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HM

Hamlet (HM) Zone - PROPOSED

The purpose of this zone is:

To recognize, preserve and enhance the unique character of the communities of New Ross, Hubbards, Chester Basin and Western Shore by applying regulations for residential, commercial, institutional and light industrial developments to lessen conflicts with the existing character of these communities.

What this means:

- Most types of residential use are permitted. The approval process depends on the number of units. Home-based businesses are allowed.
- A range of small commercial, institutional and light industrial uses are permitted by Development Permit. Site Plan Approval is required for moderately sized commercial, institutional and light industrial uses.
- Fur Farming and all Heavy Industrial uses are expressly prohibited.

How this is different from your existing zone:

- If your property falls within the HM zone, you are currently located in the General Basic zone. This will mean new regulation of land use; some smaller developments will require a Development Permit while moderate to large development may require Site Plan Approval or a Development Agreement. Several uses seen as incompatible with a Hamlet area are prohibited entirely.
- There are new General Provisions that apply to <u>all</u> zones, including this zone.

When are permits needed? What approval process is needed?

*This is not a complete list, for full details please view the Municipal Land Use By-law or ask a member of staff for assistance.

Development Permit	Site Plan Approval	Development Agreement
•1-4 dwelling units •Home-based Businesses •Marinas •Small tourist accommodations •Small commercial, insitiutional and light industrial uses	•5-11 dwelling units •Moderately sized commercial and institutional •Moderately sized light industrial, manufacturing	•12 or more dwelling units •Land Lease Communities •Waterfront Parks

For further information

View the new documents, background information and leave comments or suggestions online at:
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Questions? Comments?

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GW

Gateway (GW) Zone - PROPOSED

The purpose of this zone is:

- To accommodate high-growth potential expected at entry points to Hamlets and the Village of Chester. To ensure that residential, commercial, institutional and light industrial uses are designed to be mutually compatible.

What this means:

- Most types of residential use are permitted. The approval process depends on the number of units. Home-based businesses are allowed.
- A wide range of commercial, institutional and light industrial uses are permitted by Development Permit or Site Plan, dependent on size. Development Agreements are required for large scale developments of residential units and tourist accommodations in addition to golf courses, land lease communities and waterfront parks.
- Fur Farming and all Heavy Industrial developments are prohibited in the Gateway Zone.

How this is different from your existing zone:

- If your property falls within the GW zone, you are currently located in the General Basic zone, the Highway Commercial zone or the Rural 2 Zone. Both Highway Commercial and Rural 2 zones apply within the existing Village Planning Area. There will be more oversight and land use requirements in the GW zone for those properties currently zoned General Basic. Those properties currently within the Highway Commercial and Rural 2 zones will have a similar level of regulation under the new GW zone.
- There are new General Provisions that apply to <u>all</u> zones, including this zone.

When are permits needed? What approval process is needed?

*This is not a complete list, for full details please view the Municipal Land Use By-law or ask a member of staff for assistance.

Development Permit	Site Plan Approval	Development Agreement
•1-4 dwelling units •Home-based Businesses •Forestry Processing •Most small and moderate commercial and institutional uses •Small light industrial uses	•5-11 dwelling units •Moderately sized tourist accommodations •Shopping Centres •Moderate to large light industrial uses	•12 or more dwelling units •Land Lease Communities •Golf Courses •Kennels •Large scale tourist accomodations •Waterfront Parks

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MU

Mixed Use (MU) Zone - PROPOSED

The purpose of this zone is:

- To encourage the continued development of the Municipality's traditional mix of rural land uses in populated areas while prohibiting uses which have a higher chance of creating or worsening conflicts with neighbouring uses.

What this means:

- Most types of residential use are permitted. The approval process depends on the number of units. Home-based businesses are allowed.
- A wide range of commercial, institutional and light industrial uses are permitted by Development Permit or Site Plan, dependent on size. Moderate and large commercial, institutional and light industrial uses are permitted by Development Agreement.
- Some uses are expressly prohibited, such as composting facilities, fur farming, and salvage yards which exceed 2500m^2. The full list is in the Land Use By-law.

How this is different from your existing zone:

- If your property falls within the MU zone, you are currently located in any one of: General Basic zone, the Rural Zone or Rural 2 Zone (applies to the existing Village Planning Area) or one of the Mill Cove Park zones. Properties changing from General Basic to Mixed Use will see an increased level of regulation, properties currently located in RU, RU2, or the Mill Cove Park zones, will see a similar level of regulation.
- There are new General Provisions that apply to <u>all</u> zones, including this zone.

When are permits needed? What approval process is needed?

*This is not a complete list, for full details please view the Municipal Land Use By-law or ask a member of staff for assistance.

Development Permit	Site Plan Approval	Development Agreement
•1-4 dwelling units •Home-based Businesses •Marinas •Small tourist accommodations •Small commercial and institutional, research, forestry processing, small livestock operations	•5-11 dwelling units •Moderately sized campgrounds and tourist accommodations •Small light industrial, manufacturing, salvage yards	•12 or more dwelling units •Land Lease Communities •Golf Courses •Moderate to large sized commercial and light industrial, manufacturing •Waterfront Parks

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SR-1

Settlement Residential One (SR-1) Zone - PROPOSED

The purpose of this zone is:

- To enhance the character of rural residential areas, and to permit a limited amount of commercial and light industrial uses, farming, and natural resource processing.

What this means:

- The primary permitted land use is one or two dwelling units on a lot. Having more units on a lot requires a Development Agreement. Home-based businesses are allowed.
- The zone is meant to accommodate mainly small commercial or light industrial developments. Larger developments are permitted, but only through a Development Agreement.
- Some uses are expressly prohibited, such as composting facilities, fur farming, and salvage yards. The full list is in the Land Use By-law.

How this is different from your existing zone:

- If your property falls within the Settle Residential One zone, you are currently located in the Rural Residential Zone. The provisions of the Settlement Residential One zone are intended to have the same level of regulation as the current Rural Residential Zone.

When are permits needed? What approval process is needed?

*This is not a complete list, for full details please view the Municipal Land Use By-law or ask a member of staff for assistance.

Development Permit	Development Agreement
•1-2 dwelling units on a lot •Home-based businesses •Small tourist accommodations, small commercial/institutional uses, light manufacturing •Forestry processing •Backyard fowl and small livestock operations	•3-11 dwelling units on a lot •Marina •Moderate-large commercial, institutional, light manufacturing •Waterfront Parks

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SR-2

Settlement Residential Two (SR-2) Zone - PROPOSED

The purpose of this zone is:

- To enhance the character of rural residential areas, and to permit a limited amount of commercial and light industrial uses, farming, and natural resource processing.

What this means:

- Most types of residential use are permitted. The approval process depends on the number units. Home-based businesses are allowed.
- Commercial, institutional and light industrial developments of moderate intensity are permitted by various approval processes, depending on size.
- Some uses are expressly prohibited, such as composting facilities, fur farming, and salvage yards. The full list is in the Land Use By-law.

How this is different from your existing zone:

- If your property falls within the SR-2 zone, you are currently located in any one of: General Basic zone, the Rural Mixed Use Zone, the Low Density Residential zone, the Rural 2 Zone (applies to the existing Village Planning Area) or one of the Mill Cove Park zones. Properties currently zoned General Basic will see an increased level of regulation, properties currently within the Rural Mixed Use, Rural 2, Low Density Residential, or a Mill Cove Park zone will see a similar level of regulation.
- There are new General Provisions that apply to all zones, including this zone.

When are permits needed? What approval process is needed?

*This is not a complete list, for full details please view the Municipal Land Use By-law or ask a member of staff for assistance.

Development Permit	Site Plan Approval	Development Agreement
•1-2 dwelling units •Home-based Businesses •Marinas •Small tourist accommodations •Small commercial and light manufacturing, research, forestry processing, small livestock operations	•3-11 dwelling units •Moderately sized campgrounds and tourist accommodations •Moderately sized commercial and light manufacturing	•12 or more dwelling units •Land Lease Communities •Golf Courses •Waterfront Parks

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SU

Single Unit Residential (SU) Zone - PROPOSED

The purpose of this zone is:

- To maintain and enchance the character and foster the stability of established single-unit residential neighbourhoods, while limiting or prohibiting other uses.

What this means:

- The primary permitted land use is one single unit dwelling on a lot. Certain types of home-based businesses can operate in the dwelling. A waterfront park is also permitted, but only by development agreement.
- Occupied recreational vehicles (RVs) are permitted on a temporary basis and storage of an RV is only allowed on lots with a dwelling.
- Manufactured homes and shipping containers are prohibited.

How this is different from the existing Single Unit Residential Zone:

- Intent was to strengthen the existing rules for the SU zone, no major changes:
- The Village of Chester Planning Area Boundary will be reduced in size to match the Village of Chester Municipal boundary, so these rules will apply to SU-zoned property outside the Village of Chester boundary only.
- There are no longer requirements for: minimum distance between main buildings on adjacent lots; minimum elevation above the high water mark or minimum lot frontage.

When are permits needed? What approval process is needed?

*This is not a complete list, for full details please view the Municipal Land Use By-law or ask a member of staff for assistance.

Development Permit	Development Agreement
• Detached dwellings up to 1 per lot • Home-based Businesses	• Waterfront Parks

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GB

General Basic (GB) Zone - PROPOSED

The purpose of this zone is:

- To permit a wide range of uses and have development rules only for larger or more intensive uses in order to minimize their impacts on the surrounding neighbourhood.

What this means:

- All developments except heavy industrial developments will be permitted, many without the requirement of a development permit. For example, residential uses up to 4 dwelling units on a lot, and small commercial or institutional developments, won't need a development permit.

How this is different from the existing General Basic Zone:

- More intensive uses will require a development permit with minimum setback regulations, and some uses will require Site Plan approval or a Development Agreement prior to issuing a Development Permit
- This extra level of control will introduce some minimum standards that help to lower the chances for conflict between different kinds of land uses

When are permits needed? What approval process is needed?

*This is not a complete list, for full details please view the Municipal Land Use By-law or ask a member of staff for assistance.

Development Permit	Site Plan Approval	Development Agreement
•Small campgrounds & tourist accommodations (up to 20 sites) •Marinas •Recycling depots; small salvage yards (up to 2500 m^2) •Large livestock operations	•5-11 dwelling units on a lot •Moderately sized campgrounds & tourist accommodations (over 20 sites), •Moderately sized commercial/ institutional uses •Large salvage yards •Other large light industrial uses	•12 or more dwelling units on a lot •Land lease communities •Golf courses •Fur farming •Large abattoirs •Aquaculture •Other large commercial/institutional uses •Waterfront parks

***PLEASE NOTE* Uses not listed above, which are not listed as prohibited in the Land Use By-law, are permitted and Do Not Require a Development Permit or any other Planning Approval**

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