

Historic Hamlet of Grand Pré (A5) Zone



The purpose of the Historic Hamlet of Grand Pré (A5) Zone is to retain the historic character of the of the Heritage Conservation District of Grand Pré.

Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	
Existing Residential Uses	Semi-Detached Dwellings
One Unit Dwellings	Two Unit Dwellings

NON-RESIDENTIAL USES	
Agricultural Uses	Farm Market Outlets
Agritainment Uses	Greenhouses
Community Facilities	Non-Profit Camps
Farm or Vineyard Product Sampling	Places of Worship

Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

AGRICULTURAL USES	SPECIAL CONDITIONS
Farm Dwellings	See additional requirements
Farm Tenements and Bunkhouses	See additional requirements
Home-based Business – Level 1	Section 14.4
Home-based Business – Level 2	Section 14.4
Home-based Business – Level 3	Section 14.4

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Livestock Operation	Section 14.3.13

UTILITY USES	SPECIAL CONDITIONS
Medium-scale Solar Collector Systems	Section 15.3

Zone Requirements:

REQUIREMENT	RESIDENTIAL USES	LIVESTOCK OPERATIONS	ALL OTHER PERMITTED USES
Minimum Lot Area: (i) General (ii) Semi-Detached Dwellings	50,000 sq ft. 30,000 sq ft./unit	100,000 sq ft. N/A	50,000 sq ft. N/A
Minimum Lot Frontage: (i) General (ii) Semi-Detached Dwellings	200 feet 100 feet/unit	N/A N/A	N/A N/A
Minimum Front/Flankage Setback: (main and accessory structures)	20 feet	40 feet	40 feet
Minimum Side Setback: (i) Main Building (ii) Accessory structure (iii) Common Wall	20 feet 10 feet 0 ft.	100 feet 100 feet N/A	40 feet 20 feet N/A
Minimum Rear Setback: (i) General (ii) Accessory structure	20 feet 10 feet	100 feet 100 feet	40 feet 20 feet
Maximum Building Height: (i) Main Building (ii) Accessory structure	35 feet 20 feet	55 feet 20 feet	55 feet 20 feet

Additional Requirements:

Farm Dwelling, Farm Tenements and Bunkhouses

Farm dwellings, farm tenements and bunkhouses shall be permitted on a farm property subject to the following:

- (a) The general requirement of a maximum of one dwelling per lot shall be waived for farm tenements and bunkhouses;
- (b) The farm tenement or bunkhouse is not the first main farm building on the lot;
- (c) A maximum of 2 residential units per dwelling is permitted;
- (d) The farm tenement or bunkhouse must demonstrate it is part of a farming business operating on the farm property where it is located; and
- (e) At the time of application for a new farm tenement or bunkhouse, the gross revenue of the applicant from the farming business exceeded the income from all other sources for the preceding tax year.

Grand Pré Heritage Conservation District By-law

In addition to the requirements of this By-law, development in the Historic Hamlet of Grand Pré shall also comply with the requirements of the Grand Pré Heritage Conservation District By-law.

Uses Considered by Development Agreement

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Historic Hamlet of Grand Pré (A5) Zone:

- (a) Visitor-oriented proposals not permitted as-of-right in accordance with policy 4.6.8 of the Municipal Planning Strategy;
- (b) Uses considered by Development Agreement in all zones listed in section 14.7
- (c) Uses considered by Development Agreement in all zones listed in section 14.7.