

The Municipality of East Hants recognizes the input members of the Plan Review Citizens Panel devoted to the development of the Official Community Plan:

Brad Hodgins
Linda Graham
Jo Ann Fewer
Eli Chiasson
Stacey Ingraham
Pam MacInnis
Michael Gaudet
Blair Oickle

The Municipality would also like to recognize the many stakeholders and residents who shared their thoughts and aspirations for our Municipality through the process of developing this Plan.

Repeal

The Land Use Bylaw of the District of East Hants, approved by the Minister of Municipal Affairs and effective on the 21st day of September, 2016 and amendments thereto, is hereby repealed and this Bylaw substituted therefore.

Certification

I, Kim Ramsay, Chief Administrative Officer and Municipal Clerk of the Municipality of the District of East Hants, do hereby certify that the following is a true copy of the Municipality of the District of East Hants' Land Use Bylaw which was duly passed by Council of the Municipality of the District of East Hants at a meeting held on the 27th day of July, A.D., 2023.

DATED at Elmsdale, Nova Scotia, this 23rd day of October, A.D., 2023_.

Kim Ramsay

Chief Administrative Officer & Municipal Clerk

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PART 1: ADMINISTRATION

Administration

1.1. General Interpretation

The Municipality of East Hants shall be divided into zones, the extent and boundaries of which are shown on the Zoning Map which is attached to this Bylaw. The provisions of this Bylaw shall apply to all such zones.

1.2. Zone Symbols

The following zones appear of the Zoning Map and are represented by the following symbols.

Zones	Symbol	Colour
Rural Zones		
Agricultural Reserve	AR	
Rural Use	RU	
Rural Use North	RU-2	
Rural Comprehensive Development District	RCDD	
Residential Neighbourhood Zones		
Country Residential	CR	
Lakeshore Residential	LR	
Established Residential Neighbourhood	R1	
Two Dwelling Unit Residential	R2	
Mini-Home	МН	
Mixed Use Zones		
Townhouse	R2-T	
Multiple Unit Dwelling	R3	
Mixed Use Centre	MC	
Village Core	VC	
Walkable Comprehensive Development District	WCDD	
Separated Commercial Zones		
General Commercial	GC	
Highway Commercial	НС	

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Regional Commercial	RC	
Business Park	ВР	
Industrial Commercial	IC	
Community Use Zones		
Institutional Use	IU	
Open Space	OS	
Environmental Zones		
High Risk Floodplain	HF	
Moderate Risk Floodplain Overlay	MF	
Watercourse Greenbelt	WG	
Water Supply	WS	
Water Intake Overlay	WI	
Water Protection Overlay	WP	
Shubenacadie Aquifer Protection Overlay	SAP-1	
Shubenacadie Aquifer Protection Overlay	SAP-2	
Shubenacadie Aquifer Protection Overlay	SAP-3	
Milford Groundwater Overlay	MGW	

1.3. Certain Words

- a) In this Bylaw, words used in the present tense include the future, words in the singular number include the plural, words in the plural include the singular number, the word "used" includes "arranged", "designed", or "intended to be used", and the word "shall" is mandatory and not permissive.
- b) All official measurements are in metric measurements.

1.4. Zoning Boundaries

Zoning boundaries shall be determined as follows:

- a) Where a zone boundary is indicated as following a street or highway the boundary shall be the centre line of such street or highway.
- b) Where a zone boundary is indicated as approximately following the lot lines, such lot lines shall be the boundary.
- c) Where a railroad or railway right-of-way, an electrical transmission right-of-way, or a watercourse serves as a boundary between two or more different zones, the centre line of such right-of-way or of such

watercourse shall be the boundary.

- d) Where there is no landmark that indicates the precise location of a boundary the boundary shall be scaled from the Zoning Map.
- e) Where a zone boundary is indicated as following the municipal boundary, the municipal limit shall be the boundary.

1.5. Development Officer

- a) Council shall appoint a Development Officer pursuant to the provisions of the *Municipal Government Act*, who shall be responsible for the administration of the Land Use Bylaw and the issuance of development permits under this Bylaw.
- b) In the absence or incapacity of the Development Officer, Council may appoint an acting Development Officer who shall carry out the duties of the Development Officer and make all decisions that he/she could have made.

1.6. Authority of the Municipality, Licences, Permits and Compliance with Other Bylaws

- a) The Municipality, or it's authorized representatives, is not required to comply with the requirements of this Bylaw or need to obtain any license, permission, permit, authority or approval required thereunder.
- b) Nothing in this Bylaw shall exempt any person from complying with the requirements of other Bylaws or regulations within the Municipality of East Hants or from obtaining any license, permission, permit, authority or approval required thereunder.
- c) Where the provisions in this Bylaw conflict with those of any other municipal or provincial requirements, the higher or more stringent provisions shall prevail.

1.7. Uses Permitted

- a) Uses permitted within any zone shall be determined as follows:
- b) If a use is not listed as a use permitted within any zone, it shall be deemed to be prohibited in that zone.
- c) If any use is listed subject to any special conditions or requirements, it shall be permitted subject to the fulfilling of such conditions or requirements.
- d) Where a use permitted within any zone is defined in Part 2, the uses permitted within that zone shall include any similar use except where a definition is specifically limited to exclude a use.
- e) Except where limited by this Bylaw, or specifically prohibited elsewhere in this Bylaw, any use permitted within any zone may be located in conjunction with any other use permitted within that zone.

1.8. Revocation

The Development Officer may revoke a Development Permit if:

- a) the development is not in accordance with:
 - i) this Bylaw,
 - ii) the plans associated with the approved development permit,
 - iii) an approved site plan, or
 - iv) an approved development agreement.
- b) the permit was issued based on incorrect information provided by the applicant when applying for the development permit; or
- c) the permit was issued in error.

Regulation	Amendment Date	Description