Lakefront Overlay

What is an Overlay?

An Overlay is an area with special rules or requirements for development. An overlay applies to a specific area and is shown on a map as part of the Land Use By-law. The regulations and requirements of an Overlay apply to properties in addition to the zone requirements.

What is the Purpose of the Lakefront Overlay?

The Lakefront Overlay has been created to help protect the water quality of lakes. The Lakefront Overlay includes regulations such as: building setbacks from the lake and limiting the total amount of hard surfaces on a lot (buildings, pavement etc.). The goal is to allow development around lakes while reducing runoff of pollutants and other sources of water quality contamination.

Where does the Lakefront Overlay Apply?

The Lakefront Overlay is applied to lakes shown on the Nova Scotia 1:10000 data set and surrounding properties. The specific lakes which are covered by the Overlay are shown on Schedule C of the Land Use By-law (see back page for map). Most properties affected by the Lakefront Overlay will be within the General Basic zone.

Lakefront Overlay Requirements:

DEVELOPMENT PERMIT REQUIRED	20m SETBACK	25% Lot Coverage (Impermeable Surfaces)
•ALL Developments within the Lakefront Overlay will require a Development Permit	•Within the Lakefront Overlay buildings must be at least 20m from the ordinary high water mark •This setback does not apply to small accessory structures (under 20m^2), fire fighting needs or structures related to water systems.	•An impermeable suface is any hard material which does not allow water to pass through it to be absorbed by the ground. •Includes buildings and hard landscaping features such as pavement •Lots within the Lakefront Overlay are limited to a maximum lot coverage for impermeable surafaces of 25%

For further information

See full planning documents and background information online, at voicesandchoices.ca/revision

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