



PART 8

Separated Commercial Zones

PART 8: SEPARATED COMMERCIAL ZONES

8.1. Separated Commercial Zones Permitted Uses

The table below summarizes the uses permitted in all Separated Commercial Zones Development Areas. For conditions associated with the uses, see the specific section referencing that zone.

- GC - General Commercial
- HC - Highway Commercial
- RC - Regional Commercial
- BP - Business Park
- IC - Industrial Commercial

Use	GC	HC	RC	BP	IC
Accommodations, Bed & Breakfast	P	-	SP	-	-
Accommodations, Employee	P	P	SP	P	P
Accommodations, General	P	P	SP	-	-
Animal Hospitals & Veterinary Offices	P	P	SP	P	P
Asphalt, Aggregate & Concrete Plant	-	-	-	DA	DA
Automobile Dealer & Rentals	-	P	P	P	P
Automobile Service Station	-	P	SP	P	P
Automobile Vehicle Repair & Maintenance	SP	P	SP	P	P
Automobile Wholesalers/Automobile Auctions	-	-	-	P	P
Bank & Financial Institutions	P	P	SP	-	-
Brewery, Distillery & Wineries	SP	P	SP	P	P
Business Support Services & Printing	P	P	SP	P	P
Car Wash	DA	P	SP	P	-
Commercial Club	P	P	SP	-	-
Commercial Greenhouse	P	P	SP	P	P
Commercial Parking Lot	C	C	C	C	-
Couriers & Messengers	P	P	SP	P	P
Cremation (no assembly)	P	P	SP	P	-
Daycare, General	P	P	SP	P	P
Dog Daycare	-	P	SP	P	P
Dog Training Facility	P	P	SP	P	P
Drinking Establishment open after 1 am	DA	-	DA	-	-
Drinking Establishment open until 1 am	SP	-	SP	-	-
Educational Services	P	P	SP	P	P
Excavating and Construction Services	-	P	SP	P	P
Forestry Uses and Structures	P	P	SP	P	P
Funeral Services	P	P	SP	-	-
Gambling Industries	-	-	SP	-	-
Health Care Services	P	P	SP	P	P
Hospital	P	P	SP	P	P
Industrial Uses, General	-	-	-	P	P
Industrial Uses, Noxious	-	-	-	DA	DA
Mini-Home Dealer	-	P	-	P	P

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Use	GC	HC	RC	BP	IC
Movie Theatre	-	-	SP	-	-
Office & Professional Services	P	P	SP	P	P
Outdoor Market	P	P	SP	-	-
Personal Care Services	P	P	SP	P	P
Private Dog Park	P	P	SP	P	P
Recreation Facility, Indoor	P	P	SP	P	-
Recreational Vehicle Storage Facility	-	P	-	P	-
Repair & Maintenance	P	P	SP	P	P
Restaurant, Drive-Thru	-	P	SP	P	P
Restaurant, Full & Limited Service	P	P	SP	P	P
Restaurant, Take-Out	P	P	SP	P	P
Retailers & Rental Services	P	P	SP	P	P
Self-Storage Warehousing	-	DA	-	P	-
Shopping Centre	-	-	SP	-	-
Social Enterprise	P	P	P	P	-
Tradesperson & Craftsperson Businesses & Offices	P	P	SP	P	P
Transportation & Warehousing	-	P	SP	P	P
Waste Management, Material Recovery Facility	-	-	-	P	P
Waste Management, Medical Waste Disposal Services	-	-	-	-	DA
Waste Management, Recycling Depot	P	P	SP	P	P
Institutional Use (IU) Zone Uses	P	P	SP	P	P
Industrial Uses, Noxious & Environmentally sensitive business uses	-	-	-	-	DA
Lawfully Existing Uses	P	P	P	P	P
Open Space (OS) Zone Uses	P	P	P	P	P
Two Dwelling Unit Residential (R2) Zone Uses	P	P	-	-	-
Uses greater than maximum commercial floor area zone requirements.	C	C	C	-	DA

P - Permitted as-of-right through a development permit.

SP - Permitted by site plan approval.

DA - Permitted to apply to Council for a development agreement: note that other restrictions may apply.

C - Conditionally permitted: discretionary approval may apply, view zone requirements.

8.2. General Provisions for All Separated Commercial Zones

8.2.1. Mixed Uses in Separated Commercial Zones

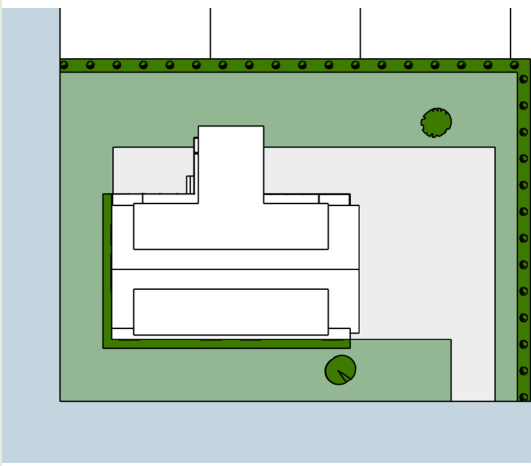
The following requirements shall apply to mixed use residential and commercial uses:

- a) The residential use shall have an external entrance separate from the commercial use;
- b) 1 separately designated off-street parking space shall be provided for each dwelling unit;
- c) All other applicable provisions under this Bylaw shall be met.

8.2.2. Landscaping Requirements

All properties shall be landscaped according to the following requirements:

- i) The landscape requirements of the table below shall be met:

Landscaping Requirements	Example Diagram
<ul style="list-style-type: none"> • All disturbed areas of the site shall be landscaped with grass or perennial ground cover. • All trees greater than 15 cm diameter (measured at 8 cm from the base) should be preserved wherever possible. • Required landscaped areas shall be planted with a minimum of one evergreen and/or densely twigged deciduous shrub or tree planted with a maximum spacing of 3 m apart in the area. If dense vegetation exists on the site, this may be retained to meet this requirement. • Fences longer than 8 m shall be landscaped at the base with trees or shrubs planted in a minimum 1.5 m wide planting area spaced no further than 3 m apart with the planted area facing the public right-of-way or abutting properties. <p>Street-Facing Facades & 100 Series Highways</p> <ul style="list-style-type: none"> • A minimum 2 m wide yard landscaped area abutting street-facing facades or 100 series highways, running the length of and directly abutting the building, excluding driveway accesses to garages and pedestrian accesses. • For any buildings set back 9 m or more from the front lot line, one 50 mm caliper (minimum) sized tree is required to be planted or retained between the building and the street or 100 series highway for every 9 m of building frontage. <p>Lot Periphery Excluding Street-Facing Facades</p> <ul style="list-style-type: none"> • A minimum 1.5 m wide landscaped area along the side and rear lot periphery for the disturbed area of the site. • Trees shall be planted or retained at a frequency of no less than one 50 mm caliper (minimum) tree per lot. Sites having a disturbed area larger than a 2000 m² shall have a minimum of one tree planted per 2000 m² of disturbed area. 	
<p>The diagrams above are for illustrative purposes only.</p>	





- ii) Parking lots shall be landscaped in accordance with the general requirements section of this Bylaw.
- a) Required landscaping shall comply with the following perennial planting requirements:
 - i) Large (over 10 m) maturing deciduous trees minimum size shall be 50 mm caliper measured at 1.5 m

from ground level with a minimum 3.5 m height at time of planting.

- ii) Small (less than 10 m) maturing deciduous trees shall be one to 40 mm caliper measured at 1.5 m from ground level with minimum 2.5 m height at time of planting.
- iii) Evergreen trees shall be a minimum of 1.5 m height measured from ground level at time of planting.
- iv) Twiggged deciduous and evergreen shrubs and hedges shall be a minimum 15 L container with a height of 0.6 m measured from ground level at time of planting.

8.2.3. General & Vegetated Buffer Requirements

- a) Vegetated buffers shall comply with the following requirements:
 - i) Shall be designed to provide a continuous screen within 3 years of its initial installation that is equally effective during all seasons.
 - ii) Shall be well maintained so that it provides adequate screening, and does not pose a threat to public safety or become unsightly over time.
 - iii) Shall consist of existing trees and vegetation, where possible.
 - iv) May incorporate additional landscaping features and fencing, in addition to vegetation, where necessary, to provide appropriate screening.
- b) Where a property abuts a Residential Neighborhood Zone, Residential Neighborhood Zone use, institutional use, or agricultural use, the requirements of one of the options of the table below shall be met for the portion of the property which is being used for commercial or multiple unit residential purposes including any structures, parking, display, loading docks, utility structures, or storage areas:

Buffer Option	Option Requirements	Example Diagram
Option 1	A solid wall or opaque wooden fence no less than 1.8 m in height; or with the finished side of the fence facing the abutting property. Fences longer than 8 m shall be landscaped at the base with trees or shrubs planted in a minimum 1.5 m wide planting area spaced no further than 3 m apart with the planted area facing the public right-of-way or abutting properties.	
Option 2	A continuous opaque hedge of evergreen and/or densely twiggged deciduous shrubs, planted in a minimum 1.5 m wide strip spaced a maximum of 1.5 m apart.	
Option 3	A row of alternating evergreen trees and evergreen and/or densely twiggged deciduous shrubs, planted no more than 3 m apart, or the retention of a well-vegetated span of vegetation at least 6 m wide.	
Option 4	Any combination of options 1, 2, or 3.	
Option 5	A turfed berm of not less than 1 m in height planted on the crest with a continuous opaque hedge of evergreen and/or densely twiggged deciduous shrubs, planted in a minimum 0.5 m wide strip.	

The diagrams above are for illustrative purposes only.

8.2.4. Outdoor Lighting

Accesses, parking areas, circulation roads, and service areas shall be clearly delineated by lighting fixtures that shall be installed so as to reflect light away from adjacent streets and residential areas.

8.2.5. Outdoor Storage & Display Buffer Requirements

- a) Outdoor storage of goods and materials shall be subject to the following requirements:
 - i) Open storage shall be permitted in the rear yard only.
 - ii) Open storage that abuts a public right-of-way shall be buffered along the abutting property line corresponding to the extent of the storage area with an opaque fence a minimum of 1.8 m in height or a vegetated buffer sufficient to screen the storage area.
 - iii) For any lot in a Separated Commercial Zone abutting a Residential Neighbourhood Zone, any open storage shall be wholly enclosed with an opaque fence a minimum of 1.8 m in height or a vegetated buffer sufficient to screen the storage area.
 - iv) Any refuse containers shall be screened by an opaque fence a minimum of 1.8 m in height.
- b) Outdoor display areas shall be permitted in a side or a yard abutting a right-of-way provided the following requirements are met:
 - i) Outdoor display areas must be buffered from the abutting yard with a vegetated buffer.
 - ii) Outdoor display areas must be located on the same lot as the main building.
 - iii) Outdoor display areas must not exceed 25% of gross floor area of the main building.
 - iv) Outdoor display areas must be landscaped and maintained in a neat, tidy manner including the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.
- c) Mini-home and manufactured home dealers shall be permitted to display their homes in the front yard and are not required to buffer the display area.
- d) Outdoor storage and display of Automobile Wholesalers/Automobile Auctions uses shall be screened using a combination of both an opaque fence, a minimum of 1.8 in height, and vegetation.

8.2.6. Drive-Thru Design Requirements

When a drive-thru facility is permitted in a commercial zone through the site plan approval process, the development proposal shall adhere to the following design requirements, in addition to all other requirements of this Bylaw before a development permit is issued by the Development Officer:

- a) Layout and Design
 - i) Main structures associated with drive-thru facilities shall be located near, and have their primary facades oriented towards a public street;
 - ii) Stacking lanes shall be located in rear and side yards only;
 - iii) Sufficient space shall be provided in stacking lanes to avoid spill over onto public streets. Restaurant uses shall require a minimum of 5 spaces in a stacking lane, while all other uses require a minimum of 3 spaces in a stacking lane;
 - iv) Each space within a stacking lane shall have a minimum dimension of 6.5 m in length and 3 m in width. Widths shall increase where turns are present in a stacking lane;
 - v) When a drive-thru facility abuts a residential zone, the intercom shall be located as far away as practically possible from the abutting property line.
- b) Circulation:
 - i) Drive-thru stacking lanes, and all associated entrances and exits to said stacking lanes, shall be separated from parking areas, points of access, and the street using landscaped strips and islands / bump-outs, additional landscaping treatments, decorative pavement, and painted lines;

- ii) There shall be a clear and distinct separation of vehicular and pedestrian traffic to minimize potential conflicts. Pedestrian walkways shall be provided to allow safe access to the building entrance(s) from both the parking lot and the street/sidewalk. Landscaping, paving patterns, raised walkways, and other design treatments shall be used to differentiate pedestrian walkways to and from the building from driving surfaces;
 - iii) Visible directional signage shall be provided at entrances and exits to stacking lanes;
 - iv) Signage shall not obstruct pedestrian routes.
- c) Landscaping
- i) The developer shall maximize opportunities for on-site landscaping both along the perimeter of, and within the site;
 - ii) Permeable pavement and vegetation shall be used, where possible, to minimize surface runoff and the heat island effect caused by paved areas;
 - iii) The view of drive-thru lanes, menus, intercoms, and other associated infrastructure shall be minimized from a public right-of-way and abutting properties by a vegetated buffer(s) that is a minimum of 1.5 m wide.
 - iv) Vegetated buffer(s) shall be established in the following possible locations, to the satisfaction of the Development Officer: Along the edge of the abutting side and rear yards; along the edge of lease hold boundary lines; along the perimeter of the drive-thru; and/or along the edge of a public right-of-way when the drive-thru is viewable from a public street or sidewalk.

8.2.7. Automobile Service Station Requirements

The following requirements shall apply to automobile service stations:

- a) No portion of any pump island shall be located closer than 6 m from any street line, except an overhead canopy.
- b) The minimum distance between ramps and driveways shall not be less than 9 m.
- c) The minimum distance from a driveway to a street intersection shall not be less than 15 m.
- d) The minimum angle of an intersection or a ramp to a street line shall be 45 degrees.
- e) Dedicated bays, separate from service bays, must be provided for any car wash facilities.
- f) Generic terms which are applied as facial wall signs on automobile services stations and indicate the services provided are not included in the calculation of the number of signs per business premise. Without limiting the generality of the foregoing, such terms may include gas, food, brakes, wheel alignment, mufflers and car wash.

8.2.8. Car Wash Requirements

The following requirements shall apply to car washes:

- a) In the General Commercial (GC) Zone, the car wash must be located in a partially enclosed, or fully enclosed permanent structure.
- b) All car wash bays or automated car washes must include an oil/water separator.

8.2.9. Yard Abutting Railways

Where a property in a commercial zone abuts a right-of-way for an existing railway line, setback requirements are instead 3 m for any yard which directly abuts the railway right-of-way. For railway-related land uses, there is no setback requirement.

8.2.10. Site Plan Criteria

The Development Officer shall approve a site plan application where the following matters have been addressed by the applicant:

- a) The location of structures on the lot:
 - i) all proposed and existing structures are identified on the site plan.
- b) The location of off-street loading and automotive parking facilities:
 - i) all proposed and existing automotive parking is identified on the site plan;
 - ii) all proposed automotive parking is located in a manner which allows for the effective circulation of vehicles within the site and for the safety of pedestrians within the parking area;
 - iii) requirements of the Land Use Bylaw dealing with off-street loading and parking facilities may be varied by a site-plan approval.
- c) The location of bicycle parking facilities:
 - i) all proposed and existing bicycle parking is identified on the site plan;
 - ii) all proposed bicycle parking is located in a manner which allows for the effective circulation of vehicles within the site and for the safety of pedestrians within the parking area;
 - iii) requirements of the Land Use Bylaw dealing with bicycle parking facilities may be varied by a site-plan approval.
- d) The location, number and width of driveway accesses to streets:
 - i) all proposed and existing driveway accesses are identified on the site plan;
 - ii) all proposed driveway accesses are of a sufficient width to allow for the safe and efficient movement of vehicles to and from the site.
- e) The type, location, and height of walls, fences, hedges, trees, shrubs, ground cover, or other landscaping necessary to protect and minimize the land use impact on adjoining lands:
 - i) all requirements under the Land Use Bylaw for landscaping and hedges or fencing used for buffering are identified on the site plan including proposed landscaping for yard setbacks, parking areas, and property lines;
 - ii) all open storage including refuse containers are buffered with an opaque fence or hedge sufficient to screen the storage area from adjacent properties and the street;
 - iii) sufficient landscaping including trees, shrubs, grass, and other ground cover shall be provided around any structures on the site and any parking areas to minimize the visual and environmental impact of the use on the surrounding area.
- f) The retention of existing vegetation:
 - i) All existing vegetation including trees, shrubs, and ground cover is identified on the site plan.
- g) The location of walkways, the type of surfacing material, and all other means of pedestrian access:
 - i) all proposed walkways are identified on the site plan and are located to provide safe and accessible pedestrian access to the commercial entrance from the parking area and from the street;
 - ii) all walkways are surfaced with a paving material such as brick, cobblestone, concrete, or any other suitable material to clearly delineate pedestrian walkways from vehicle circulation areas.
- h) The type and location of outdoor lighting:
 - i) exterior lighting used to illuminate any area within the site is located in a manner which would not reflect onto adjacent properties or the street;
 - ii) lighting is sufficient to provide safety and convenience for both pedestrians and vehicles accessing all public areas of the site.
- i) The location of facilities for the storage of solid waste:
 - i) all facilities for the storage of solid waste are identified on the site plan;
 - ii) all solid waste storage including refuse are located so that such waste is not openly visible from the immediate area surrounding the commercial use, any surrounding properties, or the street.

- j) The grading or alteration in elevation or contour of land and provision for the management of storm and surface water:
 - i) all development within the site is undertaken to not alter the elevation or contour of the land including the excessive removal of topsoil beyond that required for basic lot grading necessary to locate any structures, roads, parking, or driveways;
 - ii) any alteration of land including the removal of topsoil shall be undertaken in a manner which does not impact negatively on the natural function of any watercourse abutting the property or located on the property including runoff and erosion;
 - iii) A stormwater management plan shall be prepared in accordance with the Municipal standards.
- k) All matters considered by site plan approval shall be adequately maintained.

8.2.11. Additional Evaluation Materials for Site Plan Approval Uses

Before a development permit is issued, the Development Officer shall be provided with the following information when considering a site plan approval use:

- a) Building elevations to scale showing the front, side and rear elevations of the proposed development including all existing and proposed building elements.
- b) A site plan meeting the requirements of this section.
- c) A letter provided by the applicant indicating that the applicant and/or owner agrees to carry out the terms of the site plan.
- d) Any other information the Development Officer deems necessary to properly evaluate the proposal.

8.2.12. Exemptions from Site Plan Approval

The following matters do not require site plan approval, however all other requirements of this Bylaw must be met before a development permit is issued:

- a) Temporary Construction Uses.
- b) The addition of vegetation on the property.
- c) Building repairs.
- d) Signage on a property where no site plan approval is currently applicable.
- e) Accessory structures on a property where no site plan approval is currently applicable.
- f) Installation, replacement or repair of minor building features, including a change in size of windows and doors that do not face streetlines.
- g) Assuming adequate parking is provided according to the general provisions section:
 - i) Change of use or tenancy.
 - ii) Interior renovations.
 - iii) Additions having a gross floor area of 75 m² or less provided floor area maximums are met.

8.3. GC: General Commercial Zone

Intent

To provide areas within the community that are primarily retail and service business in character which fit in primarily residential areas.

Two Dwelling Unit Residential (R2) Zone Uses are permitted, as are limited residential uses in conjunction with commercial development.

Uses primarily by development permit

Detached buildings
Small to medium footprint
1½ - 3 storeys
Dwellings above commercial
Design fitting with residential areas
Concealed or screened parking
Residential-compatible commercial

GC Zone: Uses considered by Site Plan Approval

- **Automobile Vehicle Repair & Maintenance**
- **Brewery, Distillery & Wineries**
- **Commercial Parking Lots** where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m²
- **Drinking Establishment-Open Until 1 am**
- **Permitted Uses** up to 500 m² in commercial floor area in excess of the applicable zone requirements.

GC Zone: Uses considered by Development Agreement

- **Permitted Uses** greater than 500 m² in excess of the applicable zone requirements.
- **Car Washes**
- **Commercial Parking Lots** where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m²
- **Drinking Establishment Open After 1 am**

8.3.1. Zone Requirements

In the GC Zone, no development permit shall be issued except in conformity with the following requirements:

General Zone Requirements

	Type of Servicing		
	Sewer and Water	Sewer Only	On-Site ⁱ
Minimum Lot Area	700 m ²	700 m ²	3,720 m ²
Minimum Lot Frontage	22 m	22 m	30 m
Minimum Front Yard ⁱⁱ	5 m	7.5 m	7.5 m
Minimum Rear Yard ⁱⁱ	6 m	6 m	6 m
Minimum Side Yard ⁱⁱ	1.8 m	One Side: 3 m Other Sides: 1.8 m	One Side: 3 m Other Sides: 1.8 m
Minimum Flankage Yard ⁱⁱ	5 m	6 m	6 m
Maximum Building Height	11 m	11 m	11 m
Maximum Impermeable Surface Area	75%	75%	75%
Maximum Commercial Floor Area	560 m ²	560 m ²	560 m ²
Maximum Floor Area	2,750 m ²	2,750 m ²	2,750 m ²

Conditions

- i Approval from the Nova Scotia Department of the Environment is required for an on-site sewage disposal system.
- ii Where a property in a commercial zone abuts a residential, public use, environmental or institutional zone, or a property occupied by a residential or community use, the minimum setback requirement for an abutting yard shall be 6.0 m; and no open storage or outdoor display shall be permitted within a required yard.

8.3.2. Above Ground Residential Uses

Residential uses as a part of the same building with a ground floor commercial use are permitted provided the combined floor area of residential uses does not exceed 50% of the total floor area of the building.

8.3.3. Design Requirements for Strip Malls

Strip malls must meet the following requirements:

- a) Exterior entrances to commercial tenants should be connected by a pedestrian walkway of a minimum width of 1.8 m, constructed of concrete. Pedestrian walkways shall be provided to allow safe access to the building entrance(s) from both the parking lot and the street/sidewalk.
- b) Design treatments such as a landscape strip (of a minimum width of 1 m), raised walkways, or other design treatments to the satisfaction of the Development Officer shall be used to differentiate pedestrian walkways to and from the building from driving surfaces.

8.3.4. Articulation Requirements for Long Buildings

- i) Buildings with continuous street-facing facades of 20 m or greater in length shall be vertically articulated with projecting or recessed offsets not less than 1.25 m deep, and at intervals of not greater than 15 m to break up the apparent mass of the building and to add visual interest.
- ii) Any buildings with continuous street-facing facades larger than 45 m shall be designed to appear as a series of 2 or more separate buildings through articulation and differences in cladding materials and/or colour.

8.3.5. Design Requirements for Corner Lots

The street-facing facade of a main building on a corner lot shall be comprised of at least 10% windows on the flanking facade.

8.3.6. Road Access Requirements

No development permit shall be issued for a General Commercial (GC) Zone use unless it fronts upon a provincial route or collector highway as designated in Appendix B of the Municipal Planning Strategy.

8.4. HC: Highway Commercial Zone

Intent

To provide for commercial uses which make extensive use of land, especially automobile-related uses that serve the travelling public.

Uses primarily by development permit
 Detached or joined buildings
 Medium to large footprint
 1 - 3 storeys
 Buffering from sensitive uses

HC Zone: Uses considered by Site Plan Approval

- **Commercial Parking Lots** where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m²

HC Zone: Uses considered by Development Agreement

- **Commercial Parking Lots** where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m²
- **Self-Storage Warehousing**
- **Dog Daycare uses where more than 10 dogs at once are kept**
- **Kennels, Boarding**

8.4.1. Zone Requirements

In the HC Zone, no development permit shall be issued except in conformity with the following requirements:

	Type of Servicing	
	Sewer and Water or Sewer Only	On-Site ⁱ
Minimum Lot Area	1,850 m ²	3,720 m ²
Minimum Lot Frontage	45 m	50 m
Minimum Front Yard	12 m	12 m
Minimum Rear Yard	12 m	12 m
Minimum Exterior Side Yard	6 m	6 m
Minimum Flankage Yard	6 m	6 m
Maximum Height	11 m	11 m
Maximum Commercial Floor Area	930 m ²	930 m ²

Conditions

ⁱ Approval from the Nova Scotia Department of the Environment is required for an on-site sewage disposal system.

8.5. RC: Regional Commercial Zone

Intent	
To provide for commercial uses which are regional in scale, such as shopping malls. The requirements seek to encourage common access and parking, and help preserve land for these uses.	Uses primarily by site plan approval
	Detached or joined buildings
Mixed-use development agreements are permitted where properties front on the Nine Mile River.	Medium to large footprint
	1 - 4½ storeys
	Potential for shopping centres
	Special access allowances
	Buffering from sensitive uses
	Limited residential developments

- RC Zone: Permitted Uses**
- Institutional Use (IU) Zone Uses
 - Lawfully Existing Uses
 - Open Space (OS) Zone Uses

- RC Zone: Uses considered by Site Plan Approval**
- All applicable Zone uses shown in Table 8.1, except where otherwise noted.
 - Commercial Parking Lots where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m²

- RC Zone: Uses considered by Development Agreement**
- Commercial Parking Lots where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m²
 - Mixed-Use Developments, subject to the provisions of this section and the requirements of the Municipal Planning Strategy.
 - Dog Daycare uses where more than 10 dogs at once are kept
 - Kennels, Boarding
 - Drinking Establishments Open After 1 am

8.5.1. Zone Requirements

In the RC Zone, no development permit shall be issued except in conformity with the following requirements:

General Zone Requirements

	Type of Servicing	
	Sewer and Water	On-Site ⁱ
Minimum Lot Area	Non-Elmsdale: 920 m ²	8,100 m ²
	Elmsdale: 1,860 m ²	
Minimum Lot Frontage	Non-Elmsdale: 18.5 m	60 m
	Elmsdale: 30 m ⁱⁱ	
Minimum Front Yard	4.5 m	20 m
Minimum Rear Yard	6 m	12 m
Minimum Exterior Side Yard	6 m	6 m

Minimum Flankage Yard	6 m	6 m
Maximum Building Height	16 m	16 m
Maximum Commercial Floor Area	n/a	4,650 m ²

Conditions

ⁱ Approval from the Nova Scotia Department of the Environment is required for an on-site sewage disposal system.

ⁱⁱ At the Development Officer's discretion, this requirement may be waived if the lot is accessible by a minimum two-lane right-of-way easement constructed to Municipal Standards for public roads.

ii Where a property in a commercial zone abuts a residential, public use, environmental or institutional zone, or a property occupied by a residential or community use, the minimum setback requirement for an abutting yard shall be 6.0 m; and no open storage or outdoor display shall be permitted within a required yard.

8.5.2. Special Signage Allowances

The following provisions apply for Regional Commercial (RC) zoned properties in Elmsdale:

- a) Pylon signs shall have a maximum height of 20 m from the grade level to the highest part of the sign for properties which abut Highway 101 & 102;
- b) Off-site pylon signs shall be permitted provided they advertise businesses within a distinct commercial project, the sign is located within the boundaries of the project, the sign shall count as 1 of the 3 permitted per premise and only 1 pylon sign is permitted per project;
- c) For the purposes of this part, "Commercial Project" shall be defined in the same as a "Shopping Centre" with the exception that it may ultimately be contained on more than one property, provided that said properties are within the limits of an existing area of land in existence as of January 22, 2002;

8.5.3. Access

Unless otherwise permitted by this Part, no development permit shall be issued for a Regional Commercial (RC) use, unless it fronts upon an arterial or collector street as designated in Appendix B of the Municipal Planning Strategy, or an approved private road pursuant to the Subdivision Bylaw.

8.5.4. Mixed Use Development Agreement Requirements

- a) To qualify to be able to consider a mixed use development agreement in the Regional Commercial (RC) Zone, the following location criteria must be met:
 - i) The property shall be serviced by wastewater and water services.
 - ii) The property shall connect to an existing sidewalk or trail network, if such a network is accessible.
 - iii) Proposed residential uses should have frontage on the Nine Mile River.
- b) A mixed use development agreement proposal in the Regional Commercial (RC) Zone, the following criteria must be met:
 - i) Mixed use areas shall not be serviced by a right-of-way easement. All lots shall have public road frontage.
 - ii) The proposed commercial ground floor must equal or surpass the residential ground floor area.
 - iii) Proposed residential uses should be in the rear yard, or above commercial uses.

8.6. BP: Business Park Zone

Intent

To allow for a wide range of office, retail, and light industrial uses within a pre-designated areas, thus encouraging a concentrated commercial growth pattern and alleviating land use incompatibility.

Uses primarily by development permit
Detached or attached buildings
Small to medium footprint
No maximum building height
Broad commercial use allowances
Concealed or screened parking
Large buffer requirements

BP Zone: Uses Considered by Site Plan Approval

- **Commercial Parking Lots** where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m²

BP Zone: Uses considered by Development Agreement

- **Asphalt, Aggregate & Concrete Plants**
- **Commercial Parking Lots** where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m²
- **Industrial Uses, Noxious**
- **Dog Daycare uses where more than 10 dogs at once are kept**
- **Kennels, Boarding**

8.6.1. General Zone Requirements

In the BP Zone, no development permit shall be issued except in conformity with the following requirements:

	Type of Servicing		
	Sewer and Water	On-Site ⁱ (Milford)	On-Site ⁱ (Mount Uniacke)
Minimum Lot Area	1858 m ²	4,000 m ²	4,000 m ²
Minimum Lot Frontage	30 m	52 m	52 m
Minimum Front Yard	7.5 m	9 m	9 m
Minimum Rear Yard	9 m	12 m	12 m
Minimum Exterior Side Yard	4.5 m	6 m	6 m
Minimum Flankage Yard	6 m	6 m	6 m
Maximum Building Height	n/a	n/a	n/a

Conditions

ⁱ Approval from the Nova Scotia Department of the Environment is required for an on-site sewage disposal system.

8.7. IC: Industrial Commercial Zone

Intent

This zone allows for a wide range of industrial uses, which by their nature, may generate noise, fumes, odours and that may be noxious or hazardous.

Large-scale or complementary commercial and service oriented uses are also permitted.

Uses primarily by development permit
Detached or attached buildings
Small to large footprint
No maximum building height
Broad commercial use allowances
Concealed or screened parking
Large buffer requirements
Noxious uses by development agreement

IC Zone: Uses Considered by Development Agreement

- Asphalt, Aggregate & Concrete Plants
- Industrial Uses, Noxious & Environmentally sensitive business uses
- Salvage Yards
- Scrap Yards
- Waste Management, Medical Waste Disposal Services
- Uses greater than maximum commercial floor area zone requirements.
- Dog Daycare uses where more than 10 dogs at once are kept
- Kennels, Boarding

8.7.1. General Zone Requirements

In the IC Zone, no development permit shall be issued except in conformity with the following requirements:

General Zone Requirements

	Any Site Servicing ⁱ
Minimum Lot Area	4,000 m ²
Minimum Lot Frontage	53 m
Minimum Front Yard	12 m
Minimum Rear Yard	10 m
Minimum Exterior Side Yard	Abutting a Separated Commercial Zone: 6 m
	Abutting any other Zone: 10 m
Minimum Flankage Yard	6 m
Maximum Building Height	11 m
Maximum Commercial Floor Area	930 m ²

Conditions

ⁱ Approval from the Nova Scotia Department of the Environment is required for an on-site sewage disposal system.

8.7.2 Rail Related Uses

Within the Industrial Commercial (IC) zoned portion of PID 45093226 a development permit shall only be issued for those uses listed in Section 8.1 of this bylaw if they require and utilize railway access at this site.

Regulation	Amendment Date	Description