

Dwelling, Group means 2 or more dwellings units which are contained within 2 or more buildings located on a lot under one ownership but shall not include a mini home community. Each building may not have more than two attached dwelling units.

Dwelling, Mobile Home or Mini Home means a single dwelling unit in a building designed and manufactured to be transported on its own chassis, certified to comply with the CAN/CSA-Z240 Series regulations and is equipped for year round occupancy but shall not include a travel trailer, recreational vehicle, school bus, motor home or trailer.

Dwelling, Semi-Detached means a building that is divided vertically into 2 dwelling units each of which has an independent entrance. Individual dwelling units within semi-detached dwellings are divided by a property line between the units and are separate real estate entities.

Dwelling, Single Detached means a completely detached dwelling unit and shall include a cabin, cottage or seasonal dwelling.

Dwelling Unit means one or more habitable rooms designed or intended for use by one or more individuals as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the exclusive use of such individual or individuals, with a private entrance from outside the building or from a common hallway or stairway inside the building.

Erect means to build, construct, reconstruct, alter or relocate and without limiting the generality of the foregoing shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling, or draining, or structurally altering any existing building or structure by any addition, deletion, enlargement or extension.

Established Grade means with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building exclusive of any artificial embankment or entrenchment or when used with reference to a structure which is not a building shall mean the average elevation of the finished grade of the ground immediately surrounding such structures exclusive of any artificial embankment or entrenchment.

Existing means legally existing as of the effective date of this By-law.

Forestry means a use involved in the production of timber, pulp, Christmas trees, and other commercial silviculture operations.

Fish Composting Operation means any operation conducted in a building or part of a building or the use of land where fish offal, whole or parts of fish, fish by-products or any combination thereof is mixed with other organic material to produce a compost but does not include a fish reduction plant.

Fish Processing means any operation where fish or shellfish or fish or shellfish products are used or stored on a site in any manner or function.

PART 18 - COASTAL COMMUNITY (CC) ZONE

18.1 Coastal Community (CC) Zone Standards

In the Coastal Community (CC) Zone, no development permit shall be issued except in conformity with the following requirements, as well as the general requirements of this By-law:

	All Residential Uses	Commercial Uses and Industrial Uses	All Other Permitted Uses
Min. Front Yard	7.6 m (25 ft.); except 3.0 m (9.8 ft.) for unenclosed patios	7.6 m (25 ft.); except 3.0 m (9.8 ft.) for unenclosed patios	7.6 m (25 ft.); except 3.0 m (9.8 ft.) for unenclosed patios
Min. Rear Yard	7.6 m (25 ft.) abutting vacant lot	7.6 m (25 ft.)	7.6 m (25 ft.)
Min. Side Yard	Single Detached and Duplex uses: 1.8 m (6 ft.) on one side and 3 m (9.8 ft.) on the other Multi-unit, townhouse and semi-detached uses: 3 m (9.8 ft.) on both sides; except 0 m where subdivided along a common wall	For Commercial Uses: 4.5 m (15 ft.) on both sides; except 0 m where subdivided along a common wall For Light Industrial Uses: 6 m (20 ft.) on both sides; except 0 m along a common wall	4.5 m (10 ft.) on both sides; except 0 m where subdivided along a common wall
Min. Lot Area	Using Central Sewer: 929 m ² (10,000 sq. ft.) Using On-Site Septic: 3,717 m ² (40,000 sq. ft.) or as Determined by NS Dept. of Environment	Using Central Sewer: 929 m ² (10,000 sq. ft.) Using On-Site Septic: 3,717 m ² (40,000 sq. ft.) or as Determined by NS Dept. of Environment	Using Central Sewer: 929 m ² (10,000 sq. ft.) Using On-Site Septic: 3,717 m ² (40,000 sq. ft.) or as Determined by NS Dept. of Environment
Min. Lot Frontage	6 m (20 ft.)	23 m (75 ft.)	6 m (20 ft.)
Min. Flanking Yard	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)
Parking	See Part 5.1	See Part 5.1	See Part 5.1

18.2 Special Variations for Nonconforming Structures related to Light Industrial Uses

Pursuant to the Municipal Government Act the following special variations shall apply:

Any alteration, enlargement or expansion of use in the case of an existing nonconforming use or nonconforming structure shall be permitted provided said alterations don't further reduce any yard which doesn't conform to this By-law, and providing all other provisions of this By-law are satisfied.

Where a nonconforming building or structure is destroyed by fire or otherwise to the extent of more than 75% of its market value above its foundation, said building or structure may be reconstructed substantially the same as it was before destruction or damage and may be used