

PART 3 - GENERAL PROVISIONS FOR ALL ZONES**3.1 GENERAL PROVISIONS****3.1.1 Certain Words**

In this Bylaw, words used in the present tense include future tense; words in the singular include the plural; words in the plural include the singular.

3.1.2 Compliance With Other Legislation

Nothing in this Bylaw shall exempt any developer from complying with the requirements of any other Bylaw or with the requirements of any Federal or Provincial legislation and where the provisions of this Bylaw conflict with provisions in any other Bylaws or legislation, the higher or more stringent provisions shall prevail including regulations pertaining to on site sewage disposal systems.

3.1.3 Accessory Uses

Where this Bylaw provides that any land may be used, or that a building or structure may be erected or used, for a purpose, the purpose is deemed to include any use accessory thereto, subject to the requirements of that zone.

3.1.4 Multiple Uses

Where any land or building is used for more than one purpose, all provisions of this Bylaw relating to each use shall be satisfied and if more than one standard applies, the more stringent standard shall prevail.

3.1.5 Temporary Construction Uses

The use of land for the temporary location of a building or structure, or for other purposes incidental to a main construction project, is permitted to continue up to sixty (60) days following completion of the main construction project.

3.1.6 Permitted Uses

3.1.6.1 If a use is not listed as a permitted use in a particular zone, or if it is not an accessory use to a permitted use in a particular zone, it is hereby deemed to be a prohibited use in that zone.

3.1.6.2 Where a permitted use within any zone is defined in Part 1, the uses permitted within that zone shall include any similar

zone which satisfies such definitions except where any definition is specifically limited to exclude any use.

- 3.1.6.3 In certain limited circumstances, as described in relevant sections of the of New Minas Sector Plan, certain uses which would normally be prohibited uses under this Land Use Bylaw may be allowed by the Council of the Municipality of the County of Kings under the power given by the *Municipal Government Act*.

3.1.7 Existing Buildings

Where a building has been constructed on or before the effective date of this Bylaw on a lot having less than the minimum frontage or area, or having less than the minimum setback or side yard or rear yard required in this Bylaw the building may be enlarged, reconstructed, repaired or renovated provided that:

- a. The enlargement, reconstruction, repair or renovation does not further reduce the front yard or side yard or rear yard that does not conform to this Bylaw; and
- b. All other applicable provisions of this Bylaw are satisfied.

3.1.8 One Dwelling Per Lot

No developer shall construct more than one (1) dwelling on a lot except where otherwise indicated in a particular zone.

3.1.9 Accessory Buildings

Accessory buildings shall be permitted in any zone but shall not:

- a. Be used for human habitation except where a dwelling is a permitted accessory use; or
- b. Be located within the front yard of a lot unless otherwise indicated in a particular zone; or
- c. Be built closer to the front lot line or side yard line than the minimum distance required by this Bylaw for the main building on the lot; or
- d. Be located in the rear yard or in the side yard which is adjacent to the flankage street, when built on a corner lot; or
- e. Be built closer to a street than the main building is to that street

unless otherwise indicated in a particular zone.

3.1.10 **Transit Shelters**

3.1.10.1 Transit Shelters shall be permitted in every zone, subject to obtaining a development permit.

3.1.10.2 The Development Officer shall only issue a development permit for a Transit Shelter upon being satisfied of the following:

- a. The Applicant has in writing, consent of Kings Transit Authority, on whose regularly scheduled route the Transit Shelter is to be located.
- b. The Applicant has in writing a lease, license, permission, or consent from the owner of the land upon which the Transit Shelter is to be located.
- c. The Traffic Authority of the Municipality in the case of Municipal Roads or a representative of the Minister of Transportation and Public Works of the Province of Nova Scotia in the case of Provincial Roads, Streets, or Highways, has certified that the proposed location of the Transit Shelter does not constitute a hazard to public safety.
- d. That any associated Transit Shelter Signs are in compliance with PART 3, 3.2 SIGNS, of this Bylaw.

3.1.11 **Restoration To A Safe Condition**

Nothing in this Bylaw shall prevent the strengthening or restoring to a safe condition of any building, provided in the case of a non-conforming use that the provisions of Sections 238 to 242 of the *Municipal Government Act*.

3.1.12 **Vehicular Access**

Vehicular access from a public street to any building or use located in any zone within the boundaries of a growth centre is to be through the same zone in which the building or use is located.

3.1.13 **Height Restrictions**

The Height Restrictions and Regulations of the particular zones in this Bylaw, unless otherwise indicated, shall not apply to church spires, water

tanks, elevator enclosures, silos, flagpoles, television or radio antennae, ventilators, skylights, chimneys, or clock towers.

3.1.14 **Abutting on Public Street**

No Development Permit shall be issued unless the lot intended for development abuts a public street, unless otherwise provided in a particular zone.

3.1.15 **Existing Undersized Lots**

A vacant lot held in separate ownership from adjoining parcels on the effective date of this Bylaw and having less than the minimum lot frontage or minimum lot area required by this Bylaw, may be used for a purpose permitted in the zone in which the lot is located provided that all other applicable provisions in this Bylaw are satisfied.

3.1.16 **Newly Created Undersized Lots**

3.1.16.1 A lot approved in accordance with Section 271 of the *Municipal Government Act* after the effective date of this Bylaw having less than the minimum lot area or lot frontage required by this Bylaw may be used for a purpose permitted in the zone in which the lot is located provided that all other applicable provisions in this Bylaw are satisfied.

3.1.16.2 A lot approved under Section 29 of the Kings County Subdivision Regulations may be used for a purpose permitted in the zone in which the lot is located provided that all other applicable provisions in this Bylaw are satisfied.

3.1.17 **Conformity With Existing Front Yards**

When a building is to be constructed between other existing buildings and when the other existing buildings are within 200 feet of the proposed building, then the minimum front yard requirements of this Bylaw may be waived to allow the proposed building to be constructed with a front yard equal to the mean of the front yards of the immediately adjacent buildings on either side.

3.1.18 **Yards on Corner Lots**

The minimum front yard requirement for a building on a corner lot shall equal or exceed the minimum front yard requirements of the adjacent lots and the minimum flankage yard requirement shall equal or exceed the minimum front yard requirements of the lots on the flankage side.

3.1.19 **Yard Exceptions**

Where, in this Bylaw, a front, side or rear yard is required and part of the area of the lot is normally covered by water or marsh, or part of the area of the lot is beyond the edge of a riverbank or watercourse, or between the top and bottom of a cliff or embankment, then the required yard shall be measured from the nearest main wall of the main building on the lot to the edge of the said area covered by water, or marsh, or to the rim of said riverbank or watercourse, or to the top of the said cliff or embankment.

3.1.20 **Permitted Encroachments**

Unless otherwise indicated in a particular zone, every part of any yard required by this Bylaw shall be open and unobstructed by any structure, subject to the following:

- a. There may be constructed in any yard the usual projections of sill, cornices, eaves, gutters, chimney breasts, pilasters, canopies, or other architectural features provided that no such structure or feature shall project more than two (2) feet into a required yard.
- b. Window bays may be permitted to project not more than three (3) feet from the main wall into a required front, rear or flankage yard.
- c. Uncovered patios, walkways or steps shall not be located closer than two (2) feet six (6) inches to a side lot line in any required side yard.
- d. These provisions shall not restrict the locating of ornamental planting of landscaping in any yard unless otherwise indicated in this Bylaw.
- e. There may not be permitted to project into a required yard any of the following architectural features: fire escapes, exterior staircases, balconies, porches, verandas and sundecks.

3.1.21 **Corner Lot Sight Lines**

On a corner lot no fence, sign, hedge, shrub, bush or tree or any other structure or vegetation shall be constructed, or permitted to grow to a height greater than two (2) feet above the grade of the streets that abut the lot within the triangular area known as the corner lot sight lines.

3.1.22 **Parking**

- 3.1.22.1 Parking requirements shall be in conformity with the parking provisions of each respective zone as provided in this Bylaw.

3.1.22.2 Unless otherwise provided in a zone, parking shall be provided within the same zone and shall be located upon the same lot as the use for which the parking is required.

3.1.23 **Vehicle Bodies**

No automobile, truck, bus, coach or street car body shall be used for habitation by humans or animals within the applicable area of this Land Use Bylaw.

3.1.24 **Zone Boundaries**

Boundaries between zones shall be determined as follows:

- a. Where a zone boundary is indicated as following a street or highway the boundary shall be the centreline of such street or highway.
- b. Where a railroad or railway right-of-way, electrical transmission line right-of-way or watercourse is included on the zoning maps and serves as a boundary between two or more different zones, a line midway on such right-of-way or watercourse and extending in the general direction of the long division thereof shall be considered the boundary between zones unless specifically indicated otherwise.
- c. Where a zone boundary is indicated as following the limits of Kings County, a town, an incorporated village, or D.N.D. property, the limits shall be the boundary.
- d. Where the zone boundary appears and is intended to follow lot lines, the boundary shall follow such lot lines. For the purposes of this provision, lot lines shall be those in existence prior to the adoption of this Bylaw.

3.1.25 **Collector or Arterial Roads**

Collector or arterial roads are those designated as such in the Kings County Municipal Planning Strategy and the appropriate Sector Plan of the Kings County Plan.

3.1.26 **Gas Pumps**

Gasoline storage tanks and pumps are not permitted as an accessory residential use in the R1, R2 or R3 Zones.

3.1.27 Validity

If any provision, or part thereof, of this Land Use Bylaw is found to be invalid, it is hereby deemed that it is Council's intention that the remaining provisions, or portions of provisions, shall remain in full force and effect.

3.1.28 Common Lot Line

The minimum side yard requirement of any particular zone does not apply to the common side lot line for semi-detached dwellings.

3.1.29 Minimum Front Lot Line

A front lot line shall not be permitted to be less than two thirds (2/3) of the required minimum lot frontage applicable to the lot.

3.1.30 Water Utilities

Structures associated with water utilities shall be permitted in any zone.

3.1.31 Telephone Switching Centres

Telephone switching centres in existence on the effective date of this Bylaw shall be permitted in any zone.

3.1.32 Public Notification of Development Agreement Applications

Where application has been made to enter into a development agreement under Section 230 of the *Municipal Government Act* to develop new multiple family units or mobile home parks, all landowners within five hundred feet (500') shall be notified by the Municipality. The total cost of notification shall be borne by the developer.

3.1.33 Development Agreements

The following policies from the New Minas Sector Plan identify developments that are to be considered by agreement pursuant to Section 225 of the *Municipal Government Act*:

- a. Section 2.3, Policy 7 - mobile home subdivisions within the Residential District.
- b. Section 2.3, Policy 10 - multiple family development in Residential Districts.

- c. Section 2.3, Policy 13 - senior citizen housing with access onto local roads in Residential Districts.
- d. Expansion or change of non-conforming uses as provided by Section 242 of the *Municipal Government Act* and pursuant to Section 2.2 GENERAL POLICIES of the New Minas Sector Plan.
- e. Section 2.8, Policy 3 - churches and private schools in the Residential District.
- f. Section 2.8, Policy 6 - churches in the Industrial District.
- g. Section 2.3, Policy 18 - commercial day care centres in Residential Districts.
- h. Section 2.4, Policy 5 - beverage rooms, lounges and cabarets in the business district.
- i. Commercial uses in the New Minas Commercial Gateway (CG) Zone pursuant to Policies 14, 15, 16 and 17 of Section 2.4 of the New Minas Sector Plan.
- j. Section 2.4, Policy 18 – Commercial Comprehensive Development Districts.
- k. Section 2.10, Policy 2.10.3.3 – Wellfield Protection Zone B – Car wash, Golf course and driving range, Lawn care and landscaping, Warehousing and storage (excluding cold storage), and in Protection Zone C – Car wash, Golf course and driving range, Lawn care and landscaping, Warehousing and storage (excluding cold storage), Existing outdoor commercial display, and in Protection Zone D – Golf course and driving range, Transportation and trucking, Warehousing and storage (excluding cold storage), Existing outdoor commercial display.
- l. Inns and Wellness Centres may be permitted by development agreement at 1019 Roy Avenue, PID # 55209035, as per Section 2.3, Policy 28 of the New Minas Sector Plan.
- m. An addictions rehabilitation and counselling centre may be permitted at 113 Cornwallis Avenue, PID # 55477913, by development agreement, as per Section 2.3, Policy 29 and Policy 30 of the New Minas Sector Plan.

3.1.34 Development on Dykeland in New Minas

No development permits shall be issued in any zone in New Minas having an elevation below 29 feet geodetic unless permanent structures are protected from the risk of flooding by raising the building site by fill to an elevation of at least 29 feet geodetic. Such fill shall have a minimum perimeter slope of one to one and shall be completely planted to prevent erosion.

3.1.35 Ground Water Resource Management

- a. All land uses shall be prohibited within Wellfield Protection Zone A delineated on the Urban Zoning and Wellfield Protection Map. All existing land uses shall be non-conforming and any expansion or change in use shall be eligible for consideration only by development agreement pursuant to Urban Non-Conforming Uses Policies contained in the New Minas Sector Plan.
- b. The following restrictions shall apply to development of lands situated within Wellfield Protection Zones B, C and D delineated on the Urban Zoning and Wellfield Protection Map:

Land Uses	Well Capture Protection	Wellfield Protection	Recharge Area Protection
	Zone B	Zone C	Zone D
Automotive servicing, painting, engine and body repair shops	Not Permitted	Not Permitted	Permitted
Automotive sales excluding accessory automotive servicing, painting, engine and body repair	Not Permitted	Permitted	Permitted
Bulk storage of petroleum fuels	Not Permitted	Not Permitted	Not Permitted
Bulk storage of fertilizer, pesticides, herbicides & other chemicals	Not Permitted	Not Permitted	Not Permitted
Bulk storage of salt	Not Permitted	Not Permitted	Not Permitted
Car wash	Permitted by Development Agreement	Permitted by Development Agreement	Permitted
Cemetery	Not Permitted	Not Permitted	Not Permitted
Dry cleaning and laundry	Not Permitted	Not Permitted	Permitted
Existing hatchery located at 9565 Commercial Street	Not Permitted	Not Permitted	Not Permitted
Forestry	Not Permitted	Not Permitted	Permitted
Golf courses and driving ranges	Permitted by Development Agreement	Permitted by Development Agreement	Permitted by Development Agreement
Garden centres accessory to a main commercial use	Not Permitted	Permitted	Permitted
Garden centres as a main use	Not Permitted	Permitted by Development Agreement	Permitted by Development Agreement
Heavy equipment parts, sales and service	Not Permitted	Not Permitted	Permitted
Lawn care and landscaping	Permitted by Development Agreement	Permitted by Development Agreement	Permitted
Livestock operation and manure storage	Not Permitted	Not Permitted	Not Permitted
Manufacturing and bottling of beverages	Permitted by Development Agreement	Permitted	Permitted
All uses listed in M2 and M3 Zones excluding M1 Zone uses and uses listed in this table	Not Permitted	Not Permitted	Not Permitted
Outdoor commercial display	Not Permitted	Permitted	Permitted
Residential dwellings over 1 unit	Permitted by Development Agreement	Permitted	Permitted
Septic tank service	Not permitted	Not Permitted	Not Permitted
Service station and gas bar	Not Permitted	Not Permitted	Permitted
Professional trades involving painting, acrylic/fiberglass and such similar processes	Not Permitted	Not Permitted	Permitted
Warehousing and storage/cold storage	Permitted by Development Agreement	Permitted by Development Agreement	Permitted by Development Agreement

3.1.36 Non-Conforming Uses in Water Supply Protection Zones

Buildings or uses of land lawfully in existence on January 11, 2005, but no longer conforming to 3.1.35 of this Bylaw, may continue to exist subject to the provisions of the *Municipal Government Act*, and Section 2.2 of the New Minas Sector Plan, whereby Council shall consider an expansion of a use or a change to a similar use, subject to the developer entering into a development agreement.

3.1.37 Temporary Sale of Christmas Trees and Wreaths

Nothing in this Bylaw shall prevent the use of a property in any zone for the sale of Christmas trees and wreaths during the months of November and December. No Development Permit shall be required for such activities.

3.1.38 Watercourse Protection

All permitted structures, excluding driveways, paths and bridges, in all zones shall be set back a minimum of 50 feet from the top of banks of watercourses.

3.2 SIGNS**3.2.1 General**

3.2.1.1 Where this part is inconsistent with the regulations respecting advertising signs on or near public highways made or administered by the Department of Transportation and Public Works of the Province of Nova Scotia, the more restrictive regulations shall apply.

3.2.1.2 No person shall erect a sign without first obtaining a Development Permit, unless otherwise permitted in this Bylaw.

3.2.1.3 Signs must be located on the same lot as the product, service or structure to which the sign relates, unless otherwise permitted in this Bylaw.

3.2.2 Safety and Maintenance

- a. Every sign and all parts thereof, including framework, supports, background, anchors and wiring systems shall be installed, constructed and maintained in compliance with the Building Bylaw of the Municipality of the County of Kings.

- b. The owner or occupant of the property upon which a sign is located shall maintain the sign in a state of good repair.

3.2.3 **Limit on Number of Signs**

Signs identified in Subsections 3.2.5 and 3.2.6 shall not be counted when calculating the number of signs permitted for each lot.

3.2.4 **Obsolete Signs**

The owner or occupant of a lot upon which there is an obsolete sign shall remove the obsolete sign and all supporting structure within sixty (60) days from the date of the discontinuance of the activity, business, organization, enterprise, industry or service so advertised.

3.2.5 **Prohibited Signs**

The following signs are not permitted in any zone:

- a. signs that constitute a hazard to public safety or health;
- b. signs that obstruct the use of a fire escape door, window, or other required exit;
- c. signs which by reason of size, location, content, colouring, or manner of illumination obstruct, interrupt or otherwise interfere with the vision of vehicular drivers or obstruct, confuse or interfere with the effectiveness of any traffic sign or traffic control device on public streets;
- d. signs which make use of such words as "STOP", "LOOK", "ONE WAY", "DANGER", "YIELD", or any other similar words or phrases, for advertising purposes and in a manner so as to interfere with or confuse traffic along a public street;
- e. signs that make use of symbols in the shape or colour of Department of Transportation and Public Works traffic control symbols for advertising purposes and in a manner so as to interfere with or confuse traffic along a public street;
- f. signs that incorporate in any manner any flashing or moving illumination that varies in intensity or colour but shall not include automatic changeable copy signs;
- g. illuminated signs that have apparent visible movement achieved by electrical pulsation;

- h. signs which have moving parts, whether achieved by mechanical apparatus, electrical pulsation or normal wind current;
- i. roof signs other than in commercial and industrial zones;
- j. portable signs;
- k. vehicle signs (obsolete);
- l. obsolete signs;
- m. signs painted on or attached to a fence;
- n. signs painted on, attached to, or supported by a tree, stone, cliff or other natural object.

3.2.6 **Signs Permitted in all Zones - No Permits Required**

The following signs are permitted in all zones and a Development Permit is not required for their construction:

- a. address signs;
- b. commemorative signs;
- c. directional signs;
- d. entrance signs;
- e. warning signs;
- f. point of purchase signs;
- g. public utility signs;
- h. vehicle signs (active);
- i. transit shelter signs.

3.2.7 **Temporary Signs**

a. **No Permits Required**

The following signs are permitted in all zones and a Development Permit is not required for their consideration:

- i. community announcement signs during the period of the campaign or drive or thirty days before the event and not more than two additional days thereafter;
- ii. construction signs during the period of construction;
- iii. election signs during the period of the campaign and seven additional days thereafter;
- iv. farm produce signs during the period that the advertised use is in operation;
- v. legal notice signs;
- vi. real estate signs;
- vii. generic real estate directional sign.

b. **Permits Required**

The following signs are permitted in Commercial and Industrial Zones and a Development Permit is required:

- i. temporary portable signs.

3.2.8 **Signs Permitted in all Zones - Permits Required**

The following signs are permitted in all zones:

- a. community identification signs erected by a municipal government, village commission, business improvement district committee, service club, fraternal or charitable organization;
- b. community service signs.

3.2.9 **Projecting Signs**

No projecting sign shall:

- a. have a sign face dimension that exceeds eight (8) feet;
- b. project more than eight (8) feet from the wall upon which it is attached;
- c. have a minimum sign clearance of less than ten (10) feet;
- d. project above the eaves, parapet or roof line of a building;

- e. be permitted to swing more than fifteen (15) degrees in either direction from the vertical point of rest.

3.2.10 **Distance From Lot Line**

No sign shall:

- a. extend or project beyond a property line or corner lot sight line, except projecting signs in the Major Commercial II (C2) Zone which may extend or project a maximum of eight (8) feet beyond the front property line;
- b. be located with the base or upright member less than five (5) feet from any lot line.
- c. Notwithstanding subsection b, a permit may be issued for a Uniform Business Directional Sign to be located on a public highway as defined in the *Public Highways Act* where only the regulations of Section 3.2.12 shall apply.

3.2.11 **Signs in Residential Zones**

In addition to the general provisions for all signs, the following regulations shall apply in Residential Zones:

- a. real estate signs advertising a dwelling shall not exceed six (6) square feet in sign area and the maximum sign height shall not exceed five (5) feet;
- b. subdivision identification signs shall not exceed forty (40) square feet in sign area and the maximum sign height shall not exceed ten (10) feet;
- c. apartment building signs shall not exceed ten (10) square feet in sign area, and five (5) feet in sign height if such signs are ground signs.

3.2.12 **Uniform Business Directional Sign Regulations**

Uniform Business Directional Signs are permitted provided that:

- a. the business or establishment to which the sign refers is located outside the boundaries of a Growth Centre or Town; and
- b. application for a uniform business directional sign is made to the Development Officer on the appropriate application form and

- accompanied by the permit application fee as required by the Building Bylaw of the Municipality; and
- c. the uniform business directional sign is to be located on two posts on a public highway as defined in the *Public Highways Act* at a location approved by the Department of Transportation and Public Works; and
 - d. where an application has been received for more than one (1) business directional sign at an intersection of two public highways, the Development Officer may require the subsequent signs to be attached to the posts of the first erected sign to be a maximum of five signs per set of posts or such lesser number as determined by the Department of Transportation and Public Works; and
 - e. the height of the first sign is to be not less than ten (10) feet above the grade of the shoulder of the public highway; and
 - f. the minimum distance from grade of the shoulder of the public highway to the bottom of the lowest sign is to be not less than five (5) feet; and
 - g. the actual number of signs advertising a business or establishment shall be determined by the Development Officer based on the number of times a traveller by automobile must change directions to reach the business or establishment; and
 - h. information on signs is limited to the name of the business or establishment, distance, directional arrow and a logo, if required; and
 - i. messages on the backs of signs are not permitted; and
 - j. the applicant is responsible for the construction and maintenance of all parts of the sign and posts in accordance with the specifications of Section 3.2.13 of the Bylaw; and
 - k. the applicant, who shall be the owner or operator of the business or establishment to which the sign applies, in the application for the sign agrees to properly maintain the sign and assumes responsibility to both the Municipality and to the Province of Nova Scotia for any damage or injury as a result of the location of the sign, lack of maintenance or damage.

3.2.13 Uniform Business Directional Sign Specifications

- a. All uniform business directional signs shall be 12 inches high by 60 inches wide.
- b. The signs shall be constructed of ½" douglas fir medium density waterproof plywood or aluminium. The plywood to be used may consist of manufacture installed crezon paper overlay or be properly sealed in accordance with proper installation of the vinyl sheeting as specified by the manufacturer.
- c. The back of signs shall be painted black and no markings of any type shall be permitted on the back. Painting with an appropriate sealer shall seal all edges of the signs.
- d. The front of the signs are to be of vinyl reflective material, scotch lite or equivalent, colour to be 580 reflective flue series or equivalent; letters, numbers, symbols and borders are to be of white scotch lite reflective material or equivalent.
- e. Each sign shall be supported by two 4 inch x 4 inch posts of sufficient height to permit the first sign installed to be placed 10 feet above the elevation of the shoulder of the road. The posts shall be set into the ground to a depth equal to or not less than one-third of the total length of the posts to a minimum depth of four feet.
- f. The second sign to be installed shall be placed square or flush with and immediately below the first sign, and the third sign to be installed immediately below the second sign; and so on.
- g. The design of all letters and numbers shall be print type Helvetica, upper and lower case, 4 inches high and may be placed on two lines with equal spacing between each line and the top and bottom borders.
- h. Logos shall not be larger than four inches by four inches (4" x 4") where applicable and be fashioned of the same vinyl material as the sign. Corporate colours may be used in the logo.
- i. Posts shall not be set until final sign location has been designated by the appropriate official of the Department of Transportation and Public Works.

3.2.14 Urban Residential Zones

Urban Home Occupations, Home Day Care and Bed and Breakfast Operation identification signs shall not exceed 2 square feet in residential zones in New Minas.

For sign regulations pertaining to Residential Home Based Business "B" Sub-zones, see the table in this section entitled "REGULATIONS IN URBAN ZONES".

3.2.15 Roof Signs

Roof Signs shall be permitted in commercial and industrial zones.

- a. The area of the roof that may be covered is 15% of the wall and roof pitch area.
- b. The sign cannot extend above the upper elevation of the roof.

3.2.16 Corner Directional Signs

- a. On corner lots located within the Major Commercial I (C1), Commercial Shopping Centre (C3), Industrial Commercial Mixed Use (M1), or Major Industrial (M2) Zones, any portion of the permitted Ground Sign may be used as a Corner Directional Sign.
- b. Corner Directional Signs are not permitted in Residential "B" Sub-zones.

REGULATIONS IN URBAN ZONES

In addition to the general provision for all signs, the following requirements shall apply to signs erected in the Urban Zones. See also specific requirements for the New Minas Commercial Gateway (CG) Zone.

SIGNS IN URBAN ZONES	C1, C3, M1, M2	Residential "B" Sub-zones
<i>Maximum Number of Signs</i> Per Lot	1 roof sign; 1 ground** or group; 1 corner directional***; 1 projecting; and any number of facial signs	1
<i>Facial</i> Maximum Sign Area	15% facial coverage	6 sq ft
Maximum Facial Coverage	15% of each wall	
<i>Roof Sign</i> Maximum Coverage	15% of wall and roof pitch area	Not Permitted
<i>Projecting</i> Maximum Sign Area	40 sq ft	Not Permitted
<i>Ground</i> Maximum Sign Height	35 ft	6 ft
Maximum Sign Area		6 sq ft
a) sign height is 10' or less	40 sq ft*	
b) sign height is between 10' and 20'	100 sq ft (minimum 75% of sign area must be above 10 ft)*	
c) sign height is from 20' to 35'	150 sq ft (minimum 75% of sign area must be above 20 ft)*	

* A manual changeable copy sign, which has a maximum sign area of forty (40) square feet, may be attached to the ground sign and shall not be included in calculating the sign area of the ground sign.

** For Mini Malls, two (2) ground signs are permitted provided that the signs are a minimum of 150 feet apart.

*** Corner directional signs and ground signs can be combined on one ground sign, but shall not be permitted as two ground signs on the same lot.

REGULATIONS IN NEW MINAS COMMERCIAL GATEWAY (CG) ZONE

In addition to the general provision for all signs, the following requirements shall apply to signs erected in the New Minas Commercial Gateway (CG) Zone:

SIGNS	COMMERCIAL GATEWAY ZONE
<i>Maximum Number of Signs</i> Per Lot	1 roof sign; 1 ground* or group; 1 projecting; and any number of facial signs
<i>Facial</i> Maximum Sign Area Maximum Facial Coverage	10% facial coverage 10% of each wall
<i>Corner Directional</i>	Not Permitted
<i>Roof Sign</i> Maximum Coverage	15% of wall and roof pitch area
<i>Projecting</i> Maximum Sign Area	25 sq ft
<i>Ground</i> Maximum Sign Height Maximum Sign Area a) sign height is 10' or less b) sign height is between 10' and 20' Manual Changeable Copy Sign	20 ft 36 sq ft 100 sq ft (minimum 75% of sign area must be above 10 ft) A manual changeable copy sign which has a maximum sign area of 20 sq ft may be attached to the ground sign and shall not be included in calculating the sign area of the ground sign

* For Mini Malls, two (2) ground signs are permitted provided that the signs are a minimum of 150 feet apart.

REGULATIONS IN COMMON ZONES

In addition to the general provision for all signs, the following requirements shall apply to signs erected in the Common Zones.

SIGNS IN COMMON ZONES	C6, I1, P1	O1
Maximum Number of Signs Per Lot	1 roof sign (C6 only); 1 ground** or group; 1 projecting; and any number of facial signs	1
Facial Maximum Sign Area	15% facial coverage	100 sq ft
Maximum Facial Coverage	15% of each wall	100 sq ft
Roof Sign Maximum Coverage	15% of wall and roof pitch area	Not Permitted
Projecting Maximum Sign Area	40 sq ft	40 sq ft
Ground Maximum Sign Height	35 ft except no maximum in C6 Zone	20 ft
Maximum Sign Area		
a) sign height is 10' or less	40 sq ft *	100 sq ft
b) sign height is between 10' and 20'	100 sq ft (minimum of 75% of sign area must be above 10 ft) *	100 sq ft
c) sign height is from 20' up to 35'	150 sq ft (minimum of 75% of sign area must be above 20 ft) *	Not Permitted
d) sign height is over 35' (C6 Zone only)	200 sq ft (minimum of 75% of sign area must be above 35 ft)	Not Permitted

* A manual changeable copy sign, which has a maximum sign area of forty (40) square feet, may be attached to the ground sign and shall not be included in calculating the sign area of the ground sign.

** For C6 uses only, two (2) ground signs are permitted provided that the signs are a minimum of 150 feet apart.

PART 3	AMENDED DATE	SECTION
	February 5, 1980	3.31
	September 1, 1981	3.22.2
	August 17, 1982	3.4 / 3.9 d / 3.20 / 3.24 d / 3.25
	August 7, 1984	3.32
	May 1, 1985	3.16
	August 6, 1985	3.16.2
	September 2, 1986	3.12
	August 26, 1987	3.33
	May 1, 1990	SECTION I – GENERAL PROVISIONS SECTION II - SIGNS
	May 14, 1990	3.34
	March 27, 1991	3.33 g
	June 11, 1991	3.33 h
	March 3, 1992	3.44 c / 3.46 / 3.47
	May 19, 1992	3.47
	May 21, 1992	3.33 i
	October 6, 1992	3.41
	June 4, 1996	3.48
	August 30, 1996	3.33 d
	June 3, 1997	3.41 vii / 3.46 / 3.47 / 3.49
	July 7, 1998	3.10 / 3.40 i
	September 25, 2001	3.33 j
	April 26, 2005	3.33 k / 3.34A / 3.34B
	May 10, 2005	GENERAL PROVISIONS FOR ALL ZONES
	June 29, 2005	3.34C
	July 5, 2005	3.33 l
	September 28, 2005	3.11 / 3.32 / 3.33 d / 3.33 h / 3.33 i / 3.33 j / 3.34A / 3.34B / 3.37 / 3.44 c / 3.46 j
	March 3, 2006	3.48 / Table REGULATIONS IN URBAN ZONES
	May 11, 2006	3.33 m
	February 2, 2007	GENERAL PROVISIONS FOR ALL ZONES
	May 3, 2007	3.1.33 k
	May 31, 2007	3.1.35
	November 28, 2008	REGULATIONS IN COMMON ZONES **
	April 2, 2009	3.1.35
	September 25, 2015	3.2.16 / REGULATIONS IN URBAN ZONES *** (File 15-04)

Note: Numbering of Sections within this Bylaw may be different from the Amended Date.