

Village of Cambridge-Narrows Rural Plan

Prepared by the Royal District Planning Commission

I, Alexis Trebble, being the Clerk of the Village of Cambridge-Narrows, in the County of Queens and the Province of New Brunswick, do hereby declare and certify that the attached copy of the Village of Cambridge-Narrows By-law No 6.1 is a true and exact copy of the original as adopted by the Cambridge-Narrows Village Council on December 12, 2005.

Alexis Trebble
Signed: Alexis Trebble
Clerk, Village of Cambridge-Narrows

Dec 20, 2005
Date:

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By-law No. 6.1
Village of Cambridge-Narrows
Rural Plan

The Council of the Village of Cambridge-Narrows, under authority vested in it by Section 27.2(1) of the Community Planning Act, enacts as follows:

1. A Rural Plan for the physical development and improvement of the Municipality is hereby adopted.
2. The document entitled "Village of Cambridge-Narrows Rural Plan" and the appended "Schedule A" Zoning Map, constitutes the Rural Plan mentioned in subsection (1).
3. Village of Cambridge-Narrows Rural Plan By-law 6 and all amendments thereto are hereby repealed.

First Reading by Title	<u>October 10, 2005</u>
Second Reading by Title	<u>October 10, 2005</u>
Third Reading and Enactment	<u>December 12, 2005</u>

Alexis Trubee
Clerk

R. M. M. M. M.
Deputy Mayor

APPROVED
En application de l'article 69
Community Planning Act
loi sur l'urbanisme

Marie Messier
for - Minister / pour le/la Ministre
Environnement and Local Government
Environnement et Gouvernements locaux

January 24, 2006
Date

TABLE OF CONTENTS

PART A TITLE, AREA DESIGNATION AND PURPOSE

1.0 Title, Area, Designation and Purpose

1.1 Title..... 1

1.2 Area of Coverage..... 1

1.3 Contents and Purpose..... 1

PART B POLICIES AND PROPOSALS

2.0 Goals and Objectives..... 2

2.1 Introduction 2

2.2 Goals 2

2.3 Objectives 2

3.0 General Development and Lot Creation 4

3.1 Environmental Conservation and Protection..... 4

3.2 Efficient and Compatible Development 4

3.3 Parkland Dedication 5

3.4 Lot Creation on Private Roads 5

3.5 Access to Backland and Abutting Development..... 5

3.6 Access to Washademoak Lake 5

3.7 Village Centre..... 5

3.8 Development on and near Agricultural Lands..... 5

4.0 Environmental Conservation 7

4.1 General Environment 7

4.2 Groundwater 7

4.3 Watercourses and Wetlands 8

4.4 Steep Slopes 8

4.5 Unstable Soils and Geology 8

4.6 Environmental Education and Awareness 9

4.7 Road Development 9

5.0 Residential 10

5.1 Accommodating Housing Needs..... 10

5.2 Form and Density of Residential Development..... 10

5.3 Housing in Village Centre 10

5.4 Recreational Accommodations on Residential Land 10

5.5 Separation of Residential and Agricultural Uses 10

5.6 Drinking Water Supply 10

5.7 Conservation Subdivisions 11

6.0 Commercial/Industrial 12

6.1 Fostering Commercial and Industrial Development..... 12

6.2 Development to be Sustainable and Compatible 12

6.3 Village Centre as Commercial Focus..... 12

6.4 Home Based Enterprises 12

6.5 Resource Related Industries..... 12

6.6 Industrial and Land Extensive Commercial Land Uses 12

7.0 Commercial Recreation and Tourism 14

7.1 Fostering Commercial Recreation and Tourism 14

7.2 Water-Based/Land Extensive Commercial Recreation 14

8.0 Natural Resource Lands..... 15

8.1 Fostering Resource Industries 15

8.2 Agriculture 15

8.3 Forestry 16

8.4 Aggregate Operations 16

8.5 Mining 16

8.6 Recreation and Tourism 17

8.7 Resource Zone 17

9.0 Institutional Uses 18

9.1 Supporting Community Institutions 18

9.2 Village Centre as Focus for Institutional Uses 18

9.3 Institutional Uses Outside Village Centre 18

10.0 Natural and Cultural Heritage 19

10.1 Preservation of Heritage Resources..... 19

10.2 Dedications of Historical Sites 19

10.3 Promote Village Centre as Community Focus 19

11.0 Open Space and Recreation..... 20

11.1 Open Space and Recreational Development 20

11.2 Compatible Development 20

11.3 Recreation and Public Space Acquisition Plan..... 20

12.0 Transportation..... 21

12.1 Road Design and Construction..... 21

12.2 Road Front Development 21

12.3 Private Roads 21

13.0 Closed Landfills..... 22

13.1 Landfills - Closed 22

PART C ZONING PROVISIONS

14.0 Definitions and Interpretation 23

15.0 Purpose, Administration, Classification and Conformity 35

15.1 Purpose 35

15.2 General 35

15.3 Exemptions and Permitted Uses in all Zones..... 35

15.4 Provision of Services 35

15.5 Site Suitability 35

15.6 Grade of Site 35

15.7 Temporary Uses 36

15.8 Terms and Conditions 36

15.9 Variances 36

15.10 Amendments 36

15.11 Plan Review 37

15.12 Zone Classification 37

15.13 Boundaries of the Zones37

15.14 Measurements.....37

16.0 General Provisions38

16.1 Minimum Lot Size Standards38

16.2 Height Exceptions.....38

16.3 Development Permits.....38

16.4 Non-Complying Buildings38

16.5 Development on Undersized Lots.....38

16.6 Non-Conforming Uses38

16.7 Development Adjacent to a Wetland or Watercourse39

16.8 Development in Washademoak Lake.....39

16.9 Development on and near Steep Slopes39

16.10 Off-Street Vehicular Parking39

16.11 Access to a Street.....42

16.12 Road Development42

16.13 Vehicular Off-Street Loading and Unloading42

16.14 Line of Vision at Intersections.....42

16.15 Lighting Facilities and Illuminating Devices.....42

16.16 Residential Development Near a Lagoon or Treatment Plant42

16.17 Stripping of Top Soil43

16.18 Enclosures for All Types of Swimming Pools43

17.0 Village Centre – VC Zone.....44

17.1 Permitted Uses44

17.2 Dwellings per Lot.....45

17.3 Development Standards45

17.4 Development Standards – Conservation Residential Development.....47

17.5 Secondary Dwelling Units.....48

17.6 Multiple Unit Dwellings.....48

17.7 Garden Suites.....48

17.8 Bed and Breakfasts.....49

17.9 Home Occupations.....49

17.10 Fences and Walls.....49

18.0 Conservation Zone – C Zone.....50

18.1 Permitted Uses50

18.2 Setbacks from Washademoak Lake.....50

18.3 Steep Slopes51

18.4 Septic Systems51

19.0 Rural – RU Zone52

19.1 Permitted Uses52

19.2 Dwellings per Lot.....53

19.3 Development Standards – Conventional Residential Development.....53

19.4 Development Standards – Conservation Residential Development.....54

19.5 Development Standards – Residential Accessory Buildings55

19.6 Development Standards – Non-Residential Development.....56

19.7 Shared Driveways on Private Lanes57

19.8 Separation Requirements57

19.9 Secondary Dwelling Units.....58

19.10 Multiple Unit Dwelling58

19.11 Garden Suites.....59

19.12 Bed and Breakfasts..... 59

19.13 Home Occupations..... 59

19.14 Home or Farm Industry..... 59

19.15 Development Permit for New Aggregate Operations 60

19.16 Operating and Rehabilitation Standards for
New and Existing Aggregate Operations..... 61

20.0 Institutional – INST Zone 63

20.1 Permitted Uses 63

20.2 Development Standards 63

20.3 Secondary Dwelling Units 64

20.4 Separation Requirements 64

21.0 Resource – R Zone..... 65

21.1 Permitted Uses 65

21.2 Development Standards Related to Livestock Operations 66

21.3 Provincial and Federal Government Approvals 66

21.4 Development Permit for New Aggregate Operations 67

21.5 Operating Standards for New and Existing Aggregate Operations 68

22.0 Agricultural – AG Zone 69

22.1 Permitted Uses 69

22.2 Dwellings per Lot..... 69

22.3 Development Standards 69

22.4 Separation Requirements 71

22.5 Secondary Dwelling Units 71

22.6 Bed and Breakfasts..... 71

22.7 Home Occupations..... 71

22.8 Garden Suites..... 72

22.9 Home or Farm Industry..... 72

22.10 Development Permit for New Aggregate Operations 72

22.11 Operating and Rehabilitation Standards for
New and Existing Aggregate Operations..... 73

23.0 Recreational Commercial – RC Zone..... 75

23.1 Permitted Uses 75

23.2 Development Standards 75

23.3 Secondary Dwelling Units 76

23.4 Bed and Breakfasts..... 76

23.5 Separation requirements..... 77

23.6 Retail Uses and Service Shops 77

**Village of Cambridge-Narrows
Rural Plan
By-law No. 6.1**

Part A: TITLE, AREA, DESIGNATION and PURPOSE

1.0 Title, Area, Designation and Purpose

1.1 Title

The Village of Cambridge-Narrows, under provisions set out under Section 27.2 of the *Community Planning Act*, hereby adopts as By-law the Village of Cambridge Narrows Rural Plan. This By-law hereby repeals By-law No. 6 Village of Cambridge-Narrows Rural Plan By-law adopted in 1998.

1.2 Area of Coverage

The area of land lying within the territorial limits of the Village of Cambridge - Narrows, as described by Section 45(2) of Regulation 85-6 under the *Municipalities Act* and as outlined on the map attached as Schedule A entitled Zoning Map, is designated for the purposes of the adoption of this Rural Plan and is the area to which this Rural Plan applies.

1.3 Contents and Purpose

The contents of this Rural Plan include:

- 1) Part A, which outlines the title, area of coverage, as well as the contents and purpose of the Plan
- 2) Part B, which outlines the policies and proposals of Council, and
- 3) Part C, which contains the zoning provisions intended to implement the Rural Plan polices and proposals. Part C also contains the Zoning Maps and Schedule A, including Maps A1 to A6 inclusive and Maps B1 and B2, which identifies the location and extent of existing and future land use. Schedule A thus presents the long term land use plan that reflects the policies and proposals in Part B of the Rural Plan and it is also the legal zoning map that accompanies and illustrates the zoning provisions of Part C.

PART B: POLICIES AND PROPOSALS

2.0 GOALS AND OBJECTIVES

2.1 Introduction

The Rural Plan provides a framework and sets the overall direction for growth in the Village of Cambridge-Narrows. It includes policies designed to facilitate and regulate growth in an orderly fashion. The Rural Plan includes strategic land use designations and environmental policies to help ensure the long-term economic, social and environmental health of the Village of Cambridge-Narrows (the Village).

The Village of Cambridge-Narrows is located along both sides of Washademoak Lake, actually a wide section of the Canaan River, which empties into the Saint John River. The Village is set in a predominately rural environment that facilitates seasonal recreational activities such as swimming, fishing, boating, etc. These amenities are attractive to residents of the three surrounding urban centres of Moncton, Fredericton and Saint John, who make up most of the Village's large population of summer residents.

Creating a land use plan that will work for the community must involve effective community input at various stages of its development. The development of the Cambridge-Narrows Plan involved the input of a Working Group established by Council, consisting of members of the community and representatives of interest groups. The Working Group compiled a list of principles that they felt were most important for the community. These principles were then brought to Open Houses to gather input from the public. The valuable feedback received from the Open Houses and Working Group meetings have been incorporated into this Plan to respond to the values expressed by the community.

The following goals and objectives were established through planning consultations in the initial stages of the Cambridge-Narrows Rural Plan review process.

2.2 Goals

1. Rehabilitate shorelines and maintain vegetated buffers to minimize erosion, conserve surface water quality, protect habitat, and maintain the quality of recreational resources.
2. Protect sensitive groundwater recharge areas from uses that threaten drinking water quality.
3. Encourage development that preserves quality of life and outdoor lifestyle in order to attract new year-round residents and encourage young people to stay in Cambridge-Narrows.

2.3 Objectives

General Development

1. Land use planning decisions will take into account all aspects of the natural environment, as well as features that help to define the cultural character of the Village, including such things as historic sites or special features. It is understood that changes to any one part will affect the whole system and it is important to protect these features.
2. Encourage new development that will generate additional tax revenues to improve community services.
3. Encourage development that preserves the quality of life and outdoor lifestyle that attracts new year-round residents and encourages young people to stay.

Economy

4. Encourage development of small and medium size enterprises that are environmentally friendly and that expand tourism and outdoor recreation opportunities.

Lot Creation

5. Encourage creative approaches to full-time and seasonal residential development that protect the environmental and natural heritage features, and ensure that new development secures opportunities for public access to the lakeshore.

Resources

6. Protect lands with the highest resource capability.
7. Protect agricultural operations from incompatible development, but new livestock operations, by reason of scale and location, that could have an impact on the community will be subject to community input and discussion.

Protection of Water Supplies

8. Protect sensitive groundwater recharge areas from uses that threaten drinking water quality.
9. Ensure that new development has an adequate supply of water for its use and does not negatively affect the availability of water for surrounding uses.

Environment

10. Rehabilitate shorelines and protect vegetated buffers to minimize erosion and protect habitat and recreation opportunities. Rehabilitation will be supported through the education of property owners on best property management practices.
11. Significant wildlife habitat areas will be protected and fish habitat restoration will be encouraged in order to protect commercial and recreational fishing.
12. Opportunities for appropriate waste management for tourism and recreational uses, including in particular boaters and short-term cottage users, will be explored.

Housing

13. Residential growth that meets the diverse needs of the community and that is compatible with the character of the Village will be encouraged.
14. Opportunities for the provisions of a variety of affordable accommodations for all citizens including seniors, singles, families and those with special needs will be ensured.

Parks and Open Space

15. The maintenance and creation of parks, trails and greenbelts in appropriate locations will be encouraged as they provide a higher quality of life for residents and tourism opportunities.
16. The Village will continue to explore opportunities for the restoration and public accessibility of existing wharves and surrounding lands.

Culture and Heritage

17. Provide for a "community hub" that could serve as a community meeting place and site for cultural activities.
18. The visual quality, sense of place, and prominent views of landscapes and open spaces will be protected.

3.0 GENERAL DEVELOPMENT AND LOT CREATION

General development and lot creation policies have been established for all types of development to follow. These policies and proposals are in place to ensure development is consistent with conservation practices, orderly and efficient, preserves community character and quality of life, and preserves agriculture, forestry lands and activities.

3.1 Environmental Conservation and Protection

Policies

1. It is a policy that land use development will take necessary measures to conserve and protect the natural environment, as it is understood that changes to one part of the ecosystem will affect the ecosystem as a whole. All land use development will be subject to specific conservation measures as outlined in Section 4 (Environmental Conservation).
2. It is a policy that newly created lots must be of appropriate size and dimension to allow for the development of buildings and structures away from steep slopes, wetlands, and watercourses.

3.2 Efficient and Compatible Development

Policies

1. It is a policy to manage growth and settlement patterns to be orderly, efficient, sustainable, and compatible with surrounding land uses.
2. It is a policy that new development and lot creation will:
 - (a) be compatible with conforming land uses in the surrounding area so as to not impede their continued operation and expansion where appropriate
 - (b) be compatible with the rural character, natural heritage, and cultural heritage of the Village and surrounding area
 - (c) maintain the quality of life and outdoor lifestyles in Cambridge-Narrows, helping to attract new residents and encouraging young people to stay in the community, and
 - (d) protect features that help to define the cultural character of the Village, including historic sites and special natural features.
3. It is a policy that development will be located and designed to minimize the impact of traffic, noise, and lighting on adjacent residential properties.
4. It is a policy that land development and lot creation shall:
 - (a) be directed away from areas unsuitable for the intended use due to poor site capability, potential environmental impact, or lack of compatibility with surrounding land uses
 - (b) be of a size and configuration suitable for the intended use
 - (c) provide for safe and efficient movement of vehicular, pedestrian, and non-motorized means of transportation
 - (d) respond to the topographic constraints and opportunities of the site
 - (e) incorporate open space opportunities, and
 - (f) maintain substantial trees and vegetation on steep slopes, riparian areas, and other sensitive sites.
5. In order to preserve the natural features on a property, contribute to environmental protection, higher property values, and preservation of community character, it is a policy that buildings and structures should be placed so that they have the least amount of negative impact on these elements.
6. It is a policy that building setbacks along public and private roads will be established for the purposes of safety and efficient maintenance of roads and other infrastructure.

3.3 Parkland Dedication

Policies

1. It is a policy that public land contribution shall be required as part of the subdivision approval process as set out in the Cambridge-Narrows Subdivision By-law.
2. It is a policy that where it is deemed that there is sufficient land in the immediate area of the new development for public open space, Council may take cash in lieu of the land contribution as set out in the Cambridge-Narrows Subdivision By-law.

3.4 Lot Creation on Private Roads

Policies

1. It is a policy that proposed developments using a private road shall only be in accordance with the standards set out in the Cambridge-Narrows Subdivision By-law.
2. It is a policy that lot creation on private roads will only be approved subject to a homeowners' association being created, of which all landowners on the private road will be required to be part of, that will own, manage and maintain the road and any other common property in the development.

3.5 Access to Backland and Abutting Development

Policy

1. It is a policy that the layout of new roads and building lots will reserve access points for connections with neighbouring developments and to undeveloped backland.

3.6 Access to Washademoak Lake

Policy

1. It is a policy to provide for public access to Washademoak Lake through the identification of appropriate access points to the shoreline.

Proposal

1. When a property abutting Washademoak Lake is being subdivided for residential development, it is proposed that the developer be encouraged to reserve road access and open space along the waterfront to allow for recreational use by the future owners of these lots.

3.7 Village Centre

Policies

1. It is a policy to establish the Village Centre as a focus of the community by encouraging higher density growth and a range of land uses including residential development mixed with commercial services and cultural activities.
2. It is a policy that development standards and patterns within the Village Centre be designed to accommodate future municipal, private or shared water and/or sewer services and facilitate the infilling of lots.

3.8 Development on and near Agricultural Lands

Policies

1. It is policy that no lot may be created for residential, commercial or institutional purposes where the development cannot meet required separations from livestock facilities as set out in the zoning provisions.
2. It is a policy that no lot may be created for a livestock operation where the development cannot meet required separation distances from residential, commercial, and institutional uses.

Proposals

1. It is proposed that the subdivision of land for development, other than agriculture, be directed to portions of the original lot that are least suitable for farming.

2. It is proposed that landowners subdividing good quality agricultural land for development consider the option of larger lot sizes that could accommodate both a residence and a small fruit and vegetable or horticultural operation, as an alternative to the typical one acre residential development pattern.

4.0 ENVIRONMENTAL CONSERVATION

Land development in environmentally sensitive areas has higher potential for adverse impacts. This Plan places high priority on protecting environmentally sensitive areas from impacts such as loss of groundwater retention capacity, increased surface run-off, soil erosion, loss of water quality, increased sedimentation in lakes and streams, and loss of wildlife habitat.

Conservation values are intrinsic to this Plan. Conservation is enormously important for its own sake, but is essential for residential quality of life and for the social and economic sustainability of the community. Maintaining the natural quality and scenic beauty of Cambridge-Narrows is the highest priority expressed by the majority of residents who participated in the planning consultations. The powerful identification of residents with the natural environment centres on Washademoak Lake, which is also regarded as the community's primary economic resource and the basis of its tourism industry. The main message from the public consultations was that the Lake and other water features, such as wetlands, floodplains and groundwater, must be protected and managed in a way that will preserve them in perpetuity.

4.1 General Environment

Policies

1. It is a policy to protect land and resources that are environmentally sensitive to development, including rivers, streams, riparian areas, wetlands, floodplains, steep slopes, unstable soils, groundwater recharge/discharge areas, and wildlife and fish habitat.
2. It is a policy to recognize the Canaan-Washademoak watershed for its ecological, recreational, aesthetic, and historical values, and to maintain a sustainable balance between development and conservation objectives for the watershed.

Proposal

1. It is proposed that Council investigate options to address the waste management issues created by seasonal residents, tourists and recreational boaters.

4.2 Groundwater

Policies

1. It is a policy to conserve and protect groundwater resources necessary for current and future needs of the community.
2. It is a policy to ensure that all land development adheres to Provincial regulations aimed at protecting on-site well water including, but not limited to, requirements affecting minimum lot size and on-site sewage disposal systems.
3. It is a policy that appropriate water protection measures under Provincial legislation will apply in the Village including, but not necessarily limited to, the following:
 - (a) The **Water Well Regulation** under the ***Clean Water Act***
 - (b) The **Potable Water Regulation** under *the Clean Water Act*
 - (c) The **Health Act** (Sections 216-268)
 - (d) The **Water Quality Regulation** under the ***Clean Environment Act***
4. It is a policy that prior to approving a proposed subdivision or development a water supply assessment may be required to determine the capability of the ground water supply in terms of quantity and quality to support the needs of the development, as well as to determine potential impacts of the development on the ground water resource.
5. A water supply assessment will be based on the District Planning Commission's Water Supply Assessment Guidelines. The assessment may consider comments from appropriate government

agencies and other suitably qualified professionals. Subject to the findings of the assessment, the application may:

- (a) be approved as proposed
- (b) be approved, subject to changes or terms and conditions that satisfactorily minimize or mitigate potential impacts, or
- (c) not be approved if potential impacts cannot be satisfactorily minimized or mitigated.

Proposal

1. It is proposed to investigate and encourage the use of innovative sewage treatment technologies that are aimed at improving the effectiveness and environmental soundness of sewage treatment for individual properties, as well as shared services for properties within a homeowner's association, subject to required Provincial approvals.

4.3 Watercourses and Wetlands

Policies

1. It is a policy to preserve and protect Washademoak Lake, its tributaries, and all wetlands from development that would negatively affect water quantity and quality, stormwater runoff, riparian and aquatic habitat, and other important ecological functions.
2. It is a policy that a 30 metre (100 ft) conservation buffer be maintained from the edges of all watercourses and wetlands.
3. It is a policy to restrict the development of buildings and structures, the excavation or grubbing of soil, the placing of landfill material, and significant removal of trees and other undergrowth vegetation within 30 metres (100 ft) of all watercourses and wetlands. Minor exemptions to this requirement may be granted, but only where no feasible alternatives are possible and subject to measures that minimize surface runoff and soil erosion.
4. It is a policy that all development within 30 metres (100 ft) of a wetland or watercourse recognized under the ***Clean Water Act*** must acquire a **Watercourse and Wetland Alteration Permit** before a building or development permit is issued.
5. It is a policy to encourage shoreline structures, including docks or wharves, be constructed of materials that will not harm or litter the environment.

Proposal

1. It is proposed that Council support efforts to revegetate disrupted shorelines.

4.4 Steep Slopes

Policy

1. It is a policy to protect areas that are environmentally sensitive or hazardous for development due to steep slopes.

4.5 Unstable Soils and Geology

Policies

1. It is a policy to protect areas that are environmentally sensitive or hazardous for development due to wet or unstable soils, or unstable underlying geology.
2. It is a policy that no development permit or building permit will be issued in areas with wet or unstable soils, or unstable geology, unless it is determined by an appropriately qualified professional that there will be minimal impact on the environment and that hazards can be mitigated.

4.6 Environmental Education and Awareness

Proposal

1. It is proposed to promote public awareness with respect to the environmental protection of individual wells, groundwater recharge and discharge areas, steep slopes, wetlands, riparian areas, and other sensitive areas and resources.

4.7 Road Development

Policies

1. It is a policy that all roads and driveways in excess of 100m (330ft) will:
 - (a) be directed away from sensitive and significant wildlife and aquatic habitat
 - (b) be directed away from the habitat of endangered species and species of special concern, according to Environment Canada's Species at Risk List
 - (c) be directed away from identified Environmentally Significant Areas
 - (d) minimize disruption to steep slopes, fragile soils, and other sensitive natural areas and features, and
 - (e) minimize adverse impacts on economically important recreational and tourism facilities.
2. It is a policy that an application for a new road will be subject to an assessment of potential negative impacts if any part of the proposed route lies within one kilometre of an identified sensitive area or economically important recreational or tourism facility. This assessment may consider comments and recommendations from appropriate government agencies and other suitably qualified professionals. Subject to the findings of the assessment, the application may:
 - (a) be approved as proposed
 - (b) be approved subject to changes in the proposed location that satisfactorily minimize or mitigate potential impacts
 - (c) be approved subject to other terms and conditions that satisfactorily minimize or mitigate potential impacts, or
 - (d) not be approved if potential impacts cannot be satisfactorily minimised or mitigated.

5.0 RESIDENTIAL

The Village's high population of seasonal residents has a significant influence on the nature of the community. An increasing trend toward the conversion of seasonal accommodations to full time residences is expected. Given that demand is focused along Washademoak Lake, it is imperative that residential development is sensitive to the comparatively fragile environment of this shoreline area, and not spoil the very amenity that draws people to the area.

One of the solutions being adopted to alleviate the problems associated with rural residential sprawl is to encourage the development of housing clusters in appropriate locations. This provides for more efficient use of land and municipal services, creates a stronger sense of community, reduces the environmental impacts of sprawl, and creates greater opportunities for retail and service businesses. With the growing numbers of exurbanites settling in Cambridge-Narrows, the Village could benefit from a higher concentration of residential development in a community core that could serve as a focus for the provision of services and community activity.

5.1 Accommodating Housing Needs

Policy

1. It is a policy to allow for a range of housing options to accommodate the needs of different demographic and socio-economic groups, including young families, singles, seniors, different income groups, and people with special needs.

5.2 Form and Density of Residential Development

Policies

1. It is a policy that the form and density of residential development shall not exceed the carrying capacity of the land in terms of water supply, wastewater management, municipal servicing, and the protection of environmental and aesthetic resources.
2. It is policy to encourage innovative forms of residential development that protect the environment, offer opportunities for shared access to services and amenities, and maintain the rural character of the Village.

5.3 Housing in Village Centre

Policy

1. It is a policy to encourage residential development within the Village Centre where future investment in municipal infrastructure will be most feasible.

5.4 Recreational Accommodations on Residential Land

Policy

1. It is a policy to limit the use of bunkhouses and trailers as accessory recreational accommodations on year round and seasonal residential lots.

5.5 Separation of Residential and Agricultural Uses

Policy

1. It is a policy to minimize potential conflicts between livestock operations and non-agricultural land uses by establishing minimum-distance separations.

5.6 Drinking Water Supply

Policies

1. It is a policy that approval of residential subdivisions will be contingent on an adequate quality and quantity of drinking water for residents, as well as measures to protect drinking water sources.

2. It is a policy that prior to approving a proposed subdivision or development, a water supply assessment may be required to determine the capability of the groundwater supply in terms of quantity and quality to support the needs of the development, as well as to determine potential impacts of the development on the groundwater resource.
3. A water supply assessment will be based on the District Planning Commission's Water Supply Assessment Guidelines. The assessment may consider comments from appropriate government agencies and other suitably qualified professionals. Subject to the findings of the assessment, the Development Officer may:
 - (a) permit the development if the assessment identifies no serious concerns with respect to the adequacy of the water supply or with respect to potential negative impacts of the development on the water supply
 - (b) permit the development, subject to conditions to adequately address identified concerns
 - (c) require a comprehensive water assessment if the abbreviated assessment identifies significant concerns, or
 - (d) not approve the development if there are significant concerns onsite or in the immediate surrounding area that cannot be satisfactorily alleviated or mitigated.

Proposal

1. It is proposed to identify and protect sensitive groundwater recharge and discharge areas that are important for sustaining a potable water supply for the Village and its residents.

5.7 Conservation Subdivisions

Policies

1. It is a policy to encourage a conservation design approach to residential subdivision development as a method to reduce sprawl, protect riparian areas and other sensitive resources, provide common amenity space for residents, and improve water supply and on-site sewage disposal methods.
2. It is a policy that approvals of conservation subdivisions, which will allow for reduced lot size standards (smaller lots) as a trade off for the retention of more open space, must be accompanied by documentation showing how conservation design principles will be employed.

6.0 COMMERCIAL / INDUSTRIAL

Commercial and industrial activities as well as home-based enterprises are important for the economic health of the Village. It is the goal of Council to facilitate the retention and expansion of existing commercial and industrial activities, as well as the development of new enterprises. There are significant opportunities for enterprises that operate accessory to residential uses. The Rural Plan accommodates a wide range of such activities allowing for employment opportunities where the use is in keeping with the character of the community and not a detriment to the environment.

6.1 Fostering Commercial and Industrial Development

Policies

1. It is a policy to encourage the growth and diversification of the Village's economic base by supporting the retention and expansion of existing businesses and the establishment of new businesses.
2. It is a policy to encourage and support businesses that provide services to the seasonal residential population.

6.2 Development to be Sustainable and Compatible

Policies

1. It is a policy to support expansion and development of businesses to the extent that they do not negatively impact the environment and do not place an undue burden on municipal infrastructure and resources.
2. It is a policy that industrial and commercial activities shall be fostered where they complement the character of the community and are compatible with surrounding land uses.
3. It is a policy to encourage new construction and renovations to be compatible with neighbouring properties.

6.3 Village Centre as Commercial Focus

Policy

1. It is a policy to focus development of retail shops, food services, visitor accommodations, personal services, and other service-oriented small business uses within the Village Centre.

6.4 Home Based Enterprises

Policy

1. It is policy to allow for a range of home-based enterprises where the nature and scale of the activity is complementary to or in keeping with the character of surrounding land uses.

6.5 Resource Related Industries

Policy

1. It is policy to direct resource-related industrial uses to areas where negative impacts on other development will be minimized.

6.6 Industrial and Land Extensive Commercial Land Uses

Policy

1. It is a policy that where Industrial and Land Extensive Commercial uses are not otherwise permitted they will be subject to a rezoning. A zone will be created to accommodate these uses if no such zone exists at the time of the rezoning. The evaluation of a rezoning application shall consider, but not be limited to, the following:
 - (a) minimal impacts on water resources, steep slopes, and other environmentally sensitive areas and resources
 - (b) compatibility with the surrounding neighbourhood, especially adjacent land uses, and

- (c) appropriate development standards and mitigation measures to address any adverse environmental and land use impacts.

7.0 COMMERCIAL RECREATION AND TOURISM

Cambridge-Narrows has a proportionally high population of summer residents who live around Washademoak Lake. In addition, the Village is a popular summer destination for short-term visitors who stay in campgrounds and other commercial accommodations. Summer residents and tourists provide various entrepreneurial opportunities such as canoe, kayak and boat rentals, adventure camps, guided water tours, fishing packages, gear rentals, food services, refreshment stands, and numerous other visitor products. These sectors will play an increasingly important role in the community's growth and should be supported to the extent that they are compatible with existing land uses and are not detrimental to the environment. The policies in this Section aim to encourage the growth of these commercial recreation products and services.

7.1 Fostering Commercial Recreation and Tourism

Policy

1. It is a policy to encourage and support the development of the commercial recreation and tourism sectors, taking advantage of high summer visitation and facilitating their expansion into year-round opportunities.

7.2 Water-Based / Land Extensive Commercial Recreation

Policy

1. It is a policy that proposed commercial recreation uses that are water related or utilize an extensive land base will require a rezoning. The evaluation of the rezoning application shall consider, but not be limited to, the following:
 - (a) minimal alteration of the natural topography
 - (b) preservation of the area's natural and cultural heritage
 - (c) incorporation of open space opportunities
 - (d) incorporation of adequate separation buffers to preserve environmental and aesthetic qualities
 - (e) avoidance, minimization and mitigation of adverse/negative impacts on nearby properties
 - (f) preservation of riparian trees and undergrowth or, if considered necessary, the planting of riparian buffers with natural species to minimize possible environmental impacts, and
 - (g) impact on air and water quality, the environment and aquatic habitat.

8.0 NATURAL RESOURCE LANDS

The economy of Cambridge-Narrows is influenced to a high degree by its natural resource base, including its forests, agricultural lands, lake and streams.

The Village has an active forest industry relying on raw materials from private woodlots, industrial freehold land, and leasehold Crown land. Timber harvested from these lands provide an important source of income for the owners, and are an important supply of raw material for the production of lumber, pulp and paper, and other wood products.

While agriculture has declined from previous levels of activity, a number of residents have identified niche farming (i.e. specialty crops) and value-added agricultural industries as opportunities for Cambridge-Narrows, with a handful of such operations already in business. A microclimate is created by Washademoak Lake that makes surrounding lands most suitable for small fruit, vegetable and horticultural crops. The retention of larger lots would encourage and allow for these types of agricultural operations to occur. Agricultural uses could include such things as market gardens, pick your owns (strawberries, blueberries, apples, etc...), nurseries and wineries. These agricultural uses could coexist and even compliment the residential, recreation and tourism potential of the Village.

The Village has a limited resource of aggregate. There are a few isolated aggregate operations within the planning area with no significant resource of commercial value.

The natural resource base is also a critical factor in the popularity of the Village as a destination for outdoor recreation and tourism. This is due, in no small part, to the scenic waters and shoreline of Washademoak Lake, as well as the abundance of lush trees and greenery throughout the Village.

This Section outlines land use policies aimed at ensuring the ongoing viability, sustainability, and future development potential of these important natural resources and the economic activities that depend on them.

8.1 Fostering Resource Industries

Policy

1. It is a policy to recognize the economic importance of resource industries, including forestry, agriculture, aggregate operations, outdoor recreation and to promote and support the sustainable use and management of these resources.

8.2 Agriculture

Policies

1. It is a policy to minimize potential conflicts between livestock operations and non-agricultural land uses by establishing minimum-distance separations.
2. In recognition of the dynamic nature of modern farming, it is a policy to permit a mix of compatible uses on properties where agriculture is the primary permitted use.
3. It is a policy to support the development of agricultural niche markets and value added operations.
4. In order to evaluate the impact on the environment and surrounding land uses, it is a policy that the establishment of intensive livestock operations will be subject to a rezoning, as well as compliance with all licensing requirements under the provincial *Livestock Operations Act*. Evaluation of rezoning applications will consider:
 - (a) nature and scale of operation
 - (b) impact on water quality and the environment
 - (c) proximity and nuisance to neighbouring residential, commercial and institutional uses, and
 - (d) associated land base to be used for manure management.

Proposal

1. It is proposed that Council monitor the impact of residential lot creation particularly on good quality agricultural soils along Washademoak Lake and consider the appropriateness of a zone that would provide for residential development on a land base sufficient to support small fruit and vegetable or horticultural operations.

8.3 Forestry**Policies**

1. It is a policy to preserve and protect productive forestland for timber production as well as for important non-timber values such as fish and wildlife habitat, water quality and quantity, and soil conservation.
2. It is a policy to conserve forest landscapes that are important to the viability and future development of outdoor tourism and recreation industries.
3. It is a policy that forest growth, harvesting, and primary and secondary wood processing will be high priority land uses in the Resource Zone.
4. It is a policy to limit the development of land uses that contribute to the alienation and fragmentation of productive forestland and/or undermine the economic viability of forest-based industries.
5. It is a policy to encourage sustainable forestry practices, and to minimize the impacts of forestry uses on the environment.
6. It is a policy that forestry uses and activities, including harvesting, forest access roads, and silviculture, will protect the environmental integrity of watercourses and wetlands in accordance with conservation policies and buffer areas established in this Rural Plan and in accordance with the provincial *Clean Water Act* and its regulations.

Proposal

1. It is proposed that all landowners be encouraged to maintain a forested/landscaped buffer along all local numbered highways (695, 710 and 715) to minimize negative visual impacts.

8.4 Aggregate Operations**Policies**

1. It is a policy that aggregate operations, where permitted, be subject to the issuance of a development permit and compliance with zoning provisions addressing such matters as impact on the environment, neighbouring land uses, public safety, operating standards, and site rehabilitation requirements.
2. It is a policy that aggregate operations shall be sufficient distance from floodplains, wetlands, watercourses, sensitive wildlife and fish habitat, environmentally significant areas so as to minimize disturbances to these fragile resources.

8.5 Mining**Policies**

1. It is a policy that mineral exploration, staking, claiming and subsurface mining be permitted throughout the planning area, in accordance with provincial regulations.
2. It is a policy that surface mining and mineral processing operations, as well as areas identified as having high potential for future mining development, will be located within the Resource Zone.

3. It is a policy to protect mining operations from incompatible land use development that would impede mining activities and future mining development in areas identified as having valuable mineral resources.
4. It is a policy that the development of a mine will preserve and protect sensitive and significant environmental resources and will be subject to all provincial regulations and required approvals.

8.6 Recreation and Tourism

Policy

1. It is a policy to conserve the forest landscape and scenic resources that are important for maintaining the viability of key outdoor recreation and tourism businesses.

8.7 Resource Zone

Policies

1. It is a policy to identify a zone, which will give priority to the development and protection of natural resources that are important to the economic base of Cambridge-Narrows. That zone will include the majority of lands located outside the built-up areas lying adjacent to the Village's existing road system.
2. It is a policy to preserve and protect key natural resources for the economic development of agriculture, forestry, mining, aggregate extraction, outdoor recreation, and tourism within identified resource areas.
3. It is a policy that within identified resource areas non-resource related land uses will be permitted where they are compatible with surrounding land uses and where environmental impacts can be mitigated.
4. It is a policy to accommodate light industrial uses as a permitted main use and general industrial land uses as conditional uses where they are compatible with surrounding land uses and where environmental impacts can be mitigated within identified resource areas.

9.0 INSTITUTIONAL USES

Institutional uses, such as places of worship, community halls, clinics, schools, libraries, and government buildings, provide for community needs and contribute importantly to the quality of life of residents. These buildings serve as meeting and gathering places and strengthen sense of community, particularly when they are centrally located. Sometimes these are historical buildings that provide a connection to the heritage of the community.

9.1 Supporting Community Institutions

Policies

1. It is a policy to recognize the importance of institutional land uses for community services, heritage preservation, sense of community, and quality of life.
2. It is a policy to encourage the use of public buildings and facilities such as sport fields, gymnasiums, and classrooms for adult education classes, group meetings, and other community activities.

9.2 Village Centre as Focus for Institutional Uses

Policy

1. It is a policy to encourage new institutional uses to locate within the Village Centre, subject to provisions that address the appropriateness and compatibility with the surrounding area.

9.3 Institutional Uses Outside Village Centre

Policy

1. It is a policy that the development of institutional uses outside the Village Centre will be permitted subject to a rezoning. The evaluation of the rezoning application shall consider, but not be limited to, the following:
 - (a) suitability and location of site for intended use
 - (b) possible environmental impacts, and
 - (c) compatibility with surrounding land uses.

10.0 NATURAL AND CULTURAL HERITAGE

A community's natural and cultural features create a sense of place and connectivity with the past. Washademoak Lake is a very historically significant feature of the Village as it was a commonly used portage route accommodating a range of vessels from canoes to steamboats. The three municipally owned wharves, where the steamboats would dock, are currently the focus of restoration efforts. Residents and visitors alike readily identify with a community that proudly promotes and protects its heritage. The goal of this Plan is to protect and preserve the important natural and cultural features that define the heritage of Cambridge-Narrows.

10.1 Preservation of Heritage Resources

Policy

1. It is a policy to preserve and protect historic sites and buildings, open space, and important natural features that define the heritage and character of Cambridge-Narrows.

Proposals

1. It is proposed to preserve significant archaeological areas, aboriginal heritage resources, and other historic sites possessing the following characteristics:
 - (a) architectural, cultural, social, political, economic aspects of the province's history, and/or
 - (b) associated with specific individuals, events, or institutions that have shaped the local history.
2. It is proposed that heritage buildings be promoted for public uses such as recreation centres, libraries, community halls, museums, and galleries.

10.2 Dedications of Historical Sites

Policy

1. It is a policy that land dedications for public purposes associated with the development approval process, target historic sites.

10.3 Promote Village Centre as Community Focus

Policy

1. It is a policy to encourage new development that is of public, cultural or community interest to locate within the Village Centre, focusing on the vicinity of the Municipal Building.

11.0 OPEN SPACE AND RECREATION

Public open spaces and recreation areas are important for many reasons. Open spaces help to define the character of the community and add to its aesthetic appeal. Recreation facilities and amenities offer opportunities for active pursuits contributing to healthy lifestyles. These are enjoyed by both full-time and seasonal residents and serve as a draw for tourists.

11.1 Open Space and Recreational Development

Policies

1. It is policy to support the establishment of parks, trails and public recreation opportunities for people of all ages and abilities.
2. It is a policy to encourage the development of trails within the Village as a source of outdoor winter and summer recreation and to provide access to other recreational sites, facilities and community amenities.

Proposal

1. It is proposed that Council investigate opportunities for cooperation with other levels of government, community groups and private citizens for the purposes of developing and maintaining facilities and public open spaces.

11.2 Compatible Development

Policy

1. It is a policy that public open spaces and recreational facilities will:
 - (a) be developed to a high standard with regard to safety, appearance and compatibility with surrounding uses, and
 - (b) be developed in a way that minimizes adverse effects on neighbouring residential properties through proper site layout and buffering.

11.3 Recreation and Public Space Acquisition Plan

Proposal

1. It is proposed that Council develop a Recreation and Public Space Acquisition Plan to identify opportunities and priorities for the protection and acquisition of lands for public purposes. This can include land that needs protection, including riparian zones and other sensitive areas, key linkages for trails and habitat connections, land for tot lots, playing fields, community buildings and sites and structures of historical and cultural significance. When identifying potential public open spaces special consideration will be given to land providing access to Washademoak Lake and areas within walking distance of residences. This Recreation Plan will guide decisions pertaining to the dedication of lands during the subdivision process where the "cash in lieu" option, in accordance with the Municipal Subdivision By-law, is appropriate.

12.0 TRANSPORTATION

The road system in Cambridge-Narrows facilitates vehicle movement within the Village and connects to external roads and highways outside the Village. The Village has a hierarchy of roads based on the Department of Transportation standards that take into account traffic volume, speed and level of servicing, including Local Numbered, Named and Private Roads. The Village also has a large number of existing private roads along both sides of the Lake that are not maintained by the Village.

12.1 Road Design and Construction

Policies

1. It is a policy that Local Numbered and Local Named will be designed and constructed to Department of Transportation standards.
2. It is a policy that private roads will be designed and constructed to standards set out in the Cambridge-Narrows Subdivision By-law.
3. It is policy that the construction of new private residential roads, road extensions and driveways in excess of 100m (330 ft) require a development permit issued by the Development Officer, and be undertaken in a way that minimizes negative impacts on the environment.
4. It is a policy that the layout of new roads will provide adequate right-of-way reservations to accommodate possible needs for future road extensions and for road access to backland areas to accommodate possible future development and transportation needs.

12.2 Road Front Development

Policies

1. It is a policy that development along all roads, including driveways, must be of a standard that does not impede the efficient and safe movement of vehicles, pedestrians, and bicycles.
2. It is a policy to ensure that all new development has suitable access to a public road.
3. It is a policy that zoning provisions shall establish a sufficient setback for buildings from all roads to accommodate potential future widening, roadway improvements, and efficient maintenance of roads and other infrastructure.
4. It is a policy to discourage proposed developments that will jeopardize safety or create undue public costs for road upgrading and maintenance.

12.3 Private Roads

Policies

1. It is a policy that maintenance and upgrading of private roads are the responsibility of landowners - not the Village or the Province of New Brunswick.
2. It is a policy that existing private roads shall not become public unless assented to by Council under Section 56 of the *Community Planning Act* and the Department of Transportation agrees to take the road under its control.
3. It is a policy that Council will not take responsibility for the maintenance or upgrading of private roads.
4. Although Council is not obligated, it is a policy that Council will only take over private roads if they comply with Department of Transportation standards.

13.0 CLOSED LANDFILLS

In accordance with Regulations in the Health Act, no use shall be made of sites that contain a closed landfill for twenty-five (25) years post closure.

13.1 Landfills - Closed

Policy

1. It is a policy that a closed landfill shall be included in a zone that prohibits its development.

PART C: ZONING PROVISIONS**14.0 DEFINITIONS AND INTREPRETATION**

14.1 The zoning map included in Schedule "A" and titled "Village of Cambridge-Narrows Zoning Map" is the zoning map designated for the *Village of Cambridge-Narrows Rural Plan Regulation*.

14.2 In this Regulation:

"accessory use" means a use, other than human habitation, of land or a building or structure, which is not the main building or structure, which is naturally or customarily incidental and complementary to the main use of the land or to the main use being conducted in the main building or structure of the lot and which is not a secondary use;

"Act" means the *Community Planning Act* chapter C-12, R.S.N.B.;

"active recreation" means leisure activities usually of an organized nature, often performed with others and requiring equipment, taking place at prescribed places, sites, or fields;

"adult entertainment place" means any premises or part thereof which provides good or services, including activities, facilities, performances, exhibitions, viewing and encounters, the principal characteristic of which is the nudity or partial nudity of any person;

"aggregate operation" means the use of land for the surface extraction, processing, crushing, and stockpiling of sand, gravel, clay, shale, limestone, or other deposit;

"agricultural operation" means an agricultural operation, excluding intensive livestock operations, that is carried out for gain or reward or in the hope or expectation of gain or reward, and includes:

- (a) the cultivation of land
- (b) the keeping and raising of livestock
- (c) the keeping and raising of bees
- (d) an aquaculture use
- (e) the production of agricultural field crops
- (f) the production of fruit and vegetables and other specialty horticultural crops
- (g) the production of eggs and milk
- (h) the operation of agricultural machinery and equipment, including irrigation pumps, and
- (i) the application of fertilizers, conditioners, insecticides, pesticides, fungicides and herbicides, including ground and aerial spraying, for agricultural purposes;

"agricultural produce sales outlet" means a fruit, vegetable, flower or farm produce stand set up as an accessory use on a farm, used for the sale of produce from that same agricultural operation;

"alter" means to make any change, structurally or otherwise, in a building or structure which is not for the purpose of maintenance only;

"animal unit" means the number of livestock or poultry that produce one animal unit as follows:

- 1 horse, cow, steer, bull, mule, donkey, bison, buffalo, pig, fox, or mink including offspring until weaning

3	llama, alpaca, or deer including offspring until weaning
6	sheep or goats including offspring until weaning
10	ostriches, emu or fur bearing animals excluding fox or mink
20	chickens, turkeys, ducks or geese
100	chicks

"aquaculture" means any land devoted to the hatching, raising and breeding of fish or other aquatic plants or animals for sale or personal use;

"artisan shop" means a shop in which arts and/or crafts are produced and may be offered for sale, but does not include a manufacturing use;

"assembly hall" means a building or part of a building, in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a banquet hall, private club or fraternal organization;

"bed and breakfast establishment" means an owner-occupied single detached dwelling in which there are rooms for rent as short-term accommodation, and may include the provision of breakfast to those persons residing temporarily at the establishment, as well as dining facilities for the general public, that accommodates twice the number of people as there are number of bedrooms, plus 5 (i.e. 5 bedroom B&B would allow for a dining facility capacity of 15);

"boarding house" means a dwelling in which the resident owner or resident manager provides accommodation or accommodation and meals, on a long-term and continuous basis, to the public;

"boarding stable" means a building, structure or premises used for the feeding, housing and exercising of horses for gain or profit;

"building" means any structure used or intended for supporting or sheltering any use or occupancy;

"building, main" see the definition for "main building";

"building inspector" means the inspector(s) appointed by the Minister under the Provincial Building Regulation - *Community Planning Act* for the area;

"bunkhouse" means an accessory building that is a dormitory only and provides no kitchen or bathroom, not exceeding 45 sq. metres (500 ft²) in size;

"camp" means a building or structure allowing for overnight accommodation not exceeding 45 m² (500 ft²);

"campground/recreational vehicle park" means an area of land, managed as a unit accommodating tents, recreational vehicles, and/or any combination of three (3) or more camps, trailers or bunkhouse used on a short term or seasonal basis, and where the accessory uses could include an administrative office, clubhouse, snack bar, laundry, convenience store, swimming pool, washrooms, showers and recreational facilities;

"caterer's establishment" means an establishment in which food and beverages are prepared for consumption off the premises;

"clinic" means a building or part thereof, used exclusively by physicians, dentists, or other health professionals, their staff, and their patients for the purpose of consultation, diagnosis and office treatment of humans, and without limiting the generality of the foregoing, a clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care or operating rooms;

"commercial recreation establishment" means a recreational facility operated as a business for gain or reward;

"conservation use" means the use of land for the preservation and protection of the natural environment;

"convenience store" means a retail commercial establishment supplying groceries, sundries and other daily household necessities to the immediate surrounding area;

"corner lot" means a lot having two or more adjacent sides fronting on two or more intersecting roadways;

"daycare centre" means an establishment providing for the care, supervision and protection of children, in accordance with applicable Provincial regulations;

"daycare, home" see the definition for "home daycare";

"depth" means, in relation to a lot, the length of the lot segment lying between the front and rear lot lines, along a line joining the mid-point between the two exterior front corners and the mid-point between the two exterior rear corners.

"development" means a development as defined by the *Community Planning Act*;

"distance" means the shortest separation, measured on a horizontal plane, between a lot line or street line and the nearest part of a building or structure;

"District Planning Commission" means the District Planning Commission having jurisdiction, as defined under the *Community Planning Act*;

"drainage" means the removal of surface or subsurface water by a channel, open ditch, tile drain, grassed waterway or conservation structure;

"drinking establishment" means a commercial operation, assembly hall, or place of entertainment in which the sale and consumption of liquor is licensed;

"driveway" means a vehicular passageway having at least one end thereof connected to a public or private thoroughfare, and providing ingress to and/or egress from a lot;

"duplex dwelling" means a residential building divided horizontally into two separate dwelling units, each with an independent entrance either directly or through a common vestibule;

"dwelling" means a main building or portion thereof which contains one or more dwelling units;

"dwelling, duplex" see definition for "duplex dwelling";

- "dwelling, multiple-unit" see definition of "multiple-unit dwelling";
- "dwelling, semi-detached" see definition of "semi-detached dwelling";
- "dwelling, single detached" see definition of "single detached dwelling";
- "dwelling, two-unit" see definition of "two-unit dwelling";
- "dwelling unit" means a room, or a suite of two or more rooms, designated or intended for use by an individual or family in which facilities and sanitary conveniences are provided for the exclusive use of such individual or family;
- "dwelling unit, secondary" see definition of "secondary dwelling unit";
- "eating establishment" includes an establishment where for compensation, either directly or indirectly, food is cooked, prepared or served for consumption on the premises or elsewhere, but does not include a mobile canteen, institutional food-service establishment, catering kitchen, bakery, vending machine, or a private house occupied by a family in which boarders are kept under a private arrangement;
- "environmentally sensitive areas" means the habitat required for the maintenance and conservation of rare, threatened or endangered species and sensitive natural features that provide critical habitat to various plant and animal communities;
- "Environmentally Significant Area" means an area, as identified by the New Brunswick Nature Trust Fund, easily impacted or susceptible to pollution, degradation or destruction, usually caused by human activities. Areas considered environmentally significant may contain a rare species of animal/plant or a rich diversity of species representative of an ecological zone;
- "erect" means to construct, build, assemble, or re-locate a building or structure, as well as any physical operations preparatory thereto;
- "excavation" means the mining or extraction of quarriable substances for sale or off-tract use;
- "existing livestock facility or operation" means a livestock facility or operation where the owner/operator can demonstrate that the operation was active within a one year period prior to the approval of this Rural Plan ;
- "existing lot" means a lot, in existence at the time of the adoption of this Rural Plan;
- "family" means one or more persons, not necessarily related, occupying a premise and living as a single housekeeping unit, as distinguished from a group occupying a hotel, boarding house, or rooming house;
- "floor area" means the total useable floor space contained within a building but not including garages, carports, porches, verandas, breezeways, approach halls or, except for those completely contained in a dwelling unit, stairways;
- "floor area, ground" means the floor space of a building at the ground level;
- "forestry" means the general growing and harvesting of trees and, without limiting the generality of the foregoing, shall include the raising and cutting of fuel wood, pulp, wood, lumber, Christmas trees, and other products as well as the portable milling and sawing of wood;

- "front lot-line" means a lot line dividing the lot from an abutting roadway;
- "front yard" means, in relation to any building, structure or use on a lot, that part of the lot between such building, structure or use and a front lot line;
- "garden centre" means the use of land, buildings or structures or part thereof for the purpose of buying or selling plants, lawn and garden equipment, furnishings and supplies;
- "garden suite" means a temporary accessory residential dwelling on an otherwise occupied lot used for residential purposes, intended for the sole occupancy of an individual or couple directly related to the family of the primary dwelling, who by reason of age, infirmity, or mental or physical disability are not fully able to care for themselves;
- "gasoline bar" means one or more pump islands, each consisting of one or more gasoline pumps, and shelter having a floor area of not more than 10 m², excluding washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing;
- "general industrial" means the use of land, buildings or structures for the purpose of storing, assembling, altering, repairing, manufacturing, fabricating, packing, canning, preparing, breaking up, demolishing, or treating any article, commodity or substance;
- "grade" means the finished level of the ground at the exterior walls of a building or structure;
- "ground water" means any flowing or standing water below the surface of the earth;
- "group home" means a single detached residence, licensed or approved under Provincial statute for the accommodation of a maximum of five (5) people, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social, behavioral, or physical condition or legal status, require a group living arrangement for their well-being, but does not include a special care home, or nursing home, as defined in this Regulation;
- "hazard lands" means lands that pose a constraint to development such as wetlands, organic soils, steep slopes, flood plains, contaminated soils, sinkholes and other unstable surfaces, exposed bedrock and areas unsuitable for septic systems;
- "height" means, in relation to a building or structure, the vertical distance as measured from mean grade to the highest point on such building or structure;
- "home daycare" means an establishment operated as a home occupation providing for the care, supervision and protection of children;
- "home occupation" means an accessory use conducted in a dwelling unit, or an accessory building (where permitted), for gain or support which is compatible with a domestic household, and which is carried on by at least one (1) member of the family residing in that dwelling unit;
- "home or farm industry" means a gainful occupation, trade or service for which purpose an accessory building or structure may be used, and, without limiting the generality of the foregoing, would include a home daycare, the production of arts and crafts, a shop for carpentry, winery, caterer's establishment, electric equipment repair, woodworking, window framing, welding, plumbing, machine or auto repair, riding stables, a service shop, a blacksmith, and a storage building for vehicles, equipment and commodities;

"home, special care" see the definition of "special care home";

"hotel" means a tourist establishment that consists of a building containing three or more attached units grouped under one roof and accessible from the interior or partially from the exterior, designed to accommodate the traveling the public and may have facilities for serving meals;

"industrial, general" see definition of "general industrial";

"industrial, light" see definition of "light industrial";

"infill development" means development or redevelopment occurring on a vacant site following completion of the initial development of the area;

"interior lot" means a lot other than a corner lot;

"institutional use" means the use of land, buildings or structures for a public or non-profit purpose and without limiting the generality of the foregoing, may include such buildings as schools, places of worship, indoor recreation facilities, community centres, public hospitals and government buildings;

"intensive livestock operation" means a livestock facility/operation established subsequent to the approval of this Rural Plan, which includes fifty (50) or more animal units;

"kennel" means any premises on which five (5) or more animals over the age of six (6) months are boarded, bred, trained or cared for in return for remuneration or are kept for the purpose of sale, and does not include a veterinary clinic or boarding stable;

"land" means ground, soil or earth not covered by a body of water;

"land extensive uses" means uses that require a large amount of land. For example, golf course, mini golf course, rifle range, race car track, gun club, bowling alley, movie theatre, paint ball field/course, go-cart track/course, building supply centre, garden centre, auto and equipment sales;

"landscaping" means the modification and enhancement of a site through the use of any or all of the following elements:

- (a) soft landscaping consisting of vegetation such as trees, shrubs, hedges, and grass;
- (b) hard landscaping consisting of non- vegetative materials such as brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt; and
- (c) architectural elements consisting of wing walls, sculpture and the like;

"light industrial" means the use of land, buildings or structures for the purpose of storing, assembling, altering, repairing, manufacturing, fabricating, packing, preparing, breaking up, demolishing, or treating any article, commodity or substance that can be carried without hazard or intrusion and without detriment to the amenity of the surrounding area by reason of scale, noise, vibration, smell, fumes, smoke, grit, soot, ash, dust, glare or appearance, and does not use process waters and does not produce process waste waters;

"livestock" includes cattle, horses, mules, donkeys, llamas, alpacas, deer, bison, buffalo, pigs, sheep, goats, ostriches, emu, elk, animals raised for fur or meat, and fowl;

"livestock facility" means a building used or intended to be used to confine or house livestock or a confined livestock area and includes a structure or area used or intended to be used to store manure;

"livestock operation, intensive" means a livestock facility/operation established subsequent to the approval of this Rural Plan, which includes fifty (50) or more animal units;

"livestock operation" means the raising or keeping of livestock;

"local named road" means a public road that is named rather than numbered by the Department of Transportation;

"local numbered road" means a public road that is numbered by the Department of Transportation, and including the 710, 715 and 695 in the Village of Cambridge-Narrows;

"lot" means any parcel of land which is contained as a separate lot description in a deed of land or as shown as an approved lot on an approved plan of subdivision filed in the registry of deeds;

"lot, corner" see definition of "corner lot";

"lot, interior" see definition of "interior lot";

"lot line" means a common boundary between a lot and an abutting lot or roadway;

"lot line, front" see definition of "front lot line";

"lot line, rear" see definition of "rear lot line";

"lot line, side" see definition of "side lot line";

"main building" means a building in which is conducted the main or principal use of the lot on which the building is located;

"main use" means the primary purpose for which a building, other structure and/or lot is designed, arranged, or intended, or for which may be used, occupied or maintained under this Rural Plan;

"manufacturing" means the use of land building or structures for the purpose of manufacturing, assembly, making, preparing, inspecting, finishing, treating, altering, repairing, warehousing or storing or adapting for sale of any goods, substance, article, thing or service;

"manure storage" means a lagoon, tank, or other feature constructed or used to hold or contain manure, and shall not include temporary or seasonal manure storage on the ground nor the seasonal application of manure on agricultural lands, provided such activities are approved in accordance with applicable legislation;

"marina" means a building, structure or place, containing docking facilities and located on a navigable waterway, where boats and boat accessories are stored, serviced, repaired or kept for sale and where facilities for the sale of marine fuels and lubricants may be provided;

"medical clinic" means a building or part thereof, used exclusively by physicians, dentists or other health professionals, their staff and their patients for the purpose of consultation, diagnosis and office treatment of humans and may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care or operating rooms;

"mini-home" means a building unit that is designed to be used with or without a permanent foundation as a dwelling for humans, that has a width of less than six (6) metres throughout its entire length exclusive of steps or porches, that is not fitted with facilities for towing or to which towing apparatus can be attached and that is capable of being transported by means of a flat-bed float trailer from the site of its construction without significant alteration;

"mini storage establishment" means one or more than one building containing separate spaces of varying sizes that are offered by lease or rent to persons for the storage of chattels;

"mining" means "mining" as defined by the *Mining Act*, and includes stockpiles, office or administrative buildings, parking areas or any other use incidental or accessory to extraction and processing activities, and is approved in accordance with applicable legislation;

"Minister" means the Minister responsible for the *Community Planning Act*;

"mobile home" means a dwelling unit that is so constructed as to be suitable for being attached to and drawn by a motor vehicle, notwithstanding that it is jacked up or its running equipment removed;

"motel" means a tourist establishment that

- (a) consists of one or more than one building containing four or more attached accommodation units
- (b) may or may not have facilities for serving meals, and/or
- (c) is designed to accommodate the traveling public for whom the automobile is the principal means of transportation;

"multiple unit dwelling" means a dwelling containing more than two dwelling units, such units being constructed with common walls on the same level or split by the floor on separated levels served by a common entrance or by individual entrances directly from the outside in which the occupants have the right to use in common any corridors, stairs or elevators contained therein, and appurtenant thereto;

"nursing home" means a residential facility in which the proprietor or charitable organization provides supervisory, personal or nursing care for persons who are not related by blood or marriage to the proprietor of the home and who by reason of age, infirmity or mental or physical disability are not fully able to care for themselves but does not include an institution operated under the Mental Health Act, the Hospital Services Act, the Hospital Act or the Family Services Act;

"open space" means an area not occupied by principal or accessory buildings and which does not contain any part of the following: private driveways and roadways, off-street parking areas, loading and trash pick-up areas, swimming pools, structures of any kind except permitted fences, easements, government right-of-way or submerged lands.

"outdoor amusement activities" means an activity that is land intensive (requires a large amount of land to participate in the activity). These activities include, but are not limited to drive-in movie theatres, go-cart track, paint ball field/course, rifle range, moto-cross racetrack;

"outdoor recreational use" means recreational use conducted outdoors and without limiting the generality of the foregoing, may include: trails used for hiking, snowmobiling, cross-country skiing, bicycling, or horseback riding; sleigh rides; nature interpretation activities; canoeing; as well as hunting and fishing in accordance with applicable regulations but does not include a recreation facility or a commercial recreation establishment;

"outfitter" means a service providing supplies and equipment for hunting, fishing and trapping and may include guiding services;

"park" or "playground" means lands so designated, available to the public, requiring only a minimum of equipment and includes a conservation park or nature trail, a rest spot or any other similar development;

"passive recreation" means recreational activities that generally do not require a developed site, and includes such activities as hiking, horseback riding, and picnicking;

"personal service shop" means a building or part thereof in which services are provided and administered to the individual and personal needs of persons, and without limiting the generality of the foregoing, includes barber shops, hairdressing establishments, workrooms for shoe repair and shoe shining shops, bakery shops and photographic studios;

"place of entertainment" means an athletic, recreational or social club operated for gain or profit, as well as an auditorium, motion picture or other theatre, billiard or pool room, bowling alley, ice or roller skating rink, curling rink, dance hall, or bingo hall and all other similar places open to the public, but does not include adult entertainment uses or any other place of entertainment or recreation facility otherwise defined or classified in this Rural Plan;

"place of worship" means a building commonly used for public worship by any religious organization and may include a rectory or manse, place of worship hall, auditorium, day nursery or religious school associated with, or accessory thereto;

"playing field" means an area permanently devoted to recreational uses and generally characterized by its natural, historic or landscaped features, and used for both passive and active forms of recreation;

"public building" means a building that can be used for a public or non-profit purpose and without limiting the generality of the foregoing, may include such buildings as schools, places of worship, indoor recreation facilities, community centres, public hospitals and government buildings;

"public or private utilities" means utilities provided by any agency which, under franchise or ownership or certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage, collection or other similar service;

"rear lot line" means a lot line extending along the rear of the lot;

"rear yard" means in relation to any building, structure or use on a lot, that part of the lot between such building, structure or use and a rear lot line;

"recreational facility" means a place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities;

"recreational vehicle park/campground" see definition of "campground/ recreational vehicle park";

"residential dwelling" means a single detached dwelling, a two unit dwelling or a multiple unit dwelling;

"residential use" means any single detached unit, two unit, multiple unit, camp, trailer and bunk house;

"retail store" means a store or shop engaged in the sale of commodities or goods to individual customers for personal use rather than for resale, and without limiting the generality of the foregoing, may include: stores

engaged in the sale of antique and second-hand articles, appliances and tools, art and crafts, books, clothing, garden supplies, recreation and sporting goods, bakeries, drug stores, florist, and video rental stores, but does not include any use separately listed in a zone;

"riding school or boarding stable" means an area of land which is used as an educational center for rider training or horse training, handling, care, or the lodging of horses;

"road/street" see the definition for "street/road";

"secondary dwelling unit" means a separate dwelling unit in an existing single detached dwelling, or secondary to the main use, which is a complete, independent living facility with provision within the secondary dwelling unit for cooking, eating, sanitation, and sleeping;

"secondary use" means a use in addition and secondary to a main use;

"semi-detached dwelling" means a residential building divided vertically into two separate dwelling units, each with an independent entrance either directly or through a common vestibule;

"service station" means a building and structures where gasoline, oil, grease, anti-freeze, accessories or tires, or a combination thereof, are stored or kept for retail for motor vehicles, whether or not minor repairs to motor vehicles are offered or performed;

"side lot line" means a lot line extending from a roadway to the rear of the lot;

"side yard" means a yard extending from the front yard to the rear yard and situated between the side lot line and the nearest part of the building, structure or use on a lot;

"single detached dwelling" means a single dwelling which is free standing, separate and detached from other main buildings or main structures and can include prefabricated or manufactured single detached dwelling unit, including a mini home or modular home by not including a mobile home;

"special care home" means an single detached dwelling used for the purposes of providing special and individualized care to elderly persons, children or disabled persons, provided the number within the intended user group does not exceed twenty (20) and the facility complies with applicable legislation;

"street/ road" means a road, street or highway as defined within the *Highway Act* and includes a privately owned road or street;

"street line" means the limit of the highway, road or street right-of-way and is the dividing line between a lot and the highway, road or street;

"structure" means anything constructed or erected with a fixed location on or below the ground, or attached to something having a fixed location on the ground, and includes buildings, walls, fences, signs, billboards, poster panels, light standards and similar items;

"surface water" means any flowing or standing water on the surface of the earth;

"swimming pool" means a tank or other structure, artificially created, at least in part, located outdoors, intended to contain water at a depth of 2 feet (24 inches) or greater for the purpose of swimming or diving, but shall not include a natural, dug or dammed pond primarily intended for aesthetic or agricultural purposes;

"topsoil" means the top organic layer of soil;

"tourist establishment" means a hotel, motel or any premises operated to provide sleeping accommodation to the traveling or recreating public and includes services and facilities in connection with the accommodations, but excludes a campground and a single family dwelling that may be rented;

"trailer" means any vehicle used for sleeping or eating accommodation on a seasonal basis and so constructed as to be suitable for being attached to and drawn by a motor vehicle, not to be used as a full time residence;

"two unit dwelling" means a duplex dwelling or a semi-detached dwelling;

"use" means the purpose for which land or a building or structure, or a combination thereof, is designed, arranged, erected, intended, occupied or maintained;

"use, accessory" see definition of "accessory use";

"use, main" see definition of "main use";

"veterinary clinic" means an establishment used by veterinarians, or practitioners in related specialties, for the purpose of practicing veterinary medicine and where animals are admitted for examination or treatment, and where limited laboratory and other diagnostic services may be offered on an outpatient basis, but excludes a kennel;

"water, ground" see definition of "ground water";

"water, surface" see definition of "surface water";

"watercourse" means the full width and length, including the bed, banks, side and shoreline, or any part, of a river, creek, stream, spring, brook, lake, pond, wetland, reservoir, canal, ditch or other natural or artificial channel open to the atmosphere, the primary function of which is the conveyance or containment of water whether the flow to be continuous or not;

"watercourse vegetation line" means the limit or edge of the bed of a body of water or the land covered by water so long as to wrest it from vegetation, or as to mark a distinct character upon the vegetation where it extends into that water or upon the soil itself;

"watershed" means the surface area contained within a divide above a specified point on a river, stream, or creek or other flowing body of water;

"wayside pit or quarry" means a temporary pit or quarry opened and used directly by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way;

"width" means, in relation to a lot:

- (a) where the side lot lines are parallel, the distance measured across the lot at right angles to such lines; or
- (a) where the side lot lines are not parallel, the distance measured across the lot along a line parallel to a line joining the points at which the side lot lines intersect the street line, such parallel line being drawn through the point at which the line of minimum set-

back intersects a line from the midpoint of and perpendicular to the line to which it is parallel.

“yard” means, in relation to any building, structure or use on a lot, that part of the lot between such building, structure or use and a lot line;

“yard, front” see definition of “front yard”;

“yard, rear” see definition of “rear yard”;

“yard, side” see definition of “side yard”;

15.0 PURPOSE, ADMINISTRATION, CLASSIFICATION and CONFORMITY**15.1 Purpose**

- 15.1 (1) The purpose of Part C (Zoning Provisions) is:
- (a) to divide the Village into zones
 - (b) to prescribe:
 - i. the purposes for which land, buildings and structures in any zone may be used, and
 - ii. standards to which land use, and the placement, erection, alteration and use of buildings and structures must conform, and
 - (c) to prohibit the use, placement, erection or alteration of land, buildings or structures other than in conformity with the purposes and standards mentioned in clause (b).

15.2 General

- 15.2 (1) Council may, by By-law, amend this Rural Plan under Section 74(1) of the *Community Planning Act* or rezone lands, subject to terms and conditions in accordance with Section 39 of the *Community Planning Act*.
- 15.2 (2) The powers of Council, the District Planning Commission, Development Officer and Building Inspector are as contained within the *Community Planning Act*, the *Municipalities Act*, and other Village By-laws and are not restricted, in any way to those of this Rural Plan.

15.3 Exemptions and Permitted Uses in All Zones

- 15.3 (1) Subject to the provisions of 16.7(2), private and public utilities shall be permitted in all zones and are exempt from the zone provisions of the lot upon which they are located including the use of land for the purposes of the supply of:
- (a) electric power
 - (b) natural gas
 - (c) water supply and storage
 - (d) sanitary sewage disposal and treatment of sewage
 - (e) drainage, including storm sewers
 - (f) roads, and/or
 - (g) all other public or private utilities,
- including the location or erection of any structure or installation for the supply of any of the above mentioned services.
- 15.3 (2) Staking, claiming and exploration for minerals and petroleum products is permitted in all zones subject to all applicable legislation.

15.4 Provision of Services

- 15.4 (1) No building may be erected in the municipality in respect of which, in the opinion of the Development Officer of the District Planning Commission, satisfactory arrangements have not been made for the supply of electric power, water, sewerage, roads or other services or facilities.

15.5 Site Suitability

- 15.5 (1) No building or structure may be erected on any site where it would otherwise be permitted under this Rural Plan when, in the opinion of the District Planning Commission, the site is marshy, subject to flooding, excessively steep or otherwise unsuitable for a proposed purpose by virtue of its soil or topography.

15.6 Grade of Site

- 15.6 (1) No permanent building or structure shall be erected or placed that would allow surface runoff to cause damage to adjacent properties.

15.7 Temporary Uses

- 15.7 (1) In response to an application signed by the owner of the subject lands or an authorized agent, the District Planning Commission may, subject to such terms and conditions as it considers fit:
- (a) authorize, for a temporary period not exceeding one year, a development otherwise prohibited by this Rural Plan, and/or
 - (b) require the termination or removal of a development authorized under clause (a) at the end of the authorized period.

15.8 Terms and Conditions

- 15.8 (1) In prescribing the purposes for which land, buildings and structures may be used, the District Planning Commission may, where so empowered by other sections in this Rural Plan, impose terms and conditions on, or may prohibit, such uses where compliance with those terms and conditions cannot reasonably be expected. Terms and conditions so imposed shall be limited to those considered necessary by the District Planning Commission, in consultation with Council to protect:
- (a) properties within the zone or in abutting zones, and
 - (b) the health, safety and welfare of the general public.

15.9 Variances

- 15.9 (1) The District Planning Commission may permit, subject to such terms and conditions as it considers fit:
- (a) a proposed use of land or a building that is otherwise not permitted under the Rural Plan if, in its opinion, the proposed use is sufficiently similar to or compatible with a use permitted in the Rural Plan for the zone in which the land or building is situated, or
 - (b) such reasonable variance from the requirements of the zone provisions falling within paragraph 34(3)(a) of the *Community Planning Act* as, in its opinion, is desirable for the development of a parcel of land or a building or structure and is in accord with the general intent of the By-law and any plan or statement hereunder affecting such development.
- 15.9 (2) Where requested to permit a proposed use or variance under Section 15.9(1), the Development Officer may give notice to owners of land in the immediate neighbourhood:
- (a) describing the land
 - (b) describing the use proposed or variance requested, and/or
 - (c) giving the right to make representation to the District Planning Commission within the time limit set out in the notice.

15.10 Amendments

- 15.10 (1) A person who seeks to have this Rural Plan amended shall:
- (a) address a written and signed application in duplicate to the Council, and
 - (b) pay a fee as set out by the District Planning Commission's Schedule of Fees.
- 15.10 (2) An application under this Section shall include such information as may be required by the Council and/or the District Planning Commission for the purpose of adequately assessing the desirability of the proposal.
- 15.10 (3) The Council may refuse to consider an application under this Section if such application seeks to re-zone an area of land from one type of zoning to another where that application has not been signed by one or more owners of the property to be rezoned.
- 15.10 (4) Before giving its views to the Council with respect to an application under this Section, the District Planning Commission shall carry out such investigation as it deems necessary.

- 15.10 (5) Unless, upon the advice of the District Planning Commission, Council is of the opinion there is valid new evidence or change in conditions, where an application under this Section has been refused by the Council, no further application may be considered by the Council for one year if such application:
- (a) in the case of re-zoning, is in respect of the same area of land with which the original application was concerned, or
 - (b) not being in relation to re-zoning, is similar to the original application.
- 15.10 (6) Where an application is received by Council to have an area of land rezoned to permit the carrying out of a specific proposal, the Council may impose such reasonable terms and conditions as are permitted under Section 39 of the *Community Planning Act*.

15.11 Plan Review

- 15.11 (1) Council shall undertake a Plan Review every five (5) years, in accordance with the *Community Planning Act*.

15.12 Zone Classification

- 15.12 (1) For the purposes of this Rural Plan, the municipality is divided into zones delineated on the plan attached as Schedule "A", entitled "Village of Cambridge-Narrows Zoning Map".
- 15.12 (2) The zones mentioned in 15.12 (1) are classified and referred to as follows:
- | | | |
|-----|------------------------------|-----------|
| (a) | Village Centre Zone | VC Zone |
| (b) | Conservation Zone | C Zone |
| (c) | Rural Zone | RU Zone |
| (d) | Institutional Zone | INST Zone |
| (e) | Resource Zone | R Zone |
| (f) | Agriculture Zone | AG Zone |
| (g) | Recreational Commercial Zone | RC Zone |
- 15.12 (3) In any zone, all land shall be used, and all buildings or structures, or parts thereof, shall be placed, erected, altered or used, only in conformity with the requirements of, except as otherwise provided, the part of this Rural Plan pertaining to such zone.

15.13 Boundaries of the Zones

- 15.13 (1) Where the boundary of any zone is uncertain and;
- (a) the boundary, as shown on the zoning map relating to this Rural Plan follows a road, lane or watercourse
 - the centre line of such feature is the boundary
 - (b) the boundary, as shown on the zoning map relating to this Rural Plan substantially follows property lines, shown on the registered plan of subdivision or registered document
 - such are the boundary lines,
 - (c) the boundary as shown on the zoning map runs substantially parallel to a street line or property line and the distance from the street line is not indicated
 - the boundary shall be deemed to be parallel to such a street line and the distance from the street line shall be determined according to the scale shown on the zoning maps.

15.14 Measurements

- 15.14 (1) For the purposes of implementation and enforcement of this Rural Plan, the metric measurements contained herein apply. Imperial figures are for the convenience of the reader only.

16.0 GENERAL PROVISIONS**16.1 Minimum Lot Size Standards**

- 16.1 (1) Where two or more zones exist on the same lot, minimum lot area calculations shall consider each zoned portion separately, as if each zone were on a separate lot.
- 16.1 (2) Minimum lot size standards shall be calculated exclusive of any land on the lot zoned as Conservation.

16.2 Height Exceptions

- 16.2 (1) The height restrictions of this Rural Plan shall not apply to place of worship towers, chimneys, silos, water storage tanks, or to structures housing mechanical equipment.

16.3 Development Permits

- 16.3 (1) No person shall:
- (a) change the use of a parcel of land or a structure
 - (b) commence any development
 - (c) construct or replace any structure
 - (d) make structural alterations to any structure
 - (e) move or demolish any structure
 - (f) remove any trees, vegetation or disturb the ground within the Conservation Zone, within 30m (100ft) of a watercourse or wetland, or on slopes fifteen (15%) and twenty-five (25%)
 - (g) establish or operate an aggregate operation, or wayside pit
 - (h) construct a driveway or road in excess of 100m (330ft), or without first applying for, and receiving a development permit issued by the Development Officer.

16.4 Non-Complying Buildings

- 16.4 (1) Where a building has been erected on or before the effective date of this Plan on a lot having less than the minimum frontage, area or depth, or having less than the minimum setback, separation requirements, side or rear yard required by this Plan, the building may be enlarged, reconstructed, repaired or renovated provided that:
- (a) the enlargement, reconstruction, repair or renovation does not further reduce the front, rear or side yard that does not conform to this Plan
 - (b) any required approvals from Provincial departments are obtained, and
 - (c) all other applicable provisions of this Plan are satisfied.

16.5 Development on Undersized Lots

- 16.5 (1) New development on undersized lots in existence prior to the approval of this Rural Plan is permitted provided that:
- (a) there is no opportunity to enlarge the lot size to meet development standards
 - (b) undersized lots meet all other zoning provisions for the zone in which they are located
 - (c) undersized lots meet all other applicable Provincial regulations and requirements, and
 - (d) lots less than 4,000m² (43,050ft²) in area will be required to have a septic system as deemed adequate by the Department of Health where their approval is required.

16.6 Non-Conforming Uses

- 16.6 (1) An existing land use at the time this Plan is approved which does not conform to the list of permitted uses in the particular zone, will become a "non-conforming use" and shall be permitted to continue, subject to the provisions of Section 40 of the *Community Planning Act*.

16.7 Development Adjacent to a Wetland or Watercourse

- 16.7 (1) All land within 30 metres (100 ft) of wetlands and the watercourse vegetation line of watercourses will be subject to the following:
- (a) no buildings or structures will be permitted except in accordance with the provision of sections 18.2(5) and 18.5
 - (b) tree removal shall be limited to thirty percent (30%) of the volume of trees in any ten (10) year period, and a well distributed stand of trees must be retained throughout the entire area
 - (c) natural low-lying vegetation must be retained over at least ninety percent (90%) of the area
 - (d) grubbing of soil, placing of landfill material, or other artificial altering of the landscape will be limited to a maximum of ten percent (10%) of the area, and
 - (e) acquisition of a Watercourse and Wetland Alteration permit under the Clean Water Act.
- 16.7(2) Notwithstanding 16.5(1), roadways, bridges, or utilities may be permitted within 30 metres (100 ft) of a wetland or watercourse if no feasible alternative access is available, subject to terms and conditions established by the District Planning Commission, and only if it is clearly demonstrated by a hydrologist or other suitably qualified professional that potential impacts on the wetland or watercourse can be satisfactorily minimized or mitigated.

16.8 Development in Washademoak Lake

- 16.8 (1) Any development within the bed of Washademoak Lake is subject to the applicable Acts.

16.9 Development on and near Steep Slopes

- 16.9 (1) No-buildings or structures, removal of trees or other vegetation, or placement or removal of fill are permitted on slopes exceeding twenty-five percent (25%) or greater, or within 15 metres (50 ft) of the top or bottom of slopes exceeding twenty-five percent (25%).
- 16.9 (2) Buildings or structures, tree removal or placement/removal of fill on slopes between fifteen (15%) and twenty-five percent (25%)
- (a) will only be approved by the Development Officer where demonstrated:
 - i. by a qualified professional that the development will not contribute significantly to increased surface runoff, soil erosion, reduction of groundwater retention capacity, loss of water quality, or other adverse impacts, particularly as they affect neighbouring properties, and
 - ii. by a qualified architect or engineer that the site can accommodate the proposed use or development of land in a manner that will not create significant safety hazards on the subject property
 - (b) will be subject to terms and conditions as may be imposed by the District Planning Commission to address any recommendations from the above professional evaluations.

16.10 Off-Street Vehicular Parking

- 16.10 (1) Subject to this Section, no building or structure may be placed, erected, altered or used unless vehicular off-street parking spaces are provided in accordance with the requirements of this Section. Where there are multiple uses, the requirements for each use shall be fulfilled.
- 16.10 (2) The number of spaces to be provided for off-street vehicular parking shall be in accordance with Table 16 (T1):

Table 16 (T1) Off-Street Parking Requirements

USE	SPACES REQUIRED
(a) for a dwelling	One (1) space for each dwelling unit, plus one (1) additional space for every four (4) dwelling units
(b) for a business or professional office, medical or dental clinic	One (1) space for every 36 m ² (388 ft ²) of floor area
(c) for a retail store	One (1) space for every 18 m ² (194 ft ²) of floor area used for selling
(d) for a service or repair shop	One (1) space for every 27 m ² (290 ft ²) of floor area used for providing services
(e) for a shopping centre	One (1) per 17 m ² (183 ft ²) of gross leasable space
(f) for a hotel/motel, bed & breakfast	One (1) space per sleeping unit, plus any spaces required for an eating establishment or meeting facility as set out in (g) and (l) below
(g) for an eating establishment	One (1) space per five (5) seats
(h) for a funeral home	Ten (10) spaces plus one (1) per 19 m ² (205 ft ²) of floor area
(i) for warehouse, storage yard or transportation yard	One (1) space for every 36 m ² (388 ft ²) of storage space
(j) for a factory or industrial use	One (1) space for every 36 m ² (388 ft ²) of floor space used for industry except storage
(k) for a public or private school	One (1) space per teacher, plus spaces required for any auditorium as per (l) below
(l) for a place of public assembly including but not limited to a place of worship, a club, lodge, conference facility, theatre, billiard or pool room, public hall, dance hall or bowling alley	One (1) space for every 10 m ² (108 ft ²) of floor area or one space for every five (5) fixed seats, whichever is lesser
(m) for spectator entertainment, auditoriums, libraries, clubs, sports establishments, indoor and outdoor recreation facilities	One (1) space per ten (10) seats or one (1) space per 19 m ² (205 ft ²), whichever is greater
(n) for tennis, squash or racquet ball courts	Two (2) spaces per court plus provision for other uses on or in the facility
(o) for home occupations	One (1) space in addition to spaces required for dwelling units.

USE	SPACES REQUIRED
(p) for daycare centre	Once (1) space per 30m ² of floor area
(q) for disabled parking	One (1) space for every twenty-five (25) regular parking spaces in the lot
(r) for other uses	One (1) space for every 28 m ² (301 ft ²) of floor area

- 16.10 (3) A parking space shall:
- (a) have an area of not less than 6 metres (20 ft) in length and not less than 3 metres (10 ft) in width
 - (b) be readily accessible from the nearest street, and
 - (c) not more than 150 metres (500 ft) from the building which it serves.
- 16.10 (4) Collective provisions for off-street parking spaces may be made for two or more buildings on the same lot, provided the area is not less than the minimum area required for all buildings which the spaces are to serve.
- 16.10 (5) Where collective provisions for off-street parking is made under 16.10 (4), the parking area shall:
- (a) be provided at the rear of the building or screened from public view, if practical
 - (b) be surfaced with durable and dustproof materials
 - (c) have points of ingress and egress located, in the opinion of the Development Officer, with due regard to topography and general traffic conditions, and
 - (d) not be used for automotive repair work or servicing except in the case of an emergency.
- 16.10 (6) Notwithstanding this Section, the Council may, in its discretion, allow a developer of a building or structure to pay to the municipality the sum of \$1,000 per space in lieu of providing the off-street parking required hereunder.
- 16.10 (7) Handicapped parking spaces shall
- (a) be designated as such, by sign or other marking, and
 - (b) be located to provide the most convenient access to the use.
- 16.10 (8) If the calculation of the required parking spaces results in a fraction, the required parking spaces shall be the next higher whole number.
- 16.10 (9) Notwithstanding the yard and setback provisions of this Regulation to the contrary, uncovered surface parking areas shall be permitted in the required yards or in the area between the street line and the required setback, provided no part of the parking area is located closer than 1 metre (3.3 ft) to any street line.
- 16.10 (10) Every parking space shall be provided with unobstructed access to a street by a driveway aisle or lane, except where such spaces are provided for the use of occupants of a single detached or semi-detached dwelling.

16.11 Access to a Street

- 16.11 (1) No person shall erect or use a building or structure or use any lot regulated by this Rural Plan, unless the lot to be used, or the lot upon which the building or structure is situated or to be situated, abuts or fronts on a street, or has other legal access.

16.12 Road Development

- 16.12 (1) The development of new roads, road extensions and driveways in excess of 100m (328 ft) in length will require a development permit issued by the Development Officer.

16.13 Vehicular Off-Street Loading and Unloading

- 16.13 (1) The owner of every building, structure or premises used in whole or in part for business or commercial purposes involving the use of vehicles for the receipt or distribution of materials or merchandise shall provide and maintain on lands appurtenant to such buildings, structure or premises, off-street spaces for such vehicles to stand and for loading and unloading the same, in accordance with the following requirements:

- (a) for retail and wholesale stores, bulk storage plants, warehousing or similar uses;
 - i. not less than one space if the gross floor area thereof is 465 m² (5,000 ft²) or less
 - ii. not less than two spaces if the gross floor area thereof is in excess of 465 m² (5,000 ft²) but less than 2,323 m² (25,000 ft²)
 - iii. an additional space for each 2,323 m² (25,000 ft²), or fraction thereof, of gross floor area thereof in excess of the first 2,323 m² (25,000 ft²), and
- (b) for business or office buildings, places of public assembly, schools, hotels or other similar buildings or premises;
 - i. not less than one space, and
 - ii. an additional space for each 3,252 m² (35,000 ft²), or fraction thereof, of gross floor area in excess of 2,787 m² (30,000 ft²).

- 16.13 (2) A loading and unloading space mentioned in 16.13 (1) shall:

- (a) be not less than 9 metres (30 ft) in length and not less than 3 metres (10 ft) in width, with 4.4 metres (14.5 ft) overhead clearance
- (b) be so located that merchandise or materials are loaded or unloaded on the premises being served
- (c) be provided with adequate facilities for ingress and egress and unobstructed manoeuvring aisles, and
- (d) be surfaced with a durable and dustproof material.

16.14 Line of Vision at Intersections

- 16.14 (1) Notwithstanding the provisions of this Rural Plan, on a corner lot, within the triangular space formed by the street lot lines for a distance of 6 metres (20 ft) back from their point of intersection, no building or structure shall be erected. Furthermore, no shrubs or foliage shall be planted or maintained within the triangle so formed that would obstruct the view of a driver of a vehicle approaching the intersection.

16.15 Lighting Facilities and Illuminating Devices

- 16.15 (1) No lighting facilities or illuminating device for any purpose may be arranged in such manner as to cause a nuisance.

16.16 Residential Development Near a Lagoon or Treatment Plant

- 16.16 (1) No dwelling may be located within 150 metres (500 ft) of a sewage lagoon or treatment plant.

16.17 Stripping of Topsoil

- 16.17 (1) Subject to this Section, no person may strip, excavate or otherwise remove topsoil for sale or for use from land.
- 16.17 (2) Where, in connection with the construction of a building, structure or road, there is an excess of topsoil other than that required for grading and landscaping on the lot, such excess may be removed for sale or for use.

16.18 Enclosures for All Types of Swimming Pools

- 16.18 (1) No land shall be used for the purpose of a swimming pool unless the pool is enclosed by a fence or by a wall of a building or structure, or by a combination of walls or fences, at least 1.6 meters (5.2 ft) in height and meeting the requirements of this Section. All enclosures shall not have rails, bracing or other attachments on the outside thereof that would facilitate climbing. All enclosures shall be located at least 1.25 meters (4 ft) from the edge of the swimming pool and 1.25 metres (4 ft) from any structure that would facilitate its being climbed from the outside. All fences shall not be electrified or incorporate barbed wire or other dangerous material.
- 16.18 (2) Where a portion of the wall of a building forms part of an enclosure mentioned in 16.18 (1):
- (a) no main service entrance to the building shall be located therein, and
 - (b) any door therein, other than a door to a dwelling or dwelling unit, shall be self closing and equipped with a self latching device.
- 16.18 (3) A fence mentioned in 16.18 (1) shall be made of chain link construction, wood, or of other materials in the manner prescribed by subsection (4).
- 16.18 (4) A fence under this Section shall be designed and constructed,
- (a) in the case of a fence made of chain links, with:
 - i. no greater than four centimetre (4 cm/1.5 inches) diamond mesh and of minimum 12 gauge thickness, and
 - ii. steel posts spaced not more than 3 meters (10 ft) apart, with a top horizontal rail of at least four centimetres (4cm/1.5 inches) diameter steel or 38 mm x 89 mm wood
 - (b) in the case of a fence made of wood, with:
 - i. vertical boarding spaced not more than four centimetres (4cm/1.5 inches) apart, or chain linked mesh meeting 16.18 4(a)i, and
 - ii. supporting posts spaced not more than 2.4 meters (8 ft) with a horizontal rail of minimum 38mm x 89 mm, and
 - (c) in the case of a fence constructed with materials and in a manner other than described in this subsection, it must be designed in a manner that is not easily climbable and will ensure rigidity equal to the design and construction prescribed by this subsection.
- 16.18 (5) Gates forming part of an enclosure mentioned in 16.18 (1) shall be:
- (a) equivalent in height and manner of construction to the fence
 - (b) supported on substantial hinges, and
 - (c) self closing and equipped with a self latching device at least 1.6 meters (5.2 ft) above the bottom of the gate.

17 VILLAGE CENTRE – VC ZONE

The Village Centre zone allows for a broad range of commercial, institutional and residential uses and is intended to serve as an economic focus and a hub for community and cultural activities. The zone accommodates conventional residential development with on-site septic services located on individual lots, as well as conservation residential development, which allows for shared open space and septic services through a homeowners' association. The aim of conservation residential design is to facilitate the provision of more open space to protect sensitive resources and habitat, particularly riparian areas. While overall residential density would be similar to conventional design, the protection of important environmental features would be achieved through smaller residential lots in combination with larger open space areas and shared on-site services.

17.1 Permitted Uses

- 17.1 (1) In the "Village Centre" zone, the land, building, or structure may be used for the purposes of, and for no other purpose than
- (a) the following main uses:
- i. one single detached dwelling
 - ii. one two unit dwelling
 - iii. one multiple unit dwelling, subject to Section 17.6 (Multiple Unit Dwellings)
 - iv. special care home
 - v. home daycare
 - vi. boarding house
 - vii. bed and breakfast establishment, in accordance with Section 17.8 (Bed and Breakfasts)
 - viii. conservation use
 - ix. library
 - x. museum
 - xi. clinic
 - xii. educational facility
 - xiii. assembly hall
 - xiv. place of worship
 - xv. government building
 - xvi. artisan shop
 - xvii. retail building up to 233 sq. metres (2,500 ft²) in floor area
 - xviii. business or professional office
 - xix. funeral home
 - xx. general or personal service shop
 - xxi. veterinary clinic
 - xxii. gasoline bar
 - xxiii. public park, and
- (b) the following main uses, subject to terms and conditions that may be set out by the District Planning Commission:
- i. group home
 - ii. hotel/motel
 - iii. tourist establishment
 - iv. eating establishment
 - v. drinking establishment
 - vi. place of entertainment
 - vii. automotive service station
 - viii. retail building over 233 sq. metres (2,500 ft²) in floor area, and/or
 - ix. parking lot, and

- (c) the following secondary uses:
 - i. secondary dwelling unit, subject to Section 17.5 (Secondary Dwelling Units)
 - ii. one garden suite, subject to Section 17.7 (Garden Suites)
 - iii. home occupation, subject to Section 17.9 (Home Occupations), and
- (d) any accessory building, structure or use incidental to the main use of the land, building or structure, if such main use is permitted by this subsection.

17.2 Dwellings Per Lot

- 17.2 (1) On each lot there shall be permitted:
- (a) no more than one building containing one or more dwelling units, and
 - (b) one garden suite

17.3 Development Standards

- 17.3 (1) Subject to any applicable requirements set out in Section 16 (General Provisions) and Provincial Health requirements that may require larger lot dimensions, no main building or structure may be placed, erected or altered except in accordance with the standards set out in Table 17(T1) [Main Buildings - Village Centre Zone Development Standards]

Table 17(T1) Main Buildings - Village Centre Zone Development Standards

Village Centre "VC" Zone	Single Detached Dwelling	Two-unit Dwelling	Multiple Unit Dwelling	All Other Main Uses in the VC Zone
Minimum Lot Size	0.4 hectares (1 acre)	5,300 m ² (1.3 acres)	2,700 m ² (0.66 acres) / unit	0.4 hectares (1 acre)
Minimum Lot Width (frontage)	54 metres (180 ft)	59 metres (194 ft)	68 metres (223 ft)	54 metres (180 ft)
Minimum Lot depth	38 metres (125 ft)			
Minimum Front Yard	7.5 metres (25 ft)			
Minimum Side Yard Setback	One side - 3 metres (10 ft) Opposite Side – 25 metres (82 ft)			
Minimum Rear Yard Setback	4.5 metres (15 ft)			
Minimum Separation Between Buildings	3 metres (10 ft)			
Maximum Building Height	9 metres (29.5 ft)			

17.3 (2) Subject to any applicable requirements set out in Section 16 (General Provisions) and Provincial Health requirements that may require larger lot dimensions, no accessory building or structure may be placed, erected or altered except in accordance with the standards set out in Table 17(T2) [Accessory Buildings - Village Centre Zone Development Standards]

Table 17(T2) Accessory Buildings - Village Centre Zone Development Standards

Village Centre "VC" Zone	Accessory Buildings and Structures
Minimum Front Yard on Local Numbered and Named Roads	Not permitted in front yard of main building
Minimum Front Yard on Private Roads	3 metres (10 ft)
Minimum Side Yard Setback NOTE: it is recommended that accessory building side yard setbacks be on the same side of the lot as the main building.	One side - 3 metres (10 ft) Opposite Side – 25 metres (82 ft)
Minimum Rear Yard Setback & Separation Between Buildings	3 metres (10 ft)
Maximum Height	8 metres (26 ft)
Maximum Building Size	84 m ² (904 ft ²)

Special Conditions for Development on Private Residential Roads

17.3 (3) All proposed subdivisions of land intended to conform to Conventional Residential development standards on private roads, will be subject to the following conditions:

- (a) a homeowners’ association must be established to own, manage, and maintain the private road(s) in the development for which the Village of Cambridge Narrows and/or the Province of New Brunswick does not assume ownership
- (b) a homeowners’ association agreement must be prepared, which will be binding for all purchasers and subsequent owners of lots in the subdivision
- (c) the developer must enter into a developer’s agreement with the Village Council of Cambridge-Narrows, as per Section 101 of the *Community Planning Act*, which will be subsequently binding for the homeowners’ association. This agreement will establish all conditions for the initial development and the subsequent ownership, management, and maintenance of the private road(s) by the homeowners’ association.

17.3 (4) No accessory building shall be used for the keeping of livestock.

17.3 (5) The provisions of Table 17(T2) [Accessory Buildings - Village Centre Zone Development Standards], shall not apply to a partially enclosed shelter for use by children waiting for a school bus.

17.4 Development Standards – Conservation Residential Development

17.4 (1) As an alternative to the conventional residential development standards set out in Table 17 (T1), residential development based on shared open space and septic services is permitted subject to the provisions of this section.

17.4 (2) Subject to any applicable requirements set out in this Section, Section 16 (General Provisions) and Provincial Health requirements that may require larger lot dimensions, no building or structure may be placed, erected or altered except in accordance with the standards set out in Tables 17(T3) [Conservation Residential Development –Development Standards].

Table 17 (T3) Conservation Residential Development –Development Standards

Rural "RU" Zone	Where Common Open Space equals 30% or more of Usable Land Area	Where Common Open Space equals 35% or more of Usable Land Area
Minimum Lot Size	3000 m ² (0.75 acres)	2,700 m ² (0.67 acres)
Minimum Lot Width on Local Numbered Roads	Not permitted on local numbered road	Not permitted on local numbered road
Minimum Lot Width on Local Named, Municipal & Private Roads	8 metres (26 ft)	8 metres (26 ft)
Minimum Lot Width at Building Line	30 metres (100 ft)	30 metres (100 ft)
Minimum Front Yard from Local Named, Municipal & Private Roads	7.5 metres (25 ft)	7.5 metres (25 ft)
Minimum Front Yard for undersized lots on all roads	3 metres (10 ft)	3 metres (10 ft)
Minimum Side Yard	3 metres (10 ft)	3 metres (10 ft)
Minimum Rear Yard	12 metres (40 ft)	12 metres (40 ft)
Minimum separation between buildings or structures	3 metres (10 ft)	3 metres (10 ft)
Maximum Height	9 metres (29.5 ft)	9 metres (29.5 ft)

17.4 (3) For the purposes of calculating open space, useable land can include all the land in the development parcel, which is fully located within the Village Centre zone. It cannot include lands zoned Conservation or lands contained within a road reservation.

17.4 (4) Shared open space created as part of a Conservation Subdivision Design shall not be subsequently developed for residential, commercial, and/or institutional purposes.

Special Conditions for Conservation Subdivision Development

- 17.4 (5) All proposed subdivisions of land intended to conform to Conservation Residential development standards, will be subject to the following conditions:
- (a) a homeowners' association must be established to own, manage, and maintain the private road(s) and all common property in the development for which the Village of Cambridge-Narrows does not assume ownership
 - (b) a homeowners' association agreement must be prepared, which will be binding for all purchasers and subsequent owners of residential lots in the subdivision
 - (c) the homeowners' association agreement must outline the responsibilities of the association with regard to the management and maintenance of the private roads, common property and shared use services in the subdivision, as well as the responsibilities of individual members in contributing to the responsibilities of the association
 - (d) the subdivision plan must identify and quantify the land areas within the development parcel that will be allocated as shared-use open space
 - (e) submission of a technical proposal designed by a professional engineer showing specifications and proposed locations of shared use services, including, but not limited to: water supplies, on-site septic systems, recreational facilities, trails, roads, boat launches, and
 - (f) the developer must enter into a developer's agreement with the Village Council of Cambridge-Narrows, as per Section 101 of the *Community Planning Act*, which will be subsequently binding for the homeowners' association. This agreement will establish all conditions for the initial development and the subsequent ownership, management, and maintenance of all common property, shared services and the private road(s) by the homeowners' association.

17.5 Secondary Dwelling Units

- 17.5 (1) Where permitted, secondary dwelling units shall:
- (a) have off-street parking as provided by Section 16.10 (Off-Street Vehicular Parking)
 - (b) where accessory to a non-residential use, the secondary dwelling unit shall have a separate entrance from that provided for the main use, and
 - (c) shall not be located within a building used as an automotive service station.

17.6 Multiple Unit Dwellings

- 17.6 (1) Residential dwellings containing five (5) or more dwelling units shall submit an abbreviated water supply assessment, as set out in the District Planning Commission's Water Assessment Guidelines, to be evaluated prior to development.

17.7 Garden Suites

- 17.7 (1) A garden suite shall:
- (a) have a gross floor area less than 110 m² (1,184 ft²)
 - (b) be accessory to the principle dwelling on the same lot
 - (c) be no closer to the street line than the principal dwelling
 - (d) comply with all setback and yard requirements of this Rural Plan
 - (e) have adequate and available water and sewer services in accordance with provincial regulations
 - (f) be constructed, erected or placed in such a manner as to be easily removed from the lot
 - (g) share a common driveway/vehicular access with the principal dwelling, and
 - (h) be removed from the property or converted to a use permitted in the zone in which it is located within six months of being vacated.

17.8 Bed and Breakfasts

- 17.8 (1) A Bed and Breakfast operation may be conducted in a single detached dwelling, subject to the requirements that:
- (a) not more than ten (10) rooms are available for rent to overnight guests, and
 - (b) it is not conducted in a dwelling that also includes a group home or special care home.

17.9 Home Occupations

- 17.9 (1) A home occupation may be permitted within a residential dwelling or an accessory building on the same lot. Permission to operate a home occupation will be subject to the following provisions:
- (a) the home occupation use is clearly secondary to the main residential use
 - (b) unless the home occupation is conducted completely within the residential dwelling, the lot is to be not less than 0.4 hectares (1 acre) in size
 - (c) the use is operated by a resident of the dwelling and does not engage more than three (3) people in addition to members of the family resident in the subject dwelling
 - (d) the floor area of the home occupation conducted on the lot and in all accessory buildings or structures does not exceed 80 m² (860 ft²)
 - (e) with the exception of a home daycare, the floor area used for all home occupations conducted in the dwelling unit shall not in total exceed twenty-five percent (25%) of the floor area of a dwelling unit
 - (f) outdoor storage of bulk goods is not permitted
 - (g) the use will not generate sewage in excess of what can be accommodated by the existing on-site water supply and sewage disposal system
 - (h) activities and materials associated with the use are not hazardous and do not cause noticeable noise, odour, dust, fumes, electrical interference, or in any other way result in nuisance for neighbours
 - (i) no goods or services other than those directly pertaining to the home occupation are supplied or sold therein
 - (j) no equipment or material used therein will be stored other than in the dwelling unit or accessory building, and
 - (k) the use shall not generate significant additional vehicular traffic beyond that normal to the neighbourhood in which it is located.

17.10 Fences and Walls

- 17.10 (1) No fence or wall, shall exceed 2 metres (6.5 ft) in height within the Village Centre zone.

18 CONSERVATION – C ZONE

It is intended that the Conservation zone will generally include Washademoak Lake, lands located within 30 metres (100 ft) of Washademoak Lake, wetlands, lands lying within 30 metres (100 ft) of wetlands, and lands on slopes of twenty-five percent (25%) or greater, as well as the closed landfill site.

18.1 Permitted Uses

- 18.1 (1) Subject to the provisions of Section 18.2 (Setbacks from Washademoak Lake) and 18.3 (Steep Slopes), lands in the Conservation Zone may be used for the purpose, and for no other purpose of
- (a) the following main uses:
 - i. conservation use
 - ii. public or private park
 - iii. single detached dwelling, in existence on the date of approval of this Plan, subject to the provisions of Section 18.2 (4)
 - iv. new single detached dwelling only in accordance with the provisions of 18.2(5)
 - (b) the following secondary uses:
 - i. passive recreation uses such as walking trails, picnic areas, and nature interpretation areas, and
 - (c) any accessory building, structure or use incidental to the main or secondary use of the land, building or structure, if such main or secondary use is permitted by this Section.

18.2 Setbacks from Washademoak Lake

- 18.2 (1) Notwithstanding compliance with the provincial Watercourse and Wetland Alteration Regulation, other provincial regulations, and any provision of this Rural Plan, no person shall erect a building or structure within 30 metres (100 ft) of the watercourse vegetation line of Washademoak Lake, within the natural boundaries of any wetland, or within 30 metres (100 ft) of a wetland.
- 18.2 (2) All land within 30 metres (100 ft) of the watercourse vegetation line of Washademoak Lake will be subject to the following:
- (a) tree removal shall be limited to thirty percent (30%) of the volume of trees in any ten (10) year period, and a well distributed stand of trees must be retained throughout the entire 30 metre (100 ft) buffer
 - (b) natural low-lying vegetation must be retained over at least ninety percent (90%) of the area lying within 15 metres (50 ft) of the watercourse vegetation line, and
 - (c) grubbing of soil, placing of landfill material, or other artificial altering of the landscape will be limited to a maximum of ten percent (10%) of all land within 30 metres (100 ft) of the watercourse vegetation line.
- 18.2 (3) Wetlands and all land within 30 metres (100 ft) of wetlands will be subject to the following:
- (a) tree removal or the removal of any other natural vegetation will not be permitted in any wetlands
 - (b) within 30 metres (100 ft) of wetlands, tree removal shall be limited to thirty percent (30%) of the volume of trees in any ten (10) year period, and a well distributed stand of trees must be retained over the entire land area
 - (c) natural low-lying vegetation must be retained over at least ninety percent (90%) of the land area within 30 metres (100 ft) of all wetlands, and
 - (d) no grubbing of soil, placing of landfill material, or other artificial altering of the landscape will be permitted within 30 metres (100 ft) of all wetlands.

- 18.2 (4) Subject to compliance with the provincial Watercourse and Wetland Alteration Regulation, an existing building or structure may be altered, replaced or repaired, subject to the following:
- (a) the setback from the watercourse or wetland is not further reduced, and
 - (b) the alteration, replacement or repair does not reduce side yards to less than 3 metres (10 ft), front or rear yards less than 4.5 metres (15 ft), increase building height to more than 6 metres (20 ft) or result in an increase of building footprint of more than thirty percent (30%).
- 18.2 (5) Notwithstanding the provisions of 18.2(1), a single detached dwelling and an accompanying septic system may be established on an undersized lot within the Conservation Zone where the lot was in existence on the date of approval of this Rural Plan, subject to the following:
- (a) there is no opportunity to enlarge the lot or otherwise erect the dwelling outside the Conservation Zone
 - (b) approval from the Department of Environment and Local Government
 - (c) approval from the Department of Health, and
 - (d) terms and conditions that may be set out by the District Planning Commission under the Community Planning Act.
- 18.2 (6) In addition to meeting the provisions of this Section, all proposed development to be undertaken within 30 metres (100 ft) of the watercourse vegetation line of any watercourse or wetland, including landscaping, tree cutting or the placement removal of fill, will require a Watercourse and Wetland Alteration Permit from the Department of Environment and Local Government.

18.3 Steep Slopes

- 18.3 (1) No person shall erect a building or structure, excavate soils, place landfill, or remove trees or other natural vegetation on lands with a slope of twenty-five percent (25%) or greater.

18.4 Septic Systems

- 18.4 (1) Septic disposal fields will be permitted within the Conservation zone provided that there is no feasible location alternative, and that the septic field has approval from the Department of Health.

19 RURAL – RU ZONE

The Rural zone is intended to encompass most of the area outside of the Village Centre Zone along Local Roads 715, 710, and 695. It is anticipated that the predominant use will be full-time and seasonal residential. The zone accommodates conventional residential development with on-site septic services located on individual lots, as well as conservation residential development, which allows for shared open space and septic services through a homeowners' association.

The aim of conservation residential design is to facilitate the provision of more open space to protect sensitive resources and habitat, particularly riparian areas. While overall residential density would be similar to conventional design, the protection of important environmental features would be achieved through smaller residential lots in combination with larger open space areas and shared on-site services.

The Rural zone allows for resource uses including agriculture, forestry and aggregate extraction. It also allows for a range of uses deemed compatible in rural areas (e.g. home occupations, home and farm industrial uses, bed and breakfasts, etc...), subject to established standards.

19.1 Permitted Uses

- 19.1 (1) In the "Rural" Zone, any land, building or structure may be used for the purpose of, and for no other purpose than
- (a) the following main uses:
 - i. one single detached dwelling, subject to Section 19.8 (Separation Requirements)
 - ii. one two unit dwelling, subject to Section 19.8 (Separation Requirements)
 - iii. one multiple unit dwelling, subject to Section 19.10 (Multiple Unit Dwellings)
 - iv. special care home, subject to Section 19.8 (Separation Requirements)
 - v. nursing home, subject to Section 19.8 (Separation Requirements)
 - vi. home daycare, subject to Section 19.8 (Separation Requirements)
 - vii. agricultural use subject to Section 19.8 (Separation Requirements)
 - viii. forestry or fishing use
 - ix. camp, trailer or bunkhouse
 - x. aggregate operation, subject to Sections 19.15 (Development Permit for New Aggregate Operations) and 19.16 (Operating and Rehabilitation Standards for New and Existing Aggregate Operations)
 - xi. wayside pit subject to Section 19.16 (Operating and Rehabilitation Standards for New and Existing Aggregate Operations)
 - xii. park or playground
 - xiii. cemetery, subject to any requirements under the Cemetery Companies Act
 - xiv. veterinary clinic
 - xv. mini-storage establishment
 - xvi. warehouse
 - xvii. conservation use, and
 - (b) the following main uses, subject to terms and conditions that may be set out by the District Planning Commission:
 - i. group home
 - ii. kennel
 - iii. light industrial use, and
 - (c) the following secondary uses:
 - i. a camp, a trailer, a bunkhouse subject to Section 19.2 (Dwellings Per Lot)
 - ii. one garden suite, subject to Section 19.11 (Garden Suites)
 - iii. secondary dwelling unit subject to Section 19.9 (Secondary Dwelling Units)
 - iv. home occupation, subject to Section 19.13 (Home Occupations)

- v. home or farm industry, subject to Section 19.14 (Home or Farm Industry)
 - vi. bed and breakfast establishment, subject to Section 19.12 (Bed and Breakfasts), and
- (d) any accessory building, structure or use incidental to the main or secondary use of the land, building or structure if such main or secondary use is permitted by this Section.

19.2 Dwellings Per Lot

- 19.2 (1) On each lot there shall be permitted:
- (a) no more than one building containing one or more dwelling unit(s)
 - (b) one garden suite, and
 - (c) any combination of camp, trailer, bunkhouse, to a maximum of two (2).

19.3 Development Standards – Conventional Residential Development

19.3 (1) Subject to any applicable requirements set out in this Section, Section 16 (General Provisions) and Provincial Health requirements that may require larger lot dimensions, no building or structure may be placed, erected or altered except in accordance with the standards set out in Table 19(T1) [Conventional Residential Development –Development Standards].

Table 19 (T1) Conventional Residential Development –Development Standards

Rural "RU" Zone	Single Detached	Two-unit Dwelling	Multiple Unit Dwelling	All Other Residential Uses
Minimum Lot Size	4,000 m ² (1 acre)	5,300m ² (1.3 acres)	2,700 m ² (0.66 acres) / unit	4,000 m ² (1 acre)
Minimum Lot Width on Local Named, Numbered and Private Roads	54 metres (180 ft)	59 metres (194 ft)	68 metres (223 ft)	54 metres (180 ft)
Minimum Front Yard from Local Numbered Roads	15 metres (50 ft)			
Minimum Front Yard from Local Named, Municipal & Private Roads	7.5 (25 ft)			
Minimum Front Yard for Undersized Lots on all Roads	3 metres (10 ft)			
Minimum Side Yard Setback	3 metres (10 ft)			
Minimum Rear Yard Setback	12 metres (40 ft)			
Minimum Separation Between Buildings or Structures	3 metres (10 ft)			
Maximum Height	9 metres (29.5 ft)			

Special Conditions for Development on Private Residential Roads

- 19.3 (2) All proposed subdivisions of land developed on private roads and intended to conform to Conventional Residential development standards, will be subject to the following conditions:
- (a) a homeowners’ association must be established to own, manage, and maintain the private road(s) in the development for which the Village of Cambridge-Narrows and/or the Province of New Brunswick does not assume ownership
 - (b) a homeowners’ association agreement must be prepared, which will be binding for all purchasers and subsequent owners of residential lots in the subdivision, and
 - (c) the developer must enter into a developer’s agreement with the Village Council of Cambridge-Narrows, as per Section 101 of the *Community Planning Act*, which will be subsequently binding for the homeowners’ association. This agreement will establish all conditions for the initial development and the subsequent ownership, management, and maintenance of the private road(s) by the homeowners’ association.

19.4 Development Standards – Conservation Residential Development

19.4 (1) As an alternative to the conventional residential development standards set out in Table 19 (T1), residential development based on shared open space and septic services is permitted subject to the provisions of this section.

19.4 (2) Subject to any applicable requirements set out in this Section, Section 16 (General Provisions) and Provincial Health requirements that may require larger lot dimensions, no building or structure may be placed, erected or altered except in accordance with the standards set out in Tables 19(T2) [Conservation Residential Development –Development Standards] and 19(T3) [Accessory Buildings– Residential Development Standards].

Table 19 (T2) Conservation Residential Development –Development Standards

Rural “RU” Zone	Where Common Open Space equals 30% or more of Usable Land Area	Where Common Open Space equals 35% or more of Usable Land Area
Minimum Lot Size	3000 m ² (0.75 acres)	2,700 m ² (0.67 acres)
Minimum Lot Width on Local Numbered Roads	Not permitted on local numbered road	Not permitted on local numbered road
Minimum Lot Width on Local Named, Municipal & Private Roads	8 metres (26 ft)	8 metres (26 ft)
Minimum Lot Width at Building Line	30 metres (100 ft)	30 metres (100 ft)
Minimum Front Yard from Local Named, Municipal & Private Roads	7.5 metres (25 ft)	7.5 metres (25 ft)
Minimum Front Yard for undersized lots on all roads	3 metres (10 ft)	3 metres (10 ft)
Minimum Side Yard	3 metres (10 ft)	3 metres (10 ft)

Minimum Rear Yard	12 metres (40 ft)	12 metres (40 ft)
Minimum separation between buildings or structures	3 metres (10 ft)	3 metres (10 ft)
Maximum Height	9 metres (29.5 ft)	9 metres (29.5 ft)

19.4 (3) For the purposes of calculating open space, useable land can include all the land in the development parcel, which is fully located within the Rural zone. It cannot include lands zoned Conservation or lands contained within a road reservation.

19.4 (4) Shared Open Space created as part of a Conservation Subdivision Design shall not be subsequently developed for residential, commercial, light industrial and/or institutional purposes.

Special Conditions for Conservation Subdivision Development

19.4 (5) All proposed subdivisions of land intended to conform to Conservation Residential development standards, will be subject to the following conditions:

- (a) a homeowners’ association must be established to own, manage, and maintain the private road(s) and all common property in the development for which the Village of Cambridge-Narrows and/or the Province of New Brunswick does not assume ownership
- (b) a homeowners’ association agreement must be prepared, which will be binding for all purchasers and subsequent owners of residential lots in the subdivision
- (c) the homeowners’ association agreement must outline the responsibilities of the association with regard to the management and maintenance of the private roads, common property and shared use services in the subdivision, as well as the responsibilities of individual members in contributing to the responsibilities of the association
- (d) the subdivision plan must identify and quantify the land areas within the development parcel that will be allocated as shared-use open space
- (e) submission of a technical proposal designed by a professional engineer showing specifications and proposed locations of shared use services, including, but not limited to: water supplies, on-site septic systems, recreational facilities, trails; roads, boat launches, and
- (f) the developer must enter into a developer’s agreement with the Village Council of Cambridge-Narrows, as per Section 101 of the *Community Planning Act*, which will be subsequently binding for the homeowners’ association. This agreement will establish all conditions for the initial development and the subsequent ownership, management, and maintenance of all common property, shared services and the private road(s) by the homeowners’ association.

19.5 Development Standards – Residential Accessory Buildings

19.5 (1) Subject to any applicable requirements set out in this Section, Section 16 (General Provisions) and Provincial Health requirements that may require larger lot dimensions, no accessory building or structure may be placed, erected or altered except in accordance with the standards set out in Table 19(T3) [Accessory Buildings– Residential Development Standards].

Table 19 (T3) Accessory Buildings– Residential Development Standards

Rural "RU" Zone	Accessory Buildings or Structure
Minimum Front Yard Setback	7.5 metres (25 ft)
Minimum Side and Rear Yard Setbacks	1.5 metres (5 ft)
Maximum Building Height	8 metres (26 ft)

- 19.5 (2) Notwithstanding the requirements set out in Table 19(T3) [Accessory Buildings– Residential Development Standards], the minimum front yard requirements for accessory buildings on existing undersized lots on private roads is 3 metres (10 ft).
- 19.5 (3) The provisions of Table 19(T3) [Accessory Buildings - Rural Zone Development Standards], shall not apply to a partially enclosed shelter for use by children waiting for a school bus.
- 19.5 (4) Notwithstanding the provisions of Table 19(T3) [Accessory Buildings –Residential Development Standards] an agricultural produce outlet having less than 15 sq. metres (161 ft²) gross floor area may be located within 7.5 metres (25 ft) of the front lot line.

19.6 Development Standards – Non-Residential Development

- 19.6 (1) Subject to any applicable requirements set out in this Section, Section 16 (General Provisions) and Provincial Health requirements that may require larger lot dimensions, no building or structure may be placed, erected or altered except in accordance with the standards set out in Tables 19(T4) [Non Residential Main Uses– Residential Development Standards] and 19(T5) [Accessory Buildings - Non-Residential Development Standards].

Table 19 (T4) Non-Residential Main Uses - Development Standards

Rural "RU" Zone	Main Building or Structure
Minimum Lot Size	8,000 m ² (2 acres)
Minimum Lot Width	54 metres (180 ft)
Minimum Front Yard Setback on Local Numbered Roads	15 metres (50 ft)
Minimum Front Yard Setback on Local Named, Municipal or Private Roads	7.5 metres (25 ft)
Minimum Side Yard Setback	5 metres (16 ft)

Minimum Rear Yard Setback	12 metres (40 ft)
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Table 19 (T5) Accessory Buildings– Non-Residential Development Standards

Rural "RU" Zone	Accessory Buildings or Structure
Minimum Front Yard Setback on Local Numbered Roads	15 metres (50 ft)
Minimum Front Yard Setback on Local Named and Private Roads	7.5 metres (25 ft)
Minimum Side and Rear Yard Setback	3 metres (10 ft)
Maximum Building Height	8 metres (26 ft)

19.6 (2) The provisions of Table 17(T5) [Accessory Buildings - Rural Zone Development Standards], shall not apply to a partially enclosed shelter for use by children waiting for a school bus.

19.6 (3) Notwithstanding the provisions of Table 17(T5) [Accessory Buildings – Non Residential Development Standards] an agricultural produce outlet having less than 15 sq. metres (161 ft²) gross floor area may be located within 7.5 metres (25 ft) of the front lot line.

19.7 Shared Driveways on Private Lanes

- 19.7 (1) Shared driveways are permitted in residential developments located on private lanes, subject to the following:
- (a) the shared driveway may only be used by abutting lots not separated by any obstacles or features
 - (b) prior to the construction of a common or shared driveway, a legal agreement must be reviewed by the Development Officer and registered as a legal document. The agreement must set out terms and conditions to be followed by the property owners who share the driveway, and
 - (c) no water or sewer pipes, equipment for sewage disposal or anything else that is not shared or outlined in the legal shared driveway agreement shall be permitted to be placed below or within 1.5 metres (5 ft) of the shared driveway.

19.8 Separation Requirements

19.8 (1) Livestock Facilities
No livestock facility shall be located except in accordance with the following:

Animal Units	Minimum Lot Size	Separation* (see below)	Minimum Side Yard
Up to and including 3	8,000 m ² (2 acres)	90 metres (300 ft)	20 metres (66 ft)

4 to 6	12,000 m ² (3 acres)	90 metres (300 ft)	20 metres (66 ft)
7 to 10	16,000 m ² (4 acres)	90 metres (300 ft)	20 metres (66 ft)
11 to 19	20,000 m ² (5 acres)	300 metres (1,000 ft)	20 metres (66 ft)
20 to 49	20,000 m ² (5 acres)	300 metres (1,000 ft) or in accordance with Regulation 99-32 under the <i>Livestock Operations Act</i> , whichever is greater	20 metres (66 ft)
50 plus	Subject to an application to rezone the lands to agriculture and in accordance with Regulation 99-32 under the <i>Livestock Operations Act</i> .		

* Separation distances are measured between the livestock facility and the boundaries of an Institutional or Village Centre Zone and an occupied dwelling, other than the residential dwelling located on the same lot as the agricultural operation.

19.8 (2) Provision 19.8(1) does not apply to the expansion, conversion or reestablishment of a livestock operation that was in existence on the date of approval of this Plan, where the expansion takes place within the existing farm building cluster and where the subject property is a minimum of 20,000 m² (5 acres). Regulation 99-32 under the *Livestock Operations Act* may still apply.

- 19.8 (3) Residences
- (a) no new residence, other than a residence located on the same lot as the agricultural operation, may be located within 90 metres (300 ft) of a livestock facility that can accommodate up to ten (10) animal units and that is located on a property of less than 20,000 m² (5 acres)
 - (b) no new residence, other than a residence located on the same lot as the agricultural operation, may be located within 300 metres (1,000 ft) of a livestock facility that can accommodate eleven (11) or more animal units and that is located on a property of 20,000 m² (5 acres) or more, and
 - (c) new residences on existing lots that cannot meet the above separation distances will be permitted where they meet all other provisions of this Rural Plan.

19.9 Secondary Dwelling Units

- 19.9 (1) Secondary dwelling units shall:
- (a) have off-street parking as provided by Section 16.10 (Off-Street Vehicular Parking), and
 - (b) where accessory to a non-residential use, the secondary dwelling unit shall have a separate entrance from that provided for the main use.

19.10 Multiple Unit Dwellings

- 19.10 (1) Residential dwellings containing five (5) or more dwelling units shall submit an abbreviated water supply assessment, as set out in the District Planning Commission’s Water Assessment Guidelines, to be evaluated prior to development.

19.11 Garden Suites

- 19.11 (1) A garden suite shall:
- (a) be accessory to the principal single detached dwelling on the same lot
 - (b) have a gross floor area less than 110 m² (1,184 ft²)
 - (c) be no closer to the street line than the principal dwelling
 - (d) comply with all setback and yard requirements of this Rural Plan
 - (e) have adequate and available water and sewer services in accordance with Provincial regulations
 - (f) be constructed, erected or placed in such a manner as to be easily removed from the lot
 - (g) share a common driveway/vehicular access with the principal dwelling, and
 - (h) be removed from the property or converted to a use permitted in the zone in which it is located within six (6) months of being vacated.

19.12 Bed and Breakfasts

- 19.12 (1) A Bed and Breakfast operation may be conducted in a single detached dwelling, subject to the requirement that:
- (a) not more than five (5) rooms are available for rent to overnight guests, and
 - (b) it is not conducted in a dwelling that also includes a group home or a special care home.

19.13 Home Occupations

- 19.13 (1) A home occupation may be permitted within a residential dwelling or an accessory building on the same lot. Permission to operate a home occupation will be subject to the following provisions:
- (a) the home occupation use is clearly secondary to the main residential use
 - (b) unless the home occupation is conducted completely within the residential dwelling, the lot is to be not less than 0.4 hectares (1 acre) in size
 - (c) the use is operated by a resident of the dwelling and does not engage more than three (3) people in addition to members of the family resident in the subject dwelling
 - (d) the floor area of the home occupation conducted on the lot in all accessory buildings or structures does not exceed 80 m² (860 ft²)
 - (e) with the exception of a daycare home, the floor area used for all home occupations conducted in the dwelling unit shall not in total exceed twenty-five percent (25%) of the floor area of the dwelling unit
 - (f) outdoor storage of bulk goods is not permitted
 - (g) the use will not generate sewage in excess of what can be accommodated by the existing water supply and sewage disposal system
 - (h) activities and materials associated with the use are not hazardous and do not cause noticeable noise, odour, dust, fumes, electrical interference, or in any other way result in nuisance for neighbours
 - (i) no goods or services other than those directly pertaining to the home occupation are supplied or sold therein
 - (j) no equipment or material used therein will be stored other than in the dwelling unit or accessory building, and
 - (k) the use shall not generate significant additional vehicular traffic beyond that normal to the neighbourhood in which it is located.

19.14 Home or Farm Industry

- 19.14 (1) A Home or Farm Industry shall be a permitted as an accessory use in the Rural zone provided that:
- (a) the minimum size of lot used for a home or farm industry shall be 8,000 m² (2 acres)

- (b) the scale of the Home or Farm Industry shall not exceed the capabilities of the family residing on the premises plus three (3) additional people to operate it
- (c) the Home or Farm Industry shall be clearly accessory to the main use and shall not change the residential or agricultural character of the premises
- (d) no accessory building located within 7.5 metres (25 ft) of the front lot line shall be used for a home or farm industry
- (e) the minimum side and rear yard setbacks for any accessory building used for the home or farm industry shall be 15 metres (50 ft)
- (f) no goods, wares or merchandise shall be offered for sale or rent on the premises unless such goods, wares and merchandise are either:
 - i. incidental to the Home or Farm Industry
 - ii. arts and crafts produced on the premises
 - iii. field crops, vegetable, fruits or horticultural crops produced on the lot, or
 - iv. sample articles not for direct purchase, but this shall not be construed to mean a model home or other building.

19.15 Development Permit for New Aggregate Operations

- 19.15 (1) No person may establish a new aggregate operation greater than 2,025 m² (½ acre) in size unless a development permit for aggregate extraction has been issued by the Development Officer pursuant to this Section.
- 19.15 (2) A person seeking to obtain a development permit for aggregate extraction under this Section shall make application in writing to the Development Officer in a form prescribed by that officer.
- 19.15 (3) An application mentioned in subsection 19.15(2) shall:
- (a) state the name and address of the applicant as well as the location and approximate size of the proposed excavation
 - (b) be accompanied by a plan drawn to a scale not less than 1:1,000 indicating the boundaries of the property involved in the proposal and the boundaries of that part proposed to be excavated
 - (c) indicate the proposed base or lowest level of the proposed excavation
 - (d) set out the means to be employed by the person named in the proposed development permit to maintain accesses to the excavation, and public streets over which excavated aggregate is transported, in a dust-free condition as by paving, sweeping, or watering
 - (e) mention the estimated date of commencement of the work involved in the excavation, and
 - (f) include a proposal for rehabilitation of the site of the excavation as provided for herein and the proposed time limit therefore.
- 19.15 (4) Subject to subsections 19.15(6) and 19.15(7), where
- (a) an application under 19.15(2) has been received
 - (b) the proposed excavation and the proposal for rehabilitation of the site meet the requirements thereof, and
 - (c) the fee set out in 19.15(5) has been paid
- the Development Officer shall issue the development permit for aggregate extraction requested.
- 19.15 (5) A one-time development permit fee, as set out in the District Planning Commission's Schedule of Fees, shall apply and be payable to the District Planning Commission.
- 19.15 (6) Development permit for aggregate extraction shall:
- (a) be in a form prescribed by the Development Officer
 - (b) include information pursuant to subsection 19.15(3) contained in the application, and
 - (c) be signed by both the Development Officer and the applicant.

- 19.15 (7) No permit may be issued under this Section if the proposed work would:
- (a) create a hazard to human life
 - (b) cause injury to a person
 - (c) damage adjoining property
 - (d) adversely affect a public water main or sewer, a water course or street, and/or
 - (e) take place at a site that is or would be subject to geological instability or flood hazard to the extent that no reasonable amount of corrective work could eliminate or sufficiently reduce the instability or hazard.
- 19.15 (8) Where a person violates any of the provisions of this Section, the Development Officer may suspend or revoke the development permit for aggregate extraction, and may, if the violation is rectified, reinstate a suspended development permit.

19.16 Operating and Rehabilitation Standards for New and Existing Aggregate Operations

- 19.16 (1) No excavation shall take place within a floodplain, wetland, or to a depth below the level of the groundwater table.
- 19.16 (2) Access(es) to the excavation are to be maintained by the owner of the property in a dust-free condition.
- 19.16 (3) The excavation, and any work related thereto, will be carried on only Mondays to Saturdays between the hours of 7:00 a.m. and 8:00 p.m..
- 19.16 (4) No operation in relation to the excavation is to be conducted in such manner as:
- (a) to be apt to create a hazard to human life, to cause injury to a person or to damage adjoining property
 - (b) to permit ponding of water in excess of 0.6 metres (2 ft) in depth
 - (c) to lower the water table on neighbouring properties, or
 - (d) to prejudice proposed or required rehabilitation of the land.
- 19.16 (5) Adequate measures will be taken to prevent surface water from damaging the face of the excavation.
- 19.16 (6) No building, structure or storage will be within 15 metres (50 ft) of an abutting property line.
- 19.16 (7) The final perimeter of all sites of an excavation use shall not be located within:
- (a) 30 metres (100 ft) of a public road, highway, easement or right-of-way
 - (b) 100 metres (325 ft) of the foundation of any building
 - (c) 100 metres (325 ft) of a private water supply well
 - (d) 30 metres (100 ft) of an abutting property boundary
 - (e) 60 metres (200 ft) of any watercourse or wetland
 - (f) 100 metres (325 ft) of identified significant wildlife habitat
 - (g) 100 metres (325 ft) of the habitat of endangered species or species of special concern, or
 - (h) 100 metres (325 ft) of an identified Environmentally Significant Area.
- 19.16 (8) All sites of an excavation use shall have adequate signage posted around the perimeter and visible from any access, warning people of any dangerous situations within the operation.
- 19.16 (9) The site of an excavation use shall not serve as a storage place for a dump of toxic materials, scrap iron, domestic wastes, construction residue of any other material likely to be harmful to the environment.

- 19.16 (10) In the event of the adoption of a provincial regulation relative to standards for excavation uses, the existing standards under this regulation will be replaced by the specific standards as stated in the Provincial Regulation relative to the standards for the excavation uses, except any standards in the Rural Plan which are stricter than the Provincial Regulation, which will continue to apply.
- 19.16 (11) Annually, at the end of operations for the summer, the slope of any sand and/or gravel operation is not steeper than 60% slope (3 metres (10 ft) vertical rise over a 5 metre (16 ft) horizontal run) for the full depth thereof.
- 19.16 (12) No topsoil shall be removed from the site, but shall be stockpiled and then redistributed over the disturbed area and reseeded upon closure of the resource.

20 INSTITUTIONAL – INST ZONE

Institutional uses are ideally located in the Village Centre Zone but where circumstances do not allow they may be considered subject to approval of an application to rezone to the Institutional Zone.

20.1 Permitted Uses

- 20.1 (1) In the "Institutional" Zone, any land, building or structure in the Institutional zone may be used for the purpose of, and for no other purpose than
- (a) the following main uses, subject to Section 20.4 (Separation Requirements):
 - i. nursing home
 - ii. clinic
 - iii. assembly hall
 - iv. place of worship
 - v. government building
 - vi. educational facility
 - vii. library
 - viii. museum, and
 - (b) the following main uses:
 - i. cemetery, subject to any requirements under the Cemetery Companies Act
 - ii. public park, and
 - (c) the following secondary uses, subject to Section 20.4 (Separation Requirements):
 - i. one dwelling unit in the second storey or higher of an institutional use, subject to Section 20.3 (Secondary Dwelling Units), and
 - (d) a building, structure or use customarily incidental and accessory to a use mentioned in this subsection.

20.2 Development Standards

20.2 (1) Subject to any applicable requirements set out in Section 16 (General Provisions), no building or structure may be placed, erected or altered except in accordance with the standards set out in Table 20(T1) [Main Buildings – Institutional Zone Development Standards]

Table 20 (T1) Main Buildings – Institutional Zone Development Standards

Institutional – INST Zone	Main Building
Minimum Lot Area	4,000 m ² (1 acre)
Minimum Lot Width	54 metres (170 ft)
Minimum Lot Depth	38 metres (125 ft)
Minimum Front Yard Setback	7.5 metres (25 ft)
Minimum Side Yard Setback	7.5 metres (25 ft)

Minimum Rear yard Setback	7.5 metres (25 ft)
Maximum Building Height	10 metres (33 ft)
Minimum Distance between Buildings	3 metres (10 ft)

Table 20 (T2) Accessory Buildings – Institutional “INST” Zone Development Standards

Institutional “INST” Zone	Accessory Buildings and Structures
Minimum Front Yard Setback	Not permitted within 7.5 metres (25 ft) of the street or in front yard of main building
Minimum Side Yard	3.0 metres (10 ft)
Minimum Rear Yard	7.5 metres (25 ft)
Minimum Separation Between Buildings	3.0 metres (10 ft)
Maximum Height	8.0 metres (26 ft)
Maximum Size	84 sq. metres (904 ft ²)

20.2 (2) No accessory building shall be used for the keeping of livestock.

20.3 Secondary Dwelling Units

20.3 (1) Secondary dwelling units shall:

- (a) have off-street parking as provided by Section 16.10 (Off-Street Vehicular Parking), and
- (b) have a separate entrance from that provided for the main use.

20.4 Separation Requirements

20.4 (1) The outer perimeter of an Institutional zone shall be located no closer than 90 metres (300 ft) of a livestock facility that can accommodate up to ten (10) animal units and that is located on a property of less than 20,000 m² (5 acres).

20.4 (2) The outer perimeter of an Institutional zone shall be located no closer than 300 metres (1,000 ft) of a livestock facility that can accommodate eleven (11) or more animal units and that is located on a property of 20,000 m² (5 acres) or more.

21 RESOURCE ZONE

The Resource zone encompasses the largest portion of the Cambridge-Narrows land base and generally includes remote, back land areas away from existing development. It is anticipated that there will be limited demand for development in these areas in the foreseeable future, and that the primary uses of land will be related to the natural resource base.

The Resource zone allows for resource uses including forestry, agriculture, aggregate extraction, mining, mineral exploration, and resource-based outdoor recreation and tourism. It does not allow for built-up development except for industrial and commercial activities associated with the resource base. It will also, subject to terms and conditions, allow for other general industrial uses, kennels and privately owned recreational camps.

21.1 Permitted Uses

- 21.1 (1) In the "Resource" Zone, any land, building or structure may be used for the purpose of, and for no other purpose than
- (a) the following main use:
 - i. conservation use
 - ii. forestry use
 - iii. agricultural use, excluding intensive livestock operations, subject to Section 21.2 (Development Standards Related to Livestock Operations)
 - iv. excavation of aggregate, subject to Section 21.4 (Development Permit for New Aggregate Operations) and Section 21.5 (Operating and Rehabilitation Standards for New and Existing Aggregate Operations)
 - v. mining use
 - vi. veterinary clinic
 - vii. riding school or boarding stable, subject to Section 21.2 (Development Standards Related to Livestock Operations)
 - viii. outdoor recreation use
 - ix. light industrial use, and
 - (b) the following main uses, subject to terms and conditions that may be set out by the District Planning Commission:
 - i. camp
 - ii. kennel
 - iii. general industrial use, and
 - (c) the following secondary uses, subject to terms and conditions that may be set out by the District Planning Commission:
 - i. commercial use directly related to a permitted main use
 - ii. accommodations associated with outdoor recreation and tourism
 - iii. single detached residential dwelling, where associated with the following main uses:
 - a. agricultural use
 - b. outdoor recreation
 - c. veterinary clinic
 - d. riding school or boarding stable, or
 - e. kennel, and
 - (d) an accessory building, structure or use incidental to a main or secondary use of the land, building or structure if such main or secondary use is permitted by this Section.

21.2 Development Standards Related to Livestock Operations

21.2 (1)

Livestock Facilities

No livestock facility shall be located except in accordance with the following:

Table 21 (T1) Separation Requirements – Resource Zone

Animal Units	Minimum Lot Size	Separation* (see below)	Minimum Side Yard
Up to and including 3	8,000 m ² (2 acres)	90 metres (300 ft)	20 metres (66 ft)
4 to 6	12,000 m ² (3 acres)	90 metres (300 ft)	20 metres (66 ft)
7 to 10	16,000 m ² (4 acres)	90 metres (300 ft)	20 metres (66 ft)
11 to 19	20,000 m ² (5 acres)	300 metres (1,000 ft)	20 metres (66 ft)
20 to 49	20,000 m ² (5 acres)	300 metres (1,000 ft) or in accordance with Regulation 99-32 under the <u>Livestock Operations Act</u> , whichever is greater	20 metres (66 ft)
50 plus	Subject to an application to rezone the lands to an Agriculture Zone and in accordance with Regulation 99-32 under the <u>Livestock Operations Act</u> .		

* Separation distances are measured from an occupied dwelling, other than a residence located on the same lot as the agricultural operation, or an Institutional or Village Centre Zone.

21.2 (2)

Provision 21.1(1) does not apply to the expansion, conversion or reestablishment of a livestock operation that was in existence on the date of approval of this Plan, where the expansion takes place within the existing farm building cluster and where the subject property is a minimum of 20,000 m² (5 acres). Regulation 99-32 under the Livestock Operations Act may still apply.

21.2 (3)

Residences

- (a) no new residence, other than a residence located on the same lot as the agricultural operation, may be located within 90 metres (300 ft) of a livestock facility that can accommodate up to ten (10) animal units and that is located on a property of less than 20,000 m² (5 acres), and
- (b) no new residence, other than a residence located on the same lot as the agricultural operation, may be located within 300 metres (1,000 ft) of a livestock facility that can accommodate eleven (11) or more animal units and that is located on a property of 20,000 m² (5 acres) or more.

21.3 Provincial and Federal Government Approvals

All development and land uses in the Resource zone will be subject to necessary approvals from the Departments of Natural Resources, Agriculture, Fisheries and Aquaculture, Tourism and Parks, Environment and Local Government, Fisheries and Oceans Canada, and other applicable Departments.

21.4 Development Permit for New Aggregate Operations

- 21.4 (1) No person may establish a new aggregate operation greater than 2,025 m² (½ acre) in size unless a development permit for aggregate extraction has been issued by the Development Officer pursuant to this Section.
- 21.4 (2) A person seeking to obtain a development permit for aggregate extraction under this Section shall make application in writing to the Development Officer in a form prescribed by that officer.
- 21.4 (3) An application mentioned in subsection 21.4(2) shall:
- (a) state the name and address of the applicant as well as the location and approximate size of the proposed excavation
 - (b) be accompanied by a plan drawn to a scale not less than 1:1,000 indicating the boundaries of the property involved in the proposal and the boundaries of that part proposed to be excavated
 - (c) indicate the proposed base or lowest level of the proposed excavation
 - (d) set out the means to be employed by the person named in the proposed development permit to maintain accesses to the excavation, and public streets over which excavated aggregate is transported, in a dust-free condition as by paving, sweeping, or watering
 - (e) mention the estimated date of commencement of the work involved in the excavation, and
 - (f) include a proposal for rehabilitation of the site of the excavation as provided for herein and the proposed time limit therefore.
- 21.4 (4) Subject to subsections 21.4(6) and 21.4(7), where
- (a) an application under 21.4(2) has been received
 - (b) the proposed excavation and the proposal for rehabilitation of the site meet the requirements thereof, and
 - (c) the fee set out in 21.4(5) has been paid
- the Development Officer shall issue the development permit for aggregate extraction requested.
- 21.4 (5) A one-time development permit fee, as set out in the District Planning Commission's Schedule of Fees, shall apply and be payable to the District Planning Commission.
- 21.4 (6) Development permit for aggregate extraction shall:
- (a) be in a form prescribed by the Development Officer
 - (b) include information pursuant to subsection 21.4(3) contained in the application, and
 - (c) be signed by both the Development Officer and the applicant.
- 21.4 (7) No permit may be issued under this Section if the proposed work would:
- (a) create a hazard to human life
 - (b) cause injury to a person
 - (c) damage adjoining property
 - (d) adversely affect a public water main or sewer, a water course or street, and/or
 - (e) take place at a site that is or would be subject to geological instability or flood hazard to the extent that no reasonable amount of corrective work could eliminate or sufficiently reduce the instability or hazard.
- 21.4 (8) Where a person violates any of the provisions of this Section, the Development Officer may suspend or revoke the development permit for aggregate extraction, and may, if the violation is rectified, reinstate a suspended development permit.

21.5 Operating and Rehabilitation Standards for New and Existing Aggregate Operations

- 21.5 (1) No excavation shall take place within a floodplain, wetland, or to a depth below the level of the groundwater table.
- 21.5 (2) Access(es) to the excavation are to be maintained by the owner of the property in a dust-free condition.
- 21.5 (3) The excavation, and any work related thereto, will be carried on only Mondays to Saturdays between the hours of 7:00 a.m. and 8:00 p.m..
- 21.5 (4) No operation in relation to the excavation is to be conducted in such manner as:
- (a) to be apt to create a hazard to human life, to cause injury to a person or to damage adjoining property
 - (b) to permit ponding of water in excess of 0.6 metres (2 ft) in depth
 - (c) to lower the water table on neighbouring properties, or
 - (d) to prejudice proposed or required rehabilitation of the land.
- 21.5 (5) Adequate measures will be taken to prevent surface water from damaging the face of the excavation.
- 21.5 (6) No building, structure or storage will be within 15 metres (50 ft) of an abutting property line.
- 21.5 (7) The final perimeter of all sites of an excavation use shall not be located within:
- (a) 30 metres (100 ft) of a public road, highway, easement or right-of-way
 - (b) 100 metres (325 ft) of the foundation of any building
 - (c) 100 metres (325 ft) of a private water supply well
 - (d) 30 metres (100 ft) of an abutting property boundary
 - (e) 60 metres (200 ft) of any watercourse or wetland
 - (f) 100 metres (325 ft) of identified significant wildlife habitat
 - (g) 100 metres (325 ft) of the habitat of endangered species or species of special concern, or
 - (h) 100 metres (325 ft) of an identified Environmentally Significant Area.
- 21.5 (8) All sites of an excavation use shall have adequate signage posted around the perimeter and visible from any access, warning people of any dangerous situations within the operation.
- 21.5 (9) The site of an excavation use shall not serve as a storage place for a dump of toxic materials, scrap iron, domestic wastes, construction residue of any other material likely to be harmful to the environment.
- 21.5 (10) In the event of the adoption of a provincial regulation relative to standards for excavation uses, the existing standards under this regulation will be replaced by the specific standards as stated in the Provincial Regulation relative to the standards for the excavation uses, except any standards in the Rural Plan which are stricter than the Provincial Regulation, which will continue to apply.
- 21.5 (11) Annually, at the end of operations for the summer, the slope of any sand and/or gravel operation is not steeper than 60% slope (3 metres (10 ft) vertical rise over a 5 metre (16 ft) horizontal run) for the full depth thereof.
- 21.5 (12) No topsoil shall be removed from the site, but shall be stockpiled and then redistributed over the disturbed area and reseeded upon closure of the resource.

22 AGRICULTURAL - AG ZONE

In order to evaluate the impact on the environment and surrounding land uses, new livestock operations of 50 animal units or more, are subject to a rezoning to this Agricultural Zone.

22.1 Permitted Uses

- 22.1 (1) In an "Agricultural" zone, any land, building or structure may be used for the purposes of, and for no other purpose than
- (a) the following main uses:
 - i. intensive livestock operations, subject to Section 22.4 (Separation Requirements)
 - ii. agricultural use, subject to Section 22.4 (Separation Requirements)
 - iii. forestry use
 - iv. excavation of aggregate, subject to Section 22.10 (Development Permit for New Aggregate Operations), and Section 22.11 (Operating and Rehabilitation Standards for New and Existing Aggregate Operations)
 - v. veterinary clinic
 - vi. riding school or boarding stable, subject to Section 22.4 (Separation Requirements)
 - vii. conservation use, and
 - (b) the following secondary uses:
 - i. one single detached dwelling
 - ii. one secondary dwelling unit, subject to Section 22.5 (Secondary Dwelling Units)
 - iii. one garden suite, subject to Section 22.8 (Garden Suites)
 - iv. bed and breakfast operation, subject to Section 22.6 (Bed & Breakfasts)
 - v. home occupation, subject to Section 22.7 (Home Occupations)
 - vi. home or farm industry, subject to Section 22.9 (Home or Farm Industry)
 - vii. a camp, a bunkhouse, a trailer, subject to Section 22.2 (Dwellings Per Lot), and
 - (c) a building, structure or use customarily incidental and accessory to a use mentioned in this subsection.

22.2 Dwellings per Lot

- 22.2 (1) On each lot there shall be permitted:
- (a) no more than one building containing a maximum of two (2) dwelling units
 - (b) one garden suite, and
 - (c) any combination of camp, trailer, bunkhouse, to a maximum of two (2).

22.3 Development Standards

22.3 (1) Subject to any applicable requirements set out in Section 16 (General Provisions), no building or structure may be placed, erected or altered except in accordance with the standards set out in Table 22(T1) [Main Buildings – Agricultural Zone Development Standards].

Table 22 (T1) Main Buildings – Agricultural Zone Development Standards

Agricultural Zone	Residential Buildings	All other Buildings Including Livestock Facilities
Minimum Lot Area	2 hectares (5 acres)	

Minimum Lot Width	70 metres (230 ft)	
Minimum Lot Depth	38 metres (125 ft)	
Minimum Front Yard Setback	15 metres (50 ft)	25 metres (82 ft)
Minimum Side Yard Setback	3 metres (10 ft)	20 metres (66 ft)
Minimum Rear Yard Setback	12 metres (40 ft)	20 metres (66 ft)
Maximum Building Height	9 metres (30 ft)	12 metres (40 ft)
Minimum Distance Between Buildings	3 metres (10 ft)	

Table 22 (T2) Accessory Buildings – Agricultural Zone Development Standards

Agricultural "AG" Zone	Accessory Buildings and Structures
Minimum Front Yard	7.5 metres (25 ft)
Minimum Side Yard	3.0 metres (10 ft)
Minimum Rear Yard	7.5 metres (25 ft)
Minimum Separation Between Buildings	3.0 metres (10 ft)
Maximum Height	8.0 metres (26 ft)

22.3 (2) No accessory structure related to the keeping of livestock may be placed in the front yard of a main building.

22.3 (3) Provisions of Table 22(T2) [Accessory Buildings - Agricultural Zone Development Standards], shall not apply to a partially enclosed shelter for use by children waiting for a school bus.

- 22.3 (4) Notwithstanding the provisions of Table 22(T2) [Accessory Buildings – Agricultural Zone Development Standards] an agricultural produce outlet having less than 15 sq. metres (161 ft²) gross floor area may be located within 7.5 metres (25 ft) of the front lot line.

22.4 Separation Requirements

- 22.4 (1) Siting of all livestock facilities shall be in accordance with Regulation 99-32 under the Livestock Operations Act and be no closer than 300 metres (1,000 ft) of an occupied dwelling, other than a residence located on the same lot as the agricultural operation, or an Institutional (I) or Village Centre (VC) Zone.

22.4 (2) Residences

- (a) no new residence, other than a residence located on the same lot as the agricultural operation, may be located within 90 metres (300 ft) of a livestock facility that can accommodate up to ten (10) animal units and that is located on a property of less than 20,000 m² (5 acres)
- (b) no new residence, other than a residence located on the same lot as the agricultural operation, may be located within 300 metres (1,000 ft) of a livestock facility that can accommodate eleven (11) or more animal units and that is located on a property of 20,000 m² (5 acres) or more, and
- (c) new residences on existing lots that cannot meet the above separation distances will be permitted where they meet all other provisions of this Rural Plan.

22.5 Secondary Dwelling Units

- 22.5 (1) One secondary dwelling unit, where it is contained within the single detached dwelling, shall be permitted.

22.6 Bed and Breakfasts

- 22.6 (1) A Bed and Breakfast operation may be conducted in a single detached dwelling, as long as no more than five (5) rooms are available for rent to overnight guests.

22.7 Home Occupations

- 22.7 (1) A home occupation may be permitted within a residential dwelling or an accessory building on the same lot. Permission to operate a home occupation will be subject to the following provisions:
- (a) the home occupation use is clearly secondary to the residential use
 - (b) the use is operated by a resident of the dwelling and does not engage more than three (3) people in addition to members of the family resident in the subject dwelling
 - (c) the floor area of the home occupation conducted on the lot in all accessory buildings or structures does not exceed 80 m² (860 ft²)
 - (d) with the exception of a daycare home, the floor area used for all home occupations conducted in the dwelling unit shall not, in total, exceed 25% of the floor area of the dwelling unit
 - (e) outdoor storage of bulk goods is not permitted
 - (f) no equipment or material used therein will be stored other than in the dwelling unit or accessory building
 - (g) the use will not generate sewage in excess of what can be accommodated by the existing on-site water supply and sewage disposal system
 - (h) activities and materials associated with the use are not hazardous and do not cause noticeable noise, odour, dust, fumes, electrical interference, or in any other way result in nuisance for neighbours
 - (i) no goods or services other than those directly pertaining to the home occupation are supplied or sold therein, and

- (j) the use shall not generate significant additional vehicular traffic beyond that normal to the neighbourhood in which it is located.

22.8 Garden Suites

- 22.8 (1) A garden suite shall:
- (a) have a gross floor area less than 110 m² (1,184 ft²)
 - (b) be accessory to the principal residential dwelling on the same lot
 - (c) be no closer to the street line than the principal residential dwelling
 - (d) comply with all setback and yard requirements of this Rural Plan
 - (e) have adequate and available water and sewer services in accordance with Provincial regulations
 - (f) be constructed, erected or placed in such a manner as to be easily removed from the lot
 - (g) share a common access with the principal dwelling, and
 - (h) be removed from the property or converted to a use permitted in the zone in which it is located within six months of being vacated.

22.9 Home or Farm Industry

- 22.9 (1) A Home or Farm Industry shall be a permitted accessory use in the Agricultural zone provided that:
- (a) the minimum size of a lot used for a home or farm industry shall be 2 hectares (5 acres)
 - (b) the scale of the Home or Farm Industry shall not exceed the capabilities of the family residing on the premises plus five (5) additional people to operate it
 - (c) the Home or Farm Industry shall be clearly accessory to the main use
 - (d) no accessory building used for a home or farm industry shall be located in the front yard or be located closer to the front lot line than the front of the main building
 - (e) no goods, wares or merchandise shall be offered or exposed to sale or rent on the premises unless such goods, wares and merchandise are either:
 - i. incidental to the Home or Farm Industry
 - ii. arts and crafts produced on the premises
 - iii. field crops, vegetable, fruits or horticultural crops produced on the lot, or
 - iv. sample articles not for direct purchase, but this shall not be construed to mean a model home or other building.

22.10 Development Permit for New Aggregate Operations

- 22.10 (1) No person may establish a new aggregate operation greater than 2,025 m² (½ acre) in size unless a development permit for aggregate extraction has been issued by the Development Officer pursuant to this Section.
- 22.10 (2) A person seeking to obtain a development permit for aggregate extraction under this Section shall make application in writing to the Development Officer in a form prescribed by that officer.
- 22.10 (3) An application mentioned in subsection 22.10(2) shall:
- (a) state the name and address of the applicant as well as the location and approximate size of the proposed excavation
 - (b) be accompanied by a plan drawn to a scale not less than 1:1,000 indicating the boundaries of the property involved in the proposal and the boundaries of that part proposed to be excavated
 - (c) indicate the proposed base or lowest level of the proposed excavation
 - (d) set out the means to be employed by the person named in the proposed development permit to maintain accesses to the excavation, and public streets over which excavated aggregate is transported, in a dust-free condition as by paving, sweeping, or watering

- (e) mention the estimated date of commencement of the work involved in the excavation, and
- (f) include a proposal for rehabilitation of the site of the excavation as provided for herein and the proposed time limit therefore.

- 22.10 (4) Subject to subsections 22.10 (6) and 22.10 (7), where
- (a) an application under 22.10(2) has been received
 - (b) the proposed excavation and the proposal for rehabilitation of the site meet the requirements thereof, and
 - (c) the fee set out in 22.10(5) has been paid
- the Development Officer shall issue the development permit for aggregate extraction requested.
- 22.10 (5) A one-time development permit fee, as set out in the District Planning Commission's Schedule of Fees, shall apply and be payable to the Planning Commission.
- 22.10 (6) Development permit for aggregate extraction shall:
- (a) be in a form prescribed by the Development Officer
 - (b) include information pursuant to subsection 22.10(3) contained in the application, and
 - (c) be signed by both the Development Officer and the applicant.
- 22.10 (7) No permit may be issued under this Section if the proposed work would:
- (a) create a hazard to human life
 - (b) cause injury to a person
 - (c) damage adjoining property
 - (d) adversely affect a public water main or sewer, a water course or street, and/or
 - (e) take place at a site that is or would be subject to geological instability or flood hazard to the extent that no reasonable amount of corrective work could eliminate or sufficiently reduce the instability or hazard.
- 22.10 (8) Where a person violates any of the provisions of this Section, the Development Officer may suspend or revoke the development permit for aggregate extraction, and may, if the violation is rectified, reinstate a suspended development permit.

22.11 Operating and Rehabilitation Standards for New and Existing Aggregate Operations

- 22.11 (1) No excavation shall take place within a floodplain, wetland, or to a depth below the level of the groundwater table.
- 22.11 (2) Access(es) to the excavation are to be maintained by the owner of the property in a dust-free condition.
- 22.11 (3) The excavation, and any work related thereto, will be carried on only Mondays to Saturdays between the hours of 7:00 a.m. and 8:00 p.m..
- 22.11 (4) No operation in relation to the excavation is to be conducted in such manner as:
- (a) to be apt to create a hazard to human life, to cause injury to a person or to damage adjoining property
 - (b) to permit ponding of water in excess of 0.6 metres (2 ft) in depth
 - (c) to lower the water table on neighbouring properties, or
 - (d) to prejudice proposed or required rehabilitation of the land.
- 22.11 (5) Adequate measures will be taken to prevent surface water from damaging the face of the excavation.

- 22.11 (6) No building, structure or storage will be within 15 metres (50 ft) of an abutting property line.
- 22.11 (7) The final perimeter of all sites of an excavation use shall not be located within:
- (a) 30 metres (100 ft) of a public road, highway, easement or right-of-way
 - (b) 100 metres (325 ft) of the foundation of any building
 - (c) 100 metres (325 ft) of a private water supply well
 - (d) 30 metres (100 ft) of an abutting property boundary
 - (e) 60 metres (200 ft) of any watercourse or wetland
 - (f) 100 metres (325 ft) of identified significant wildlife habitat
 - (g) 100 metres (325 ft) of the habitat of endangered species or species of special concern,
or
 - (h) 100 metres (325 ft) of an identified Environmentally Significant Area.
- 22.11 (8) All sites of an excavation use shall have adequate signage posted around the perimeter and visible from any access, warning people of any dangerous situations within the operation.
- 22.11 (9) The site of an excavation use shall not serve as a storage place for a dump of toxic materials, scrap iron, domestic wastes, construction residue of any other material likely to be harmful to the environment.
- 22.11 (10) In the event of the adoption of a provincial regulation relative to standards for excavation uses, the existing standards under this regulation will be replaced by the specific standards as stated in the Provincial Regulation relative to the standards for the excavation uses, except any standards in the Rural Plan which are stricter than the Provincial Regulation, which will continue to apply.
- 22.11 (11) Annually, at the end of operations for the summer, the slope of any sand and/or gravel operation is not steeper than 60% slope (3 metres (10 ft) vertical rise over a 5 metre (16 ft) horizontal run) for the full depth thereof.
- 22.11 (12) No topsoil shall be removed from the site, but shall be stockpiled and then redistributed over the disturbed area and reseeded upon closure of the resource.

23 Recreational Commercial – RC Zone

Seasonal residential and tourism activities are an important part of the local economy. Any new water-related and extensive land based recreational uses will be subject to a rezoning to the Recreational Commercial Zone to afford an opportunity to evaluate their impact on the environment and the community.

23.1 Permitted Uses

- 23.1 (1) In a “Recreational Commercial” zone, any land, building or structure may be used for the purposes of, and for no other purpose than:
- (a) the following main uses:
 - i. boat, kayak, canoe or other water craft rental agency
 - ii. miniature golf centre
 - iii. bed and breakfast, subject to Section 23.4 (Bed & Breakfasts)
 - iv. playing fields
 - v. public park, and
 - (b) the following main uses, subject to terms and conditions that may be set out by the District Planning Commission:
 - i. golf course
 - ii. recreational vehicle park/campground
 - iii. tourist establishment
 - iv. marina
 - v. eating establishment
 - vi. outdoor amusement facility
 - vii. recreational facility, and
 - viii. rifle/gun, hunting or game club, and
 - (c) the following secondary uses:
 - i. one single detached dwelling
 - ii. sports equipment rental agency
 - iii. retail store or service shop, subject to Section 23.6 (Retail Uses and Service Shops)
 - iv. secondary dwelling unit, subject to Section 23.3 (Secondary Dwellings Units), and
 - (d) any accessory building, structure or use incidental to the main or secondary use of the land, building or structure if such main or secondary use is permitted by this subsection.

23.2 Development Standards

23.2 (1) Subject to any applicable requirements set out in Section 16 (General Provisions), no building or structure may be placed, erected or altered except in accordance with the standards set out in Table 23(T1) [Main Buildings – Recreational Commercial zone Development Standards] and Table 23(T2) [Accessory Buildings – Recreational Commercial Zone Development Standards].

Table 23 (T1) Main Buildings – Recreational Commercial Zone Development Standards

Recreational Commercial “RC” Zone	Main Buildings
Minimum Lot Area	0.8 hectares (2 acres)
Minimum Lot Width	54 metres (170 ft)

Minimum Lot Depth	38 metres (124 ft.)
Minimum Front Yard Setback	12 metres (40 ft.)
Minimum Side Yard Setback	7.5 metres (24.6 ft.)
Minimum Rear Yard Setback	7.5 metres (24.6 ft.)
Maximum Building Height	12 metres (40 ft.)
Minimum Distance Between Buildings	3 metres (10 ft.)

Table 23 (T2) Accessory Buildings – Recreational Commercial Zone Development Standards

Recreational Commercial "RC" Zone	Accessory Buildings and Structures
Minimum Front Yard Setback	12 metres (40 ft) from the street line
Minimum Side Yard Setback	3.0 metres (10 ft)
Minimum Rear Yard Setback	7.5 metres (25 ft)
Minimum Separation Between Buildings	3.0 metres (10 ft)
Maximum Height	9.0 metres (30 ft)
Maximum Building Size	84 m ² (904 ft ²)

23.2 (2) No accessory building shall be used for the keeping of livestock.

23.3 Secondary Dwelling Units

23.3 (1) Secondary dwelling units shall:

- (a) have off-street parking as provided by Section 16.10 (Off-Street Vehicular Parking), and
- (b) where accessory to a non-residential use, the secondary dwelling unit shall have a separate entrance from that provided for the main use.

23.4 Bed and Breakfasts

23.4 (1) A Bed and Breakfast operation may be conducted in a single detached dwelling, subject to the requirements that not more than ten (10) rooms are available for rent to overnight guests.

23.5 Separation Requirements

23.5 (1) The outer perimeter of a Recreational Commercial zone must be no less than 300 metres (1,000 ft) from a livestock facility.

23.6 Retail Uses and Service Shops

23.6 (1) No retail use or service shop shall exceed 90 m² (1,000 ft²) in total gross floor area including storage, office and workshop space.