



STAFF REPORT

Planning and Development

Subject: *Proposed Amendments to the MPS & LUB for Group Dwellings, Fur Farms, Multi-Unit Dwellings in the CC Zone, Home Occupations, Housekeeping Changes, and Fees Update*

To: Municipality of Argyle CAO and Council for December 13, 2022

Date Prepared: December 9, 2022

Related Motions: None

Prepared by: Erin Ferguson, MCIP, LPP, Senior Planner, WSP Canada Inc

Summary

The Planning and Development Department has received several requests for changes to Municipal Planning Strategy (MPS) policies and Land Use By-law (LUB) regulations. Following adoption of new planning documents, adjustments are often needed to fix minor errors, omissions, or inconsistencies that are discovered once the documents are put into practice. In total, seven (7) changes are considered for the Land Use By-law, and two (2) amendments are proposed for the Municipal Planning Strategy. Related changes to the Fees and Penalties policy are also proposed as part of this report.

The proposed amendments received First reading on November 8, 2022 and will proceed to Council for Second reading following public hearing.

Financial Impact Statement

There is no immediate financial impact aside from the typical public engagement process and staffing requirements resulting from the proposed amendments. However, should Council proceed with the proposed planning fee amendments, this will partially offset the review and administration costs for planning and development applications.

Recommendation

That Council to give second reading to the proposed amendments to the Municipal Planning Strategy and Land use By-law as contained in this report.

Recommended Motion

That Council:

- give second reading to consider approval of the proposed amendments to the Municipal Planning Strategy as contained in the planner's report dated December 9, 2022;
- give second reading to consider approval of the proposed amendments to the Land Use By-law as contained in the planner's report dated December 9, 2022;

Background

On June 23, 2020 Argyle Council approved the 2020 Municipal Planning Strategy (MPS) and Land Use By-law (LUB). These planning documents contain the Municipality's land use policies and regulations. The two documents work together alongside the provincial subdivision regulations to guide growth and development within the municipality.

Council, staff, developers, and the public have been working with the new policies and regulations for about two years. In using these documents, errors, omissions, and new issues have been identified and we can see what is working well and what needs to be adjusted. Housekeeping amendments to the MPS and LUB were presented to Council and approved on October 12, 2021, since then, additional housekeeping changes have been identified. Members of the public have also approached the Municipality with desired changes to policies and regulations that staff feel align with



STAFF REPORT

Planning and Development

the overall direction of the MPS and merit Council’s consideration in advance of a development application. These proposed changes are identified and discussed within this report.

Discussion & Proposed Amendments

Proposed LUB Amendments: Reduce the Number of Dwelling Units Required for Group Dwellings

Group Dwellings refer to two or more residential buildings located on one lot. In Argyle, group dwellings are clusters of homes arranged around a shared outdoor area. The intention of this type of development is to create a community feel by the way it is designed - with porches, central gathering space, walkways and parking at the periphery. The Land Use By-law regulates these elements in Section 4.23 through specific site design and architectural criteria. Currently group dwellings are permitted by site plan approval in most residential zones and by development agreement in the Coastal Community (CC) zone.

The Development Officer has noted an increased interest in constructing grouped dwelling projects containing three (3) units, typically consisting of an existing house and two (2) smaller dwellings. However, under the existing LUB requirements, group dwellings must have a minimum of four (4) dwelling units. Staff are proposing to reduce the minimum number of required dwelling units to three (3). The other group dwelling requirements will remain unchanged.

WSP has reviewed the applicable policies in the MPS and in our planning opinion the proposed reduction in the minimum number of dwelling units for grouped dwellings is consistent with MPS policy. The MPS supports a diversity of housing options to help meet different household needs. One of the objectives of the MPS is to provide housing options for seniors looking to downsize and youth looking to live independently. Policy 7.2.2 states that Council will “support the development of alternate forms of housing which expand opportunities for residents to continue to live in their rural community throughout their lives”. Group Dwellings are one housing option that helps address these housing needs by providing ground-oriented housing on a smaller scale within existing communities.

Based on the information presented above, staff propose decreasing the minimum number of dwelling units from four (4) to three (3), through the following amendments to the Land Use By-law by replacing text shown in red with text shown in green:

4.23 Group Dwelling Development Regulations

i. Group Dwelling Use Lot Requirements

Each group dwelling development shall meet the following zone standards:

Minimum Front Yard	7.6 m (25 ft.)
Minimum Rear Yard	7.6 m (25 ft.)
Minimum Side Yard	4.5 m (15 ft.) or ½ the building height for group dwellings
Minimum Lot Area Per Dwelling Unit	Central Sewer: 302 m ² (3,250 sq. ft.) per dwelling unit On-Site Septic: 3,717 m ² (40,000 sq. ft.) per dwelling unit or as Determined by NS Dept. of Environment
Minimum Lot Frontage	18 m (20 ft.)
Minimum Flanking Yard	7.6 m (25 ft.)
Parking	See Part 5.1
Maximum Height	7.6 m (25 ft.)
Minimum Number of Dwelling Units	4 3
Maximum Number of Dwelling Units	1 unit per 302 m ² of lot area, to a maximum of 8 units per cluster, up to 30 units per lot



STAFF REPORT

Planning and Development

Proposed LUB Amendments: Permitting Small Multi-Unit Dwellings in the CC Zone

Multi-unit dwellings refer to a residential building containing three (3) or more dwelling units. In Argyle, multi-unit dwellings are classified into two forms: smaller buildings with 3 or 4 dwelling units and larger buildings with 5 to 24 dwelling units. These two forms of multi-unit dwellings have separate requirements in the MPS and LUB recognizing their different building forms and the potential impact on adjacent properties and municipal services.

Staff have received interest in developing small multi-unit dwellings (three-to-four-unit dwellings) in the Coastal Community (CC) Zone. MPS Policy 3.3.3 supports diverse residential uses in the Coastal Communities designation. Townhouses and larger multi-unit residential buildings, 5 to 24 units, are currently permitted in the CC Zone by Development Agreement. However due to an oversight, smaller multi-unit dwellings are not reflected in the permitted use table in the LUB (Part 11).

Staff propose to allow small multi-unit dwellings (three-to-four-unit dwellings) as of right in the CC Zone. This is consistent with the approach in Argyle's other residential zones: Rural Development (RD), Village (V), Residential Park (RP) and Mixed-use (MU). It is Staff's opinion that the proposed change is consistent with MPS policy and staff suggest the following amendment to the Land Use By-law shown in green below:

Residential	MU	LI	HI	RP	BP	WF	CC	CCI	V	FP	RD	MI	CW	WP
Multi-unit dwelling (Three- to four- unit dwelling building)	•			•			•		•		•			•

Proposed LUB Amendments: Marine Industrial Zone (Typo correction)

Staff noted a small grammatical error to Section 23.1 of the Land Use By-law where the abbreviation for Marine Industrial Development indicated (RD) instead of (MI). Therefore, Staff propose the following amendment:

23.1 Marine Industrial Development (~~MI~~ ~~RD~~) Zone Standards

Proposed LUB Amendments: Permitting Light Industrial Uses as Home Occupations

Residents have expressed interest in establishing new home occupations with light industrial uses, however, this is not permitted under the current zoning regulations. The Municipal Planning Strategy recognizes that many businesses start out as home occupations and that home occupations are part of a diversified economy. However, the MPS policy also acknowledges that industrial activities are not always compatible with adjacent residential uses. To minimize conflicts, the MPS requires setbacks, parking and screening requirements for home occupations (Section 7.3 and 7.4).

The current zoning approach is to allow light industrial uses by Development Agreement in zones which are primarily residential. The Development Agreement approval process includes notifying surrounding property owners of proposed developments which can help to identify and address any potential land use conflicts. Development Agreements also offer the ability to include conditions related to hours of operation for example. While Development Agreements are a flexible tool, they require a longer, more costly process for both applicants and the Municipality.

Staff are recommending that small scale light industrial uses be permitted as home occupations subject to meeting additional requirements related to maximum size, increased setbacks, additional screening, and outdoor lighting restrictions to mitigate potential impacts to adjacent properties. Larger scale operations that exceed a floor area of 50 m² (538 ft²) or a lot area of 93 m² (1,000 sq feet) would be required to go through the Development Agreement or rezoning process as applicable.

It is anticipated that outdoor uses will have the most impact on adjacent properties and could potentially result in land use conflicts. Staff are proposing to restrict the size of outdoor areas used for light industrial home occupations to a maximum of 1,000 square feet and to introduce a nuisance clause to limit the scale and intensity of outdoor activities.



STAFF REPORT

Planning and Development

The proposed approach offers flexibility in the type of outdoor light industrial uses permitted. However, if Council is concerned about potential impacts from outdoor uses, alternative approaches include restricting the outdoor uses to storage and parking uses only, or to prohibit light industrial outdoor activities entirely, Council may choose to maintain the current approach in the LUB and require all home occupation activities to be located within a dwelling or accessory building except for automotive repair which has special provisions (Section 9.3).

Based on the information above, staff are proposing the following changes to the Land Use By-law.

1. Revise the Home Occupation definition in Part 26 of the Land Use By-law by adding light industrial uses:

Home Occupation means an accessory use of a dwelling or an accessory building thereof for gainful employment and shall include any commercial use, business or professional offices, domestic and household arts or light industrial uses.

Where “light industrial means a use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products and includes but not necessarily limited to Craft Alcohol Production Facilities; building and construction contractors; building supplies and equipment sales; cold storage facilities, bait freezers; commercial greenhouses, heavy equipment storage and maintenance; recycling depots; sheet metal shops; transportation and trucking; warehousing; wholesale distribution and sales; lobster pounds; fish farms; marine plant farms; and uses similar to the foregoing but does not include a welding and/or machine shop.”

2. Amend Part 9 of the Land Use By-law with the following four revisions:

- Revise Section 9.1 to read: Home Occupations shall be permitted in any dwelling or accessory building in zones where dwellings are permitted uses except as otherwise noted in ~~a particular zone~~ this By-law provided:
- Revise Section 9.2 by removing the reference to industrial home occupations from the text and replacing it with a greater setback requirement as follows:

Notwithstanding any other yard setbacks required by this By-law, the minimum required side and rear yards for an accessory building used for home occupations ~~excluding industrial use home occupations~~ shall be as follows:

- i. Side yard of 1.8 m (6 ft.); ~~and~~
 - ii. Rear yard of 3 m (9.8 ft.);
 - iii. Except tourist cabins as a home occupation shall meet the minimum required side and rear yards for single detached dwellings; ~~and~~
 - iv. ~~Except light industrial home occupations shall have a minimum side and rear yard of 6.1 m (20 ft.).~~
- Insert the following text shown in green as Section 9.3:
9.3 Light Industrial Home Occupation Requirements
Notwithstanding Section 9.1 above, outdoor light industrial uses shall be permitted provided:
 - i. No more than 93 m² (1,000 sq. ft.) of the lot can be used for the outdoor home occupation;
 - ii. Outdoor home occupation uses shall not be permitted in the front yard;
 - iii. Outdoor home occupation uses shall be setback a minimum distance of 6.1 m (20 ft.) from side and rear lot lines;
 - iv. Screening shall be provided using natural landforms, existing or planted vegetation, or an opaque fence, or a combination of these methods of screening so as not to be visible from abutting residential, institutional or recreational uses; and



STAFF REPORT

Planning and Development

- v. All exterior building and lot lighting shall be directed away from adjacent and abutting residential, institutional, or recreational uses to prevent any nuisance effects from the lighting.
 - vi. Outdoor home occupation uses shall not generate noise, dust, vibration, or odor beyond what is typically associated with a residential use.
- Renumbering Section 9.3 Automotive Mechanical Repair Home Occupation Permitted Use Requirements to Section 9.4.

Proposed LUB Amendments: Table of Contents (Numbering)

Staff noted errors in the Table of Contents where sections are numbered incorrectly or missing. Three (3) separate sections are numbered as 2.4: Contents of Development Permit Application; Contents of Site Plan Approval Application; and Development Through a Development Agreement.

Additionally, Section 4.6 (Lighting, Illumination & Light Pollution) is missing from the Table of Contents.

Staff propose the following amendments:

- Renumbering Section 2.4 'Contents of a Site Plan Approval' to Section 2.5 and renumbering the subsequent Sections in Part 2 through to 2.13 'Variances'; and
- Inserting 'Section 4.6 Lighting, Illumination & Light Pollution' after 'Section 4.5 Solar Panels Permitted'.

Appendix A contains the full proposed Table of Contents.

Proposed LUB/MPS Amendments: Establishing Fees for Planning & Development Applications

Staff have noted that there is currently no policy to prescribe fees for development agreements, site plan approval, development permits, variances or LUB amendment applications or to recover related advertising costs.

Under the *Municipal Government Act* (MGA), municipalities can charge for a variety of fees related to planning and development applications and permits. *MGA Section 220(4)(l)* enables municipalities to assign fees in the LUB for site plan approval, variances, development agreements or LUB amendments and *Section 221(2)* allows municipalities to recover the related notification costs. *Section 49* allows Council to create a policy setting fees for any approval, application or permit pursuant to a bylaw. Accordingly, Staff propose the following amendments to the Land Use By-law:

- Insert Section 2.14 in the Land Use By-law:

2.14 Application Fees

Every application for a development permit, variance, site plan approval, Land Use By-law amendment, and development agreement shall be subject to fees as established by Council in accordance with the Municipality of Argyle's Policy Schedule C22- Fees and Penalties.

For consistency, staff propose the following amendment to the MPS:

- Revise the title of Section 13.5 to add fees:
13.5 ADMINISTRATION & FEES
- Insert the following green text as policy 13.5.2:
13.5.2 Every application for a development permit, subdivision, variance, site plan approval, development agreement, or amendment to the Land Use By-law or Municipal Planning Strategy shall be subject to



STAFF REPORT

Planning and Development

fees as established by Council in accordance with the Municipality of Argyle's Policy Schedule C22- Fees and Penalties.

Proposed Changes to Policy Schedule C22 – Fees and Penalties

In addition to revising the MPS and LUB, Policy Schedule C22 - Fees and Penalties will need to be revised to reflect the new fee categories. Municipalities have adopted various approaches to planning and development fees. Some municipalities charge fees meant to partially or fully recover processing costs for applications, including staff time to review and administer the applications process and advertising or notification costs. Others have chosen not to charge administrative fees recognizing the cost associated with preparing plans and drawings and obtaining professional studies as part of the required application submissions, and instead only charge for advertising costs where they are required by the public engagement process or provincial legislation.

The following table summarizes the fee requirements of other municipalities in western Nova Scotia.

Municipality ¹	Development Permit	Variance	Site Plan Approval	Development Agreement	LUB Amendment	MPS Amendment	Advertising	Zoning Compliance Letter
Town of Yarmouth	NA	\$100	\$100	\$100 plus registry of deeds	\$0	\$0	\$300 ²	\$25
Municipality of the District of Lunenburg	\$26	\$79	NA	\$525	\$525	\$525	Calculated at time of application	\$53
Town of Digby	\$50 for accessory structures etc \$100 <2500 sq.ft \$150 >2500 sq.ft	\$125	NA	\$750	\$500	\$1000	\$500	\$50
Municipality of the District of Yarmouth	\$20	\$15	NA	\$800	\$600	\$0	Included with application fee	\$20
Municipality of the District of Clare	\$25 for most \$100 for commercial/commercial livestock	NA	NA	NA	NA	NA	NA	NA
Municipality of the District of Digby	\$50 <2500 sq.ft \$100 > 2500 sq.ft	Notification costs		\$1000 plus advertising	\$500 plus advertising	\$500 plus advertising	Calculated at time of application	\$50

¹Municipality of the District of Shelburne and Municipality of the District of Barrington were not included as no fee information was available

²Town of Yarmouth also charges \$75 fee for preparing LRO forms



STAFF REPORT

Planning and Development

The Municipality of Argyle currently only charges fees for subdivision and building permits. Based on the information above and the current fee schedule, staff are recommending changes to the Fees and Penalties policy to reflect the following:

Development Permit	Variance	Site Plan Approval	Development Agreement	LUB Amendment	Advertising ¹	Zoning Compliance Letter
\$25	\$50	\$100	\$700	\$400	\$150	\$30
¹ to be adjusted by future resolution to reflect average advertising costs						

The proposed changes to the Fees and Penalties policy require a resolution of Council. It is recommended that fee amounts be reviewed in one year to ensure they align with Council’s direction, and subsequently as part of future comprehensive reviews of the LUB and MPS or as part of the regular review of the Fees and Penalties policy.

Proposed LUB Amendments: Part 5 – Parking and Loading Spaces (Numbering Error)

Staff noted that Part 5 begins with Section 5.2 rather than 5.1. Staff propose renumbering Section 5 as follows:

- Section 5.1 Parking Requirements
- Section 5.2 Parking Space and Area Standards
- Section 5.3 Loading Space Standards

Proposed MPS Amendments: Agriculture – Fur Farms by Development Agreement (Error Correction)

In the July 8, 2021 staff report, staff proposed changes to the Land Use By-law to allow new Fur Farms by development agreement in the Rural Development (RD) Zone. Development agreements must be enabled through policy in the Municipal Planning Strategy and the MPS should have been updated in tandem with this LUB amendment, however it was omitted by oversight. The proposed correction will align both documents.

Staff propose to add Fur Farm as a use permitted by development agreement in the RD zone by inserting item k) into Section 5.2.5 as follows:

- 5.2.5 Council may consider the following uses by development agreement, pursuant to the requirements of Policy 13.14, in the Rural Development (RD) Zone:
 - k) Fur Farms



STAFF REPORT

Planning and Development

Public Participation

Staff will comply with Public Participation Policies of the Municipal Planning Strategy (MPS) when processing these amendments. Figure 1 outlines the general process for amendments to the LUB.

A public information meeting was held on October 27th in Council Chambers to provide an opportunity for members of the public to learn more about the proposed amendments and to provide their input prior to the proposed amendments going to Council. This meeting was advertised on the Municipality’s website and social media accounts in advance of the meeting. There were no members of the public in attendance.

A public hearing will be held on December 13, 2022 in accordance with Section 206 of the *Municipal Government Act*. Two weeks prior to the public hearing, an advertisement outlining the proposed amendments and providing the location and time of the public hearing was placed in the *VanGuard*. The public was encouraged to request additional information or clarification from Staff leading up to the public hearing if they have any questions. To-date no public correspondence has been received.

A mailout to surrounding property owners or posted sign was not required as the amendments under consideration are not site-specific.

Conclusion

This report outlines several amendments to the Land Use By-law and Municipal Planning Strategy. The proposed amendments are required to address housekeeping edits, implement changes to the Land Use By-law to better align with the Municipal Planning Strategy or address development interests within the community.

Appendices

- Appendix A – Draft Resolution for Proposed Amendments to the LUB
- Appendix B – Draft Resolution for Proposed Amendments to the MPS

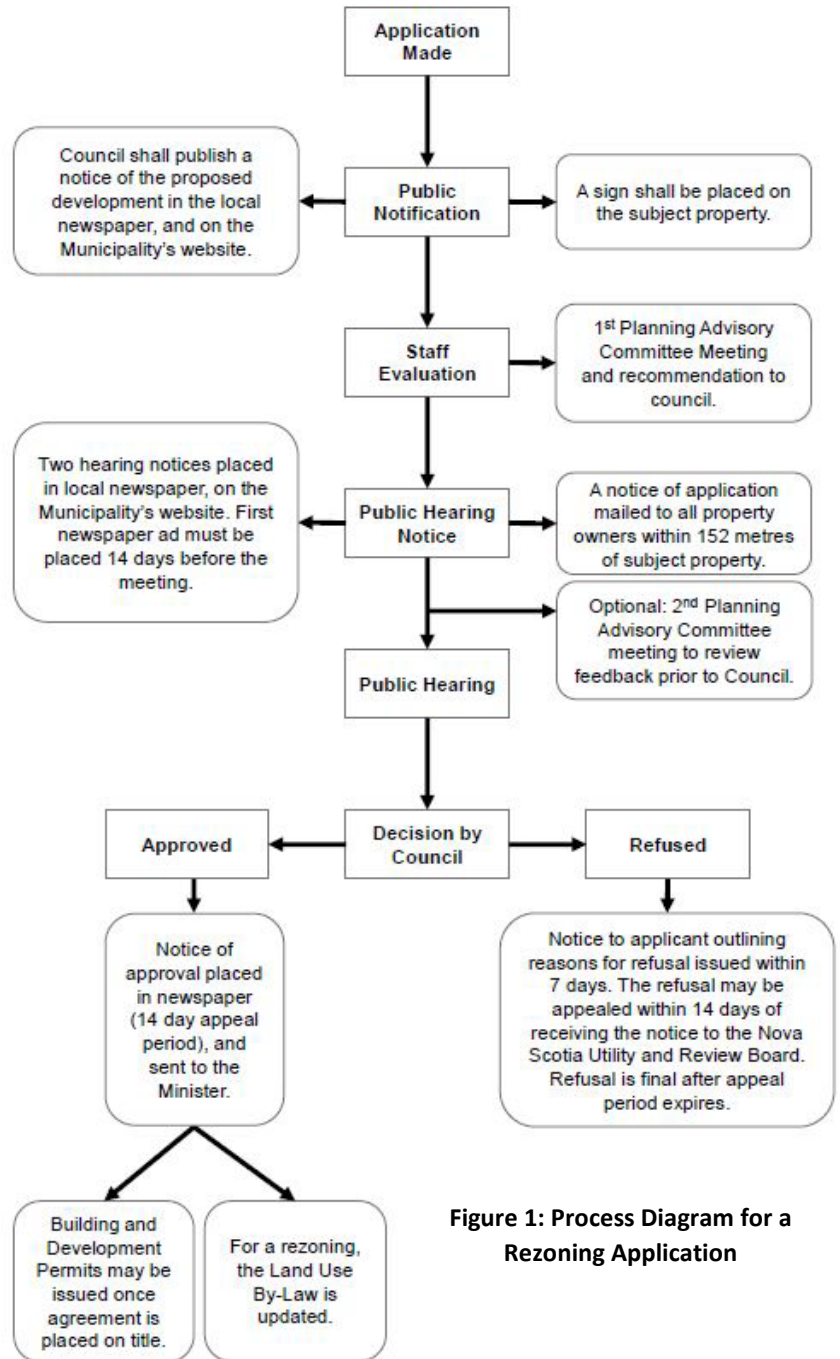


Figure 1: Process Diagram for a Rezoning Application



STAFF REPORT

Planning and Development

Appendix A: Draft Proposed Amendments to the Land Use By-law

BE IT ENACTED by Council of the Municipality of the District of Argyle that the Land Use By-law is hereby further amended as follows which includes all amendments thereto which have been adopted and are in effect as of the [insert date of 'appeal date'] is hereby further amended by:

- Amending Part 4.24: Group Dwelling Use Lot Requirements as shown below to add the text shown in green, and to remove the text shown in red:

4.23 Group Dwelling Development Regulations

- Group Dwelling Use Lot Requirements

Each group dwelling development shall meet the following zone standards:

Minimum Front Yard	7.6 m (25 ft.)
Minimum Rear Yard	7.6 m (25 ft.)
Minimum Side Yard	4.5 m (15 ft.) or ½ the building height for group dwellings
Minimum Lot Area Per Dwelling Unit	Central Sewer: 302 m ² (3,250 sq. ft.) per dwelling unit On-Site Septic: 3,717 m ² (40,000 sq. ft.) per dwelling unit or as Determined by NS Dept. of Environment
Minimum Lot Frontage	18 m (20 ft.)
Minimum Flanking Yard	7.6 m (25 ft.)
Parking	See Part 5.1
Maximum Height	7.6 m (25 ft.)
Minimum Number of Dwelling Units	3 4
Maximum Number of Dwelling Units	1 unit per 302 m ² of lot area, to a maximum of 8 units per cluster, up to 30 units per lot

- Amending Part 11: ZONES - PERMITTED USES AND ZONE PROVISIONS of the Land Use By-law, as shown below to add the text shown in green.

Residential	MU	LI	HI	RP	BP	WF	CC	CCI	V	FP	RD	MI	CW	WP
Multi-unit dwelling (Three- to four- unit dwelling building)	•			•			•		•		•			•

- Amending Part 23.1: Marine Industrial Development title of the Land Use By-law, as shown below to replace the text shown in red with the shown in green:

23.1 Marine Industrial Development (MI ~~RD~~) Zone Standards

- Amending Part 2 by adding the following section as shown in green text below:

2.14 Application Fees

Every application for a development permit, variance, site plan approval, land use by-law amendment, and development agreement shall be subject to fees as established by Council in accordance with the Municipality of Argyle's Policy Schedule C22- Fees and Penalties.



STAFF REPORT

Planning and Development

5. Revise the Home Occupation definition in Part 26 of the Land Use By-law by adding the text shown in green below:

Home Occupation means an accessory use of a dwelling or an accessory building thereof for gainful employment and shall include any commercial use, business or professional offices, domestic and household arts or light industrial uses.

6. Revising Section 9.1 of the Land Use By-law by removing the text shown in red below and adding the text shown in green below:

Home Occupations shall be permitted in any dwelling or accessory building in zones where dwellings are permitted uses except as otherwise noted in a-particular-zone this By-law provided:

7. Revising Section 9.2 of the Land Use By-law by removing the text shown in red below and adding text shown in green below:

Notwithstanding any other yard setbacks required by this By-law, the minimum required side and rear yards for an accessory building used for home occupations ~~excluding industrial use home occupations~~ shall be as follows:

- i. Side yard of 1.8 m (6 ft.); ~~and~~
- ii. Rear yard of 3 m (9.8 ft.);
- iii. Except tourist cabins as a home occupation shall meet the minimum required side and rear yards for single detached dwellings; ~~and~~
- iv. *Except for light industrial home occupations shall have minimum required side and rear yard of 6.1 m (20 ft.).*

8. Inserting Section 9.3 Light Industrial Home Occupation Requirements as follows:

9.3 Light Industrial Home Occupation Requirements

Notwithstanding Section 9.1 above, outdoor light industrial uses shall be permitted provided:

- i. No more than 93 m² (1,000 sq. ft) of the lot can be used for the outdoor home occupation;
- ii. Outdoor home occupation uses shall not be permitted in the front yard;
- iii. Outdoor home occupation uses shall be setback a minimum distance of 6.1 m (20 ft.) from side and rear lot lines;
- iv. Screening shall be provided using natural landforms, existing or planted vegetation, or an opaque fence, or a combination of these methods of screening so as the light industrial outdoor use is not visible from abutting residential, institutional or recreational uses; and
- v. All exterior building and lot lighting shall be directed away from adjacent and abutting residential, institutional, or recreational uses to prevent any nuisance effects from the lighting.
- vi. Outdoor home occupation uses shall not generate noise, dust, vibration, or odor beyond what is typically associated with a residential use.

9. Renumbering Section 9.3 Automotive Mechanical Repair Home Occupation Permitted Use Requirements as shown in the green text below:

Section 9.4 Automotive Mechanical Repair Home Occupation Permitted Use Requirements

10. Renumbering Section 5 as shown in green text below:

Section 5.1 Parking Requirements

Section 5.2 Parking Space and Area Standards



STAFF REPORT

Planning and Development

Section 5.3 Loading Space Standards

11. Revise the Table of Contents as below by renumbering or adding text shown in green below:

PART 1- TITLE AND PURPOSE

PART 2 - ADMINISTRATION

2.1 EFFECTIVE DATE

2.2 DEVELOPMENT OFFICER

2.3 DEVELOPMENT PERMIT REQUIRED

2.4 CONTENTS OF DEVELOPMENT PERMIT APPLICATION

2.5 CONTENTS OF SITE PLAN APPROVAL APPLICATION

2.6 DEVELOPMENT THROUGH DEVELOPMENT AGREEMENT

2.7 SIGNATURE FOR APPLICATION

2.8 DECISION IN WRITING

2.9 LAPSE OF DEVELOPMENT PERMIT

2.10 REVOCATION OF PERMITS

2.11 LICENSES, PERMITS AND COMPLIANCE WITH OTHER BY-LAWS

2.12 VIOLATIONS

2.13 VARIANCES

2.14 FEES

PART 3 - INTERPRETATION OF MAPS AND TEXT

3.1 ZONES

3.2 ZONING MAPS

3.3 ZONING BOUNDARIES

3.4 INTERPRETATION OF ZONING BOUNDARIES

3.5 CERTAIN WORDS AND METRICS

PART 4 - GENERAL PROVISIONS FOR ALL ZONES

4.1 PERMITTED AND PROHIBITED USES

4.2 OPEN STORAGE OF FISHING GEAR AND EQUIPMENT

4.3 ACCESSORY BUILDINGS AND STRUCTURES

4.4 ACCESSORY USES PERMITTED

4.5 SOLAR PANELS PERMITTED



STAFF REPORT

Planning and Development

4.6 LIGHTING, ILLUMINATION & LIGHT POLLUTION

4.7 AUTOMOBILE, TRUCK, BUS, COACH BODY, AND BEACHED VESSEL

4.8 BUILDING TO BE MOVED

4.9 EXISTING BUILDINGS USES

4.10 EXISTING BUILDINGS WITH NON-CONFORMING YARDS

4.11 EXISTING MAIN BUILDINGS - SUBDIVISION LOTS

4.12 EXISTING UNDERSIZED LOT USES

4.13 EXISTING BUILDING USES

4.14 MINIMUM FRONT LOT LINE

4.15 MULTIPLE USES

4.16 NON-CONFORMING USES

4.17 LOT FRONTAGE AND ACCESS

4.18 REDUCTION IN LOT AREA AND FRONTAGE

4.19 REMOVAL OF ENCROACHMENTS

4.20 RESTORATION TO A SAFE CONDITION

4.21 WAIVER FOR COMMERCIAL BUILDINGS

4.22 YARD REQUIREMENTS MEASURED FROM WATERCOURSES, SWAMPS AND SLOPES

4.23 GROUP DWELLING DEVELOPMENT REQUIREMENTS

4.24 CAMPGROUND REQUIREMENTS

PART 5 - PARKING AND LOADING SPACES

PART 6 - GENERAL PROVISIONS FOR COMMERCIAL USES AND RESIDENTIAL DWELLING USES

PART 7 - GENERAL PROVISIONS FOR INDUSTRIAL USES

PART 8 - PROVISIONS FOR WIND TURBINE GENERATORS

PART 9 - HOME OCCUPATIONS

9.4 AUTOMOTIVE MECHANICAL REPAIR HOME OCCUPATION PERMITTED USE REQUIREMENTS

PART 10 - SPECIAL USES

PART 11: ZONES – PERMITTED USES AND ZONE PROVISIONS

PART 12 – MIXED USE ZONE



STAFF REPORT

Planning and Development

- PART 13 - LIGHT INDUSTRIAL (LI) ZONE
- PART 14 - HEAVY INDUSTRIAL (HI) ZONE
- PART 15 - RESIDENTIAL PARK (RP) ZONE
- PART 17 - PUBNICO POINT WIND FARM (WF) ZONE
- PART 18 - COASTAL COMMUNITY (CC) ZONE
- PART 19 - COASTAL COMMUNITY INDUSTRIAL (CCI) ZONE
- PART 20 - VILLAGE (V) ZONE
- PART 21 - FLOODPLAIN (FP) ZONE
- PART 22 - RURAL DEVELOPMENT (RD) ZONE
- PART 23 - MARINE INDUSTRIAL (MI) ZONE
- PART 24 - COASTAL WETLANDS (CW) ZONE
- PART 25 - WELLHEAD PROTECTION (WP) ZONE
- PART 26- DEFINITIONS
- APPENDIX A – FLOOD PLAIN ENVIRONMENTAL STUDY REQUIREMENTS

HEREBY CERTIFY that the amendments to the Municipality of Argyle Land Use By-law, as set out above, were duly passed by a majority vote of the Council of the Municipality of Argyle at a meeting held on the ___ day of _____, 20__.

GIVEN under the hand of the Clerk and the Corporate Seal of the Municipality of Argyle this

___ day of _____, 20__.

Municipal Clerk



STAFF REPORT

Planning and Development

Appendix B: Draft Proposed Amendments to the Municipal Planning Strategy

BE IT ENACTED by Council of the Municipality of the District of Argyle that the Municipal Planning Strategy is hereby further amended as follows which includes all amendments thereto which have been adopted and are in effect as of the [insert date of notification] is hereby further amended by:

1. Amending the following policies as shown below to add the text shown in green:

5.2.7 Council may consider the following uses by development agreement, pursuant to the requirements of Policy 13.14, in the Rural Development (RD) Zone:

k) Fur Farms

2. Revise the title of Section 13.5 by adding text shown in green:

13.5 ADMINISTRATION & FEES

3. Insert the following text shown in green as policy 13.5.2:

13.5.2 Every application for a development permit, subdivision, variance, site plan approval, development agreement, or amendment to the Land Use By-law or Municipal Planning Strategy shall be subject to fees as established by Council in accordance with the Municipality of Argyle's Policy Schedule C22- Fees and Penalties.

HEREBY CERTIFY that the amendments to the Municipality of Argyle Municipal Planning Strategy, as set out above, were duly passed by a majority vote of the Council of the Municipality of Argyle at a meeting held on the ___ day of _____, 20__.

GIVEN under the hand of the Clerk and the Corporate Seal of the Municipality of Argyle this

___ day of _____, 20__.

Municipal Clerk