



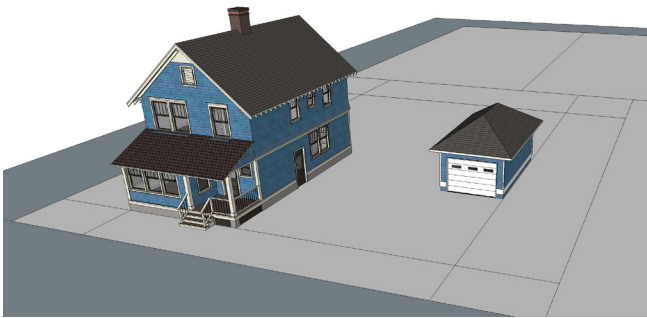
PART 2

Definitions

PART 2: DEFINITIONS

For the purpose of this Bylaw, all words shall carry their customary meaning except for those defined in this section. Drawings are for illustrative purposes only. The text definition shall prevail in any conflict between a drawing and the text definition.

Accessory Building means a subordinate building or structure on the same lot as the main building devoted exclusively to an accessory use. This use ~~may~~ **may** include an accessory dwelling unit where permitted.



Accessory Dwelling Unit means a dwelling unit accessory to a single unit dwelling or bed and breakfast intended as an independent and separate unit which contains its own sleeping, living, cooking and sanitary facilities, and its own independent entrance. Accessory dwellings may be contained within the primary single unit dwelling or located in a detached structure.



Accessory Dwelling Unit, Garage Suite means an accessory dwelling unit built above a detached garage.

Accessory Dwelling Unit, Garden Suite means a free-standing, single-story accessory dwelling unit located behind the primary single unit dwelling or bed and breakfast.

Accessory Dwelling Unit, Secondary Suite means a self-contained accessory dwelling unit fully contained within and subordinate to a single unit

dwelling or bed and breakfast.

Accessory Use means an subordinate use(s) which take place on the same site as the principal use, and is clearly secondary and incidental to the principal use.

Accommodations, Bed and Breakfast means a dwelling where the owner or resident manager provides accommodation and meals (usually breakfast) to the travelling public. A bed and breakfast shall contain a maximum of 4 sleeping units (bedrooms) and a common area.

Accommodations, Employee means an accessory use providing non-permanent accommodation for the owners and/or employees of a business which is situated on the same lot as the accommodations and shall contain a maximum of 3 sleeping units (bedrooms).

Accommodations, General means either:

- A building, or portion thereof, where 3 or more sleeping units (bedrooms) are used to accommodate the travelling public for financial remuneration and may include facilities such as meeting rooms, restaurants, and entertainment facilities. This use shall include hotels, motels, inns or cottages but does not include bed and breakfasts, or
- A single detached dwelling where the owner or resident manager provides sleeping accommodations, with or without meals. The use shall have common area; and at least 4 and no more than 6 sleeping units (bedrooms), inclusive of those for the owner or resident manager. This form of the use includes boarding houses and is not available for use by the travelling public.

Aggregate means all consolidated and unconsolidated materials, excluding gypsum, limestone, peat or minerals as defined under the *Mineral Resources Act*.

Agricultural Use means the use of land and buildings for farming, dairying, pasturage, agriculture, apiculture, floriculture, horticulture, and animal and poultry husbandry and the necessary accessory uses for packing, storing, or treating the produce.

Agriculture, Non-Intensive means an agricultural use with associated buildings (including hobby farms) and is intended to include the keeping of animals

and/or the raising of crops but shall not include a feedlot, or piggery.

Agri-tourism means agricultural accessory uses that includes experiencing agricultural life, participating in farm activities, and/or purchasing farm products.

Agri-tourism Lodging means accommodations accessory to an agri-tourism use, containing a maximum of 10 sleeping units (a bedroom or other area used as a bedroom).

Agrivoltaics mean the simultaneous use of areas of land for both solar photovoltaic power generation and agriculture.

Alter or Alterations means any change in the structural component of a building or any increase in the volume of a building or structure.

Amenity Area means an area capable of being used for active or passive recreation and enjoyment of the occupants of a residential development. An amenity area may include landscaped areas, patios, verandahs, balconies, communal lounges, swimming pools, sport courts, play areas, and other similar features, and does not include the building's service areas, parking lots, aisles, or access driveways.

Amenity Area, Common Indoor means an amenity area located inside a structure and may include general purpose craft or party rooms, gymnasiums, swimming pools, tennis courts, and other similar features.

Amenity Area, Common Outdoor means an amenity area located outside a structure including open landscaped areas, building rooftops, patios, terraces, swimming pools, tennis courts, and other similar features.

Amenity Area, Private Outdoor means an amenity area located outside a structure which is accessory to a dwelling unit such as a patio, backyard and balconies and does not include walkways, play areas, or other communal areas.

Animal Hospitals & Veterinary Offices means an establishment primarily used for the care and treatment of domestic animals where the veterinary services primarily involve in-patient care and major medical procedures involving hospitalization for extended periods of time. Any outdoor runs for animals shall be enclosed and opaque from abutting residential properties. The accessory use of animal

crematoriums is permitted. Animal Hospitals & Veterinary Offices shall not be an objectionable use as defined in this Bylaw.

Architectural Style means the classification of built form based on height, materials, and massing.

Architecture, Articulation means the changes in the depth of the surface of a building face or facade such as attached columns, recessed windows or window bays or protruded building face components. Articulation gives texture to a building surface. Vertical articulation can be used to divide a facade into pieces that appear to be separate buildings or can simply be ornamental.

Automobile Dealers & Rentals means an establishment primarily engaged in retailing or renting new and used roadworthy automobiles, commercial vehicles, motorcycles, watercraft, off-road vehicles, and recreational vehicles. This use shall not include salvage yards.

Automobile Service Station means an establishment primarily engaged in the retail sale of fuel, oil, gasoline, and automobile related products and may include a car wash or a convenience retail store. This use does not include automobile vehicle repairs and maintenance.

Automobile Vehicle Repairs & Maintenance means an establishment primarily engaged in providing motor vehicle repair and maintenance for automobiles, commercial vehicles, motorcycles, watercraft, off-road vehicles, and recreational vehicles and includes oil change and lubrication shops, autobody shops, tire repair shops and rustproofing/undercoating. This use shall not include the outdoor storage of vehicles on the lot longer than 3 months and shall not include a salvage yard.

Automobile Vehicle Repairs & Maintenance (Home Based) means an accessory home-based business entirely conducted within a separate accessory building, operated by the resident of the dwelling situated on the same lot, and conducts minor repairs and servicing of automobiles or light trucks (up to 908 kg) for remuneration and does not include the retailing or storage of any vehicle, parts, or gasoline products from the lot. This use shall not include automobile vehicle repairs & maintenance, salvage yard or scrap yard.

Automobile Wholesalers/Automobile Auctions means a development used for the auctioning of

or selling of automobiles, including the temporary storage of such automobiles; but shall not mean salvage yard or the sale of motor vehicle parts.

Balconies & Attached Decks means an unroofed elevated platform projecting from the wall of a building that may be semi-enclosed by a railing or a parapet, but where the structure remains open to the outside elements.

Bank & Financial Institutions means an establishment primarily engaged in providing financial services to the public. Typical uses, include but not limited to, banks, trust companies, finance companies, mortgage companies, insurance companies, or investment companies.

Basement means a storey or storeys of a building located below the ground floor.



Biogas Facility means a facility that is intended to decompose organic materials into gas fuel.

Boathouse means an accessory building erected abutting the shore of a navigable body of water, or on a dock and is designed and constructed to shelter boats, watercraft like canoes and kayaks, and associated marine accessories and equipment. A boathouse shall not contain a sleeping, living, cooking or sanitary facility and shall not be used for human habitation. A boathouse shall not contain any uses unrelated to the storage of boats and shall not be used to store automobiles and other related equipment. A boathouse shall include attached decks.

Bona Fide Farm means an agricultural operation that is actively engaged in farming and earns at least \$5,000 per calendar year from agricultural activities taking place on the farm.

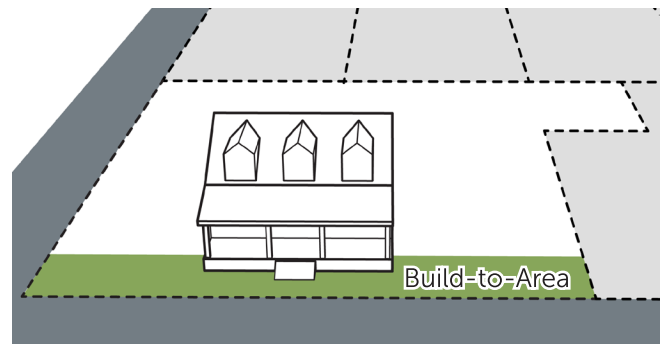
Brewery, Distillery & Winery means a facility used for the fermenting, brewing, or distilling of beverage alcohols and includes facilities on the same lot

where the beverage alcohols may be blended, mixed, stored or packaged, and may include accessory sales, tours, tasting rooms and customer seating areas.

Building means any structure, whether temporary or permanent, used or built for the shelter, accommodation, or enclosure of persons, animals, material, vehicles, activity, or equipment. Any tent, awning, deck, patio or platform, vessel or vehicle used for any of the said purposes shall be deemed to be a building.

Building Line means any line regulating the position of a building or structure on a lot.

Build-to-Area means the area of the lot where the front street facing facade of a primary building or structure is required to be located.



Business Support Services & Printing means an establishment that provides support services to businesses that are characterized by one or more of the following features: the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, the provision of office security, and the sale, rental, repair, or servicing of office equipment, furniture, and machines. Typical uses, include but are not limited to, printing establishments, film-processing establishments, janitorial firms, call centre, and office equipment sales and repair establishments.

Campground means a building, structure, land, or part thereof used for a range of overnight camping experiences, including but not limited to tenting, recreational vehicle sites (serviced and un-serviced), and other camping structures. This includes accessory facilities that support camping, including, but not limited to, administration offices, laundry facilities, recreation halls and canteens, but does not include the use of mini-homes or recreational

vehicles on a permanent year-round basis.

Camping Structure means a building or structure constructed for temporary or seasonal use and may include but is not limited to yurts, geodomes, oTENTiks, wood structures, or other camping structures.

Carport means a structure that is open on a minimum of 2 sides designed and used to shelter vehicles.

Car Wash means establishment primarily dedicated to the washing and/or waxing of motor vehicles.

Civic Address means the street address assigned to a building by the Municipality for the purpose of mail delivery, emergency services response, and general household and business identification. It shall include a building number, street name, community name and, if applicable, unit number.

Clergy House means a dwelling provided for the officiant of a place of worship.

Commercial Club means any club operated for financial gain.

Commercial Parking Lot means an open area, other than a street or lane or parking structure, used for the parking of motor vehicles and available for public and/or private use whether or not for compensation. A commercial parking lot shall include 3 or more parking spaces together with aisles and shall have principal access to a street and where the use of parking constitutes the main use of the lot.

Commercial Vehicle means a vehicle that is used for an activity that has as its main purpose financial gain.

Community Centre means a facility used for recreational, social, educational, and cultural activities by the community. The community centre may be used for commercial purposes and may be controlled by the Municipality, a local board, a non-profit group or any similar organization. Bingo halls are permitted as an accessory use to a community centre.

Construct means to build, erect, reconstruct, alter, relocate, or place any building or structure and shall include any preliminary physical operation prior to construction such as excavating, grading, piling, cribbing, filling, or draining.

Council means the Council of the Municipality of the District of East Hants.

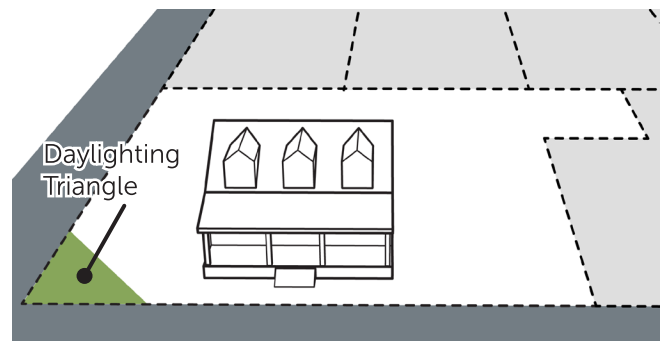
Courier & Messenger means an establishment primarily dedicated to providing air, surface, or combined mode courier delivery services or messenger and delivery services of small parcels.

Cultural Institution means a facility which is available to the public for the purpose of assembly, instruction, culture or community activity. Typical uses, include but are not limited to, auditoriums, libraries, museums, theatres, and publicly owned art galleries.

Daycare, General means a provincially licensed daycare facility located in any portion of a non-residential dwelling where the children are accommodated without providing overnight accommodations. This use shall not include educational services use as defined in this bylaw.

Daycare, Home-Based means a family home daycare facility located in any portion of an existing residential dwelling without overnight accommodation and shall be in compliance with the Provincial regulations for the maximum number of children permitted in a home-based daycare.

Daylighting Triangle (corner lot sight lines) means a triangular area of a corner lot adjacent to the intersection of 2 streets. The area is determined by measuring from the intersection the distance required for minimum yard setbacks along each street line and joining such points with a straight line. The triangle shaped area between the intersecting lines and the straight line shall be known as the 'daylighting triangle'



Decorative Features means architecturally ornamental or decorative features attached to or protruding from an exterior wall or roof, including but not limited to cornices, eaves, belt courses, sills,

lintels, bay windows, gutters, chimneys, pilasters, canopies or similar permanent features.

Development means any erection, construction, alteration, demolition, replacement, relocation, or addition to any structure, and any change or alteration in the use of land or structures.

Development Agreement means an agreement made pursuant to the provisions of the *Municipal Government Act*.

Development Permit means a permit, other than a building permit, issued by the development officer which indicates that a proposed development complies with the provisions of the Land Use Bylaw.

Dock means a structure built over or floating upon the water and used as a landing place for boats and other marine transport, fishing, swimming, and other water-related recreational uses.

Dog Daycare means a retail or personal service use that regularly provides care to a group of dogs during general daytime working hours where more than 3 dogs but no more than 10 at once are kept.

Drinking Establishment means an establishment licenced as a beverage room, lounge, cabaret, or tavern by the Nova Scotia Liquor Licensing Board.

Dwelling means a building, or portion thereof, occupied as a home or residence by 1 or more persons, containing 1 or more dwelling units, and shall not include a hotel, motel, motorhome, travel trailer or other recreational vehicle.

Dwelling Unit means 1 or more habitable rooms intended for use by 1 or more individuals as an independent and separate housekeeping establishment which contains its own sleeping, living, cooking and sanitary facilities for the exclusive use of such individual(s).

Dwelling, Farm means a residence directly related to a bona fide farm operation and is the principal residence of a retired farmer, farm family, or farm labourer, and includes a farm secondary dwelling.

Dwelling, Farm Secondary means a building consisting of 1 or more dwelling units that are accessory to a farm operation and is designed to accommodate the family or families of one or more family farm employees.

Dwelling, Mini-home means a dwelling designed for transportation after fabrication, whether on its own wheels or on a flatbed or other trailer, and which arrives at the site where it is to be occupied as a dwelling complete and ready for occupancy, except for minor and incidental unpacking and assembling, and the foregoing shall include mobile homes and modular dwellings having any main walls with a width of less than 6.2 m.

Dwelling, Multiplex (Large) means a building consisting of 9 or more dwelling units which share facilities such as amenity areas, parking and driveways. Where this Bylaw permits, commercial uses may also be located within the building.

Dwelling, Multiplex (Small) means a building consisting of 3 to 8 dwelling units which share facilities such as amenity areas, parking and driveways.

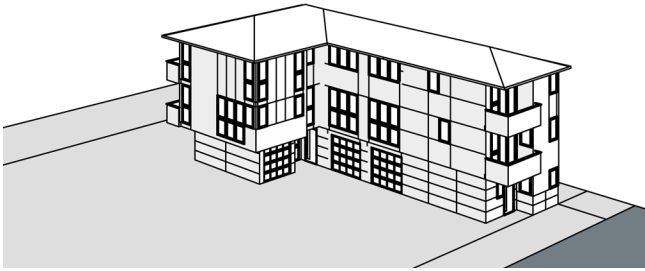
Dwelling, Single Unit means a detached dwelling unit used or intended to be used by 1 household. For the purpose of this bylaw, a manufactured home shall be a single unit dwelling. This use shall not include mini-homes.



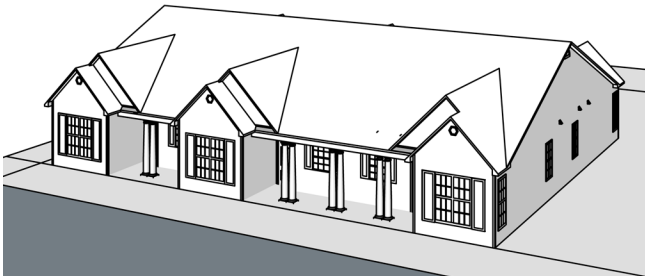
Dwelling, Tiny Home on Wheels means a dwelling constructed on a chassis or trailer, a maximum of 3 m wide, and not installed on a permanent foundation; which must be CSA approved for four-season use or certified by a Professional Engineer for year-round human habitation.

Dwelling, Townhouse means a building consisting of 3 or more vertically divided dwelling units with each dwelling unit having their own independent entrance directly from the outdoors.

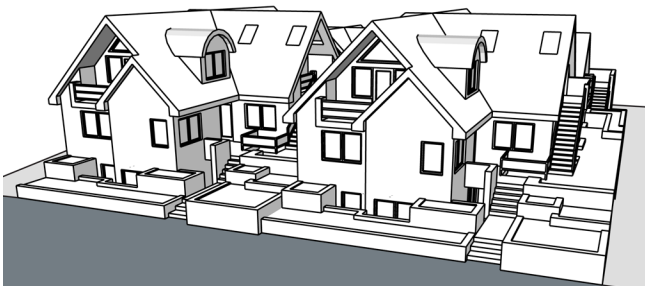
Dwelling, Townhouse (Cluster) means a townhouse situated on a lot in such a way that at least 1 dwelling unit does not have frontage on a public street.



Dwelling, Townhouse (On-Street) means a townhouse where each dwelling unit is located on a separate lot and has frontage on a public street.

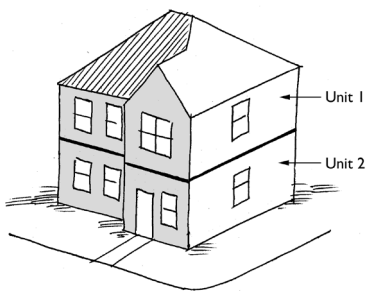


Dwelling, Townhouse (Stacked) means a building divided vertically and horizontally into 3 or more dwelling units where each unit *has may have* frontage on a public street.



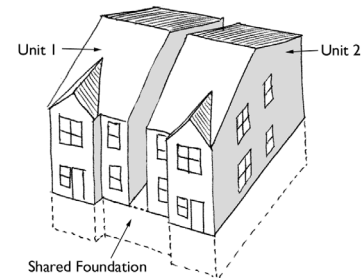
Dwelling, Two Unit means a building consisting of 2 dwelling units .

Dwelling, Two Unit (Duplex) means a horizontally divided building consisting of 2 dwelling units.

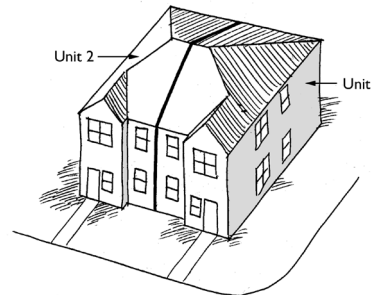


Dwelling, Two Unit (Linked) means a building consisting of 2 dwelling units which has the

appearance of 2 single detached dwellings, but is connected by the footings, but not a common wall.



Dwelling, Two Unit (Semi-Detached) means a vertically divided building consisting of 2 dwelling units sharing a common wall where each unit has its own dedicated exterior entrance and where each unit is designed to exist independently if subdivided.



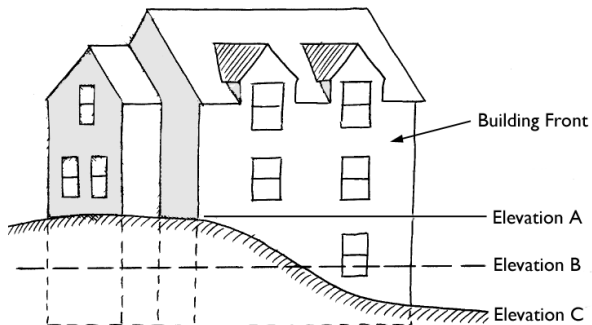
Educational Services means establishments primarily engaged in providing instruction and training. Typical uses include, but are not limited to, schools, community colleges, universities, business schools, private schools, athletic instruction, and technical and trade schools.

Emergency Services Facilities means a facility primarily engaged in the protection of persons and property from injury, harm or damage which may include incidental storage of emergency equipment and vehicles. Typical uses include, but are not limited to, police stations, fire stations, or ambulance depots.

Erect means to build, construct, reconstruct, alter, or relocate, and, without limiting the generality of the foregoing, shall be taken to include any preliminary physical operation such as excavating, grading, piling, filling, or drainage, or the structural alteration, deletion, enlargement, or extension.

Established Grade means the average elevation of the finished grade of the ground where it meets the exterior of the front of a building or structure exclusive of any artificial embankment

or entrenchment. When used with reference to a street, road, or highway, means the elevation of the street, road, or highway established by the designated traffic authority.



Excavating and Construction Services means operations which involve buildings and laydown areas used for the storage of machinery and equipment related to construction services, excavating services and/or the storage of aggregate and soil but does not include operations which involve crushing, blasting, or screening.

Existing means existing as of the effective date of this Bylaw. The effective date is the date in which the 2016 East Hants Official Community Plan came into effect.

Farming Operation means any operation devoted to the production, for sale, of farm products and includes, but is not limited to, the following:

- The land, buildings, animals, and machinery used in the production of farm products and includes an individual, corporation, or partnership that operates a farm;
- The marketing of produce at roadside stands, U-picks, or farm markets;
- The process necessary to prepare a farm product for distribution to the farm gate;
- The operation of machinery and equipment; and
- The application of animal and other farm wastes and chemical fertilizers, conditioners, and pesticides, and the employment and use of labour.

Fire Escapes & Exterior Staircases means an exit stairway located on an outside wall of a building,

Floor Area, Commercial means the total usable floor area within a building used for commercial purposes excluding corridors, washrooms, furnace, utility rooms, and common areas between stores.

Floor Area, Dwelling means the maximum area contained within the outside walls excluding any private garage, porch, verandah, unfinished attic, basement and cellar, or other room not habitable at all seasons of the year.

Floor Area, Gross means the combined floor area of a building, above or below grade, measured between the exterior faces of the exterior walls of the building at each floor level but excluding car parking areas within the building.

Floor Area, Ground means the combined area of all horizontal space contained within the exterior face of the exterior walls of a building storey closest to grade level.

Floor Area Ratio means the maximum gross floor area of the main buildings or dwellings on a lot expressed as a percentage of the lot area, and for the purposes of this definition, the maximum floor area ratio in each zone shall apply only to that portion of such lot which is located within said zone unless specifically stated otherwise in this Bylaw.

Food Service Vehicle means any vehicle, as defined in the *Motor Vehicle Act*, used for the displaying, storing, transportation or sale of food and non-alcoholic beverages by a vendor, which is required to be licensed and registered pursuant to the *Motor Vehicle Act*.

Forestry Uses & Structures means the production of timber, pulp, christmas trees, and other commercial silviculture operations.

Funeral Services means establishments primarily engaged in preparing the dead for burial or interment, conducting funerals, operating sites or structures reserved for the interment of human or pet remains, and cremating the dead.

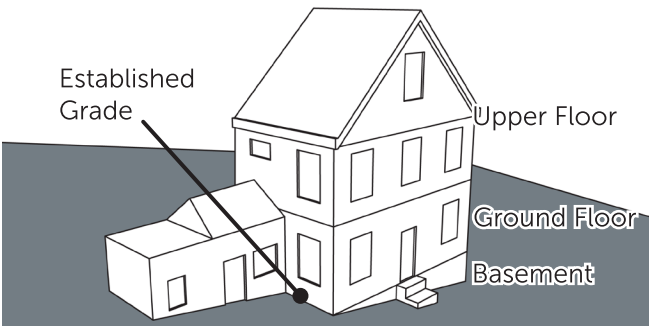
Gambling Industries means an establishment primarily engaged in operating gambling facilities or providing gambling services. Typical uses, include but are not limited to, casinos, bingo halls, video gaming terminals, lotteries and off-track betting.

Government Offices & Facilities means facility where Crown Corporation, Municipal, Provincial or Federal government provides services directly to the public. Typical uses include, but are not limited to, taxation offices, courthouses, post office, employment offices, and social service offices. This use does not include emergency service facilities and

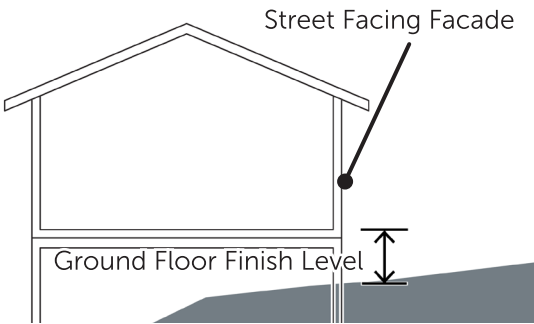
education services.

Ground Area means the area of a building or accessory building at ground level.

Ground Floor means the first floor of building above the established grade.



Ground Floor Finish Level means the distance measured from the first storey finished floor level of the main street facing facade above the established grade.



Health Care Services means an establishment primarily engaged in providing outpatient health care to the public without overnight accommodation. Typical uses include, but are not limited to, medical professionals such as dentists, chiropractors, osteopaths, physicians or occupational therapists.

Height means the vertical distance between the established grade and the highest point of the roof and shall not include any accessory roof construction used as an ornament or the mechanical operation of the building such as a mechanical penthouse, a chimney, tower, cupola, steeple or antenna.

Home-Based Business means business or professional use operating as an accessory use on the same property by the dwelling's occupant(s).

Hospital means an establishment primarily engaged

in providing in-patient and outpatient health care to the public. Typical uses include, but are not limited to, community health centres and full service hospitals.

Industrial Use, General means the use of land, buildings, or structures for the manufacturing, processing, fabricating, or assembly of raw materials or goods, warehousing or bulk storage of goods, and related accessory uses.

Industrial Use, Noxious means a use of land, buildings, or structures for the manufacturing, processing, fabricating, or assembly of raw materials or goods, warehousing, transportation or bulk storage of goods, and related accessory uses. The use creates a nuisance or is offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, oil, or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste, or other materials. Any use related to goods which are potentially dangerous would fall into this category.

Intensive Livestock Operation means an operation consisting of livestock or poultry in which 20 or more animal units are confined to a feed lot or facility for feeding, breeding, milking, holding for eventual sale, or egg production. Animal units are calculated from the following chart and includes combinations of different types of livestock.

Type of Livestock	Number of Animals per Animal Unit
Dairy Cows (plus calf)	1.5
Dairy Heifers	2
Beef Cows (plus calf)	2
Bulls	1
Beef Feeders (150 - 500 kg)	2
Veal Calves	5
Horses	2
Sheep (plus Lamb)	5
Sows (plus litter to weening) (Breeding/Gestation)	2
Sows (Farrow to Finish includes all feeder pigs belonging to sow)	2
Sows (Farrow to Wean)	2
Weaners	5
Hogs (Feeders)	5
Laying Hens	10

Broiler Chickens	10
Turkeys Broilers (5 kg)	10
Female Minks (plus associated males and kits)	10
Female Rabbits (plus associated males)	10

Intersection means the area created by the meeting of 2 or more streets which join one another at an angle, whether or not 1 street crosses the other. Intersections extend back to include the area created by curb or road edge return radii.

Kennels, Boarding means a place, premises, building, group of pens, or facility other than a pet daycare, where more than 3 animals commonly kept as household pets are kept or boarded, and shall also allow up to 3 animals not legally belonging to the operator to be kept overnight for training or breeding purposes.

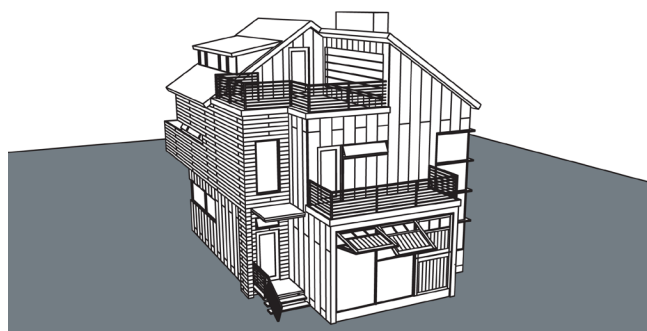
Kennels, Breeding means a place, premises, building, groups of pens, or facility where more than 10 animals commonly kept as household pets are bred or raised, and shall also allow up to 3 animals not legally belonging to the operator to be kept for purposes other than breeding.

Kitchen, Commercial means a room or portion of a building primarily devoted to the storage and preparation (includes cooking and baking) of food for sale.

Landscaping means any combination of trees, shrubs, flowers, grass, or other horticultural elements, decorative stonework, paving, screening, or other architectural elements, all of which are designed to enhance the visual amenity of a property, or to provide a screen to mitigate any objectionable aspects that may detrimentally affect adjacent lands.

Live/Work means a mixed use dwelling unit and commercial unit where:

- No more than 3 people engaged in any of the following uses: general retailers & rental services; office & professional services, personal care services, the making, processing, and assembly of products on a small scale; and
- At least 1 person resides in the dwelling unit where the commercial use is carried out.



Loading Space means an area of land provided and maintained upon the same lot or lots upon which the principal use is located and which area:

- Is suitable for the temporary parking of 1 commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle, and such parking shall not be for the purpose of sale or display;
- Is not upon or partly upon any street or highway; and
- Has adequate access to permit ingress and egress by means of driveways, aisles, maneuvering areas, or similar areas, no part of which shall be used for the parking or storage of 1 or more motor vehicles.

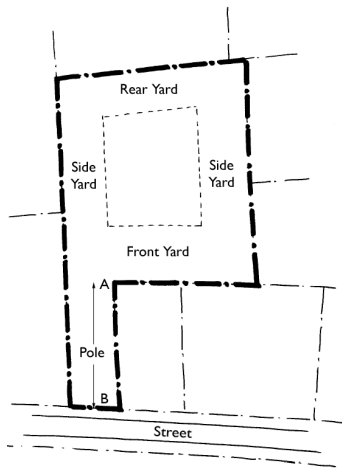
Lot means any parcel of land described in a deed, or any parcel of land as shown on an approved plan of subdivision filed in the Registry of Deeds, or any parcel of land as described in a deed by means of Section 268(2) of the *Municipal Government Act*.



Lot, Corner means a lot situated at the intersection of, and abutting on 2 or more streets.

Lot, Flag means a lot with a configuration that resembles an outstretched flag at the top of a flag pole. For lots where central service laterals could be extended from the public street, the 'pole' of the lot cannot exceed 76 m for a lot. For unserved lots, the 'pole' cannot exceed 230 m. For served and unserved lots, the 'flag' portion of the lot shall contain the required minimum lot area specified in

the applicable zone and the minimum width of the 'pole' shall be 6 m.



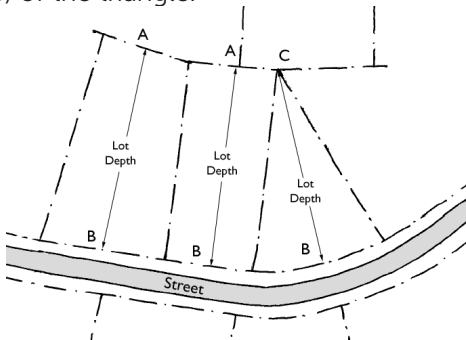
Lot, Through means a lot bounded on 2 opposite sides by a street. For lots which qualify as both a corner and a through lot, the lot shall be deemed to be a corner lot.

Lot, Undersized means a lot where the lot width and/or area is less than the zone requirements of this Bylaw.

Lot Area means the total horizontal area within the lot lines of a lot. For split-zoned lots, the lot area is not synonymous with the calculated zone area on a lot.

Lot Coverage means the portion of the lot that is covered by any part of any building or structure on or above the surface of the lot.

Lot Depth means the horizontal distance between the front and rear lot lines. Where these lot lines are not parallel, the lot depth shall be the length of a line joining the midpoints of the front (B) and rear (A) lot lines, or for pie shaped lots, the length of a line joining the midpoint (B) of the front lot line to the apex (C) of the triangle.

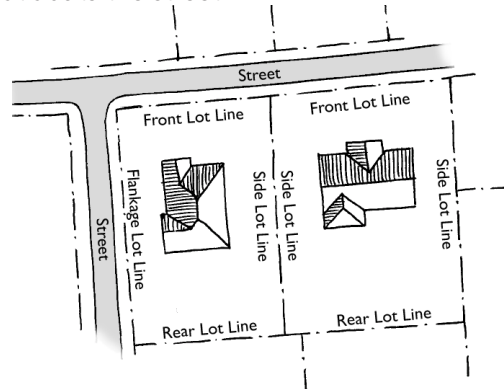


Lot Frontage means the distance between the side

lot lines of a lot measured along the street, highway or private road.

Lot Line means a boundary or exterior line of a lot.

Lot Line, Flankage means a side lot line of a corner lot that abuts the street.



Lot Line, Front means the line dividing the lot from the street and includes the following variation:

- For a Flag Lot, the front lot line shall abut a public street and shall have a minimum extent of 6 m;
- For a Waterfront or Island Lot as approved pursuant to the Subdivision Bylaw, the front lot line shall abut the navigable watercourse;
- For a lot that has 1 of its boundaries abutting a private road or a right-of-way easement, that boundary shall be deemed to be the front lot line;
- For a lot with access to a public street by means of a right-of-way easement, the front lot line shall be the nearest lot line that extends across the right-of-way easement;
- For a corner lot, 1 of the boundary lines abutting the street shall be deemed the front lot line, and the other line shall be deemed to be the flankage lot line. Where practicable, the shorter boundary line abutting the street shall be deemed the front lot line; and
- For a through lot, either of the 2 boundary lines dividing the lot from the street shall be deemed to be the front lot line.

Lot Line, Rear means the lot line farthest from or opposite the front lot line.

Lot Line, Side means a lot line other than a front or rear lot line.

Main Building means the building where the principle purposes for which the building lot is used is carried out.

Marina means a facility which is primarily used for the rental of berthing space for boats, but may include the rental of boats, storage of boats and equipment, marina supplies, fuel, fishing supplies and equipment, boat repair facilities, or a café or restaurant.

Marine Related Uses means establishment primarily engaged in renting, repairing or using watercraft. Typical uses include, but are not limited to, marinas, boatyards (for repair, storage, and ancillary sales of recreational boats), boat launches, and wharves. This use does not include the manufacturing of boats.

Marine Service Industry means a use of land, wharves and buildings for the design, assembly, service, or sales of equipment which is utilized for aquatic business (including seafood processing), tidal power operations, research or recreational purposes, but does not include residential, or obnoxious uses, or a noxious industrial use.

Mini-home Community means an establishment comprising land or premises under single ownership, designed, and intended for the use of 3 or more mini-homes for residential dwelling purposes. This use does not include campgrounds.

Mini-home Dealer means establishments primarily engaged in retailing new and used mini-homes, modular homes, manufactured homes, parts and equipment.

Mini-home Space means an area of land in a mini-home community designed to accommodate 1 mini-home.

Movie Theatre means a use where motion pictures are viewed by the public, but excludes an adult theatre.

Municipal Government Act (MGA) means the Municipal Government Act (MGA). Statutes of Nova Scotia, 1998, the enabling legislation for municipal planning in Nova Scotia.

Municipality means the Municipality of the District of East Hants.

Municipally Approved Central Piped Services means Municipally approved central waste water and/or water services generally owned or intended to be owned by the Municipality.

Objectional or Obnoxious means a use that, from

its nature or operation, creates a nuisance or is offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, oil, or objectionable odour, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste, or other materials.

Office & Professional Services means an establishment primarily used for the provision of professional services. Typical uses include, but are not limited to, offices of lawyers, accountants, financial advisers, engineers, architects, and photographers. This use does not include banks & financial institutions, business support services & printing, health care services, or government offices & facilities.

Ordinary High Water Mark means the limit or edge of a body of water where the land has been covered by water so long as to wrest it from vegetation or to mark a distinct character upon the vegetation where it extends into the water or upon the soil itself.

Outdoor Display means a display of goods which are available for sale to the general public. Such goods include but are not limited to cars, trucks, vans, motorcycles, swimming pools, decorative fountains, prefab cottages, barbecues, lawn furniture, wood furnaces and homes.

Outdoor Markets means a structure erected on a lot on a seasonal basis for the purpose of selling garden plants, produce, and other related horticultural items, and shall exclude tractor trailers, construction trailers, travel trailers, and converted mini-homes.

Outdoor Storage means items such as merchandise, goods, inventory, materials, or equipment that are not intended for immediate sale and are stored by being located on a lot exterior to a building.

Park means a parcel of land intended through design and function to provide opportunities for either active or passive recreational pursuits. This use may include playground equipment, hard-surfaced courts, and landscaped areas for passive recreational activities, but shall not include major facilities such as sport stadiums, arenas, or swimming pools.

Park, Private means a park other than a public park.

Park, Public means a park owned or controlled by a Public Authority or by any board, commission, or other authority established under any statute of the Province of Nova Scotia.

Parking Lot means an open area, other than a street, containing parking spaces for 2 or more motor vehicles, available for public use or as an accommodation for clients, customers, or residents and has access to a street or highway by means of driveways, aisles, or maneuvering areas where no parking or storage of motor vehicles is permitted.

Parking Space/Stall means an area used for the temporary parking of motor vehicles, and which has adequate access to permit ingress and egress of a motor vehicle from a street by means of driveways, aisles, or maneuvering areas.

Personal Care Services means an establishment primarily engaged in furnishing services and administering to the individual and personal needs of the persons. Typical uses include, but are not limited to, barber shops, beauty parlours, tattoo parlours, hairdressing shops, shoe repair, pet care services, coin operated laundry facilities, linen and uniform supply facilities, and depots for collecting dry cleaning and laundry. This use excludes any manufacturing or fabrication of goods for sale.

Place of Worship means a building dedicated to religious worship and may include a Sunday school, parish hall, meeting hall, church hall or auditorium, and day nursery operated by the place of worship. Typical uses include, but are not limited to, a church, synagogue, monasteries, mosque or temple.

Poultry means domesticated birds kept for eggs, meat, breeding, or ornamental uses including but not limited to chickens, ducks, geese, guineafowl, etc.

Private Dog Park means a park where members-only may allow their dogs to run off-leash.

Private Road means any street or road which is not owned and maintained by the Nova Scotia Transportation and Infrastructure Renewal or the Municipality of East Hants but the right-of-way of the road was shown on an approved plan of subdivision.

Public Authority means any board, commission, or committee established or exercising any power or authority under any general or specific statute of Nova Scotia with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by the Municipality.

Public Street or Highway means any street or

highway owned and maintained by Nova Scotia Transportation and Infrastructure Renewal or the Municipality of East Hants but excluding designated controlled access highways pursuant to the *Public Highways Act*.

Recreation Facility, Golf means the use of land, buildings or structures for the purpose of playing golf, which may include accessory driving ranges, offices, retail stores, restaurants, cafés, commercial clubs, and assembly uses.

Recreation Facility, Indoors means a wholly enclosed facility for sports and active recreation where patrons are predominately participants and any spectators are incidental and attend on a non-recurring basis. Typical uses include, but are not limited to, gymnasiums, indoor rock climbing facilities, athletic clubs, indoor mini-golf, health and fitness clubs, recreational courses or training, curling, roller-skating rinks, hockey rinks, swimming pools, indoor ranges, and racquet clubs.

Recreation Facility, Outdoors means an outdoor facility available to the general public for sports and active recreation. Typical uses, include but are not limited to, sports fields, outdoor tennis courts, un-enclosed ice surfaces or rinks, outdoor mini-golf, athletic fields, boating facilities, outdoor swimming pools, bowling greens, archery ranges, riding stables, and fitness trails. This use does not include golf recreation facilities.

Recreational Vehicle Storage Facility means a lot or part of a lot used for the storage of recreational vehicles, campers, trailers, off-highway vehicles, watercraft and similar vehicles but shall not include fleet vehicles or vehicles for sale or rental.

Renovations means the repair, strengthening, and restoration of a building to a good and safe condition but shall not include its replacement.

Repair & Maintenance means an establishment primarily used for servicing, repairing or installing articles and equipment such as computers, cell phones, household tools, garden tools, carpenter tools, locks and keys, radios, televisions, furniture, footwear, leather goods, garments, watches, jewelry musical instruments, sport or recreational equipment and small appliances. This use does not include automobile service station, automobile vehicle repairs & maintenance and home based automobile vehicle repairs & maintenance.

Resource Extraction, Pit means an excavation made for the purpose of removing consolidated rock from the environment without the use of explosives.

Resource Extraction, Quarry means an excavation requiring the use of explosives, made for the purpose of removing consolidated rock from the environment

Restaurant, Drive-Thru means a building, or part thereof, where food and drink is prepared and sold to the public where the intent is to provide, either completely or in part, services or products to customers while they remain in their motor vehicles.

Restaurant, Full & Limited Services means a building or part thereof where food and drink is prepared and sold to the public for consumption within the building or attached outdoor café or patio. This use may or may not serve alcoholic beverages as per the provincial liquor licensing regulations.

Restaurant, Take-out means a building, or part thereof where food and drink is prepared and sold to the public for consumption and which does not provide facilities for consumption on the premises.

Retailers & Rental Services means an establishment primarily used for sale or lease of goods, wares, merchandise, substances, articles, or things directly to the public. This use does not include the use of automobile service stations or automobile dealers & rentals.

Right-of-Way Easement, as shown on an approved plan of subdivision pursuant to the Subdivision Bylaw, means an easement that extends to and abuts a public street or highway, reserved for right-of-way and access created:

- Prior to August 6, 1984, having a minimum width of 3 m, or
- Subsequent to August 6, 1984, having a minimum width of 6m.

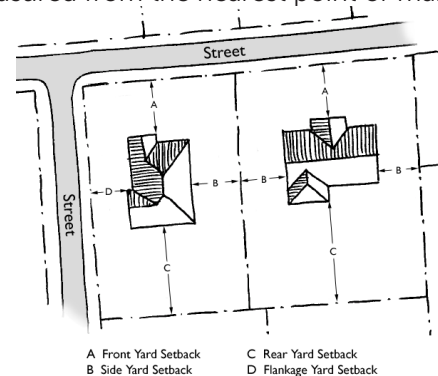
Salvage Yard means a premise where used bodies or parts of automobiles, or used bodies or parts of other vehicles or machinery/industrial equipment are placed or stored or kept.

Self-Storage Warehousing means an establishment primarily engaged in renting or leasing space for household self-storage. These establishments provide secure space (rooms, compartments, lockers, containers or outdoor space) where clients can store and retrieve their goods.

Separation Distance means that portion of a lot that is required to physically separate incompatible land uses. A separation distance is a horizontal distance and may include a required front, side and/or rear yard, or distance between two structures.

Setback means the distance between the street line, side lot line, or rear lot line and the nearest main wall of any building or structure and extending the full width or length of the lot.

- A setback may also mean the minimum distance between the nearest normal high water mark of a watercourse and the main wall of a building measured in a straight line, and said line may be calculated over other land parcels where they lie between the building and the watercourse, except where the intervening parcel is a public or private road.
- A setback may also mean the required distance between two buildings or structures on a lot measured from the nearest point or main wall.

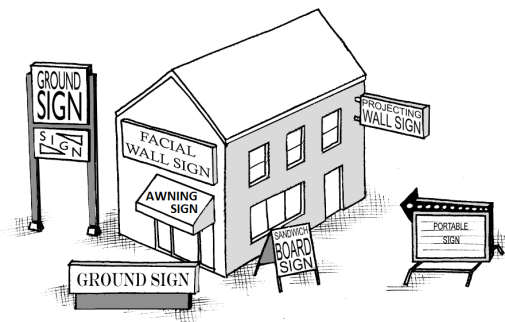


Shipping Container means a container originally designed for use as a means of storage and/or transportation of materials and goods via ship, rail, air or truck.

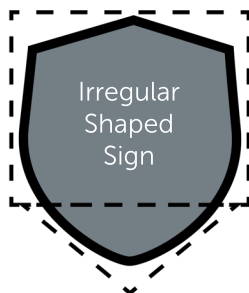
Shopping Centre means a use of land containing a multi-tenant building or group of buildings on a single lot or lots designed, developed, and managed as a unit containing an inter-related group of commercial uses, owned and managed as a single entity. Shopping centres are characterized by a minimum area of 3,000 m², common parking areas and driveways, and anchor occupants that are typically a grocery or department store representing a nationally or provincially recognized franchise identity. This use does not include the use of strip mall.

Sign means any structure, vehicle or truck trailer, device, light, or natural object including the ground itself, or any part thereof, or any device attached

thereto, or painted or represented therein, which shall be used to identify, advertise, or attract attention to any object, place, activity, person, institution, organization, firm, group, commodity, profession, enterprise, industry, or business, or which shall display or include any letter, work, model, banner, flag, pennant, insignia, device, or representation used as an announcement, direction, or advertisement, and which is intended to be seen from off the premises or from a parking lot. This definition shall not include signs which are affixed to the inside of windows and glass doors except for illuminated indoor signs which can be seen from roadways or parking lots. No other indoor sign shall be deemed to be a sign within this Bylaw.



Sign Area means the area of the smallest triangle, rectangle, circle, or semi-circle that can wholly enclose the surface area of the sign. All faces of a sign having more than 2 faces shall be counted separately and then totalled in calculated sign area.



Sign, Digital means a sign with more than 20% of the sign area having internal LED(s) or a similar light source capable of displaying words or symbols that can be electronically changed by remote or automatic means.

Sign, Awning means a sign that is painted or otherwise permanently affixed to or awning whose principal function is to provide shelter to and identification of a building entrance or facade.

Sign, Facial Wall means a sign that is attached

directly to or painted upon a building wall, and does not extend there from nor extend above the roofline.

Sign, Flush Mounted Banner means a cloth or flexible, movable sign intended for mounting onto a building wall that is permitted as a temporary sign, with a development permit.

Sign, Ground means a sign supported by 1 or more uprights, poles, or braces placed in or upon the ground.

Sign, Internally Illuminated means a sign that provides artificial light directly, or through any transparent or translucent material from a source of light connected with such sign, or a sign illuminated by a light focused upon or chiefly directed at the surface of the sign. This use shall include Digital Signs.

Sign, Manually Changeable Copy means a sign using attachable letters, numerals, symbols, illustrations or similar devices used on a sign.

Sign, Number of means, that for the purpose of determining number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without organized relationships or elements, or where there is a reasonable doubt about the relationship of elements, each element shall be considered to be a single sign.

Sign, Portable means a sign designed to be carried, pulled, pushed, or hauled and which is not permanently fixed in a location and is permitted as a temporary sign with a development permit.

Sign, Projecting Wall means a sign that projects from and is supported by a wall of a building.

Sign, Sandwich Board means a sign composed of 2 joined, collapsible boards which rest unsupported on the ground to stay upright.

Sign, Temporary means a temporary portable sign or flush mounted banner located on a lot for a specific number of days within any 12 month period and which are permitted with the issuance of a development permit.

Social Enterprise means a cause-driven non-profit organization improving social objectives and serving the common good.

Special Care (Residential Care Facility, Home for Special Care or Group Home) means a community-based group living arrangement, in a single unit, for 6 or more individuals, exclusive of staff and/or receiving family, with physical and/or intellectual disabilities, that is developed for the well-being of its residents through self-help, professional care, guidance and supervision unavailable in the residents' own family, an independent living situation, or facility. Where a single unit is located in a detached dwelling and consists of 5 or fewer individuals, excluding staff whether residents or not, the use is a single unit dwelling.

Special Care (Nursing Home) means a building wherein nursing care and room and board are provided to individuals incapacitated in some manner for medical reasons. This use does not include a hospital.

Special Event, Large-Scale means an event held outside an enclosed permanent structure where there is an assembly of ~~1000~~ **500** persons or more at any given point in time during the event. It is a temporary, short-term use of land for the purpose of fundraising, promotional activities, celebrations, or for entertainment or amusement. This use does not include **Municipal or Provincial events, sports tournaments, Remembrance Day ceremonies, religious ceremonies or services**, parades and firework displays.

A large-scale special event also includes any event where there is an assembly of 200 persons or more at any given point in time during the event that is intended to be semi-private, but is accessible to the general public via a ticket, admission fee, or similar where music, noise or sound of any kind or source, including but not limited to amplified, recorded or computer-generated music and sounds, live music, sound or band music is performed or played.

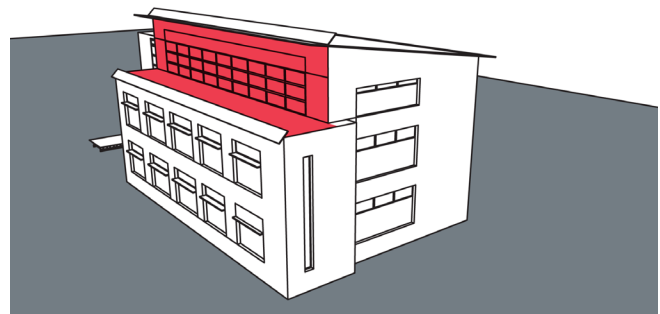
Special Event, Small-Scale means an event held outside an enclosed permanent structure where there is an assembly of less than ~~1000~~ **500** persons at any given point in time during the event. It is a temporary, short-term use of land for the purpose of fundraising, promotional activities, celebrations, or for entertainment or amusement. This use does not include **Municipal or Provincial events**, parades and firework displays.

Sport Arenas & Spectator Facilities means a facility where patrons are predominately spectators such as

rink, arena, automotive race track, horse race track, or sports stadium.

Solar Farms means an installation on an area of land in which a large number of solar panels are set up in order to generate electricity.

Stepback means a specified horizontal recess from the top of a streetwall, which shall be unobstructed from the streetwall to the sky except as otherwise specified.

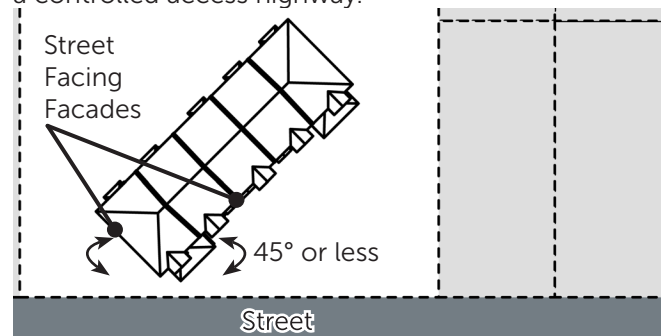


Storey means that portion of a building between any floor and the floor or ceiling or roof next above, provided that any portion of building partly below grade level shall not be deemed to be a storey unless its ceiling is at least 1.8 m above grade. Any portion of a storey exceeding 4.3 m in height shall be deemed an additional storey for each 4.3 m or fraction of such excess.

Storey, First means the floor of a building that is closest to established grade in the front yard.

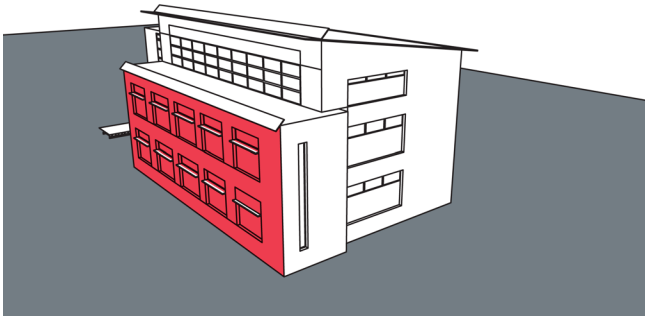
Street or Road means the whole and entire right-of-way of every public highway or road allowance vested in the Province of Nova Scotia or the Municipality, or a private road.

Street Facing Facade means all the wall planes of a building as seen from one side or view that are at an angle of 45 degrees or less from a street lot line which is not a controlled access highway.



Street Line means the boundary line of a street right-of-way.

Streetwall means the wall of a building or portion of a wall facing a streetline that is below the height of a specified step-back or angular plane, which does not include minor recesses for elements such as doorways or intrusions such as window bays.



Strip Mall means a multi-tenant commercial building where commercial units are divided vertically by common walls, and with each commercial tenant having a separate exterior entrance. Strip malls are characterized by a maximum area of 3,000 m² and common parking areas and driveways. Strip malls do not include the use of Shopping Centres.

Structure means anything that is erected, built, or constructed of parts joined together or any such erection fixed to or supported by the soil or by any other structure. A structure shall include buildings, walls, wharves, seawalls, attached decks, signs, and fences.

Swimming Pool means a tank or body of water maintained and used for swimming purposes, whether above or in ground and has any depth of water greater than 61 cm. This definition excludes an existing natural body of water, stream, or well and irrigation, fire protection, fishing, or duck ponds.

Temporary Commercial Use means a commercial use such as a flea market, farmers market, or craft market which is to be located on a property for a specific number of days within any 12 month period, and which are permitted with the issuance of a development permit and any permit may be re-issued upon request, subject to review by the development officer.

Terrace means an open area, often paved, connected to a building and serving as an outdoor

living area.

Tradesperson & Craftsperson Businesses & Offices means an establishment where specialized craft skills are used to fabricate, install, maintain or repair goods, equipment or real property. This use includes but is not limited to artists, sculptors, glassblowers, architectural millworkers, millwrights, cabinetmakers, electricians, welders and carpenters. This use does not include heavy industrial production.

Transparency means the degree of visibility through a building facade through the use of windows or similar features.

Transportation & Warehousing means either a:

- Use of land primarily engaged in using a fleet of vehicles for the delivery of goods or services. Typical uses include, but are not limited to, taxi services, bus services, and bus lines.
- Wholly enclosed building where wares and goods are stored but shall not include a retail store.

Ungulate means hoofed animals, including ruminants, swine, horses, or any other split or single hoofed animals.

Urban Cottage Development means a development of 4-24 dwelling units under 100 m² of ground floor area per unit each with units having a pitched roof, and porch. Each cottage has a maximum of 1 to 1½ storey, are detached or semi-detached units, with second stories, where provided built into the pitch of the roof. Cottage units are arranged around one or more central common outdoor areas accessible by walking paths.



Utility means any public or private system, works, plant, equipment or service which furnishes services at approved rates to or for the use of the general public.

Verandah means unenclosed open roofed porch

where the front and side of the structure remain open to the outside elements.

Waste Management, Material Recovery Facility

means solid waste reduction, reuse, recovery, or processing facility of materials such as paper, ferrous and non-ferrous metals (excluding motor vehicles), glass, certain forms of plastic, rubber, building materials, oil, food wastes, yard wastes, clothing, and white goods into useable products.

Waste Management, Medical Waste Disposal

Services means a wholly enclosed building receiving biomedical waste, where said waste is temporarily stored, sorted, bulked, thermally treated and transferred off-site for further processing, recycling, and disposal. The origin of the waste shall not include waste generated by hospitals.

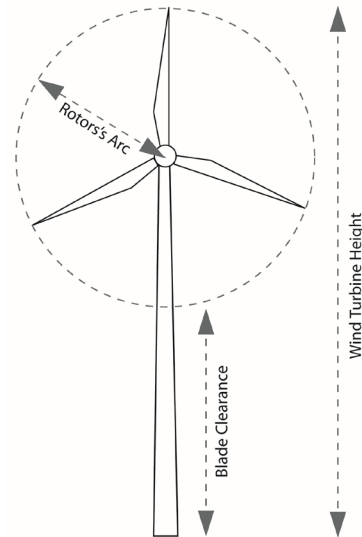
Waste Management, Recycling Depot means a wholly enclosed building used for the collection, sorting, and temporary storage of discarded recyclable or reusable materials. Outdoor storage and parking of commercial vehicles is prohibited except when materials are being loaded for removal.

Water Intensive Commercial means the use of water as part of a product, service or process and shall include but not be limited to food processing plants, car washes and garden centres.

Watercourse means any lake, river, stream, natural pond, ocean, or other body of water located within the Municipality.

Window Bays means a window that protrudes from the rest of the building usually polygonal or square.

Wind Energy Development means a project in which one or more wind turbine(s) will be installed.



Wind Energy, Blade Clearance means the distance from grade to the bottom of the rotor's arc.

Wind Energy, Large Scale Wind Turbine (LWT)

means a wind turbine that provides power to the local utility grid, with a power generation capacity of 100 kW plus.

Wind Energy, Mini Wind Turbine (MWT)

means a wind turbine that provides supplemental power to a home or business, with a power generation capacity of up to 1000 Watts.

Wind Energy, Rotor's Arc means the circumferential path traveled by the wind turbine's blade.

Wind Energy, Small Scale Wind Turbine (SWT)

means a wind turbine that provides on-site power to a home or business, with a power generation capacity of 1.1 kW to 100 kW and a maximum height of 52 m, may also be used for net metering.

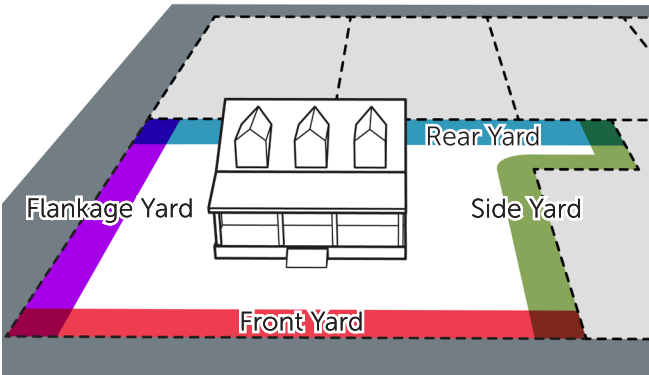
Wind Energy, Wind Farm means a number of wind turbines that are spaced over a large area and are connected to the local utility grid.

Wind Energy, Wind Test Tower means a temporary tower and mechanical device used to measure wind dynamics for potential wind turbine locations.

Wind Energy, Wind Turbine Height means the measurement of a wind turbine from grade to the highest point of the rotor's arc.

Wind Energy, Wind Turbine means a mechanical structure designed to convert wind into electrical power.

Yard means an open, uncovered space on a lot unoccupied by buildings or structures. In determining yard measurements, the minimum horizontal distance from the respective lot lines shall be used.



Yard, Rear means a yard that extends across the full width of lot between the rear lot line and the nearest main wall of any main building on the lot.

Yard, Required means the area between a front, side, rear, or flanking lot line and a line parallel to the respective lot line set back a distance equal to the applicable yard setback.

Yard, Side means a yard extending between the front yard and the rear yard and between a side lot line and the nearest main wall of any main building on the lot.

Zone means a designated area of land covering all or part of a lot shown on the Schedules and Appendices of this Bylaw.

Yard, Abutting means a yard that is contiguous with or extends across one or more zone boundaries.

Yard, Flankage means a side yard which abuts a street on a corner lot.

Yard, Front means a yard that extends across the full width of a lot between the front lot line and the nearest main wall of any building or structure on the lot.

Yards for Irregular Shaped Lot shall be determined as definitions found in this section of the Bylaw. The minimum yards shall be maintained at the rear and sides of a structure for the entire length and width of the structure.

Yard, Minimum means the smallest yard permitted by this Bylaw.

Definition	Amendment Date	Description
Accessory Building and Mini-home Dealer	Council Approval March 27, 2024	Housekeeping Amendments to correct word usage and spelling
Dwelling, Townhouse (Stacked)	Council Approval May 21, 2025	To enable stacked townhouses to be used in a cluster townhouse format.
Special Event, Large-Scale	Council Approval May 21, 2025	Amendment to defintion to reduce the number of attendees to be considered a large-scale special event.
Special Event, Small-Scale	Council Approval May 21, 2025	Amendment to defintion to reduce the number of attendees to be considered a small-scale special event.