

**HALIFAX REGIONAL
MUNICIPALITY**

LAND USE BY-LAW

FOR

DARTMOUTH

SEPTEMBER 1978

**THIS COPY IS A
REPRINT OF THE DARTMOUTH
LAND USE BY-LAW
WITH AMENDMENTS TO
09 JUNE 2007**

PLANNING SERVICES - ALDERNEY GATE OFFICE

**LAND USE BY-LAW
FOR
DARTMOUTH**

THIS IS TO CERTIFY THAT this is a true copy of the Zoning By-law for Dartmouth which was adopted by the former City of Dartmouth on the 25th day of July 1978, and approved by the Minister of Municipal Affairs on the 15th day of September 1978 which includes all amendments thereto which have been adopted by the Municipality as of the 31st day of March, 2007.

GIVEN UNDER THE HAND of the Municipal Clerk and under the seal of Halifax Regional Municipality this _____ day of _____ 2007, A.D.

Jan Gibson
Municipal Clerk

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**BY- LAWG- 357
ZONING BY- LAW
CITY OF DARTMOUTH**

Please note that HRM Council, at its meeting on May 9, 2000, approved a motion to insert the following notation in the Land Use By-law as follows:

The provisions of the zones described in this bylaw do not apply to property owned or occupied by Her Majesty the Queen in right of the Province of Nova Scotia or Canada in respect of a use of the property made by the Crown. Where a privately owned or occupied property is to be used for a federally regulated activity, the federal jurisdiction may, depending on the particular circumstances, override the requirements of this bylaw.

See Schedule "A" in the Dartmouth Land Use By-law for Zoning.

September 21, 1987

Legislation recently approved by the Minister of Municipal Affairs places additional restrictions on undersized residential lots (less than, 5,000 square feet in area and/or less than 50 feet of street frontage.) Please consult Planning staff for details.

CITY OF DARTMOUTH

ZONING BYLAW

Bylaw C-357

Being a by-law of the City of Dartmouth respecting zoning. Now therefore, the Council of the City of Dartmouth enacts as follows:

September 1978

Note: This edition is prepared for purposes of convenience only, and for accurate reference recourse shall be had to the official volume.

PART I: DEFINITIONS

1. IN THIS BY-LAW:

- (a) ACCESSORY - means naturally and normally incidental, subordinate and exclusively devoted to.
- (b) APARTMENT - means a room or suite of rooms with kitchen facilities occupied or capable of being occupied as an independent and separate housekeeping establishment.
- (c) ***APARTMENT BUILDING - means a single building comprised of three or more dwelling units but shall not include townhouses. (As amended by By-law C-691, Dec 4/91)***
- (d) APARTMENT HOTEL - means a building used as a hotel and as an apartment building.
- (e) BASEMENT APARTMENT - means an apartment located in the basement of a building.
- (f) ***BILLBOARD - means a sign, hoarding, fence, building or frame, made of any material, which is erected, maintained or used for display of advertising matter which does not relate to the property or use of the property on which said billboard is placed. (RC-May 11/99;E-June 26/99)***
- (fa) **BICYCLE PARKING, CLASS A - means a facility which secures the entire bicycle and protects it from inclement weather, and includes any key secured areas such as lockers, bicycle rooms, and bicycle cages. (RC-June 27/06;E-Aug 26/06)**
- (fb) **BICYCLE PARKING, CLASS B -means bicycle racks (including wall mounted varieties) which permit the locking of a bicycle by the frame and the front wheel and support the bicycle in a stable position with two points of contact. (RC-Jun 27/06;E-Aug 26/06)**
- (fc) **BICYCLE PARKING, ENHANCED - means any of the following: bicycle parking in excess of the required minimums in terms of quantity or class; the provision of sheltered bicycle parking; the provision of showers (at the rate of one for every six bicycle spaces); and clothes lockers (at the rate of one for every bicycle space). (RC-Jun 27/06;E-Aug 26/06)**
- (g) BUILDING - includes any structure placed on, over, or under the land and every part of the same and any external chimney, staircase, porch, or other structure used in connection with such buildings.
- (h) BUILDING LINE - means any line regulating the position of a building in relation to the street and the side and rear lot lines.
- (i) ***COMMERCIAL VEHICLE means any vehicle which is licensed as a commercial carrier as determined by the Registrar of Motor Vehicles and with a registered vehicle weight of three (3) tons (2.7 tonnes) or over. (HECC-Oct 4/01;E-Oct 21/01)***
- (ia) CONSERVATION USE - means any activity carried out for the purpose of conserving soils, water, vegetation, fish, shellfish, including wildlife sanctuaries and similar uses to the foregoing. (RC-Jun 27/06;E-Aug 26/06)
- (ib) ***CONSTRUCTION AND DEMOLITION MATERIALS, hereinafter referred to as C&D Materials, means materials which are normally used in the construction of buildings, structures, roadways, walls and landscaping features, and includes, but is not limited to, soil, asphalt, brick, concrete, ceramics, porcelain, window glass, mortar, drywall, plaster, cellulose, fiberglass fibres, lumber, wood, asphalt shingles and metals. (RC-Sep 10/02;E-Nov 9/02)***

- (ic) **CONSTRUCTION AND DEMOLITION MATERIALS DISPOSAL SITE**, hereinafter referred to as a *C&D Disposal Site*, means land and/or buildings or part of a building where *C&D Materials*, or *Residue remaining from C&D Processing Facilities*, are disposed of by land application or burying, and shall not include the use of inert *C&D materials*, approved by *Provincial Department of the Environment and Labour*, for site rehabilitation within gravel pits and quarry operations licensed by the *Province of Nova Scotia*. (RC-Sep 10/02;E-Nov 9/02)
- (id) **CONSTRUCTION AND DEMOLITION MATERIALS PROCESSING FACILITY**, hereinafter referred to as a *C&D Processing Facility*, means lands and/or buildings or part of a building used to sort, alter, grind, or otherwise process, *C&D Materials* for reuse or recycling into new products, and shall not include a *Used Building Material Retail Outlet*, an operation that processes inert *C&D Materials* on the site of generation and the material processed does not leave the site except for inert *C&D Materials* described in Sub-Section 9(3) of *HRM C&D License By-law (L-200 and L-201)*, de-construction of a building on site, a *municipal processing facility for used asphalt and concrete*, or facilities associated with reclamation of a gravel pit or quarry operations licensed by the *Province of Nova Scotia* or forestry manufacturing processes. (RC-Sep 10/02;E-Nov 9/02)
- (ie) **CONSTRUCTION AND DEMOLITION MATERIALS TRANSFER STATION**, hereinafter referred to as a *Transfer Station*, means land and/or buildings or part of a building at which *C&D Materials* are received and sorted for subsequent transport to a *C&D Disposal Site* or a *C&D Processing Facility*. (RC-Sep 10/02;E-Nov 9/02)
- (j) CORNER LOT - means a lot situated at the junction of two or more streets, which, at their point of junction, form an angle of not more than 135 degrees adjacent to such corner lot.
- (k) CITY - means the City of Dartmouth.
- (l) COUNCIL OR CITY COUNCIL - means the City Council of the City of Dartmouth.
- (m) COVERAGE - means the combined area of all buildings on the lot at the level of the floor of the lowest storey above grade.
- (ma) **DAY NURSERIES** - a use of a property known as a *day nursery school, kindergarten, play school* or by any other such name, which for compensation or otherwise received children for temporary care or custody with or without educational purposes during all or part of the day, but does not include a *nursery school or kindergarten conducted as part of a school, college, academy or other educational institution*. (As amended by By-law C-618, Aug 21/87)
- (n) DEVELOPMENT OFFICER - means the officer appointed under authority of Section 18 of the Planning Act.
- (o) DUPLEX DWELLING - means the whole of a dwelling that is divided horizontally into two separate dwelling units, each of which has an independent entrance.
- (p) DWELLING - means any building or portion thereof which is designed or used for residential purposes.
- (q) DWELLING UNIT - means a room or suite of rooms occupied or capable of being occupied as an independent and separate housekeeping establishment.
- (qa) **ESTABLISHED GRADE** means with reference to a building, the average elevation of the finished surface 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 or entrenchment and when used with reference to a street, road or highway means the elevation of the street, road or highway established by the Municipality or other designated authority. (HECC-Jul 12/01;E-Aug 5/01)

- (qb) **ERECT** includes display, install, relocate and alter. (RC-Sep 26/06;E-Nov 18/06)
- (r) **FAMILY** - means an individual or group of persons, related by marriage, cohabitation, blood or adoption, residing in one dwelling unit and includes domestic servants, non-paying guests, foster children and not more than three (3) roomers or boarders.
- (s) **FLOOR AREA** - means the sum of the gross horizontal are of the several floors of a building and its accessory buildings on the same lot, excluding cellar and basement floor area not devoted to residential uses, but including the area of roofed porches and roofed terraces. All dimensions shall be measured between exterior faces of walls.
- (sa) **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 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. (As amended by By-law C-657, Feb 2/89)
- (t) **HEIGHT** means the vertical distance of a building between the established grade and the highest peak of the roof surface. In the case of multi-units, height shall mean the vertical distance of a building between the established grade and the highest point of the roof surface for flat roofs, and to one-quarter(1/4) the height between the finished ceiling of the uppermost floor and the highest point of any other roof type, and provided that no roof space be used for human habitation. (HECC-July 12/01;E-Aug 5/01)
- (u) **HOTEL** - means a building or portion thereof which is licensed under the Hotel Regulation Act. (As amended by By-law C-418, Nov 26/80)
- (v) **INSPECTOR OR BUILDING INSPECTOR** - means the Building Inspector of the City of Dartmouth.
- (va) **INSTITUTIONAL USE** means any use permitted in the P-2 (Community Facility) Zone. (RC-Sep 10/02;E-Nov 9/02)
- (vb) **LANDSCAPED** - means covered by vegetation comprising any combination of trees, hedges, shrubs, flowers, grass or other vegetative ground cover, or by a combination of vegetation and decorative stonework, brick, tile or wood. (As amended by By-law C-657, Feb2/89)
- (w) **LOADING SPACE** - means an area not upon a street or highway having not less than 300 square feet of space accessible to a lot and designed for off-loading and on-loading from vehicles.
- (x) **LODGING HOUSE** - means a building or part thereof in which sleeping accommodation is provided for remuneration in not fewer than three nor more than eight rooms, with or without meals, but does not include a hotel licensed under the Hotel Regulations Act or an institution licensed under the Homes for Special Care Act or any other general or special act. (As amended by By-law C-657, Feb 2/89)
- (y) **LOT** - means a parcel of land whether or not occupied by a building.
- (z) **LOT LINE** - means the division line between two or more lots.
- (za) **MASSAGE PARLOUR** - includes any premises or a part thereof, by whatever name designated where a massage, body rub, alcohol rub, bath or similar activity is performed, offered, advertised, or solicited by persons in pursuance of a trade, calling, business, or occupation or which is equipped or arranged so as to provide

such activity, but does not include any premises or part thereof where treatment is routinely offered or performed for the purpose of medical or therapy and is performed or offered by or under the supervision or direction of a physician, chiropractor, osteopath, physiotherapist, under the laws of the Province of Nova Scotia. (As amended by By-law C-383, Sept 19/80) (RC-Jan 31/06;E-Mar 16/06)

- (aa) NON-CONFORMING USE - means a building or use of land lawfully existing at the date of the first publication of notice of intention to pass this by-law, which does not conform to the regulations of the zone in which it is now situated.
- (ab) ***OBNOXIOUS USE - means a use which, from its nature or operation, creates a nuisance or is offensive by the creation of noise, vibration, glare, electrical interference, fire explosion hazard or by reasons of the emission of gas, fumes, dust, oil, or objectionable odor, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material. (As amended by By-law C-514, Feb 15/84)***
- (ac) 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 also includes any lessee, trustee, executor, guardian, agent or other person having the care or control of any land or building.
- (ad) PARKING SPACE - means an area containing 160 square feet of accessible space designed for parking automobiles.
- (ada) **RECREATION USE - means the use of land, buildings or structures for active or passive recreational purposes and may include indoor recreation facilities, sports fields, sports courts, playgrounds, multi-use trails, picnic areas, scenic view points and similar uses to the foregoing, together with the necessary accessory buildings and structures, but does not include commercial recreation uses. (RC-Jun 27/06;E-Aug 26/06)**
- (adb) ***RECYCLING DEPOT means a building which is used for the deposit, collection and handling of waste paper, rags, tires, bottles or other materials (excluding Construction and Demolition Materials or hazardous materials) which are to be delivered wholesale to other operations for reclamation, processing or salvage, but shall not include any such salvage or processing on the same lot or within any building used as a re-cycling depot. (RC-Sep 10/02;E-Nov 9/02)***
- (ae) REGISTERED DEED - means a deed recorded at the Registry of Deeds at Halifax, Nova Scotia.
- (af) REGISTERED PLAN - means a deed recorded at the Registry of Deeds at Halifax, Nova Scotia.
- (ag) SEMI-DETACHED DWELLING - means one of a pair of one family dwelling units which are attached vertically and each of which has its own independent entrances.
- (ah) **SIGN means any structure, device, light, painting or other representation or natural object which is used to identify, advertise or attract attention to any object, place, activity, person, institution, organization, firm, group, commodity, profession, enterprise, industry or business, or which displays or includes any letter, work, model, flag, pennant, insignia, device or representation used as an announcement, direction or advertisement, and which is intended to be seen from off the premises or from a parking lot, except any "sign" regulated under HRM By-law S-800 and signs which are affixed to the inside of a window or glass door. (RC-Sep26/06;E-Nov18/06)**

- (ai) SINGLE-FAMILY DWELLING - means a detached dwelling containing one family unit.
- (aj) STREET - means a public or common highway in the City of Dartmouth.
- (ak) STREET LINE - means the division line between any street and the abutting lot.
- (al) TWO-FAMILY DWELLING - means a dwelling containing two dwelling units in which two family units can live independently.
- (ala) ***USED BUILDING MATERIAL RETAIL OUTLET means land and/or buildings or part of a building where C&D Materials are sorted and available for resale with incidental and minimal alteration of the materials and where activity primarily occurs inside a building. (RC-Sep 10/02;E-Nov 9/02)***
- (am) ZONE - means an area of land in the City of Dartmouth described by words or map in this by-law or in an appendix hereto.
- (an) ***SALVAGE YARD means a lot or premises for the storage, handling, processing of and/or sale of scrap material, and without limiting the generality of the foregoing, shall include waste paper, rags, bones, used bicycles, vehicles, tires, metal or other scrap material or salvage but excluding construction and demolition materials and hazardous waste material storage or disposal sites. (RC-Sep 10/02;E-Nov 9/02) (Definition Amended: HECC-Sep 7/06;E-Sep 9/06)***
- (ana) ***SHIPPING CONTAINER means a container originally designed for use as a means of storing and transporting cargo via ship, rail or truck. (HECC-Jun 6/02;E-Jun 30/02)***
- (ao) ***REAR YARD means a yard extending across the full width of a lot and between the rear lot line and the nearest wall of any main building or structure on the lot; and "required rear yard" or "minimum rear yard" means the minimum depth required by this By-law of a rear yard on a lot between a rear lot line and the nearest main wall of any building or structure on the lot. (HECC-Nov 1/01;E-Nov 25/01)***
- (ap) ***SIDE YARD means a yard extending between the front yard and the rear yard and between a side lot line and the nearest main wall of any building on the lot; and "required side yard" or "minimum side yard" means the minimum breadth required by this By-law of a side yard on a lot between a side yard line and the nearest main wall of any building or structure on the lot. (HECC-Nov 1/01;E-Nov 25/01)***
- (aq) ***ADULT CABARET: means any premises or part thereof, whether public, semi-public, or private, wherein is provided the opportunity to feel, handle, touch, be in the presence of, or be entertained by the nude body of another person, or to observe, or view any such activity. Nothing in the definition of "adult cabaret" shall be construed to apply to the presentation, showing, or performance of any play, drama, or ballet in any theatre, concert hall, fine arts academy, school, institution of higher education, or other similar establishment as a form of expression of opinion or the communication of ideas or information.***
- (ar) ***ADULT ENTERTAINMENT USE means any premises or part thereof which is to provide services appealing to or designed to appeal to erotic or sexual appetites or inclinations, and includes adult cabarets and massage parlours.***

When used in relation to adult entertainment use, the following shall apply:

- (i) "Services" means activities that are designed to appeal to erotic or sexual appetites or inclination"and includes:
 1. Services of which a principal feature or characteristic is the nudity or partial nudity of any person. For the purposes of this clause "partial nudity" shall mean less than completely covered or opaquely covered:

- (a) **human genitals or human pubic region;**
 - (b) **human buttocks; or**
 - (c) **female breast below a point immediately above the top of the areola.**
 - 2. **services in respect of which the word "nude", "naked", "topless", "bottomless", "sexy", or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement. (RC-Jan 31/06;E-Mar 16/06)**
- (aq) **WATERCOURSE -means a lake, river, stream, ocean or other natural body of water. (RC-Jun 27/06;E-Aug 26/06)**

PART II: GENERAL PROVISIONS

2. City Council shall appoint a Development Officer for the City who shall administer this zoning by-law and grant development permits under this by-law.
3. The powers and duties of the Council under the provisions of the Planning Act relating to subdivisions except the power to adopt, amend, revise, or repeal a subdivision by-law and the powers vested in the Council relating to the amendment or repeal of a plan of subdivision are hereby delegated to the Development Officer of the City.
4. The Development Officer of the City and any of his assistants are hereby authorized to enter at all reasonable times into or upon any property within the City for the purposes of any inspection necessary in connection with the administration of the Zoning By-law.
5. This by-law shall be enforced according to the provisions of the Planning Act.
6. All previous zoning by-laws of the City of Dartmouth are hereby repealed.
7. No persons shall erect, alter, repair or maintain any building or locate or carry on any industry, business, trade or calling or use any land or building within any zone without complying with the provisions of this by-law.
 - (a) **Where a property is subject to a rezoning approved between December 1, 2005 and April 29, 2006, the Development Officer may reduce the requirements adopted to implement the Regional Municipal Planning Strategy, to the greatest extent possible to allow the proposed development that was the subject of the rezoning. (RC-Jun 27/06;E-Aug 26/06)**
8. Nothing in this by-law shall operate to relieve any person of the obligation to obtain any license, permission, permit, authority, approval or meet the requirements of this or any other by-law of the City.
9. Buildings or uses of land lawfully in existence at the date of the first publication of notice of intention to pass this by-law and which do not conform to it may continue to exist subject to the provisions of the Planning Act (See Section 5).
10. Every lot used for residential, commercial, industrial or institutional purposes shall front on a street and a building shall be deemed to front on the street opposite to its principal entrance, or if such entrance is not opposite to a street, then upon the street from which it gains its principal access.
11. Horses, cattle, sheep, swine, and domestic fowl shall not be kept on those lands in the City of Dartmouth described in Schedule "A" hereto, nor in an R-1, ***R-1M***, R-2, R-3, R-4, Tor TH Zone. ***(As amended by By-law C-694, Dec. 6/91)***
12. No business or profession concerned with house pets shall be operated or conducted in an R-1, ***R-1M***, R-2, R-3, R-4, T or TH Zone. ***(As amended by By-law C-694, Dec. 6/91)***

13. Except for applications for permits for developments which are to have total of less than three residential units on one lot (including any existing units at the time of the application) applications for development permits shall be accompanied by a site plan properly drawn to scale showing the following:
 - (a) The items required to be shown in the application for a Building Permit under the Building By-law of the City of Dartmouth;
 - (b) accurate dimensions of the site and the location of all proposed buildings;
 - (c) identification, location and gradients of all parking areas including driveways, entrances and exits to parking areas, maneuvering areas for vehicles, service areas, visitors parking and loading areas;
 - (d) the location and details of proposed landscaping;
 - (e) the existing and proposed elevations of the lot and the elevations of floor levels related to the site elevations;
 - (f) method of surface drainage proposed for the site;
 - (g) identification and location of any significant natural features of the site;
 - (h) detailed plans for retaining walls and the control of slopes;
 - (i) any additional information related to the site, buildings, or adjoining properties as may be required by the Development Officer to determine if the proposal conforms to the provisions of this and other by-laws of the City.

14. Every new building and every new extension or alteration to an existing building shall be provided with off-street automobile parking according to the following:
 - (a) for single-family and two family dwellings, one parking space per unit shall be provided;
 - (b) for apartment buildings and row house projects:
 - (i) 1.25 parking spaces shall be provided for each unit;
 - (ii) parking areas located between the minimum setback and the building or within 15 feet of the street line shall be screened from the street by trees, landscape features, fences or a combination thereof;
 - (c) for auditoriums, theaters, stadiums and similar buildings, one parking space shall be provided for each eight seats;
 - (d) for business and professional offices, banks, medical clinics, governmental buildings and buildings of a similar nature, one parking space per 600 square feet of floor area shall be provided;
 - (e) for general retail, trade and service, food store service, commercial, shopping centers, etc., one parking space for 300 square feet of floor area shall be provided;
 - (f) for clubs, lounges, beverage rooms, taverns, restaurants and other eating establishments and buildings of a similar nature, one parking space per 100 square feet of floor area shall be provided;
 - (g) for motels, one parking space shall be provided for each unit and one parking space for each 100 square feet of floor area for any restaurant therein;
 - (h) for hotels, tourist homes and buildings of a similar nature, one parking space shall be provided for each of the first 20 rooms, one parking space for every 4 rooms over 20 and one parking space for each 100 square feet of floor area for any restaurant therein;
 - (i) industrial warehousing and manufacturing shall provide one parking space for 2,000 square feet of floor area, and also if a warehouse or manufacturing plant contains office

space, parking for office space area shall be provided at the rate of one parking space per 200 square feet of floor area;

- (j) for purpose of this section, if equivalent off-street parking is available on a permanent basis within 750 feet of the building, then parking requirements shall be deemed to be complied with;
- (k) ***for lodging houses, parking spaces shall be provided on the premises in compliance with Section 29D of this By-law. (As amended by By-law C-418, Nov26/80)***
- (l) ***for senior citizens apartment buildings and row house projects, one parking space for each three dwelling units. (As amended by By-law C-455, Apr 24/82)***
- (m) ***for self storage buildings the required parking spaces shall be calculated as follows:***
 - (i) ***A minimum of one (1) parking space per external storage unit shall be provided. The parking space shall be located in front of the loading door for the unit it is intended to access. The parking space shall not be encumbered in any way and shall not be used for the purpose of sale or display.***
 - (ii) ***A minimum of one (1) parking space per ten (10) internal storage units shall be provided; and***
 - (iii) ***A minimum of one (1) parking space per 200 square feet of office or retail floor area shall be provided. (HECC-Jul 10/03,E-Aug 3/03)***

15. Except for developments containing less than three dwelling units the off-street parking shall be provided according to the following minimum standards:

- (a) All parking areas including individual parking spaces, visitors and service spaces, shall be clearly marked;
- (b) ***individual parking spaces shall be 8 feet by 20 feet except in the case of curb parking parallel to a driveway, in which case the length of the parking stall shall be increased to 22 feet. Notwithstanding the foregoing, up to one third of the individual parking spaces may be reduced in size to 7 feet by 16 feet minimum except in the case of curb parking in which case the length of the stall shall be increased to 18 feet. All parking areas, including driveways and maneuvering areas, shall be hard surfaced. (As amended by By-law C-460, June3/82)***
- (c) all parking areas must make provision for 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;
- (d) driveways, entrances and exit locations shall be clearly shown and subject to the approval of the Traffic Authority and the Director of Planning;
- (e) curbs or other appropriate methods of delineating shall be provided to ensure safety between varying vehicular movements and vehicular and pedestrian movements;
- (f) no parking spaces shall be immediately adjacent to doors or passageways from buildings;
- (g) all parking areas shall be so arranged as to cause the least amount of interference with through traffic and all maneuvering areas must occur within the lot areas to permit vehicles to leave the property in a forward motion;
- (h) all parking layouts shall make provision for the stockpiling of snow in a manner which will not reduce the amount of required parking space available;
- (i) ***a landscaped buffer shall be provided for any new or expanded commercial, industrial or institutional use, including but not limited to: buildings; parking lots; outdoor display; or open storage to be located adjacent to any property zoned or used for residential or community uses. The landscaped buffer shall consist of:***

- (i) *a grassed area with a minimum depth of twenty (20) feet along the entire length of the adjacent property line and containing a vegetation screen consisting of at least two staggered rows of coniferous trees or other vegetation that may be approved by the Development Officer which are at least six (6) feet in height and at a maximum spacing of eight (8) feet on centre;*
- (ii) *notwithstanding Subsection 15(i) (1), the grassed landscaped area may be reduced to ten (10) feet where an opaque fence of at least six (6) feet in height is provided along the common property boundary. The grassed landscaped area shall contain a mix of nursery-stock trees at a maximum spacing of ten (10) feet on centre, or a mix of shrubs at a spacing of six (6) feet on centre, or a combination of nursery-stock trees and shrubs at the required spacing.*
- (iii) *no structures, parking, storage or open display shall be permitted within the landscaped area. (HECC-July10/03;E-Aug 3/03)*
- (j) *where windows exist on ground floor, no parking shall be located within twenty feet of such windows, except for industrial and commercial uses. (RC-Oct 2/01;E-Oct 31/01)*
- (k) *not more than one commercial vehicle shall be kept on any lot in any residential zone and no such commercial vehicle shall exceed a registered vehicle weight of five (5) tons (4.5 tonnes) nor be kept less than ten (10) feet (3 m) from any front lot line. (HECC-Oct 4/01;E-Oct 21/01)*
- (l) *in any commercial zone (Regional Council-October 2, 2001, Effective-October 31, 2001) where a new or expanded commercial building, parking lot or display area is located on a lot which abuts a street(s), a landscaped area of at least ten (10) feet in depth measured at right angles from the property boundary abutting the street(s) shall be provided. This may be reduced to five (5) feet in depth where the greater requirement would be prohibitive in terms of providing required parking or driving aisles. Landscaping shall consist of grass and shall include one ornamental shrub for every one hundred (100) square feet of required landscaped area, and one double-staked nursery stock tree with minimum 50mm base caliper for every fifty (50) feet of lot frontage. All landscaping shall be maintained and kept free of litter, and deceased plants shall be replaced to maintain these standards (HECC-Jul 6/2000;E-Jul 30/2000)*
- (m) *Notwithstanding Section 15 (l), where an existing building location or topographic constraints such as, but not limited to: steep slopes; natural terrain consisting of large rock deposits; steep grade or other constraints determined by the Development Officer to prevent the developer from satisfying the requirements of Section 15 (l), A lesser degree of landscaping may be provided in the form of one of the following:*
 - (i) *a landscaped area of at least 4.6 square metres (50 square feet) in area having no dimension less than 0.6 metres (2 feet); or*
 - (ii) *landscape planter(s) constructed of natural material such as but not limited to wood, brick, stone or concrete, and having a total minimum of 2.3 square metres (25 square feet).*
- (n) *The landscaping features identified in Section 15(m) may be located within any or all of the following locations:*
 - (i) *along or in close proximity to the front property line;*
 - (ii) *along or in close proximity to the side property line; or*

- (iii) *along the front facade of the main building.*
- (o) *Any landscaping required under subsections (m) and (n) of this Section shall be clearly visible from the abutting street. (HECC-July10/03, Effective-August3/03)*

16. The owner of every hotel, retail store, wholesale house, industrial building or any other building of a similar nature shall provide off-street loading space according to the following:
- (a) for a floor area up to and including 3,000 square feet, one space;
 - (b) for a floor area of over 3,000 square feet and up to and including 6,000 square feet, two spaces;
 - (c) for a floor area of over 6,000 square feet, three spaces.

17 BICYCLE PARKING FACILITIES

- (1) **For the whole of every building or structure to be erected or for the portion of a building or structure which is to be enlarged, on-site bicycle parking shall be provided in accordance with the following table:**

Use	Bicycle Parking Requirement
Multiple Unit Dwelling	0.5 spaces per dwelling unit 80% Class A, 20% Class B
Hotels/ Motels/Inns	1 space for every 20 rooms 80% Class A, 20% Class B Minimum 2 Class B spaces
General Retail, Trade and Service, Food Store, Shopping Centre, Restaurants	1 space per 300m ² GFA 20% Class A/ 80% Class B Minimum 2 Class B spaces
General Office, Banks, Medical Clinics, Institutional Uses, Government Buildings	1 space per 500m ² GFA 50% Class A/ 50% Class B Minimum 2 Class B spaces
Auditoriums, Theatres, Stadiums, Halls	1 space for every 20 seats 20% Class A/ 80% Class B Minimum of 2 Class B spaces Maximum of 50 spaces
Schools, Colleges, Universities	1 space for every 250m ² GFA 20% Class A/ 80% Class B
Recreation Facilities, Community Centres, Libraries.	1 space per 200m ² GFA 20% Class A/ 80% Class B Minimum of 2 Class B spaces
General Industrial Uses	1 space per 1000 m ² GFA 80% Class A/ 20% Class B Minimum of 2 Class B spaces Maximum of 20 spaces
Commercial Parking Structures/Lots (>20 Motor Vehicle Spaces)	5% of motor vehicle parking provided Minimum of 2 Class B spaces Maximum of 50 spaces
Any Uses Not Specified Above	1 space per 500 m ² GFA 50% Class A/ 50% Class B

- (2) **Bicycle parking requirements shall not be required for the following land uses: single, two and three unit dwellings, townhouses, self storage facilities, car washes, cemeteries and funeral homes.**
- (3) **Each Class B bicycle parking space shall:**
 - (i) **be a minimum of 0.6m wide and 1.8m long;**
 - (ii) **have a minimum overhead clearance of 2.0m;**
 - (iii) **be located a minimum of 0.6m from any wall or other obstruction.**
- (4) **Access to and exit from Class B bicycle parking spaces shall be provided with an aisle of not less than 1.2m in width, to be provided and maintained beside or between each row of bicycle parking.**
- (5) **Class A bicycle parking spaces shall have a minimum door opening of 0.6m, be no less than 1.8m long and 1.2m in height, with an aisle width of not less than 1.5m. Bicycle rooms and cages for the storage of multiple bicycles shall contain Class B racks so that individual bicycles are supported.**
(RC-Jun 27/06;E-Aug 26/06)

17A LOCATION OF BICYCLE PARKING

- (1) **Class B bicycle parking shall be located no more than 15m from an entrance. Where there are shelters such as building awnings or overhangs or special purpose-designed shelters that protect bicycles from the elements, bicycle parking may be located up to 30m from an entrance.**
- (2) **Class A bicycle parking may be located up to 200m from an entrance.**
- (3) **All bicycle parking spaces shall be located on hard surfaces in areas that are visible and well illuminated.**
- (4) **Class B spaces shall be located at ground level and visible to passers-by or building security personnel. Where not immediately visible to passers-by, directional signage shall be provided.**
(RC-Jun 27/06;E-Aug 26/06)

17B SPECIAL BICYCLE PARKING FACILITY REQUIREMENTS

- (1) **Where six (6) bicycle spaces are provided, a reduction of one (1) regular required motor vehicle parking space may be permitted up to a maximum of two (2) spaces.**
- (2) **In any case where enhanced bicycle parking facilities are provided, for every two enhanced parking spaces, one regular required motor vehicle space may be eliminated up to a maximum reduction of 10% of the required motor vehicle parking.**
- (3) **In cases of 100% lot coverage, Class B bicycle parking may be installed within the street right-of-way, in accordance with the provisions of the Streets By-law (S-300), provided it is within 91.4m from the location they are to serve.**
(RC- June 27/06 E-Aug 26/06)

- 18. (1) **Council may by resolution and after public hearing duly advertised, approve any specific development request which would not otherwise be permitted by this by-law, but no approval shall be given inconsistent with the Municipal Development Plan;**
- (2) **approval by Council pursuant to this section shall only be granted subject to the condition that the registered owner of the land upon which the development is to occur shall enter into an agreement with the Council containing such terms and conditions as Council may direct.**

18A *The following types of development shall be considered by DEVELOPMENT AGREEMENT as set out in the Municipal Planning Strategy (Policy IP-2, IP-3, and IP-4).*

Day nurseries (other than home occupations) in areas designated residential or urban core on the Generalized Land Use Map (Map 8a and 9).

Residential development of existing undersized lots with insufficient frontage in areas designated residential or urban core on the Generalized Land Use Map (Map 8a and 9). (As amended by By-law C-618, Aug21/87)

18B *Notwithstanding any other provision of this By-law, apartment development in R-3, R-4, C-2, MF-1 and GC Zones shall be permitted only by Development Agreement. (As amended by By-law C-691, Dec 4/91)*

18C *On land known as civic number 303 Main Street, identified as Schedule “K”, Council may consider by development agreement, according to Policies, IP-6, IP-7 and IP-8, the replacement of the structure containing non-conforming commercial uses with a new structure to contain:*

(a) on the ground floor, retail, office and service commercial uses, or residential uses; and

(b) on the second floor, residential uses; (As amended by By-law C-713, Dec2/94)

18D *Notwithstanding any other provision of this By-law, on lands known as civic number 36 Wentworth Street, identified as Schedule “L”, Council may consider the development of an apartment building and semi-detached dwelling by development agreement, according to Policy DA-22 of the Municipal Planning Strategy. (As amended by By-law C-716, Mar 21/95)*

18E *Certain commercial uses situated on lands identified by crosshatching on Schedule “N” attached hereto and forming part of this By-law and according to Policies C-18 and C-19 may be considered by development agreement. (As amended by By-law C-725, Aug 4/95)*

18F *On lands known as Civic Number 6 Admiral Street (LIMS PID #209106), as identified as Schedule “Q”, Council may consider by development agreement, according to Policy H-14, a multiple unit dwelling specifically designed for senior citizens. (RC-Feb 3/98;M-Feb 26/98)*

18G *Notwithstanding any other provisions of this By-law, on those lands known as 240 Victoria Road and 102 Albro Lake Road as identified on Schedule “R”, any redevelopment may be considered only according to Policy C-20 of the Municipal Planning Strategy, except that renovations of the existing buildings, the replacement of the existing buildings with new ones of a similar size in the same general location, and changes of use may take place pursuant to the requirements of the C-1 Zone. (RC-Jan20/98;M-Mar 19/98)*

18H *Notwithstanding any other provisions of the By-law, on lands known as Civic Numbers 102 Penhorn Drive (PID #226183) and 611 Portland Street (PID #73247), as identified as Schedule “T”, redevelopment for commercial use may be considered in accordance with Policies C-21 and C-22 of the Municipal Planning Strategy. (RC-May 11/99;E-June2 6/99)*

- 18I** *Notwithstanding any other provisions of this By-law, on a portion of those lands known as Civic Number 560 Portland Street (Baker Drive Extension) [PID # 40131419] and Civic Number 590 Portland Street (Baker Drive Extension) [PID # 40685653], as identified on Schedule “U” attached hereto, development for commercial use shall be considered in accordance with Policy C-28 of the Municipal Planning Strategy. (RC-May 11/99;E-Jun 19/99)*
- 18J** *Notwithstanding any other provisions of this By-law, on lands known as Craigwood Estates (PID#40380396 and 40740037), as identified on Schedule “U(1)”, attached hereto, development may be considered by development agreement in accordance with Policy H-15 of the Municipal Planning Strategy. (RC-Jun 22/99;E-Aug 14/99)*
- 18K** *Notwithstanding any other provisions of the By-law, on lands known as “Canada Lands Parcels “B” and “C”-Woodland Avenue East”, as identified as Schedule “V”, development may be considered in accordance with Policy H-3F of the Municipal Planning Strategy.*
- 18L** *Notwithstanding any other provisions of the By-law, on lands known as “Former Dartmouth YMCA Property”, as identified as Schedule “V”, development may be considered in accordance with Policy H-16 of the Municipal Planning Strategy.*
- 18M** *Notwithstanding any other provisions of the By-law, on lands known as “Can-Euro Investments Limited (PID Nos. 40661589, 40698490, 40698482 and 40661571)”, as identified as Schedule “V”, development may be considered in accordance with Policy H-17 of the Municipal Planning Strategy.*
- 18N** *Notwithstanding any other provisions of the By-law, on lands known as “MTT Lands - Woodland Avenue (PID No. 40173668)”, as identified as Schedule “V”, development may be considered in accordance with Policy H-18 of the Municipal Planning Strategy. (RC-Jan 29/02;E-Mar 2/02)*
- 18O** *Notwithstanding any other provision of this By-law, Adult entertainment uses shall be permitted only by Development Agreement in accordance with policies IP-12 and IP-13 in areas designated Commercial and Industrial on the Generalized Land Use Map . (RC-Jan 31/06;E-Mar 16/06)*
- 18P** *Notwithstanding any other provisions of this By-law, on lands known as 3 Bruce Street, as identified on Schedule “Y” of this by-law, development may be considered by development agreement in accordance with Policy C 9 (i). (RC-Nov 08/05;E-Nov 24/05)*
- 18Q** *Notwithstanding any other provisions of the By-law, on lands zoned BCDD, development may be considered in accordance with Policy EC-14 of the Regional Municipal Planning Strategy. (RC-Jun 27/06;E-Aug 26/06)*
- 18R** *Notwithstanding any other provisions of the By-law, on lands designated Rural Commuter pursuant to the Regional Municipal Planning Strategy, the following uses may be considered by development agreement:*
- (i)** *a mix of residential, associated community facilities, home-based offices, day cares, small-scale bed and breakfasts, forestry and agricultural uses on new roads*

up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy;

- (ii) a mix of residential, associated community facilities, home-based offices, day cares, small-scale bed and breakfasts, forestry and agricultural uses on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy. (RC-Jun 27/06;E-Aug 26/06)**

18(S) Notwithstanding any other provisions of this Bylaw, on lands known as 32 Primrose Street, as identified on Schedule “Z” of this Bylaw, a development agreement may be considered in accordance with Policy C-31. (RC-Apr 10/07;E-Jun 9/07)

19. Where a lot for which a development permit has been requested does not comply with the provisions of this by-law, the Development Officer shall grant a development permit if:
- (a) the lot has been approved by the Development Officer on the latest registered approved plan or it appears on a plan registered before April, 1948, or is described as a separate lot in a registered deed; and
 - (b) the lot cannot, by reason of adjacent buildings or other physical impediments be increased to the required size; and
 - (c) the owner of such lot has complied with all other provisions of this by-law.
20. (a) An person who wishes to obtain an amendment to this zoning by-law shall at the time of submitting his application deposit with the City Clerk for the City an amount estimated by the City Clerk to be sufficient to pay the cost of advertising required by Section 61 (3) of the Planning Act.
- (b) After the advertising has been completed, the applicant shall pay to the City Clerk any additional amount required to defray the cost of advertising, or if there is a surplus, the City Clerk shall refund the same to the applicant.
21. More than one zone may be established for any given area within the City and when land is zoned in this manner, the regulations under the zone appropriate to the proposed use shall be applied.
22. The keeping of not more than three boarders or lodgers or leasing of not more than three rooms in any dwelling unit in an R-1, ***R-1M***, R-2, T, or TH Zone shall be permitted but no window display or sign of any kind in respect to the use permitted by this clause shall be allowed. *(As amended by By-law C-694, Dec. 6/91)*
23. A home occupation shall be permitted in any dwelling in an R-1, ***R-1M***, R-2, R-3, R-4, T and TH Zone provided: *(As amended by By-law C-694, Dec. 6/91)*
- (a) it shall be conducted by the resident occupant in his or her residence;
 - (b) it shall be clearly accessory and incidental to the use of the dwelling as a residence;
 - (c) it shall be conducted within the enclosed living areas of the dwelling or accessory buildings;
 - (d) no alterations shall be made which would change the physical character of the dwelling as a residence;
 - (e) no outside storage of any kind shall be associated with the home occupation;

- (f) there shall be no exterior evidence of the conduct of a home occupation except for a business identification plate or sign of two square feet in maximum area;
 - (g) not more than 25% of the total floor area of the dwelling shall be used for a home occupation;
 - (h) one off-street parking space, other than that required for the dwelling, shall be provided for each 200 square feet of floor space occupied by the home occupation;
 - (i) it shall not be an obnoxious use;
 - (j) ***no stock in trade, except articles produced by members of the immediate family residing in the dwelling shall be displayed or sold on the property; (As amended by By-law C-421, Jan2/81)***
 - (k) ***the following are deemed not to be home occupations:***
 - (i) ***automotive repair shop***
 - (ii) ***autobody repair shop***
 - (iii) ***auto paint shop***
 - (iv) ***machine shop***
 - (v) ***welding***
 - (vi) ***retail sales outlets, except articles produced by members of the immediate family in the dwelling***
 - (vii) ***restaurants***
 - (viii) ***amusement arcades (As amended by By-law C-514, Feb15/84)***
 - (ix) ***adult entertainment uses (RC-Jan 31/06;E-Mar 16/06)***
 - (x) ***salvage yards (HECC-Mar 1/07;E-Mar 17/07)***
24. (1) Where a zone boundary is indicated as approximately following lot lines the boundary shall follow such lot lines.
- (2) Where the position of the boundary line of a zone as shown on any zone map is not coincident with the limit of a street, but parallel to it, and the distance from such street line is not indicated, such boundary line shall follow the rear lot line of the properties fronting on such street as such lines exist on the date of the coming into effect of this by-law.
- (3) Where, however, a rear lot line is at a greater distance than two hundred feet from such street line, the boundary line shall be deemed to be a distance of two hundred feet from the street line, if not otherwise indicated on the zoning map.
25. ***Nothing in this By-law shall prevent the use of land or the use or erection of a temporary building or structure which is accessory to construction in progress, such as a work camp or construction camp, mobile home, sales or rental office, tool or maintenance shed or scaffold, including a shipping container which serves as one of the foregoing, except as a mobile home, sales or rental offices, provided that a development permit has been issued. (HECC-Feb 6/03;E-Mar 2/03)***
26. No mobile home or mobile home park shall be located in any zone except the T Zone.
27. (1) No travel trailer or recreational vehicle shall be used for business purposes or living or sleeping purposes anywhere in the City of Dartmouth.
- (2) Notwithstanding subsection (1), travel trailers and recreational vehicles may be used in a licensed camping establishment.

27A. *No accessory building in any R-1, R-1M, R-2, R-3, R-4, TH or T Zone shall be greater than 15 feet in height nor greater than 650 square feet in area. (HECC-July 12/01;E-Aug 5/01)*

27B *No accessory building shall be located closer to the front lot line than the dwelling on the property in any Residential Zone. (HECC-July 12/01;E-Aug 5/01)*

27C **SHIPPING CONTAINERS AS ACCESSORY BUILDINGS**

(1) Shipping containers:

(i) shall not be used as accessory buildings to a residential use.

(ii) may be used as accessory buildings in an industrial or commercial zone, or in conjunction with a recreation use, pursuant to applicable requirements for accessory buildings and pursuant to applicable zone standards including those relating to setbacks, screening and landscaping.

(iii) intended for non-recreation use on any property which abuts a residential, park or institutional zone shall be set back a minimum of 100' from such adjacent zone. This setback may be reduced to 10', provided that a solid visual barrier exists or is provided prior to placement of a shipping container, and provided that the barrier screens the view of the entire height of the container from the abutting zone.

(iv) shall not be stacked within 100' of any residential, park or institutional zone. (HECC-Feb 6/03;E-Mar 2/03)

(2) Shipping containers may not be placed in the front or flanking yard of any lot, or between the main building and any street. (HECC-June 6/02;E-June 30/02)

(3) No shipping container may be used in any zone as a dwelling or other form of accommodation, including offices. (HECC-June 6/02;E-June 30/02)

28. (1) Every building shall be located at a distance from the street line as specified by the building line applicable to the subdivision in which the proposed building is to be located.

(2) Where no building line exists on a street where there are existing buildings, the building line shall be taken as the mean distance of the setback of the existing buildings from the street line in the block in which the proposed building is located.

(3) Where no building line exists on a street and there are no existing buildings on the street, the following minimum setbacks or ranges of minimum setbacks shall apply, unless otherwise provided in this or any other by-law of the City of Dartmouth.

R-1 15-30 feet minimum

R-2 15-30 feet minimum

R-3 15 feet minimum, provided that in no case shall a building for R-3 use be located with respect to any street so that the height of the part exceeds the setback plus two-thirds the width of the street on which it fronts.

R-4 15 feet minimum, provided that in no case shall a building for R-4 uses be located with respect to any street so that the height of the part exceeds the setback plus one-half of the width of the street on which it fronts.

TH 15-30 feet minimum

T 12 feet minimum

C-1 15-30 feet minimum

C-2 0-30 feet minimum

C-3 0-30 feet minimum

I-1 15-30 feet minimum

- I-2 20-60 feet minimum
- I-3 20-60 feet minimum
- S 30 feet minimum

- (4) Where a range of minimum setbacks is stated, the minimum setback shall be determined by considering the following factors:
 - (a) existing or projected traffic volumes,
 - (b) function of the street,
 - (c) pedestrian movements in the area,
 - (d) site conditions or natural constraints,
 - (e) avoiding monotonous streetscapes,
 - (f) ensuring proper functioning of driveways.
- (5) ***A fire access route with a minimum width of twenty (20) feet shall be maintained between self storage buildings and this route shall be clear of any encumbrances or impediments such as, but not limited to the parking or storage of motor vehicles. (HECC-July 10/03;E-Aug 3/03)***

29. The zoning maps, Appendix A, form part of this by-law. The zoning provisions herein apply to the zones as described in the maps.

- 29A. (1) ***Notwithstanding the permitted uses in the R-1, R-1M, R-2, R-3, R-4, TH and the MF-1 Zones, medical clinics shall be permitted in areas designated residential on the Future Land Use map of the Municipal Planning Strategy through the development agreement provisions pursuant to Policy C-12, Policy C-13 and Policy C-14 of the Municipal Planning Strategy.***
- (2) ***A medical clinic means any building, structure or premises in which out patient medical services are provided. (As amended by By-law C-508, Apr9/84 and further amended by By-law C-694, Dec. 6/91)***

29C. ***Deleted-RC-July 11/2000;E-Sep 2/2000***

- 29D. ***Notwithstanding any other provisions of this By-law, buildings and lands use for lodging houses shall comply with the following requirements:***
 - a) ***Lot coverage maximum - 25 per cent.***
 - b) ***Lot area minimum - 6,000 square feet.***
 - c) ***Lot frontage minimum - 10 feet.***
 - d) ***Side yard minimum - 10 feet.***
 - e) ***Rear yard minimum - 10 feet.***
 - f) ***The maximum number of rooms for purposes of sleeping accommodation shall be eight.***
 - g) ***Parking shall be provided on the premises at a minimum of one space for each room used for sleeping accommodation purposes.***
 - h) ***Parking shall not be permitted within the front yard area.***
 - i) ***All areas of the lot not covered by buildings, driveways or walkways shall be landscaped. (As amended by By-law C-657, Feb 2/89)***

29E. ***The uses in the area shown in Schedule "H" shall be those permitted by the General Industrial (I-2) Zone and any permitted office use shall be limited to a maximum building height of five storeys. (As amended by By-law C-687, Oct 30/90)***

30. Notwithstanding Section 32A, no billboard shall:
(RC-Sep 26/06;E-Nov 18/06)
- (a) exceed a height of twenty-five (25) feet from established grade, and no portion of the sign, or associated features of the sign, be located within twelve (12) feet from the established grade immediately under the sign.
 - (b) be located less than 15 feet (4,572 metres) from any street line or abutting lot line, nor be located less than 250 feet (76.2 metres) from a lot which is zoned or used for park, institutional, open space or residential purposes. (HECC-Nov 18/99;E-Dec 19/99)
 - (c) shall contain a sign face which exceeds 200 square feet in area.
 - (d) shall have more than two sign faces, and billboards containing two sign faces shall have said sign faces affixed back-to-back.
 - (e) be located within one thousand (1000) feet of another billboard.
 - (f) be illuminated between the hours of 11:00 p.m. of any day and 7:00 a.m. of the following day, where such billboard abuts a lot zoned or used for residential, institutional, park or conservation purposes.
 - (g) be located in any zone except the following:
C-3 - General Business Zone
I-1 - Light Industrial Zone
I-2 - General Industrial Zone.
 - (h) notwithstanding Section 30 (g) above, no billboard shall be permitted on any C-3 zoned lands abutting Waverly Road or Bel Ayr Avenue.
 - (i) notwithstanding Section 30 (g) above, no billboard shall be permitted on any I-1 zoned lands abutting Waverley Road, Woodland Avenue and Farrell Street.
 - (j) notwithstanding Section 30 (g) above, no billboard shall be permitted on any lands zoned C-3, I-1, or I-2 that are situated on the Halifax Harbour side of Pleasant Street or Windmill Road. (RC-May11/99;E-Jun 26/99)
- 31 (1) No building in an industrial zone shall be located less than fifty (50) feet from the ordinary high water mark of any watercourse. Further, excepting for the purpose of driveways, walkways and trails, no infilling, alteration of grade or removal of natural vegetation shall be permitted within fifty (50) feet of the ordinary high water mark of any watercourse or shoreline. No parking, storage, loading or other similar activities shall be permitted within this area. For lots in existence on the effective date of this section, and where the fifty foot yard is prohibitive of development, the Development Officer may consider reducing the required yard through the minor variance process.
- (2) Existing buildings within the required setback shall be permitted to be repaired, renovated, replaced or expanded provided that such work does not further reduce the setback.
 - (3) Notwithstanding the foregoing, uses within the I-1, I-2 or I-3 Zones shall not be required to meet the setback or buffer requirements where access to the water is required as an integral part of the use. (RC-Oct 2/01;E-Oct 31/01)
- 32 All buildings within the “Lake Banook Canoe Course Area” as identified on Schedule “W” that exceeds the maximum height restriction applied to this area shall be considered an existing building and permitted to be repaired and/or replaced provided that the height of the building does not increase.” [identified on Schedule “W”. (RC-Feb 8/05;E-Apr 23/05)

32A(1) WATERCOURSE SETBACKS AND BUFFERS

- (a) No development permit shall be issued for any development within 20m of the ordinary highwater mark of any watercourse.**
 - (b) Where the average positive slopes within the 20m buffer are greater than 20%, the buffer shall be increased by 1 metre for each additional 2% of slope, to a maximum of 60m.**
 - (c) Within the required buffer pursuant to clauses (a) and (b), no excavation, infilling, tree, stump and other vegetation removal or any alteration of any kind shall be permitted in relation to a development.**
 - (d) Within the required buffer pursuant to clauses (a) and (b), activity shall be limited to the placement of one accessory structure or one attached deck not exceeding a footprint of 20 m² or a combination of an accessory structure and attached deck not exceeding 20 m², fences, boardwalks, walkways and trails not exceeding 3 metres in width, wharfs, boat ramps, marine dependent uses, fisheries uses, conservation uses, parks on public lands, historic sites and monuments, and public road crossings, driveway crossings and wastewater, storm and water infrastructure.**
 - (e) Notwithstanding clause (a), the required buffer for construction and demolition operations shall be as specified under the applicable CD Zone.**
 - (f) Within the buffer required pursuant to clause (e), no excavation, infilling, tree, stump and other vegetation removal or any alteration of any kind shall be permitted in relation to a development.(RC-Jun 27/06;E-Aug 26/06)**
- 32A(2) Notwithstanding subsection (1), where an existing residential main building is located within the required buffer, accessory structures, subject to meeting other requirements of this by-law, shall be permitted provided they are located no closer to the watercourse than the existing main building.
(RC-Jun 27/06;E-Aug 26/06)**
- 32A(3) Where the configuration of any existing lot, including lots approved as a result of completed tentative and final subdivisions applications on file prior to the effective date of the Regional Municipal Planning Strategy, is such that no main building could be located on the lot, the buffer distance shall be reduced in a manner which would provide the greatest possible separation from a watercourse having regard to other yard requirements. (RC-Jun 27/06;E-Aug 26/06)**
- 32A(4) Notwithstanding subsection (1), nothing in this by-law shall prohibit the removal of windblown, diseased or dead trees, deemed to be hazardous or unsafe. (RC-Jun 27/06;E-Aug 26/06)**
- 32A(5) Notwithstanding subsection (1), the selective removal of vegetation to maintain the overall health of the buffer may be authorized by the Development Officer where a management plan is submitted by a qualified arborist, landscape architect, forester or forestry technician. (RC-Jun 27/06;E-Aug 26/06)**
- 32A(6) Every application for a development permit for a building or structure to be erected pursuant to this section, shall be accompanied by plans drawn to an appropriate scale**

showing the required buffers, existing vegetation limits and contours and other information including professional opinions, as the Development Officer may require, to determine that the proposed building or structure will meet the requirements of this section. (RC-Jun 27/06;E-Aug 26/06)

32A(7) Subsection (1) does not apply to lands within the area designated on the Generalized Future Land Use Map in the Regional Municipal Planning Strategy as Harbour. (RC-Jun 27/06;E-Aug 26/06)

32B COASTAL AREAS

32B(1) No development permit shall be issued for any dwelling a on lot abutting the coast of the Atlantic Ocean, including its inlets, bays and harbours, within a 2.5m elevation above the ordinary high water mark. (RC-Jun 27/06;E-Aug 26/06)

32B(2) Subsection (1) does not apply to:

- (a) any residential accessory structures, marine dependant uses, open space uses, parking lots and temporary uses permitted in accordance with this by-law; and
- (b) lands within the area designated on the Generalized Future Land Use Map in the Regional Municipal Planning Strategy as Harbour.
(RC-Jun 27/06;E-Aug 26/06)

32B(3) Notwithstanding subsection (1), any existing dwelling situated less than the required elevation may expand provided that such expansion does not further reduce the existing elevation. (RC-Jun 27/06;E-Aug 26/06)

32B(4) Every application for a development permit for a building or structure to be erected pursuant to this section, shall be accompanied by plans drawn to an appropriate scale showing the required elevations, contours and lot grading information to determine that the proposed building or structure will meet the requirements of this section. (RC-Jun 27/06;E-Aug 26/06)

32C SCHEDULE Y - AREAS OF ELEVATED ARCHAEOLOGICAL POTENTIAL

Where excavation is required for a development on any area identified on Schedule Y attached to this by-law, a development permit may be issued and the application may be referred to the Nova Scotia Department of Tourism, Culture and Heritage, Heritage Division for any action it deems necessary with respect to the preservation of archaeological resources in accordance with provincial requirements. (RC-Jun 27/06;E-Aug 26/06)

32D SCHEDULE Z - WETLANDS MAP

Every application for a development permit shall be accompanied by plans, drawn to an appropriate scale, showing the location of all wetlands identified on Schedule Z attached to this by-law, within and adjacent to the lot. Notwithstanding any other provision of this by-law, no development of any kind shall be permitted within any such wetland. (RC-Jun 27/06;E-Aug 26/06)

32E SIGN PROVISIONS

Applications

- 32E(1)** It shall be an offence under this By-law to erect a sign or permit a sign to be erected which does not comply with the provisions of this by-law.
- 32E(2)** Any person wanting to erect a sign shall submit an application for each sign.
- 32E(3)** An application for a sign permit shall be accompanied by such plans, drawings and specifications as outlined in Section 13 and as the Development Officer may deem necessary.
- 32E(4)** The permit fee for such permit is as specified in Administrative Order #15.
- 32E(5)** When a sign is to be moved from the location shown on the application form to another location whether on the same premises or not, a permit shall be obtained, and the fee shall be the same as prescribed for a new sign.
- 32E(6)** A sign permit shall be refused if:
- (a)** in the opinion of the Traffic Authority, the sign will create a traffic hazard; or
 - (b)** the building or structure to which the sign is attached, or is to be attached, is incapable of supporting it, or if the information submitted regarding the construction of the said building or structure is not sufficient to enable the Building Inspector adequately to determine the capability of such building or structure to give such support.

Signs That Don't Require a Permit

- 32E(7)** The following signs will not require permits but shall comply with all other provisions of this by-law:
- (a)** signs in display windows including writing, representations, painting or lettering directly on the surface of any window or door, or any other figure or similar character within a building visible from the exterior;
 - (b)** memorial signs and plaques bearing nothing other than the name of the owner, the name or the use of the building, the date of the erection of the building and reading matter commemorating a person or event;
 - (c)** signs denoting the architect, engineer, contractor or the services and products of the owner, when placed on construction sites, which signs shall be removed upon completion of the construction;
 - (d)** signs required to be maintained by law;
 - (e)** small signs displayed to direct the public to public services or locations;
 - (f)** non-electrical interior signs;
 - (g)** signs and notices displayed upon the occasion of any religious or patriotic manifestation or any exhibition;
 - (h)** any notice bearing the name and announcements of a church, elementary or secondary school, cemetery, orphanage or other permanent public institution and erected on the site of such institution; and

- (i) a single, unlighted sign one-half of a square metre (0.5 m²) or less in area, placed on any real property advertising such property for sale or rent.

Maintenance

- 32E(8) Any sign, together with its structures and all its supports, braces, bolts, cables, guys, anchors, and other parts, shall be constructed and erected in such manner and with such materials as to remain safe and secure with proper maintenance during the lifetime of the sign.
- 32E(9) Nothing within this By-law shall prevent the repair or restoration of a sign or part thereof to a safe condition when it has been damaged or when it requires maintenance.
- 32E(10) All signs shall be kept in proper repair in accordance with the provisions of this by-law.
- 32E(11) Whenever a sign is found to be unsafe, insecure or likely to endanger the safety of the public or property or which is not erected in accordance with approved plans or the provisions of this by-law, or is likely to become unsafe, the owner shall be notified that the said sign is unsafe and in what respect it is unsafe or not in accordance with the approved plans or the provisions of this by-law.

Electrical and Illuminated Signs

- 32E(12) Any electrical sign shall be approved, constructed and installed in accordance with the standards set by the Canadian Standard Association and shall bear a CSA stamp of approval.
- 32E(13) Each illuminated sign shall have the maker's name, contractor or erector's name, evidence of approval, the size, weight and the voltage and wattage of the sign permanently attached to or painted on the exterior of the sign in such a manner that all such information may be readily seen after the sign is erected.
- 32E(14) The lamps and other electrical apparatus of or connected to any electrical sign shall at all times be maintained in good operating condition.

Prohibited Signs

- 32E(15) Any identification sign and any supports for such sign which advertises a business or service which is no longer on the land on which the sign is located beyond thirty (30) days of the date on which the business or service ceases to be on the premises.
- 32E(16) No person shall erect or maintain any sign or the guy strays or attachments connected therewith including spotlights, floodlights, rotating beacons or flashing illuminations or any other special illumination of any building or structure or portion thereof or attach to or place any sign on any building so as to:

- (a) interfere with or obstruct the view of any traffic signal light, traffic sign or device or be likely to be confused with any traffic signal light, traffic sign or device;
- (b) impede the view at any street or highway intersection or the intersection of a street or highway with a railway crossing;
- (c) obstruct or cover any door, window, fire escape or other required exit; or
- (d) interfere with any public utility pole or wire or any apparatus or appliance connected therewith.

Signs Limitations

32E(17) In the R1, R2, R3, R4, MF1, T, and TH zones under this By-law no sign shall be permitted except:

- (a) a sign in respect to the keeping of boarders or lodgers of two-tenths of a square metre (0.2m²) or less in area; and
- (b) a sign of two-tenths of a square metre (0.2m²) or less in area identifying a home occupation and placed on a wall or fascia.

32E(18) No person shall erect or place a freestanding sign greater than 9.29 square metres in area within 8 metres of the property line of an abutting lot containing a single family or two family dwelling.

32E(19) On a property which is a non-conforming use, no sign shall be permitted except:

- (a) non-illuminated wall sign; or
- (b) one of the following:
 - (i) a non illuminated awning sign;
 - (ii) a non-illuminated canopy sign; or
 - (iii) a non-illuminated under canopy sign.

32E(20) A canopy or awning sign may extend the full length of the canopy or awning but no part of the sign shall project beyond any portion of the canopy or awning.

32E(21) No ground sign or projecting sign or any portion thereof shall be set nearer the street line than 4.6 metres and for the purposes of this section, the street line shall be the boundary of the street right of way whether or not it is improved as a street or sidewalk.

32E(22) Notwithstanding Section 32A(21), a projecting sign may be placed over the sidewalk if:

- (a) there is not less than 3.0 metres between its lower edge and the street or sidewalk and;
- (b) it is
 - (i) made of wood except for any supports, braces, bolts, cables, guys or anchors, or
 - (ii) a canopy sign;
 - (iii) not flashing, if illuminated;
 - (iv) in compliance with all other provisions of this by-law.

32E(23) An affixed sign may extend above the parapet walls and may require that the construction details be certified by an engineer or architect.

32E(24) All projecting signs shall leave a minimum clearance of three (3) metres above the level of the ground immediately below the sign.

Temporary Signs

32E(25) This By-law shall not apply to any sign regulated under HRM By-law S-800 (A By-law Respecting Requirements for the Licensing of Temporary Signs).

32E(26) Further to Section 32A(25), any sign provision within this By-law referring to temporary signage is superceded by HRM By-law S-800.

(RC-Sep 26/06;E-Nov 18/06)

PART III: ZONES

30. For the purpose of this by-law and in accordance with the maps contained in Appendix "A" hereinafter referred to as the zoning maps, the City is divided into zones.
31. The following zones are established:
- R-1 Single Family Residential Zone
 - R-1M Single Family (Modified) Residential Zone
 - R-2 Two Family Residential Zone
 - R-3 Multiple Family Residential Zone (medium density)
 - R-4 Multiple Family Residential Zone (high density)
 - TH Town Housing Zone
 - T Mobile Home Park Zone
 - C-1 Local Business Zone
 - C-2 General Business Zone
 - C-3 General Business Zone
 - C-4 Massage Parlour Zone (As amended by By-law C-383, Sept29/80)***
 - I-1 Light Industrial Zone
 - I-2 General Industrial Zone
 - I-3 Harbour Oriented Industrial Zone
 - I-4 Salvage Zone (As amended by By-law C-562, Apr27/86)***
 - P Park Zone
 - OS Public Open Space Zone (As amended by By-law C-471, Aug7/85)***
 - RPK Regional Park Zone (RC-Jun 27/06;E-Aug 26/06)***
 - S Institutional Zone
 - C Conservation Zone
 - H Holding Zone
 - US Urban Settlement Zone (RC-Jun 27/06;E-Aug 26/06)***
 - UR Urban Reserve Zone (RC-Jun 27/06;E-Aug 26/06)***
 - MF-1 Multiple Family Residential Zone
 - GC General Commercial Zone
 - SC Service Commercial Zone
 - CDD Comprehensive Development District (As amended by By-law C-698, June18/93)***
 - BCDD Burnside Comprehensive Development District (RC-Jun 27/06;E-Aug 26/06)***
 - CD-1 C&D Materials Transfer Stations Zone (RC-Sept 10/02;E-Nov 9/02)***
 - CD-2 C&D Materials Processing Facilities Zone (RC-Sept 10/02;E-Nov 9/02)***
 - CD-3 C&D Materials Disposal Sites Zone (RC-Sep 10/02;E-Nov 9/02)***
 - ICH Infrastructure Charge Holding Zone (RC-Jul 2/02;E-Aug 17/02)***
 - TR Transportation Reserve Zone (RC-Jun 27/06;E-Aug 26/06)
31. (a) ***In addition, a CDD - Comprehensive Development District is established, pursuant to Policies H-3 and H-3A,B,C and D of the municipal planning strategy. (As amended by By-law C-698, June 18/93)***

R-1 (SINGLE FAMILY RESIDENTIAL) ZONE

32(1) The following uses only shall be permitted in an R-1 Zone:

- (a) Single family dwellings;
- (b) churches or church halls;
- (c) schools, colleges, universities, libraries, art galleries, and museums;
- (d) public parks and playgrounds;
- (e) tennis clubs, quoit clubs, lawn bowling clubs, archery clubs, golf clubs;
- (f) yacht and boating clubs located within 200 feet of the shore of a lake or Halifax Harbour;
- (g) uses accessory to any of the foregoing uses;

32(2) Buildings used for R-1 uses in an R-1 Zone shall comply with the following requirements:

- (a) Lot area minimum - 5,000 square feet
- (b) Lot coverage maximum - 35 %
- (c) Side and rear yards shall be provided on each side and at the rear of buildings as provided by the Building By-laws of the City.
- (d) ***Height Maximum -35 feet on all parcels of land situated within the "Lake Banook Canoe Course Area" as identified on Schedule "W". (RC-Feb 8/05;E-Apr 23/05)***

32(3) ***Notwithstanding anything else in this by-law, the following zone requirements shall apply to lots TH-7, TH-8, TH-9, TH-10 and TH-11 on Chinook Court and lots TH-1, TH-2, TH-13, TH-14 and TH-15 on Tutor Court in the Lancaster Ridge Subdivision only:***

(a) ***Zone Requirements:***

<i>Minimum lot area</i>	<i>3000 square feet</i>
<i>Minimum lot frontage</i>	<i>36 feet</i>
<i>Minimum front yard</i>	<i>15 feet</i>
<i>Minimum side yards</i>	<i>5 feet (one side)</i>
<i>For dwelling</i>	<i>10 feet (other side)</i>
<i>Minimum rear yard</i>	<i>10 feet</i>
<i>Maximum lot coverage</i>	<i>35 per cent</i>

- (b) ***For detached garages and accessory buildings, the minimum setback from any side or rear property line is two (2) feet.***
- (c) ***For decks and verandahs, the minimum setback from any side or rear property line is five (5) feet.***
- (d) ***Notwithstanding Section 3(a), minimum sideyards, where a dwelling includes an attached garage the minimum sideyard for both sides of the dwelling shall be five (5) feet.***
- (e) ***On all lots where there is no attached garage, the driveway shall extend into the sideyard of the lot a minimum of fifteen (15) feet beyond the front wall of the structure.***
- (f) ***Where a lot fronts on the outside of a street curve having a radius of one hundred (100) feet or less, the required lot frontage may be reduced to a minimum of 25 feet. (As amended by By-law C-730, Oct 25/95)***

32(4) Notwithstanding anything else in this by-law, the following zone requirements shall apply to all new lots that were approved after October 13, 2001:

(1) Zone Requirements:

Minimum Side Yard 8 feet

Minimum Rear Yard 8 feet

(2) The maximum building eave projection into the minimum required side yard shall be 2 feet (HECC-Nov 1/01;E-Nov 25/01)

R-1M (SINGLE FAMILY (MODIFIED) RESIDENTIAL) ZONE

32A (1) The following uses only shall be permitted in an R-1M Zone:

(a) R-1 uses as hereinbefore set out; and

(b) Daycare facilities as home occupations, occupying not more than 50 percent of the total floor area of the dwelling; notwithstanding Section 23(g) of this by-law.

(2) Buildings used for R-1M Zone shall comply with the following requirements:

(a) Lot area minimum: 2,800 square feet

(b) Lot frontage minimum: 30 feet

(c) Front yard minimum: 20 feet

(d) Rear yard minimum: 10 feet

(e) Side yard minimum: 5 feet (subject to the the Building By-law of the City)

(f) Lot coverage maximum: 35 per cent

(g) Height of Primary Building Maximum: 35 feet

(3) In an R-1M Zone where a lot fronts on the outside of a street curve having a radius of 100 feet or less, the required lot frontage may be reduced by 50 percent. (As amended by By-law C-694, Dec 6/91)

R-2 (TWO FAMILY RESIDENTIAL) ZONE

33(1) The following uses only shall be permitted in an R-2 Zone:

(a) R-1 uses as hereinbefore set out,

(b) a semi-detached dwelling,

(c) a duplex dwelling,

(d) basement apartments added to single family dwellings so that each building contains only two families,

(e) a dwelling for not more than ten persons, owned or operated by a voluntary non-profit organization,

(f) any uses accessory to any of the foregoing uses.

33(2) Buildings used for R-1 uses in an R-2 Zone shall comply with the requirements of an R-1 Zone.

33(3) Buildings used for R-2 uses in an R-2 Zone shall comply with the following requirements:

(a) Lot area minimum - 5,000 sq. ft.

(b) Lot coverage maximum - 35%

(c) Side and rear yards shall be provided on each side and at the rear of a building as specified in the Building By-laws of the City.

Provided that where the site area is greater than one acre, the area of the site required per dwelling unit shall be:

Type of dwelling unit	Area of site required per dwelling unit
One bedroom and bedsitting room	1,000 sq. ft.
Two or more bedrooms	1,350 sq. ft.

- (c) On all buildings a minimum side and rear yard clearance of 15 feet shall be maintained and if the building is more than fifty feet high on its highest side the sideyards and rearyards shall have a minimum clearance of not less than one half the height of the adjacent side of the building.
- (d) The yard area located between the street line and the minimum setback line shall be landscaped, and the entire site and all buildings maintained in a neat, tidy manner including the trimming and upkeep of landscaped areas.
- (e) ***Height Maximum -35 feet on all parcels of land situated within the "Lake Banook Canoe Course Area" as identified on Schedule "W". (RC-Feb 8/05;E-Apr 23/05)***

34(4) No uses other than those permitted in R-1 and R-2 shall be permitted unless the lot area is equal to or greater than ten thousand square feet and unless the street frontage is equal to or greater than one hundred feet.

34(5) All developments including three or more dwelling units shall provide, in addition to the site requirements set out in sub-section (3) of this section, amenity areas of not less than one hundred square feet for each bedsitting room or one bedroom dwelling unit; three hundred square feet for each two bedroom dwelling unit; and 500 square feet for each three or more bedroom dwelling units. An amenity area shall be a space set aside for recreational purposes such as communal play areas, recreational room, roof decks, balconies, swimming pools and tennis courts. An amenity area shall have no dimension less than thirty feet.

34(6) ***Buildings used for lodging house uses shall comply with the requirements of the Lodging House By-law of the City of Dartmouth. (As amended by By-law C-657, Feb 2/89)***

NOTE: Effective December 4, 1991, Multiple family residential developments in the City of Dartmouth are permitted only by development agreement.

R-4 (MULTIPLE FAMILY RESIDENTIAL) ZONE - HIGH DENSITY

35(1) The following uses only shall be permitted in an R-4 Zone:

- (a) R-1, R-2, R-3 and TH uses as herein set out,
- (b) apartment buildings,
- (c) uses accessory to any of the foregoing uses.

35(2) Buildings used for R-1, R-2, R-3 and TH uses in an R-4 Zone shall comply with the requirements of an R-1, R-2, R-3 or TH Zone respectfully.

- 35(3) Buildings used for R-4 uses in an R-4 Zone shall comply with the following requirements:
- (a) Lot coverage, maximum - 50%
 - (b) Area (in square feet) of site required by type of dwelling unit:

TYPE OF DWELLING UNIT

Number of Storeys	Bed-Sitting Room	One Bedroom	Two Bedrooms	Three or more Bedrooms
1	440 sq. ft.	550 sq. ft.	890 sq. ft.	1230 sq. ft.
2	410	510	820	1130
3	380	470	760	1050
4	350	440	700	970
5	330	410	650	890
6	320	380	610	820
7	310	360	570	770
8	310	350	540	720
9	300	340	510	690
10	300	330	480	660
11 & over	300	330	460	640

- (c) Notwithstanding the provisions of paragraph (b) above, the number of permissible dwelling units for any site may be increased by:
 - (i) 2% where at least one-third of the parking requirements are provided within the building; or
 - (ii) 4% where at least two-thirds of the parking requirements are provided within the building; or
 - (iii) 6% where all of the parking requirements are provided within the building; or
 - (iv) 10% where the building site abuts a public open space having a minimum area of five acres or where the building site is located on the opposite side of a City street from a five acre public open space.
- (d) On all buildings a minimum side and rear yard clearance of fifteen feet shall be maintained and if the building is more than fifty feet high on its highest side the sideyards and rearyards shall have a minimum clearance of not less than one half the height of the adjacent side of the building.
- (e) ***Height Maximum -35 feet on all parcels of land situated within the "Lake Banook Canoe Course Area" as identified on Schedule "W". (RC-Feb 8/05;E-Apr 23/05)***

35(4) No uses other than those permitted in R-1, R-2, and TH Zones shall be permitted unless the lot area is equal to or greater than ten thousand square feet and unless the street frontage is equal to or greater than one hundred feet.

35(5) All developments including three or more dwelling units shall provide in addition to the site requirements set out in Sub-section (3) of this section, amenity areas of not less than one hundred square feet for each bedsitting room or one bedroom dwelling unit; three hundred square feet for each two bedroom dwelling unit; and five hundred square feet for each three or more bedroom dwelling units. An amenity area shall be a space set aside for recreational

purposes such as communal play areas, recreational rooms, roof decks, balconies, swimming pools and tennis courts. An amenity area shall have no dimension less than thirty feet.

NOTE: Effective December 4, 1991, Multiple family residential developments in the City of Dartmouth are permitted only by development agreement.

TH (TOWN HOUSING) ZONE

- 36(1) The following uses only shall be permitted in a TH Zone:
- (a) Two or more one-family dwellings, which are attached vertically and which have their own independent entrances and exits;
 - (b) schools;
 - (c) any use accessory to any of the foregoing uses.
- 36(2) Building used for TH uses in an TH Zone shall comply with the following requirements:
- (a) Lot area minimum - 2,000 sq. ft. per unit
 - (b) Lot frontage minimum - 20 feet, except where the lot faces on the outside of a curve in a street in which case the minimum frontage shall be not less than 15 ft. and the dimension along the minimum set-back for the lot shall be not less than 20 feet.
 - (c) Lot coverage maximum - 35%
 - (d) not more than eight individual housing units shall be included in any one building block.
 - (e) A sideyard at least 10 feet in width shall be provided at each end of each building block.
 - (f) Every building block shall be located at a distance of not less than 15 feet from the street line.
 - (g) ***Height Maximum -35 feet on all parcels of land situated within the "Lake Banook Canoe Course Area" as identified on Schedule "W". (RC-Feb 8/05;E-Apr 23/05)***
- 36(3) No more than 15 one-family dwelling houses which are attached vertically, as permitted in this zone shall be erected per acre.

T (MOBILE HOME PARK) ZONE

- 37(1) No person shall use any building in whole or in part, or use any land in a T Zone for any other purpose than a Mobile Home Park or any accessory use.
- 37(2) Buildings or land used for T uses in a T Zone shall comply with the provisions of the Mobile Homes By-law and amendments thereto.
- 37(3) No person shall use any building in whole or in part, or use any land in a T Zone for the sale of mobile homes.
- 37(4) ***No Buildings shall exceed 35 feet in height on those parcels of land situated within the "Lake Banook Canoe Course Area" as identified on Schedule "W". (RC-Feb 8/05;E-Apr 23/05)***

C-1 (LOCAL BUSINESS) ZONE

- 38(1) The following uses only shall be permitted in C-1 Zone:
- (a) R-1, R-2, and TH uses are herein set out;
 - (b) food and grocery stores,
 - (c) local offices including offices of professional people providing personal services,
 - (d) public offices,
 - (e) ***personal service shops, (As amended by By-law C-464, Sept26/82)***
 - (f) restaurants,
 - (g) uses accessory to any of the foregoing uses.
- 38(2) Buildings used for R-1, R-2 and TH uses in a C-1 Zone shall comply with the requirements of an R-1, R-2, TH Zone respectively.
- 38(3) Buildings used for C-1 uses in a C-1 Zone shall comply with the following requirements:
- (a) Lot area minimum - 5,000 sq. ft.
 - (b) Height maximum - 2 storeys
 - (c) Lot coverage maximum - 50%
 - (d) Floor area maximum for local offices 5,000 square feet or 25% of the total building area, the larger prevailing.
 - (e) Side and rear yards shall be provided on each side and at the rear of buildings as specified in the Building By-laws of the City.

C-2 (GENERAL BUSINESS) ZONE

- 39(1) The following uses only shall be permitted in a C-2 Zone:
- (a) R-1, R-2, R-3, C-1 and TH uses as herein set out;
 - (b) Business or commercial enterprises except:
 - (i) obnoxious uses and uses creating a hazard to the public and
 - (ii) offices other than those permitted in the C-1 Zone
 - (iii) ***except Adult Entertainment uses (RC-Jan 31/06;E-Mar 16/06)***
 - (c) Uses accessory to the foregoing uses.
- 39(2) Buildings used for R-1, R-2, R-3, C-1 and TH uses in a C-2 Zone shall comply with the requirements of an R-1, R-2, R-3, C-1 or TH Zone respectively.
- 39(3) Buildings used for C-2 uses in a C-2 Zone shall comply with the following requirements:
- (a) Lot area minimum - 5,000 sq. ft.
 - (b) Height maximum - 3 storeys for a building with an office function as its primary function.
 - (c) Maximum Lot coverage - 100% if the requirements for 100% lot coverage in the Building Bylaws of the City of Dartmouth are met, except that a motel building or buildings shall occupy surface area of not more than one-third of the total area of the building lot.
 - (d) If lot coverage is not 100%, side and rear yards shall be provided on each side and at the rear of buildings as provided by the Building Bylaws of the City of Dartmouth.

- (e) *Additional Height Maximum -35 feet on all parcels of land situated within the “Lake Banook Canoe Course Area” as identified on Schedule “W”. (RC-Feb 8/05;E-Apr 23/05)*

C-3 (GENERAL BUSINESS) ZONE

- 40(1) The following uses only shall be permitted in a C-3 Zone:
 - (a) C-2 uses as herein set out, excepting therefrom any residential uses;
 - (i) *except Adult Entertainment uses (RC-Jan 31/06;E-Mar 16/06)*
 - (b) warehousing and distribution
- 40(2) Buildings used for C-3 uses in a C-3 Zone shall comply with the following requirements:
 - (a) Lot area minimum - 5,000 square feet
 - (b) Height maximum - 3 storeys for a building with an office function as its primary function.
 - (c) Maximum Lot coverage - 100% if the requirements for 100% lot coverage in the Building Bylaws of the City of Dartmouth are met, except that a motel building or buildings shall occupy surface area of not more than one-third of the total area of the building lot.
 - (d) If lot coverage is not 100%, side and rear yards shall be provided on each side and at the rear of buildings as provided by the Building By-laws of the City of Dartmouth.
 - (e) *Additional Height Maximum - 35 feet on all parcels of land situated within the “Lake Banook Canoe Course Area” as identified on Schedule “W”. (RC-Feb 8/05;E-Apr 23/05)*

C-4 (MASSAGE PARLOUR) ZONE

40A. *(Deleted: RC-Jan 31/06;E-Mar 16/06)*

I-1 ZONE - LIGHT INDUSTRIAL ZONE

- 41(1) The following uses only shall be permitted in an I-1 Zone:
 - (a) C-3 uses as herein set out,
 - (i) **except Adult Entertainment uses (RC-Jan 31/06;E-Mar 16/06)**
 - (b) industrial uses except:
 - (i) obnoxious uses,
 - (ii) uses creating a hazard to the public and
 - (iii) uses creating heat, humidity and glare.
- 41(2) Buildings used for C-3 uses in an I-1 Zone shall comply with the requirements of a C-3 Zone, *excepting that the provisions of 41 (3) (c) (ii) and 41 (3) (d) shall apply where the property abuts a residential or park zone or existing residential use. (RC-Oct 2/01;E-Oct 31/01)*

- 41(3) Buildings used for I-1 uses in an I-1 Zone shall comply with the following requirements:
- (a) Lot area minimum - 5,000 square feet
 - (b) Lot coverage, maximum - 50%
 - (c)
 - (i) No area for parking, loading, storage or any other like purpose shall be permitted within the minimum front yard provided that this shall not prohibit the use of a portion of the front yard for such walks or driveways as may be necessary.
 - (ii) Yards shall be provided on each side and at the rear of buildings as provided by the Building By-laws of the City except, where the side or rear boundary of a site abuts a residential district, it shall have a minimum yard of 30 feet.
 - (d) Appearance
 - (i) All buildings shall be of good architectural design
 - (ii) All yards shall be landscaped, and the entire site and all buildings maintained in a neat, tidy manner including the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.
 - (iii) All storage, freightage or trucking yards shall be enclosed or completely screened by buildings, trees, landscaped features, or fences or a combination thereof.

I-2 ZONE - GENERAL INDUSTRIAL ZONE

- 42(1) The following uses only shall be permitted in a I-2 Zone:
- (a) C-3 uses as herein set out;
 - (i) **except Adult Entertainment uses (RC-Jan 31/06;E-Mar 16/06)**
 - (b) industrial enterprises except obnoxious uses and uses creating a hazard to the public.
- 42(2) Buildings used for C-3 uses in an I-2 Zone shall comply with the requirements of a C-3 Zone.
- 42(3) Buildings uses for I-2 uses in an I-2 Zone shall comply with the following requirements:
- (a) Lot area minimum - 5,000 square feet
 - (b) Lot coverage, maximum - 100% if the requirements for 100% lot coverage in the Building By-laws of the City of Dartmouth are met.
 - (c) If lot coverage is not 100%, side and rear yards shall be provided on each side and at the rear of buildings as provided by the Building By-laws of the City of Dartmouth.
- 42(4) Any dwelling in existence in this zone at the date this by-law comes into effect may be:
- (a) repaired **and renovated (RC-Oct 2/01;E-Oct 31/01)**
 - (b) increased in size,
 - (c) replaced (~~Deleted: RC-Oct 2/01;E-Oct 31/01~~)
 - (d) **used for home occupations as per Part 2, Section 23 of this Bylaw, and**
 - (e) **in no event may any repair, renovation, addition, or replacement result in the creation of an additional dwelling unit.**
- 42(5) ***A landscaped area of at least ten (10) feet in depth measured at right angles from the property boundary abutting any street(s) shall be provided, except where driveway or sidewalk access is required. This area may be reduced to five (5) feet in depth if the ten (10) foot requirement would result in the development being unable to meet the parking or driving aisle requirements. (HECC-July 10/03, August 3/03)***

- 42(6) *Where the side or rear boundary of a site abuts a residential, park or institutional zone, or existing residential use, the following shall apply:*
- (a) *A minimum yard of 30 feet shall be provided,*
 - (b) *Required yards shall be landscaped, and the entire site and all buildings maintained in a neat, tidy manner including the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.*
 - (c) *All storage, freightage or trucking yards shall be enclosed or completely screened from the abutting residential, park or institutional zone by buildings, trees, landscaped features, or fences or a combination thereof.*
(RC-Oct 2/01;E-Oct 31/01)

I-3 (HARBOUR-ORIENTED INDUSTRIAL) ZONE

- 43(1) The following uses only shall be permitted in the I-3 Zone:
- (a) industrial uses requiring direct access to the salt water,
 - (b) construction, maintenance and repair of marine vessels,
 - (c) marine research,
 - (d) handling and storage of bulk container and general cargo,
 - (e) recreational uses,
 - (f) any uses accessory to the foregoing.
- 43(2) Buildings used for I-3 uses in an I-3 Zone shall comply with the following requirements:
- (a) Lot area, minimum - 5,000 square feet
 - (b) Side and rear yards shall be provided on each side and at the rear of buildings as provided by the Building By-laws of the City of Dartmouth.
- 43(3) Any dwelling in existence in this zone at the date this by-law comes into effect may be:
- (a) repaired *and renovated (RC-Oct 2/01;E-Oct 31/01)*
 - (b) increased in size,
 - (c) replaced (~~Deleted: RC-Oct 2/01;E-Oct 31/01~~)
 - (d) *used for home occupations as per Part 2, Section 23 of this Bylaw.*
 - (e) *in no event may any repair, renovation, addition, or replacement result in the creation of an additional dwelling unit.*
- 43(4) *Lands used for Harbour-Oriented Industrial uses shall comply with the following requirements:*
- (a) *Minimum front and flankage yard - 30 feet*

This yard shall be landscaped, except for required driveways and walkways, and where there is frontage on a local street appropriate plantings shall be spaced sufficiently close to provide an effective screen of any working yards, loading areas or storage areas. Areas within this yard not planted with trees or hedges shall be planted with grass or otherwise suitably landscaped and maintained with shrubs and/or planting beds.
 - (b) *Where the proposed use abuts a zone other than an industrial or commercial zone, or an existing residential use, a yard of thirty feet (30') shall be provided to ensure adequate screening of working yards, loading areas, storage areas, buildings and parking areas from the abutting property. Such yard shall include:*

- (i) *a raised, landscaped berm of at least six (6) feet in height measured from grade of the abutting property, with coniferous plantings along the berm at minimum intervals of ten (10) feet, which shall be maintained in good order;*
- (ii) *a solid opaque fence located behind the berm, said fence to be at least ten (10) feet in height;*
- (c) *Where the proposed use is located within five hundred (500) feet of a residential, park, conservation or institutional zone, or existing residential use, all welding, fabrication, sandblasting and similar potentially obnoxious uses and operations shall be fully contained within a building or other suitable structure designed to contain noise, odours, and dust.*
- (d) *Required yards, buffers and landscaped areas shall not be used for storage, parking, loading, unloading or similar uses.*
(RC-Oct 2/01;E-Oct 31/01)

I-4 (SALVAGE) ZONE

43A(1) *The following uses only shall be permitted in an I-4 Zone:*

- (a) *salvage yard and;*
- (b) *any use accessory to the foregoing.*

43A(2) *Prior to the issuance of any permit for development in an I-4 Zone, the applicant shall provide to the Development Officer evidence that all necessary approvals from other government agencies have been obtained and shall indicate any conditions attached thereto.*

43A(3) *Lands used for I-4 uses in an I-4 Zone shall comply with the following requirements:*

- (a) *the salvage operations, scrap materials and scrap items on the site shall be completely enclosed and screened from the view of any adjacent sites or streets;*
- (b) *without restricting the generality of clause (a) above, a fence shall be constructed around the entire property which fence shall be:*
 - (i) *not less than twelve (12) feet in height;*
 - (ii) *constructed of opaque material;*
 - (iii) *set back a minimum of twenty (20) feet from the property line on any side abutting a City street;*
- (c) *all areas between the fence and the street line, with the exception of driveways and walkways, shall be landscaped and maintained by the owner. Landscaping shall include sodding to the curb and decorative shrubs or trees suitable for the location;*
- (d) *landscaped areas shall not be used for outside storage, parking, loading, unloading or similar uses;*
- (e) *the submission of a site plan;*
- (f) *minimum lot size 5,000 square feet.*
(As amended by By-law C-562, Apr 27/86)

P (PARK) ZONE

- 44(1) The following uses only shall be permitted in a P Zone:
- (a) public parks;
 - (b) recreational fields and facilities;
 - (c) golf courses;
 - (d) cemeteries;
 - (e) circuses, sports meets or uses of a similar nature on motion of the City Council for limited periods of time;
 - (f) uses accessory to any of the foregoing uses.
- 44(2) *Notwithstanding the provisions of subsection (1) transit terminal facilities are permitted on land identified by Schedule "M". (As amended by By-law C-722, June 9/95)*
- 44(3) *No Buildings or structures shall exceed 35 feet in height on those parcels of land situated within the "Lake Banook Canoe Course Area" as identified on Schedule "W". (RC-Feb 8/05;E-Apr 23/05)*

OS (OPEN SPACE) ZONE

- 44(A)(1) *The following uses only shall be permitted in an OS Zone:*
- (a) *passive recreation areas;*
 - (b) *cemeteries; or*
 - (c) *uses accessory to the foregoing uses. (As amended by By-law C-471, Aug7/85)*
- 44(A)(2) *No Buildings or structures shall exceed 35 feet in height on those parcels of land situated within the "Lake Banook Canoe Course Area" as identified on Schedule "W". (RC-Feb 8/05;E-Apr 23/05)*

RPK (REGIONAL PARK) ZONE

- 44A(1) The following uses only shall be permitted in an RPK Zone:
- (a) Recreation uses
 - (b) Conservation uses
 - (c) Uses accessory to the foregoing uses
- 44A(2) Buildings used for RPK uses in an RPK Zone shall comply with the following requirements:
- | | |
|---------------------------------|-----|
| Minimum Front or Flankage Yard: | 20m |
| Minimum Side or Rear Yard: | 20m |
| Maximum Lot Coverage: | 50% |
- (RC-June 27/06;E-Aug 26/06)

S (INSTITUTIONAL) ZONE

- 45(1) The following uses only shall be permitted in an S-Zone:
- (a) P uses as herein set out;
 - (b) sports clubs, either public or private;
 - (c) public or private community purpose buildings;
 - (d) hospitals, schools, colleges, universities, masteries, churches, libraries, museums, art galleries, and other institutions of a similar nature.
 - (e) uses accessory to any of the foregoing uses.
- 45(2) Buildings used for S uses in an S Zone shall comply with the following requirements:
- (a) Lot area, minimum - 5,000 square feet
 - (b) Maximum coverage - 50%
 - (c) ***Height Maximum -35 feet on all parcels of land situated within the "Lake Banook Canoe Course Area" as identified on Schedule "W". (RC-Feb 8/05;E-Apr 23/05)***

C (CONSERVATION) ZONE

- 46(1) The following uses only shall be permitted in a C-Zone:
- (a) conservation related projects;
 - (b) watersheds;
 - (c) cemeteries;
 - (d) passive recreational activities;
 - (e) ***facilities for storage, transmission, treatment, distribution or supply of water; and (As amended by By-law C-711, Sept 27/94)***
 - (f) uses accessory to any of the foregoing uses.
- 46(2) ***Notwithstanding the provisions of subsection (1), communications facilities are permitted on the land identified by Schedule "J". (As amended by By-law C-710, Dec 9/94)***
- 46(3) ***No Buildings or structures shall exceed 35 feet in height on those parcels of land situated within the "Lake Banook Canoe Course Area" as identified on Schedule "W". (RC-Feb 8/05;E-Apr 23/05)***

H (HOLDING) ZONE

- 47(1) The following uses only shall be permitted in an H Zone:
- (a) R-1, C, and P uses as herein set out;
 - (b) uses accessory to any of the foregoing uses.
 - (c) ***All equipment, structures and buildings associated with extracting water from Morris Lake in association with an existing oil refinery operation. (RC-Mar 22/05;E-Apr 23/05)***
- 47(2) Buildings used for R-1, C or P uses in an H Zone shall comply with the requirements of an R-1, C or P Zone respectively.

US (URBAN SETTLEMENT) ZONE

47A(1) The following uses only shall be permitted in a US Zone:

- (a) Single unit dwellings, on lots on an existing road(s) provided that a private on-site sewage disposal system and well are provided on the lot**
- (b) Public parks and playgrounds**
- (c) Uses accessory to the foregoing uses**

47A (2) Buildings used for US uses in a US Zone shall comply with the following requirements:

Minimum Frontage:	110m
Minimum Lot Area:	2ha
Minimum Front or Flankage Yard:	9.1m
Minimum Side Yard:	2.5m
Minimum Rear Yard:	2.5m
Maximum Lot Coverage:	35%
Maximum Height of Main Building:	11m

(RC-Jun 27/06;E-Aug 26/06)

UR (URBAN RESERVE) ZONE

47B(1) The following uses only shall be permitted in a UR Zone:

- (a) Single unit dwellings, on existing lots provided that a private on-site sewage disposal system and well are provided on the lot**
- (b) Passive recreation uses**
- (c) Uses accessory to the foregoing uses**

47B(2) Buildings used for UR uses in a UR Zone shall comply with the following requirements:

Minimum Front or Flankage Yard:	9.1m
Minimum Side Yard:	2.5m
Minimum Rear Yard:	2.5m
Maximum Lot Coverage:	35%
Maximum Height of Main Building:	11m

(RC-Jun 27/06;E-Aug 26/06)

MF-1 (MULTIPLE FAMILY RESIDENTIAL) ZONE

- 48(1) No person shall, in any MF-1 Zone erect, alter, repair, maintain or use any building in whole or in part, or use land for any purpose other than the following uses, namely:
- (a) ***Lodging house (As amended by By-law C-657, Feb 2/89)***
 - (b) Apartment house
 - (c) Hospitals, excepting hospitals for the treatment of infectious diseases
 - (d) Institutions, other than for corrections use or for the treatment of mental cases
 - (e) Sports or social club
 - (f) Fire station
 - (g) Hotel or motel
 - (h) Any use accessory to any of the foregoing uses.
- 48(2) Buildings erected, altered, repaired, maintained or used for MF-1 uses in an MF-1 Zone other than residential uses shall comply with the following requirements:
- (a) Lot coverage maximum - 40%
 - (b) Every building shall be located at a distance from the street line as specified by the building line applicable to the street on which the proposed building is to be located. Where no building line exists and no building line is established by the Development Officer, the building line shall be taken as the mean distance of the set-back of the existing buildings from the street line in the block in which the proposed building is to be located, provided that in no case shall a building for MF-1 uses other than residential use be located with respect to any street so that the height of the building exceeds the set-back plus one-half of the width of the street on which it fronts.
- 48(3) Buildings erected, altered, repaired, maintained or used for residential uses in a MF-1 Zone shall comply with the following requirements:
- (a) Lot coverage maximum - 40%
 - (b) Area of site in square feet required per dwelling unit for apartments:

TYPE OF DWELLING UNIT

Number of Storeys	Bed-Sitting Room	One Bedroom	Two Bedrooms	Three or more Bedrooms
1	440 sq. ft.	550 sq. ft.	890 sq. ft.	1230 sq. ft.
2	410	510	820	1130
3	380	470	760	1050
4 & over	350	440	700	970

- (c) The area of site required in sub-section 2 above may be reduced by:
 - (i) 2% where at least one-quarter of the parking requirements are provided within the building;
 - (ii) 4% where at least one-half of the parking requirements are provided within the building;
 - (iii) 6% where at least three-quarters of the parking requirements are provided within the building;

- (iv) 8% where all the parking requirements are provided within the building;
 - (v) 10% where the building site abuts a public open space having a minimum area of five acres or where the building site is located on the opposite side of a city street from a public open space having a minimum size of five acre.
- (d) Every building shall be located at a distance from the street line as specified by the building line applicable to the street on which the proposed building is to be located. Where no building line exists the Development Officer may establish a building line for the street. If no building line exists and no building line is established by the Development Officer the building line shall be taken as the mean distance of the set-backs of existing buildings from the street line in the block portion of the street on which the proposed building is to be located or the building line may be set by the Development Officer provided that no part of a building for residential use shall be located with respect to any street so that the height of the part exceeds the set-back plus two-thirds the width of the street on which it fronts.
- (e) Yards having a minimum width of seven and one-half feet each shall be provided on each side and at the rear of the building.
- (f) A minimum side and rear yard clearance of seven and one-half feet shall be maintained for all buildings up to and including three storeys in height, the minimum side and rear clearances shall be increased by five additional feet for each storey over three.
- (g) Maximum height - four storeys exclusive of any storeys not containing one or more apartments.
- (h) *Within the "Lake Banook Canoe Course Area" as identified on Schedule "W", no buildings or structures shall exceed 35 feet in height. (RC-Feb 8/05;E-Apr 23/05)*

NOTE: Effective December 4, 1991, Multiple family residential developments in the City of Dartmouth are permitted only by development agreement.

GC (GENERAL COMMERCIAL) ZONE

- 52(1) The following uses only shall be permitted in a GC Zone:
- (a) **R-4** uses as herein set out;
 - (b) any business or commercial enterprise except obnoxious uses and uses creating a hazard to the public.
- 52(2) Buildings used for **R-4** uses in a GC Zone shall comply with the requirements of an **R-4** Zone.
- 52(3) Where apartments are to be constructed above commercial uses, the maximum density of apartments shall be as in the **R-4** Zone, provided however, that the commercial uses may cover 100% of the lot. In this case, the area of any floor where any portion is devoted to apartments shall not exceed 40% of the total area.

(As amended by By-law C-392, Dec. 22/79)

SC (SERVICE COMMERCIAL) ZONE

- 53 The following uses only shall be permitted in an SC Zone:
- (a) commercial or industrial enterprises, except:
 - (i) stores for the purpose of retail trade and service other than grocery stores or drug stores;
 - (ii) obnoxious uses, uses creating a hazard to the public and uses creating heat, humidity and glare.
 - (b) **Within the “Lake Banook Canoe Course Area” as identified on Schedule “W”, no buildings or structures shall exceed 35 feet in height. (RC-Feb 8/05;E-Apr 23/05)**

CDD (COMPREHENSIVE DEVELOPMENT DISTRICT) ZONE

- 53(A) (a) *The following uses only shall be permitted in a CDD:*
- (i) *residential uses;*
 - (ii) *commercial, institutional and recreational uses.*
 - (iii) *All equipment, structures and buildings associated with extracting water from Morris Lake in association with an existing oil refinery operation. (RC-Mar 22/05;E-Apr 23/05)*
- (b) *No development permit shall be issued except in conformity with an agreement pursuant to Section 56(3) of the Planning Act.*
- (As amended by By-law C-698, June 18/93)*

CD-1 (C&D MATERIALS TRANSFER STATIONS) ZONE

53(B)(1): CD -1 USES PERMITTED

No development permit shall be issued in any CD-1 (Transfer Stations) Zone except for the following, pursuant to the Site Plan Approval process:

- Construction and Demolition Materials Transfer Stations
- Uses accessory to permitted use

53(B)(2): CD-1 ZONE REQUIREMENTS

In any CD-1 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	3,716 square metres	(40,000 square feet)- central services
	11,148 square metres	(120,000 square feet)-on-site services
Minimum Frontage	15 metres	(49.2 feet)- central services
	30 metres	(98.4 feet)- on-site services
Minimum Front Yard	25 metres	(82.0 feet)
Minimum Side Yard	30 metres	(98.4 feet)
Minimum Rear Yard	30 metres	(98.4 feet)
Maximum Lot		
Coverage	50 %	
Maximum Height	11 metres	(36.0 feet)

53(B)(3): OTHER REQUIREMENTS: C&D MATERIALS TRANSFER STATIONS

No development permit shall be issued for a C&D Materials Transfer Station except in compliance with the following provisions:

- (a) any building or structure shall meet the following separation distances:
 - (i) from any property line 30 metres (98.4 feet)
 - (ii) from the nearest residential dwelling or institutional use 60 metres (196.9 feet)
 - (iii) from a watercourse 30 metres (98.4 feet)
- (b) notwithstanding Section 53(B)(3)(a), where a building or structure is not to be located within 250 metres of a residential or institutional use or building, the building setback from any property line may be reduced to 10 metres (32.8 feet).
- (c) notwithstanding Section 53(B)(3)(a), any C&D Materials Transfer Station which is to be totally enclosed within a building (no outdoor storage of material, product, or equipment) setback from any property line may be reduced to 10 metres (32.8 feet).

53(B)(4): GENERAL REQUIREMENTS: C&D MATERIALS OPERATIONS

No development permit shall be issued for a C&D Materials Operation except in compliance with the following provisions:

- (a) no operation shall be permitted, result in, causes or produces any of the following effects discernible outside any building or structure or affecting any adjacent property:
 - (i) noise or sound which is obnoxious because of its volume, duration, intermittent beat, frequency, or shrillness;
 - (ii) dissemination of smoke, fumes, gas, dust, odour, or any atmospheric pollutant; or
 - (iii) discharge of any waste material whatsoever into a watercourse or water resource except in accordance with the applicable government requirements.
- (b) notwithstanding any other provisions of this by-law, C&D Materials Operation may occur either inside or outside of a building;
- (c) there shall be a landscaped area of at least 4.5 metres (14.8 feet) in depth that runs the length of and directly abuts the front lot line, excluding driveway openings, and such land within this required landscaped area shall be grassed (or other appropriate vegetation ground cover) and trees and shrubs shall be planted (trees shall be a minimum of 1.8 metres (6 feet) in height) or existing trees and shrubs shall be maintained at a minimum rate of one (1) plant per each 2 metres (6.6 feet) of frontage;
- (d) notwithstanding Section 53(B)(4)(c), if the front yard area is treed, the landscaped area is not required but all vegetation within 10 metres of the front lot line shall be retained and maintained;
- (e) no portion of the operation shall be located within any side, rear, or front yard setback;
- (f) no operation shall have direct access to either a local or subdivision road, as determined by the Municipality's Traffic and Transportation Services Division and any access road for such operations shall not occur through lands zoned for residential (R-1, R-1M, R-2, R-3, R-4, TH, T, and H) or community use (P, OS, S, and C); and
- (g) no portion of the operation shall be located within a 1:100 year floodplain.

53(B)(5): GENERAL REQUIREMENTS: SITE PLAN APPROVAL

All C&D operations are subject to approval of a site plan. The Development Officer shall approve a site plan where the following matters have been addressed:

- a) driveway access to the site shall be located in such a manner to minimize land use impacts on adjacent land uses;
- b) separation distances shall be provided from any structure on the site and abutting residential or community facility properties to ensure the development does not negatively impact upon surrounding properties;
- c) all off-street loading and unloading areas, stockpiles, processing areas, and parking facilities shall be located on the site such that no aspect impacts upon adjacent uses or streets and screening can be in the form of fencing, berms, vegetation, or a combination of elements;
- d) a landscaping plan shall be prepared that protects and minimize land use impacts on adjoining lands and the plan shall indicate the type, size, and location of all landscaping elements including the landscaping along the front of the property, to achieve the objective of the plan;
- e) within any designated side and rear yards, existing vegetation shall be retained unless it does not provide for adequate screening measures;
- f) all outdoor lighting shall be oriented such that it is directed away from adjacent properties;
- g) all solid waste storage containers shall be screened from adjacent properties and streets;
- h) impact of the location, number and size of signs;
- i) measures, including but not limited to lot grading, berms, shall be required to adequately address the management of stormwater and surface water; and
- j) provisions are established to ensure the operation and any required site improvements are maintained to a high standard.

(RC-Sep 10/02;E-Nov 9/02)

CD-2 (C&D MATERIALS PROCESSING FACILITIES) ZONE

53(C)(1): CD-2 USES PERMITTED

No development permit shall be issued in any CD-2 (C&D Recycling) Zone except for the following, pursuant to the Site Plan Approval process:

- Construction and Demolition Materials Processing Facilities
- All CD-1 Zone uses
- Uses Accessory to permitted uses, excluding construction and demolition disposal
- Accessory dwelling unit which are provided for the purposes of safety, security, or maintenance

53(C)(2): CD-2 ZONE REQUIREMENTS

In any CD-2 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	3,716 square metres	(40,000 square feet) central services
	11,148 square metres	(120,000 square feet) on-site services
Minimum Frontage	15 metres	(49.2 feet) central services
	30 metres	(98.4 feet) on-site services
Minimum Front Yard	30 metres	(98.4 feet)
Minimum Side Yard	30 metres	(98.4 feet)
Minimum Rear Yard	30 metres	(98.4 feet)
Maximum Lot Coverage	50 %	
Maximum Height	11 metres	(36.0 feet)

53(C)(3): OTHER REQUIREMENTS: C&D MATERIALS TRANSFER STATIONS

In any CD-2 Zone, no development permit shall be issued for any C&D Materials Transfer Stations except in conformity with the provision for such a use as contained within the CD-1 Zone.

53(C)(4): OTHER REQUIREMENTS: C&D MATERIALS PROCESSING FACILITIES

No development permit shall be issued for C&D materials processing facility except in compliance with the following provisions:

- (a) any building, structure or area used for processing shall meet the following separation distances:
 - (i) from any property line 60 metres (196.8 feet)
 - (ii) from the nearest residential dwelling or institutional use 90 metres (295.3 feet)
 - (iii) from a watercourse 60 metres (196.8 feet)
- (b) notwithstanding Section 53(C)(4)(a), where a building or structure is not to be located within 250 metres of a residential or institutional use or building, the building setback from any property line may be reduced to 10 metres (32.8 feet).
- (c) notwithstanding Section 53(C)(4)(a), any C&D Materials Processing Facility which is to be totally enclosed within a building (no outdoor storage of material, product, processing area, or equipment) setback from any property line may be reduced to 10 metres (32.8 feet).

53(C)(5): GENERAL REQUIREMENTS: C&D MATERIALS OPERATIONS

No development permit shall be issued for a C&D Materials Operation except in compliance with the following provisions:

- (a) the operation complies with the general zone requirements as outlined in Section 53(B)(4).
- (b) notwithstanding Sections 53(C)(2) to 53(C)(4), inclusive, more than one C&D Materials operation is permitted on a site and each use shall be subject to the applicable standards unless the uses are not clearly differentiated than the more stringent requirements shall apply to the permitted uses.

53(C)(6): GENERAL REQUIREMENTS: SITE PLAN APPROVAL

C&D Materials Operations are subject to approval of a site plan. The Development Officer shall approve a site plan for each use which deals with those matters outlined in Section 53(B)(5).

(RC-Sep 10/02;E-Nov 10/02)

CD-3 (C&D MATERIALS DISPOSAL SITES) ZONE

53(D)(1): CD-3 USES PERMITTED

No development permit shall be issued in any CD-3 (C&D Disposal) Zone except for the following, pursuant to the Site Plan Approval process:

- Construction and Demolition Materials Disposal Sites
- All CD-2 zone uses
- Uses Accessory to permitted uses
- Accessory dwelling unit which are provided for the purposes of safety, security, or maintenance

53(D)(2): CD-3 ZONE REQUIREMENTS

In any CD-3 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	11,148 square metres	(120,000 square feet)
Minimum Frontage	15 metres	(49.2 feet) central services
	30 metres	(98.4 feet) on-site services
Minimum Front Yard	50 metres	(164 feet)
Minimum Side Yard	50 metres	(164 feet)
Minimum Rear Yard	50 metres	(164 feet)
Maximum Lot Coverage	50 %	
Maximum Height	11 metres	(36.1 feet)

53(D)(3): OTHER REQUIREMENTS: CD-1 AND CD-2 ZONE USES

In any CD-3 Zone, no development permit will be issued for any:

- (a) C&D Materials Processing Facility except in conformity with the provision for such a use as contained within the CD-2 Zone; and
- (b) C&D Materials Transfer Station except in conformity with the provision for such a use as contained within the CD-1 Zone.

53(D)(4): OTHER REQUIREMENTS: C&D MATERIALS DISPOSAL SITES

No development permit shall be issued for C&D disposal site except in compliance with the following provisions:

- (a) no portion of the operation shall be located within 60 metres (196.8 feet) of any side or rear property line abutting a residential or community facility use;

- (b) any building or structure used in conjunction with a disposal operation shall meet the following separation distances:
- | | | |
|---|-----------|--------------|
| (i) from any property line | 50 metres | (164 feet) |
| (ii) from the nearest residential dwelling or institutional use | 90 metres | (295.3 feet) |
| (iii) from a watercourse | 60 metres | (196.8 feet) |

53(D)(5): GENERAL REQUIREMENTS: C&D MATERIALS OPERATIONS

No development permit shall be issued for a C&D Materials Operation except in compliance with the following provisions:

- (a) the operation complies with the general zone requirements as outlined in Section 53(B)(4).
 (b) Notwithstanding Sections 53(D)(2) to 53(D)(4), inclusive, more than one C&D Materials operation is permitted on a site and each use shall be subject to the applicable standards unless the uses are integrated than the more stringent requirements shall apply to the permitted uses.

53(D)(6): GENERAL REQUIREMENTS: SITE PLAN APPROVAL

C&D Material Operations are subject to approval of a site plan. The Development Officer shall approve a site plan for each use which deals with those matters as outlined in Section 53(B)(5).

(RC-Sep 10/02;E-Nov 9/02)

ICH (INFRASTRUCTURE CHARGE HOLDING) ZONE

53(E)(1): ICH USES PERMITTED

No development permit shall be issued in any ICH Zone except on lots in existence on the date of adoption (July 2, 2002) of this zone for the following:

- Single Unit Dwellings
- Open Space Uses

53(E)(2): ICH ZONE REQUIREMENTS

In any ICH Zone, no development permit shall be issued except in conformity with the requirements of the R-1 Zone.

(RC-Jul 2/02;E-Aug 17/02)

TR (TRANSPORTATION RESERVE) ZONE

53(F)(1) The following uses only shall be permitted in a TR Zone:

None

53(F)(2) No development permit shall be issued for any development abutting any TR (Transportation Reserve) Zone except where the yard separating the development from the zone boundary is equal to the minimum yard separating a development from a street line, as required by this by-law.

(RC-Jun 27/06;E-Aug 26/06)

BCDD (BURNSIDE COMPREHENSIVE DEVELOPMENT DISTRICT) ZONE

54 (a) The following uses only shall be permitted in a BCDD Zone:

- (i) townhouse;**
- (ii) apartment building;**
- (iii) commercial retail;**
- (iv) institutional;**
- (v) recreation;**
- (vi) offices**

(b) No development permit shall be issued except in conformity with a development agreement pursuant to the *Municipal Government Act*.

(RC-Jun 27/06;E-Aug 26/06)

PART IV: SCHEDULING

SCHEDULE "A"

Deleted: RC-Jul 11/2000;E-Sep 2/2000)

Please refer to Downtown Dartmouth Secondary Land Use By-law

SCHEDULE "B"

Deleted: RC-Jul 11/2000;E-Sep 2/2000

Please refer to Downtown Dartmouth Secondary Land Use By-law

SCHEDULE "C"

Deleted: RC-Jul 11/2000;E-Sep 2/2000

Please refer to Downtown Dartmouth Secondary Land Use By-law

SCHEDULE "D"

Deleted: RC-Jul 11/2000;E-Sep 2/2000

Please refer to Downtown Dartmouth Secondary Land Use By-law

SCHEDULE "F"

Deleted: RC-Jul 11/2000;E-Sep 2/2000

Refer to Downtown Dartmouth Secondary Land Use By-law

SCHEDULE "H"

SCHEDULE "J"

SCHEDULE “K”

SCHEDULE "L"

Deleted: RC-Jul 11/2000;E-Sep 2/2000

Please refer to Downtown Dartmouth Secondary Land Use By-law

SCHEDULE "M"

SCHEDULE "N"

SCHEDULE "Q"

SCHEDULE "R"

SCHEDULE "S"

SCHEDULE "T"

SCHEDULE "U"

SCHEDULE "U(1)"

SCHEDULE "V"

SCHEDULE "W"

SCHEDULE "X"

SCHEDULE "Y"

SCHEDULE “Y(1)”

SCHEDULE "Z"

PART V: NON-CONFORMING USES

NOTE: This section is reproduced from "The Planning Act", Chapter 9, Statutes of Nova Scotia, 1983.(Section 83, 84, 85, 86, 87.)

Non-conforming	83(1)	Subject to this Act, a non-conforming structure or a non-conforming use of land or a structure, existing at the date of the first publication of the notice of intention to adopt a land-use by-law or amend or revise a land-use by-law, may continue to exist.
Existing use	83(2)	For the purpose of subsection (1), a non-conforming structure or a non-conforming use of land or a structure shall be deemed to be existing if (a) the non-conforming structure, or structure containing the non-conforming use, was lawfully under construction; or (b) the permit for its construction or use was in force and effect, except that this clause shall not apply unless the construction or use is commenced within twelve months after the date of the issuance of the permit and is completed in conformity with the permit within a reasonable time. 1983, c. 9, s. 83.
Cancellation of permit	84(1)	A council may cancel any permit issued by the municipality in the circumstances of clause (b) of subsection (2) of Section 83, where the construction or use has not been commenced, and shall pay to the person on whose behalf the permit was obtained such reasonable expenses for the preparation of plans and promotion of the development as may be agreed upon by the parties.
Arbitration	84(2)	In the event the parties are unable to agree upon the amount to be paid, the person on whose behalf the permit was obtained may, by written notice, require that the municipality submit the claim to arbitration.
Arbitrator	84(3)	The arbitration shall be by one arbitrator appointed by the parties, or appointed by the Minister if they are unable to agree. 1983, c. 9, s. 84.
Restriction on non-conforming use	85(1)	No increase in volume of or any addition to a structure shall, except as required by an enactment, be made while a non-conforming use therein is continued, but such use may be extended throughout the structure.
Change in use	85(2)	A non-conforming use shall not be changed to any other use unless the use is permitted for that property by the land-use by-law.
Change of occupant	85(3)	A change of tenant, occupant or owner of any land or structure shall not of itself be deemed to affect the use of the land or structure for the purposes of this Section.
Repair or Maintenance	85(4)	Subject to Section 86, this Act does not preclude the repair or maintenance of a structure. 1983, c. 9, s. 85.

Destruction or damage	<p>86(1) If a non-conforming structure or a structure containing a non-conforming use is destroyed or damaged by fire or otherwise</p> <ul style="list-style-type: none"> (a) to an extent of less than seventy-five per cent of the market value of the structure, it may be rebuilt, repaired or re-occupied if the structure is substantially the same as it was before the destruction or damage and it is used for the same non-conforming use; or (b) to an extent of seventy-five per cent or more of the market value of the structure, it shall not be rebuilt, repaired or re-occupied except in conformity with the requirements of land-use by-law applicable to the property.
Discontinuance	<p>86(2) A non-conforming use of land or a structure shall not be recommenced if it has been discontinued for a continuous period of six months, and in such event the land or structure shall not thereafter be used except in conformity with the requirements of the land-use by-law applicable to the property. 1983, c. 9, s. 86.</p>
Variations in Section 85 or 86 restrictions	<p>87(1) A municipal planning strategy may provide for the variation of the provisions of Section 85 or 86, but no variation shall increase the restrictions in Sections 85 and 86.</p>
Policies	<p>87(2) The policies adopted pursuant to subsection (1) may provide for</p> <ul style="list-style-type: none"> (a) the extension, enlargement or alteration of non-conforming structures or structures containing non-conforming uses; (b) the extension of a non-conforming use of land; (c) the rebuilding of a non-conforming structure, or structures containing a non-conforming use, after destruction; (d) the recommencement of a non-conforming use of land or a structure after it has been discontinued for a continuous period in excess of six months. <p>87(3) The policies adopted pursuant to this Section may be carried out through the land-use by-law, or by development agreement, and where the council has provided for the latter, Sections 66 to 73 apply mutatis mutandis to any agreement entered into pursuant to this Section. 1983, s. 9, s. 87.</p>

PART VI: APPEAL PROCEDURE

NOTE: This section is reproduced from "The Planning Act", Chapter 9, Statutes of Nova Scotia, 1983. (Section 63, 64)

- Appeal 63(1) The amendment, revision of refusal by a council to amend or revise the land-use by-law may be appealed by
- (a) an aggrieved person;
 - (b) the applicant;
 - (c) the Director;
 - (d) the council of an adjoining municipality.
- Service 63(2) An appeal filed pursuant to subsection (1) shall be served on the Board within twenty-one days of the date of publication of the advertisement required under subsection (3) of Section 60 or, in the case of a refusal to amend the land-use by-law, within twenty-one days of the date of the decision of the council.
- Determination by Board 63(3) The Board shall determine whether the decision of the council reasonably carries out the intent of the municipal planning strategy.
- Decision by Board 63(4) The Board may
- (a) confirm the decision of the council;
 - (b) allow the appeal by reversing the decision of the council amending or revising the land-use by-law; or
 - (c) allow the appeal by instructing the council to amend the by-law in the manner prescribed by the Board.
- Restriction on decision 63(5) The Board shall not allow the appeal unless the Board determines that the decision of the council cannot reasonably be said to carry out the intent of the municipal planning strategy.
- Transitional Restriction 63(6) Where there is an appeal from a decision of council with respect to a zoning by-law in force by Section 112, the Board shall not interfere with the decision unless the decision of the council is inconsistent with or unnecessary for the protection of the best interests of the municipality.
- Further Restriction 63(7) Notwithstanding subsections (5) and (6), the Board may allow an appeal by an applicant if, in the opinion by the Board;
- (a) the applicant would suffer undue hardship; or
 - (b) extraordinary and compelling circumstances are present.
- Exception 63(8) Notwithstanding subsection (1), an amendment to a land-use by-law pursuant to clause (c) of subsection (4) is not subject to an appeal pursuant to this Section. 1983, c. 9, s. 63.

By-law

64 The provisions of a land-use by-law are severable and the illegality of any part does not affect the validity of the remainder of the by-law. 1983, c. 9, s. 64.

DARTMOUTH LAND USE BY-LAW AMENDMENT INDEX

The following is a list of Text Amendments made to By-law C-357, since September 15, 1978, being the date approval was granted by the Minister of Municipal Affairs.

AMENDMENT ORDER	BY-LAW NO.	NATURE OF AMENDMENT	SECTION(S) AMENDED	EFFECTIVE DATE	CASE/FILE NO.
1	C-392	Downtown	52, 54,55 & 56	Dec 22/79	A-24
2	C-383	Massage Parlours	1(za) & 40A	Sept 19/80	CW-11
3	C-418	Boarding Homes	1(u), 1(x), 14(k), 34 & 38	Nov 26/80	CW-16
4	C-421	Home Occupation	23(j)	Jan 21/81	CW-15
5	C-455	Senior Citizens Parking	14(1)	Apr 24/82	CW-18
6	C-459	Parking Commercial	1(ia) & 15(k)	June 3/82	CW-14
7	C-460	Multiple Family Parking Areas	15(b)	June 3/82	CW-13
8	C-464	C-1 Zone Amendment	38	Sept 26/82	CW-19
9	C-514	Home Occupation	1(ab), 23(j) & 23(k)	Feb 15/84	CW-24
10	C-508	Medical Clinics	29A	Apr 9/84	CW-25
11	C-523	NS Department of Housing, Senior Citizens Apartment Site; Schedule "F"	29C	Nov 23/84	MPS-17
12	C-471	Open Space Zone	44A	Aug 7/85	CW-21
13	C-554	Accessory Buildings	27A	Nov 13/85	CW-26
14	C-562	Salvage Zone	1(an) & 43A	Apr 27/86	CW-27
15	C-618	Day Nurseries / Undersized Lots	1(ma) & 18A	Aug21/87	CW-28
16	C-657	Lodging House	1(sa), 1(va), 1(x) & 29D	Feb 2/89	CW-32
17	C-687	Height of Office Buildings - Schedule "H"	29	Oct 30/90	CW-35

AMENDMENT ORDER	BY-LAW NO.	NATURE OF AMENDMENT	SECTION(S) AMENDED	EFFECTIVE DATE	CASE/FILE NO.
18	C-691	Apartment Buildings	1(c) & 18B	Dec 4/91	CW-38
19	C-694	Pinecrest/ Highfield Park	32A	Dec 6/91	CW-39
20	C-698	CDD - Comprehensive Development District	31(a) & 53A	June 18/93	7.60.10.35
21	C-713	303 Main Street Schedule "K"	18(c)	Dec 2/94	F-49
22	C-710	C-Zone Schedule "J"	46(1) & 46(2)	Dec 9/94	G-69
23	C-711	Storage Facilities Schedule "J"	46(e)	Sept 27/94	G-69
24	C-716	36 Wentworth St Schedule "L"	18(d)	Mar 21/95	A-65
25	C-722	Bus Terminal Wyse Road, Schedule "M"	44(1) & 44(2)	June 9/95	A-71
26	C-727	Amendment to Schedule "D"	56(3)	July 28/95	A-73
27	C-725	Micmac Blvd. Schedule "N"	18(e)	Aug 4/95	B-42
28	C-730	Lancaster Ridge S/D	32(3)	Oct 25/95	C-51
29		6 Admiral Street General Provisions	18(g)	Feb 26/98	
30		Petrocan, Victoria Rd - General Provisions	18(h)	Mar 19/98	PA-DAR- 05-97
31		Baker Drive, Home Depot	18J	June 19/99	C # 00111
32		Signage - Billboards	1(f)	June 26/99	C # 00127
33		Portland Valley/ Portland Street	18I	June 26/99	C # 00096

AMENDMENT ORDER	BY-LAW NO.	NATURE OF AMENDMENT	SECTION(S) AMENDED	EFFECTIVE DATE	CASE/FILE NO.
34		Craigwood Estates	18K	Aug 14/99	PA-Dar- 06-96
35		General Provisions	30(b)	Dec 19/99	
36		MacPhee Pontiac 636 Portland St	15(1)	July 30/00	C # 00255
37		Downtown Dart Secondary LUB	29C	Sept 2/00	C # 00095
38		Drew Sperry 10 Celtic Drive		July 8/01	C # 00336
39		Accessory Buildings	1(t), 1(qa), 27A & 27B	Aug 5/01	C # 00319
40		Commercial Vehicles	(ia) & 15(k)	Oct 21/01	C # 00319
41		Wrights Cove	15(j), 15(l), 31, 41, 42 & 43	Oct 31/01	C # 00179
42		Setback Requirements	1(ao),1(ap) 32(4) & 33(4)	Nov 25/01	C # 00359
43		Woodland Ave East Planning Process	18L, 18M, 18N & 18O	Mar 2/02	C # 00243
44		Shipping Containers	(ana) & 27C	June 30/02	C # 00434
45		Infrastructure Charges	31 & 53E	Aug 17/02	C # 00423
46		Construction & Demolition Waste Management	Definitions, 53B, 53C & 53D	Nov 9/02	C # 00082
47		Shipping Containers	25 & 27C(1)	Mar 2/03	C # 00434
48		Housekeeping	14(m), 15(i), 15(m), 28(5) & 42(5)	Aug 3/03	C # 00591

AMENDMENT ORDER	BY-LAW NO.	NATURE OF AMENDMENT	SECTION(S) AMENDED	EFFECTIVE DATE	CASE/FILE NO.
49		Height Restrictions	32(2)(d), 33(3)(e), 34(3)(e), 36(2)(g), 37(4), 39(3)(e), 40(2)(e), 40A(2)(e),44(3), 44A(2), 45(2)(c),46(3), 48(3)(h),53(b), & Schedule "W"	Apr 23/05	C # 00698
50		Morris-Russell Lake Secondary Planning Strategy	H-Zone 1(C) & CDD-53A(a)(iii)	Apr 23/05	C # 00586
51		250 Victoria Rd, 101 Albro Lake Rd. & 103 Albro Lake Rd	18P General Provisions & Schedule "X"	Aug 12/05	C # 00749
52		3 Bruce Street	18Q General Provisions & Schedule "Y"	Nov 24/05	C # 00635
53		Adult Entertainment	Part I, Sec 1(za), (aq) & (ar), Part II, Sec 18 (18P), Part II, Sec 23(k)-sub(ix), Part III, Sec 39 1(b)(i), Sec 40 1(a)(i), Sec 41 1(a)(i), Sec 41 1(a)(i)	Mar 16/06	C # 00851
54		Regional Plan	Adding Zones RPK, US, UR TR & BCDD Adding Schedules Y(1) & Z, Adding New Definitions (fa), (fb), (fc), (iaa), (ada) & (aq) Adding Sections 17, 17(A), 17(B), 18(Q), 32(A)1 to 32(A)7, 32(B)1 to 4, 32(C) & 32(D) Adding 7A General Provisions	E - August 26, 2006	

AMENDMENT ORDER	BY-LAW NO.	NATURE OF AMENDMENT	SECTION(S) AMENDED	EFFECTIVE DATE	CASE/FILE NO.
55		House Keeping Amendment	Amending Part 1, sec 1 def (an) Salvage Yard	E - September 9, 2006	Case # 00863
56		Amend the Zoning Map 1	Amend the Zoning Map 1 - Rezoning C to C-1 322 Main Street, Dartmouth	E - September 25, 2006	Case # 00903
57		Sign By-Law	Add new def., immed., following "Established Grade" (qab); Del Sec., definition SIGN & repl/w new Def., (ah); Del., words "Notwithstanding repl./w Notwithstanding Sec. 32A; Add new Sec. Imm., following Sec 32 withing PART II (Gen.Prov.)	RC-Sep26/06 E-Nov18/06	Case #00327
58		Salvage Yards	Add Sec 23(k) (x)	HECC Mar 1/07;Eff Mar 17/07	Case # 00981
59		Sheppard's Island	Added Schedule "A-2"	RC-March 6/07;Eff Mar 31/07	Case # 00864
60		32 Primrose Street	Add Section 18(S)	RC-April 10/07;E-Jun 9/07	Case #00817