Section 10 - RESOURCE ZONES

10.1 Summary of Resource Zone Names and Symbols

Zone Name	Symbol
Resource	N1
Aggregate Related Industry	N2

10.2 Summary of Uses Permitted within Resource Zones

The following summarizes the main uses permitted in the Resource Zones subject to all the requirements set out in this By-law. Please see the specific zone section for an exact list of permitted uses and special conditions.

Land Use	N1	N2
RESIDENTIAL		
Mobile Homes	N1	
One Unit Dwellings	N1	
Recreational Cabins	N1	
Semi-detached Dwellings	N1	
Two Unit Dwellings	N1	
NON-RESIDENTIAL		
Abattoirs	N1	
Aggregate Related Industries		N2
Agricultural Related Industries	N1	
Agricultural Uses	N1	
Agritainment Uses	N1	
Animal Boarding Facilities	N1	
Bunkhouses	N1	
Community Facilities	N1	
Composting Facilities	N1	
Farm Market Outlets	N1	
Farm Tenements	N1	
Fish and Seafood Processing	N1	
Fish Farms	N1	
Fishing Uses	N1	

Land Use	N1	N2
Forest Industry Uses	**N1**	
Forestry Uses	**N1**	
Greenhouses	**N1**	
Heavy Equipment Facilities	**N1**	
Livestock Operations	**N1**	
Places of Worship	**N1**	
Tourist Commercial Uses	**N1**	
Wildlife Rescue and Rehabilitation Centres	**N1**	

10.3 RESOURCE (N1) ZONE

10.3.1 Zone Purpose

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, in accordance with policy 3.6.2 (a) of the Municipal Planning Strategy. Where there is conflict between resource uses and residential uses in a Resource (N1) Zone, the resource use shall take priority.

10.3.2 Uses

10.3.2.1 Permitted Uses

The following uses shall be permitted in the Resource (N1) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
Mobile Homes	
One Unit Dwellings	
Recreational Cabins	
Semi-detached Dwellings	
Two Unit Dwellings	

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Abattoirs	
Agricultural Related Industries	
Agricultural Uses	
Agritainment Uses	Section 14.3
Animal Boarding Facilities	Section 14.3
Bunkhouses	Section 10.3.4
Community Facilities	
Composting Facilities	
Farm Market Outlets	
Farm Tenements	Section 10.3.4
Fish and Seafood Processing	
Fish Farms	
Fishing Uses	
Forest Industry Uses	
Forestry Uses	
Greenhouses	
Heavy Equipment Facilities	

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Livestock Operations	Section 14.3
Places of Worship	
Tourist Commercial Uses	Section 14.3
Wildlife Rescue and Rehabilitation Centres	

10.3.3 Zone Requirements

The following requirements shall apply to all development located in the Resource (N1) Zone.

	Requirement	Residential Uses, Community Facilities and Places of Worship	Livestock Operations & Abattoirs	All Other Permitted Uses
(a)	Minimum Lot Area: (i) General	 30,000 sq ft.	 200,000 sq ft.	 50,000 sq ft.
(b)	Minimum Lot Frontage: (i) General (ii) Semi-detached Dwellings	 100 ft. 50 ft./unit	 20 ft. N/A	 100 ft. N/A
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	40 ft.	40 ft.	40 ft.
(d)	Minimum Side Setback: (i) Main Buildings (ii) Accessory Buildings (iii) Common Wall	 20 ft. 10 ft. 0 ft.	 100 ft. 40 ft. N/A	 40 ft. 20 ft. N/A
(e)	Minimum Rear Setback: (i) Main Buildings (ii) Accessory Buildings	 40 ft. 20 ft.	 100 ft. 20 ft.	 40 ft. 20 ft.
(f)	Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	 35 ft. 20 ft.	 55 ft. 20 ft.	 55 ft. 20 ft.

10.3.4 Additional Requirements

10.3.4.1 Farm Tenements and Bunkhouses

Farm tenements and bunkhouses shall be permitted on a farm property subject to requirements below.

(a) The farm tenement or bunkhouse shall not be the first main farm building on the lot.

(b) The property owner shall demonstrate that the farm tenement or bunkhouse is part of a farming business operating on the farm property where it is located.

(c) 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.

10.3.4.2 Frontage on a Private Road

A development permit may be issued for a residential use on lots without frontage on a public road subject to the criteria noted below.

(a) If the lot has the equivalent minimum lot frontage on an existing private road.

(b) A residential use shall be subject to the required minimum front or flankage setback measured from the extent of the right-of-way. (*Amended May 10, 2022, File 21-02)*

10.3.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Resource (N1) Zone:

(a) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.13 of the Municipal Planning Strategy.

(b) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.

(c) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.

(d) 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.

(e) Uses considered by Development Agreement in all zones listed in section 14.7.

N1

10.4 AGGREGATE RELATED INDUSTRY (N2) ZONE

10.4.1 Zone Purpose

The purpose of the Aggregate Related Industry (N2) Zone is to allow for aggregate-related industries in areas where aggregate extraction is occurring under a permit granted by the Province of Nova Scotia, in accordance with policy 3.6.2 (a) of the Municipal Planning Strategy.

10.4.2 Uses

10.4.2.1 Permitted Uses

The following uses shall be permitted in the Aggregate Related Industry (N2) Zone subject to all applicable requirements of this By-law, including in Section 14 – General Regulations.

NON-RESIDENTIAL USES
Aggregate Related Industries

10.4.3 Zone Requirements

The following requirements shall apply to all development located in the Aggregate Related Industry (N2) Zone.

	Requirement	All Permitted Uses
(a)	Minimum Lot Area:	50,000 sq. ft.
(b)	Minimum Lot Frontage:	100 ft.
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	40 ft.
(d)	Minimum Side Setback: (main and accessory buildings) (i) Main Buildings (ii) Abutting a Residential Zone	 30 ft. 50 ft.
(e)	Minimum Rear Setback: (main and accessory buildings) (i) Main Buildings (ii) Abutting a Residential Zone	 40 ft. 50 ft.
(f)	Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	 55 ft. 20 ft.

10.4.4 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Aggregate Related Industry (N2) Zone:

(a) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.13 of the Municipal Planning Strategy.

(b) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.

(c) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.

(d) Uses compatible with the purpose of the Aggregate Related Industry (N2) Zone that do not otherwise meet the requirements of the zone in accordance with policy 3.6.9 of the Municipal Planning Strategy.

(e) Uses considered by Development Agreement in all zones listed in section 14.7.