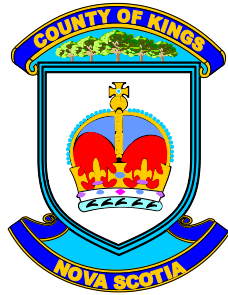

Part 2 LAND USE ZONES



Section 3	ESTABLISHMENT OF LAND USE ZONES
Section 4	RESIDENTIAL ZONES
Section 5	COMMERCIAL ZONES
Section 6	INDUSTRIAL ZONES
Section 7	INSTITUTIONAL ZONE
Section 8	AGRICULTURAL ZONES
Section 9	SHORELAND ZONES
Section 10	RESOURCE ZONES
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Section 13	WELLFIELD PROTECTION OVERLAYS

SECTION 3 - ESTABLISHMENT OF LAND USE ZONES

3.1 General Requirements

- 3.1.1 Land use zones and the associated zone provisions are established for the Municipality in accordance with section 1.2 of this By-law.
- 3.1.2 The Zoning Maps constitute part of Part 2 of this By-law and can be found in Appendix A. Part 2 provisions establish permitted uses and development regulations for the zones shown on the Zoning Maps.
- 3.1.3 Part 3 comprises all general and alternative energy generation regulations for uses and developments in addition to the regulations contained in Part 2.

3.2 Development Agreements

- 3.2.1 In limited circumstances, as described in the Municipal Planning Strategy, certain uses that would otherwise be prohibited may be considered by Council per section 225 of the Act and, in such cases, a Development Agreement shall be considered by Council in accordance with the Act.

3.3 Zone Boundaries and Overlay Extent

- 3.3.1 The boundaries of the zones and the extent of the overlays identified on the Zoning Maps shall be interpreted as follows:
 - (a) Where a zone boundary follows a public road or railway, it follows the centreline, unless otherwise indicated.
 - (b) Where a zone boundary is shown as approximately following a boundary of the Municipality, it follows the Municipal boundary.
 - (c) Where a boundary is shown as approximately following the edge or shorelines of any river, lake, creek or other water body such as the Minas Basin or Bay of Fundy, it follows the edge or shoreline. In the event of a change in the location of said edge or shoreline, it moves with the same.
 - (d) Where a zone boundary is shown as approximately following a lot or parcel line, it follows the lot or parcel line that existed at the time the zone boundary was established.
 - (e) Where a zone boundary is indicated as following the limits of a municipal unit, a town, a Department of National Defence property, a First Nations Reserve or another Federal property, the zone limits are these boundaries; and
 - (f) For circumstances not covered above, the location of the boundary or extent shall be determined by any dimensions set out in this By-law and by measurements of the Land Use By-law Zoning Maps.
- 3.3.2 Where section 3.3.1 does not determine the exact location of a zone boundary or overlay extent, the Development Officer shall determine the exact location of the zone boundary or overlay

extent, in a manner consistent with this By-law and with detail as to measurements and directions as circumstances require. The zone boundary or overlay extent shall not be altered, except by amendment to this By-law.

- 3.3.3 The Municipality has, to the best of its abilities, identified areas at risk of flooding, erosion, slope failure or at risk due to other unique features based on the best information available to the Municipality. The Municipality does not make any representations about the accuracy of this information or provide any assurances that the risk will not exceed these predictions or occur in other areas. Property owners are responsible for all risks associated with development, including the effectiveness of flood resistant measures, and the impacts of development on neighbouring properties.

3.4 Zoning Maps and Overlays

- 3.4.1 The Zoning Maps that form part of this By-law identify the specific land use zones and overlays that apply to a specific parcel of land.
- 3.4.2 Pursuant to sections 12 and 13 of this By-law, when determining the permitted use or development of any property, the presence of a map Overlay applies in addition to the conditions set out in the underlying zone.
- 3.4.3 Maps listed below form part of this By-law:

Map 1	Aylesford Zoning Map
Map 2	Cambridge Zoning Map
Map 3	Canning Zoning Map
Map 4	Centreville Zoning Map
Map 5	Coldbrook Zoning Map
Map 6	Greenwood Zoning Map
Map 7	Hants Border Zoning Map
Map 8	Kingston Zoning Map
Map 9	New Minas Zoning Map
Map 10	North Kentville Zoning Map
Map 11	Port Williams Zoning Map
Map 12	Waterville Zoning Map
Map 13	Rural Zoning Map