

## Section 1 Title

- 1) This Bylaw shall be known as the Zoning and Subdivision Bylaw for the Community of North Rustico and shall apply to all lands within the Community of North Rustico.
- 2) This Bylaw is to regulate and control the use and subdivision of land and to regulate the location and the use of Buildings and Structures, and for this purpose to divide the lands within the Community of North Rustico into Zones pursuant to the provisions of the Act, having regard to:
  - a) the promotion of the health, safety, convenience and the welfare of the public;
  - b) the preservation of amenities;
  - c) the value of land and the nature of its present and prospective uses; and
  - d) the promotion of good environmental quality and the implementation of the North Rustico Official Plan.

## Section 2 Zones and Zoning Map(s)

### Zones

- 1) For the purpose of this Bylaw, the Community of North Rustico is divided into the following Zones, the boundaries of which are shown on the attached Zoning Map. Such Zones may be referred to by the corresponding symbols shown opposite them.

ZONES	SYMBOL
Residential Low Density	R-1
Residential Medium Density	R-2
Residential Mobile Home Park	MHP
Commercial	C-1
Fishing Industrial	M-1
Light Industrial	M-2
Conservation	C
Institutional	I
Public Park	P
Rural Resource	RR

### Zoning Map

- 2) Schedule "A" is a copy of the Zoning Map which forms part of this Bylaw.

### Zones Not on the Map

- 3) The Zoning Map may be amended, in conformance with the Official Plan, to use any Zone in this Bylaw, regardless of whether or not such Zone had previously appeared on any Zoning Map.

## **Section 3 Interpretation**

### **Symbols**

- 1) The symbols used on the Zoning Map refer to the corresponding Zones established in this Bylaw.

### **Interpretation of Zoning Boundaries**

- 2) The extent and boundaries of Zones are shown on the Zoning Map and the provisions of this Bylaw shall apply to all Zones.
- 3) Boundaries between Zones shall be determined as follows:
  - a) where a Zone boundary is indicated as following a Street, the boundary shall be the centre line of the Street unless otherwise indicated;
  - b) where a Zone boundary is indicated as approximately following Lot Lines, the boundary shall follow the Lot Lines;
  - c) where an electrical transmission line right-of-way or Watercourse shown on the Zoning Map serves as a Zone boundary, a line midway between the outside limits of the right-of-way or the centre line of the Watercourse shall be considered the boundary between the Zones unless otherwise indicated;
  - d) where none of the above apply, and where appropriate, the Zone boundary shall be scaled from the large scale Zoning Map found in the Community Office.

### **Certain Words**

- 4) In this Bylaw, words in the present tense include the future, words in the singular number include the plural, words in the plural number include the singular, and the word 'used' includes 'arranged to be used', 'designed to be used', or 'intended to be used', and the word 'shall' is mandatory and not permissive.

### **Permitted Uses**

- 5) In this Bylaw, any use not listed as a permitted use in a Zone is prohibited in that Zone unless otherwise indicated.
- 6) Where a permitted use within any Zone is defined in Section 19 Definitions, the uses permitted within that Zone include any similar uses that satisfy such definition except where a definition specifically excludes any similar uses.

### **Schedules**

- 7) All Schedules and Figures attached hereto or included herein form part of this Bylaw.

### **Effective Date**

- 8) This Bylaw shall take effect when approved by the Minister of Community Services and Attorney General.