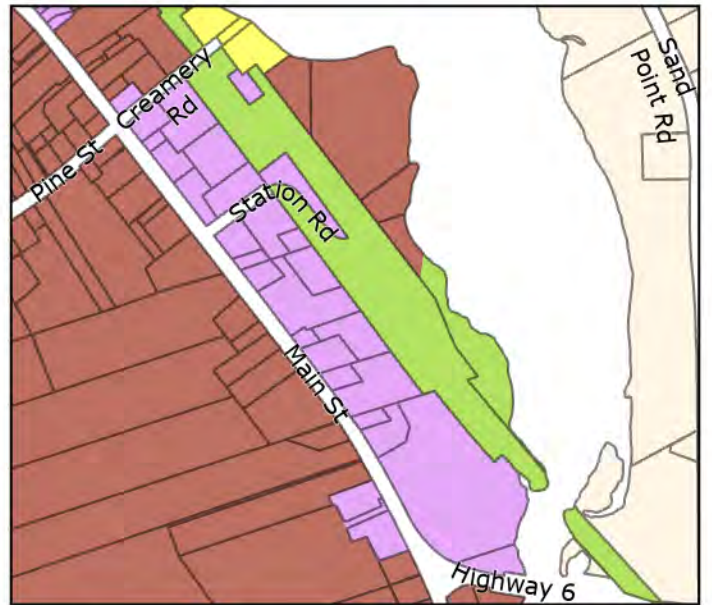
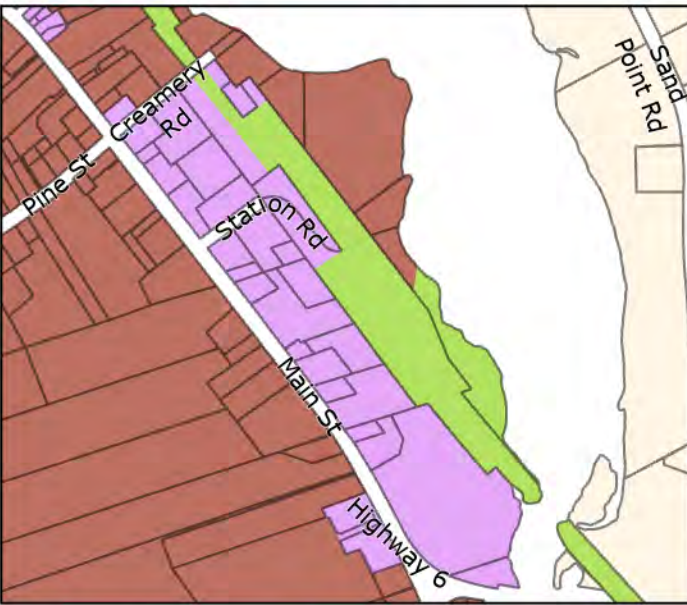


MPS Map Amendment

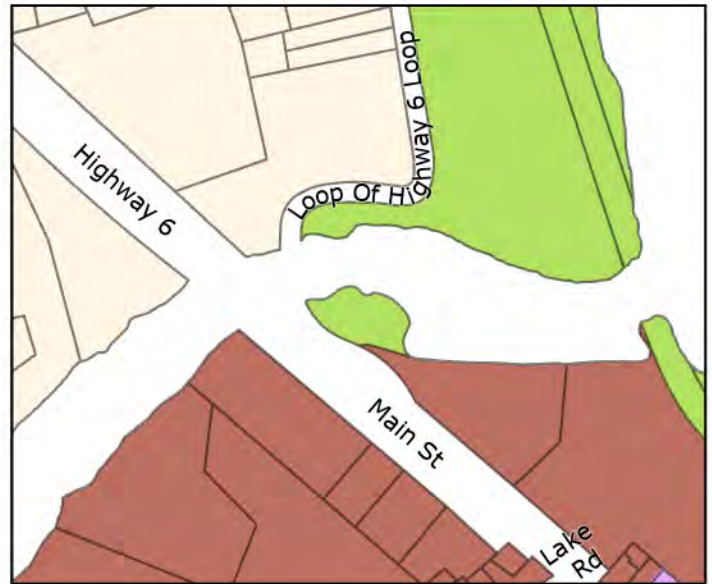
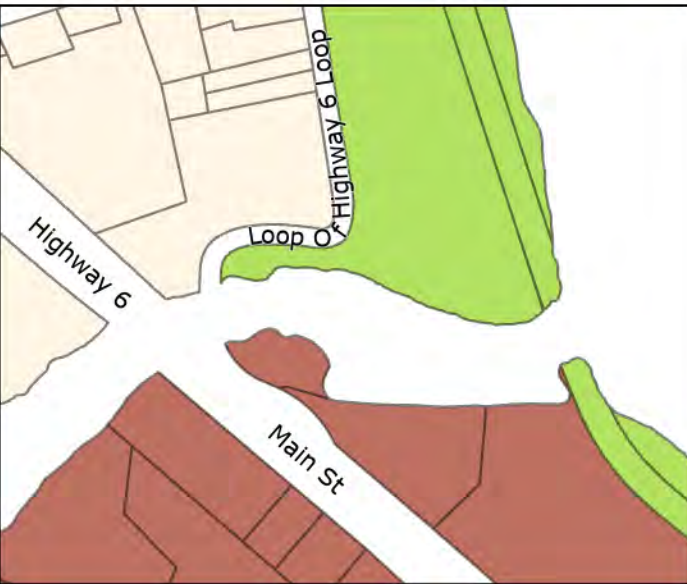
7-7



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MPS Map Current

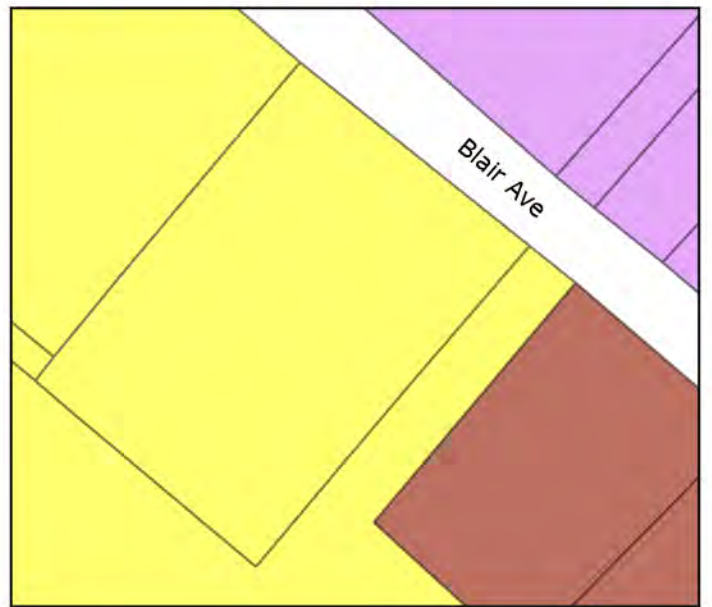


MPS Map Amendment

7-10



7-11



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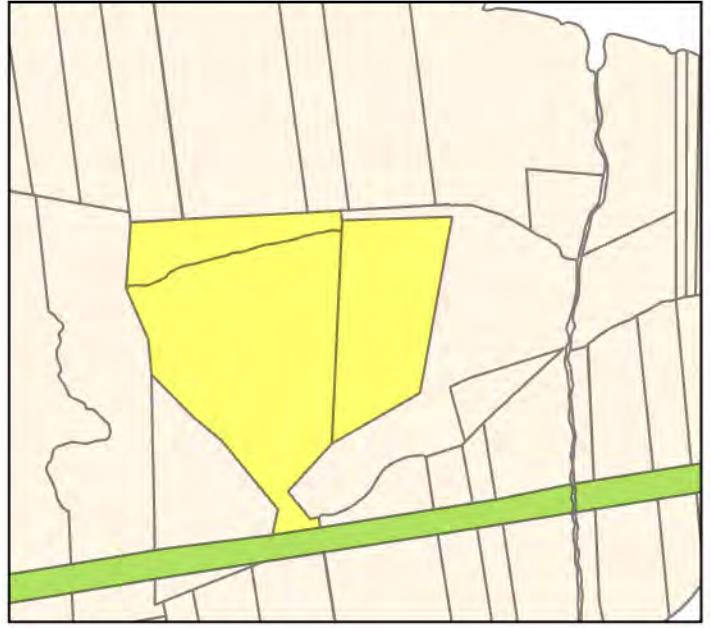


MPS Map Current

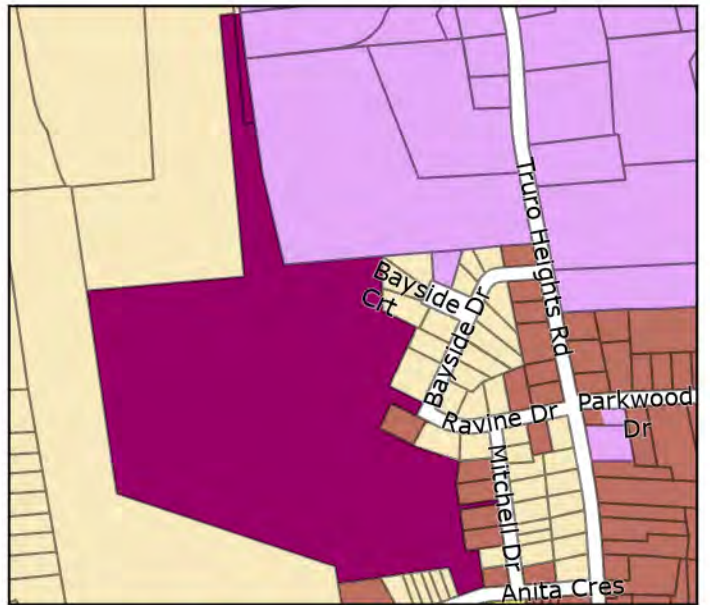
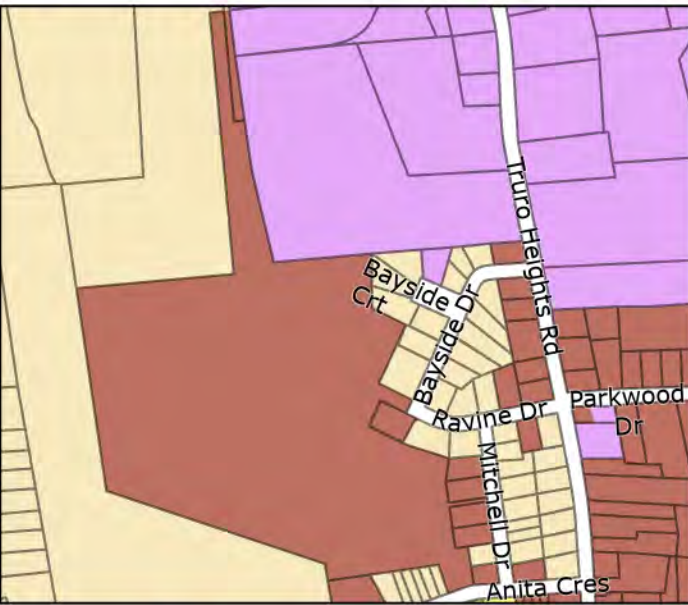


MPS Map Amendment

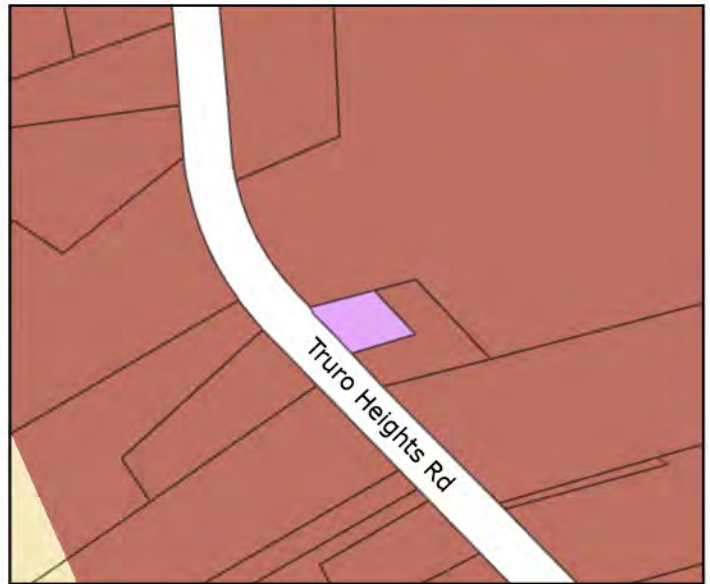
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9-3





MPS Map Current

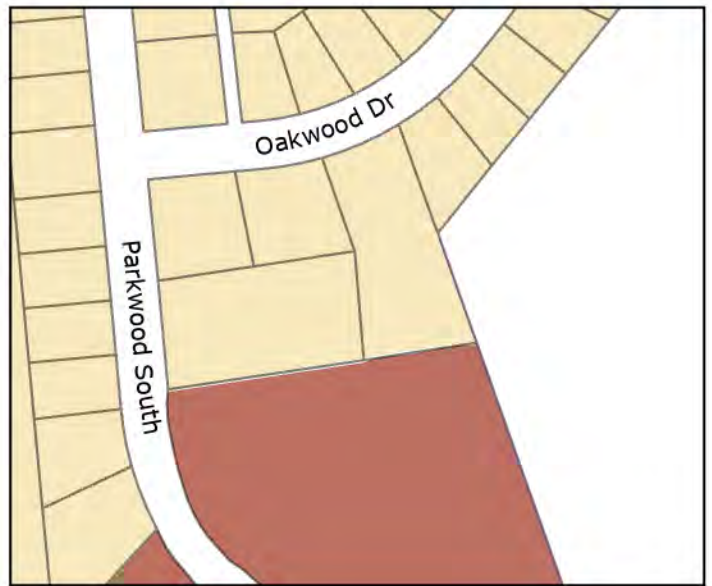
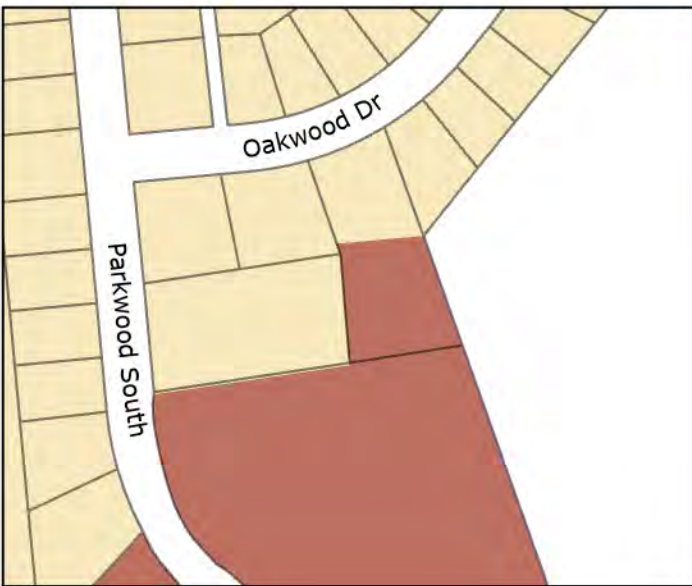


MPS Map Amendment

9-4



9-5



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