General Basic (GB) Zone – EXISTING

What is the purpose of the current General Basic Zone?

- To allow a wide range of development with limited regulations except for intensive developments that may create land use conflicts with neighbouring property owners. Planning Approval is needed for more intensive residential, commercial and industrial developments, including any developments that require a Provincial Environmental Assessment or which handles or processes hazardous materials.

What Areas are zoned General Basic? Will this change with the new Planning Documents?

- Contrary to popular belief, ALL parts of the Municipality are currently zoned. The General Basic zone covers most of the Municipality outside the Chester Village Planning Area and provides a low level of land use controls. There are a few exceptions where communities have requested an increased level of land use control (zoning), however, most areas between Highway 103 and the coast will now fall under new zoning with increased regulations and protections. The General Basic zone will continue to cover most of the Municipality north of Highway 103.

What types of uses are currently allowed in the GB Zone?

- All land uses are currently allowed in the GB zone. Most developments do not need a Development Permit. A Permit or Planning Approval is required for specific types of development as listed in the Land Use By-law and summarized below.

Under the current rules, what approval process is required?

No Development Permit (No Planning Approval Required)

- up to 4 dwellings on a lot
- small and moderate commercial and industrial uses

Site Plan Approval

- 5-12 dwelling units on a lot

Development Agreement

- 13 or more dwelling units on a lot
- Golf courses
- Salvage Yards
- Marinas
- Any use which requires a Provincial Environmental Assessment
- Other large commercial/institutional uses (over 30,000 sq. ft.)

What's Next?

You know your current zone is General Basic. The next step is to find out if your zone will change when the new planning documents are adopted. Even if the zone name stays the same, there could be changes to the rules for that zone. Please ask a staff member or review the zoning map to determine your new zone. Make sure to pick-up a copy of the information sheet for your new zone to take with you.

Single Unit Residential (SR) Zone – EXISTING

What is the purpose of the current Single Unit Residential Zone?

- To safeguard the character and foster the stability of established single-unit residential neighbourhoods, while limiting or prohibiting other uses. The Single Unit Residential zone is one of the most restrictive zones currently in use in the Municipality.

What Areas are zoned Single Unit Residential? Will this change with the new Planning Documents?

- This zone is only applied to areas or communities who have specifically requested an increased level of land use control (zoning) from Council. This includes Otter Point, Marvin's and Shaw Islands, Sheppard's Landing and a portion of Marriott's Cove. The areas zoned Single Unit Residential will not change under the new planning documents. Council's policy is to consider expanding the Single Unit Residential zone when asked specifically by community members.

What types of uses are currently allowed in the SR Zone?

- Only Single Unit Dwellings, Parks, small scale business uses and Existing Structures which predate the current Land Use By-law are permitted within the Single Unit Residential zone.

Under the current rules, what approval process is required?

Development Permit

- Single Unit Dwellings
- Parks
- Small Scale Business Uses

Site Plan Approval

- N/A

Development Agreement

- N/A

What's Next?

You know your current zone is Single Unit Residential. Your zoning **will not** change with the adoption of the new planning documents. The Single Unit Residential (SU) zone will have very few changes, which have been asked for by current residents in this zone. Make sure to pick-up a copy of the information sheet for the new Single Unit Residential zone which highlights the changes.

Rural Mixed Use (RM) Zone – EXISTING

What is the purpose of the current Rural Mixed-Use Zone?

- To allow a wide range of land uses, primarily made up of residential development along rural roads. Maintain some controls that allow for public input on moderate to large scale commercial and industrial development.

What Areas are zoned Rural Mixed Use? Will this change with the new Planning Documents?

- The Rural Mixed-Use zone covers a limited area in Robinsons Corner and Marriotts Cove. Under the new planning documents, the Rural Mixed-Use zone will no longer exist. The Rural Mixed-Use & Rural Residential zones are being replaced by the Settlement Residential 1 & 2 zones which will be applied to sections of the Municipality between Highway 103 and the coast.

What types of uses are currently allowed in the RM Zone?

- Many small to medium residential and commercial developments do not require a Development Permit. The keeping of farm animals is permitted without a permit. Larger Commercial and Industrial developments are permitted by Development Agreement.

Under the current rules, what approval process is required?

No Development Permit (No Planning Approval Required)

- Up to 4 dwellings on a lot
- Agriculture and Forestry uses
- Small commercial, institutional and industrial uses (under 375 sq. m floor area)

Site Plan Approval

- More than 4 dwellings on a lot

Development Agreement

- Commercial, institutional and industrial uses over 375 sq. m floor area
- All Restricted Development permitted only by Development Agreement as listed in the Land Use By-law (includes uses dealing with hazardous materials, penal institutions, rendering plants, rock crushing, smelting, refining and other uses likely to create a nusiance or hazard to surrounding properties).

What's Next?

You know your current zone is Rural Mixed Use. This zone is being replaced with the Settlement Residential Two (SR-2) zone in the new planning documents. Please ask a staff member or review the zoning map to determine your new zone. Make sure to pick-up a copy of the information sheet for your new zone to take with you.

Rural Residential (RR) Zone – EXISTING

What is the purpose of the current Rural Residential Zone?

- To offer protection to residential uses in areas which are primarily residential but have a history of agriculture and forestry. The zone aims to limit the size of non-residential uses to reduce conflicts between neighbouring land uses and includes setbacks for farm animals and related structures.

What Areas are zoned Rural Residential? Will this change with the new Planning Documents?

- The Rural Residential zone covers a limited area in Robinsons Corner and Marriotts Cove. Under the new planning documents, the Rural Residential zone will no longer exist. The Rural Mixed-Use & Rural Residential zones are being replaced by the Settlement Residential 1 & 2 zones which will be applied to sections of the Municipality between Highway 103 and the coast.

What types of uses are currently allowed in the RR Zone?

- Small residential, commercial and industrial developments are allowed by Development Permit. Larger Commercial and Industrial developments are permitted by Development Agreement. The Rural Residential zone also includes a list of Prohibited Developments (includes uses dealing with hazardous materials, rendering plants, rock crushing, smelting, refining and other uses likely to create a nuisance or hazard to surrounding properties) in the Land Use By-law which cannot be located in this zone.

Under the current rules, what approval process is required?

Development Permit

- Up to 2 dwellings in a structure or on a lot
- Small Agriculture and Forestry uses
- Small commercial, institutional and industrial uses (under 70 sq. m floor area)

Site Plan Approval

- More than 2 dwellings in a structure or on a lot

Development Agreement

- Commercial, institutional and industrial uses over 70 sq. m floor area

What's Next?

You know your current zone is Rural Residential. This zone is being replaced with the Settlement Residential One (SR-1) zone in the new planning documents. Please ask a staff member or review the zoning map to determine your new zone. Make sure to pick-up a copy of the information sheet for your new zone to take with you.

Rural (RU) & Rural 2 (RU2) Zones—EXISTING (Currently within Chester Village Planning Area)

What is the purpose of the current Rural Zones?

- The Rural zone aims to offer protections to residential developments which are expected to dominate this area in the future. However, the Rural zone also allows for a variety of traditional land uses such are agriculture and forestry, with limits on the size of operation and/or setback distances from property lines. The Land Use By-law contains a list of Prohibited Developments which are not permitted as they are likely to create land use conflicts.

What Areas are zoned Rural or Rural 2? Will this change with the new Planning Documents?

- The Rural and Rural 2 zones are located within the Chester Village Planning Area. However, this is being changed so that the Chester Village Planning Area will be the same as the Chester Village boundary (see Figure 1). As a result, these areas currently under the Village Secondary Planning Strategy and Land Use By-law will now fall under the Chester Municipal Planning Strategy and Land Use By-law. Areas currently zoned Rural or Rural 2 will be changed to Mixed Use (MU) or Settlement Residential 2 (SR-2) under the new planning documents.

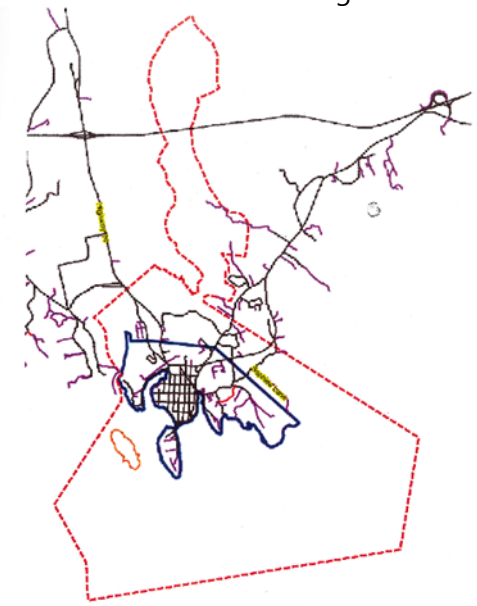


Figure 1: The red line shows the current Chester Village Planning Area. The blue line is the Chester Village Municipal Boundary. Under the new planning documents, the Village Planning Area will be made the same as the Village Municipal Boundary, shown by the blue line.

What types of uses are currently allowed in the Rural Zones?

- One and two-unit residential uses, agriculture and forestry uses are allowed by Development Permit. Commercial and Industrial developments are permitted by Site Plan Approval. The zone also includes a list of Prohibited Developments which cannot be located in the zone. This list is made up of uses which are likely to create a nuisance, hazard or conflict with nearby land uses.

Development Permit

- Up to 2 dwellings in a structure
- Agriculture and Forestry uses
- Group Homes

Site Plan Approval

- Commercial, industrial and institutional uses
- Residential developments 3-12 units

What's Next?

You know your current zone is Rural or Rural 2. These zones are being replaced with the Mixed Use (MU) and Settlement Residential Two (SR-2) zones in the new planning documents. Please ask a staff member or review the zoning map to determine your new zone. Make sure to pick-up a copy of the information sheet for your new zone to take with you.

Low Density Residential (LR) Zone (Chester Village & Municipal)– EXISTING

What is the purpose of the current Low Density Residential Zones?

- To offer protection to established residential neighbourhoods and limit develop potential for other uses. Moderate setbacks are required to ensure adequate spacing between buildings. Commercial development is limited to Small Scale Business Uses, which must be secondary to a residential use. Larger forms of residential development, up to 12 units can proceed by Site Plan Approval.

What Areas are zoned Low Density Residential? Will this change with the new Planning Documents?

- The Low Density Residential Zone currently exists as two separate but similar zones, depending whether the property is within the Chester Village Planning Area or falls under the Municipal Land Use By-law. The Low Density Residential zones covers a number of established residential areas. Under the new planning documents, the Chester Village Planning Area will be reduced so that it matches the current Chester Village boundary. This will result in a number of these LR zoned areas now falling under the Municipal Planning Strategy and Land Use By-law. Both LR zones will be eliminated and these areas are proposed to change to Settlement Residential 2 under the new planning documents.

What types of uses are currently allowed in the Low Density Residential Zone?

- Single and two-unit dwellings and associated Small Scale Business uses are permitted. Moderately sized residential developments are permitted by Site Plan Approval. Commercial, institutional and industrial developments are not permitted in this zone. Within the Municipal LR Zone, the keeping of farm animals is also permitted subject to regulations.

Development Permit

- Single or Two Unit Dwelling
- Small Scale Business Uses

Site Plan Approval

- 3-12 residential units on a lot

What's Next?

You know your current zone is Low Density Residential. This zone is being replaced with the Settlement Residential Two (SR-2) zone in the new planning documents. Please ask a staff member or review the zoning map to determine your new zone. Make sure to pick-up a copy of the information sheet for your new zone to take with you.