

Resource (N1) Zone



The purpose of the Resource (N1) Zone is to maintain large tracts of uninhabited forested land for resource development, while limiting residential development to ensure there is sufficient space for large resource-based industries to locate and expand in these areas. Where there is conflict between resource uses and residential uses in a Resource (N1) Zone, the resource use shall take priority.

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	Recreational Cabins
Mobile Homes	Semi-detached Dwellings
One Unit Dwellings	Two Unit Dwellings

NON-RESIDENTIAL USES		
Abattoirs	Animal Boarding Facilities	Forestry Uses
Aggregate Related Industries	Community Facilities	Forestry Industry Uses
Agricultural Uses	Fish Farms	Greenhouses
Agricultural Related Industries	Fish and Seafood Processing	Existing Non-profit Camps
Agritainment Uses	Fishing Uses	Places of Worship
Wildlife Rescue and Rehabilitation Centre		

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.

RESIDENTIAL USES	SPECIAL CONDITIONS
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 Operations	Section 14.3.13

UTILITY USES	SPECIAL CONDITIONS
Large-scale and Utility-Scale Wind Turbines	Section 15.1
Medium-scale Solar Collector Systems	Section 15.3

Zone Requirements:

REQUIREMENT	RESIDENTIAL USES	LIVESTOCK OPERATIONS & ABATTOIRS	ALL OTHER PERMITTED USES
Minimum Lot Area: (i) General	30,000 sq ft.	50,000 sq ft.	50,000 sq ft.
Minimum Lot Frontage: (i) General (ii) Semi-Detached Dwellings	100 feet 50 feet/unit	100 feet N/A	100 feet N/A
Minimum Front/Flankage Setback: (main and accessory structures)	40 feet	40 feet	40 feet
Maximum Front Setback:	1,000 feet	N/A	N/A
Minimum Side Setback: (i) General (ii) Accessory structure (iii) Common Wall	20 feet 10 feet 0 feet	100 feet 40 feet N/A	40 feet 20 feet N/A
Minimum Rear Setback: (i) General (ii) Accessory structure	40 feet 20 feet	40 feet 20 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

Uses Considered by Development Agreement:

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Resource (N1) Zone:

- (a) Uses compatible with the purpose of the Resource (N1) Zone that do not otherwise meet the requirements of the zone in accordance with policy 3.6.9 of the Municipal Planning Strategy;
- (b) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.12;
- (c) Proposals for large-scale solar collector systems in accordance with policy 2.8.16 of the Municipal Planning Strategy; and
- (d) Uses considered by Development Agreement in all zones listed in section 14.7.